

Dianne Dawe

From: Gabrielle Snow
Sent: September 9, 2021 3:48 PM
To: alice [REDACTED]
Cc: Marc Rivet
Subject: RE: Agricultural Designation

Hi Alice,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing it and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of properties has not yet taken place and recommendations to redesignate have not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Friday, September 3, 2021 6:58 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: Agricultural Designation

Get [Outlook for iOS](#)

From: Alice Puddington <alice [REDACTED]>
Sent: Thursday, September 2, 2021 10:42 PM
To: Marc Rivet
Cc: Kevin Puddington
Subject: Agricultural Designation

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Dear Marc Rivet

The Municipality of Mississippi Mills is looking at the designation of land in the Community Official Plan. As the owner of property at 538 Barr Side Road I wish to send in written remarks to contribute to the report you are preparing for the Committee of the Whole.

Specifically I wish to be designated as Residential and not Agricultural. While our property is adjacent to farmland we are not farmland. This land borders farmland but it is rocks, rocks and more rocks and is populated with many mature trees. You could not possibly get a crop out of this Canadian Shield. It isn't appropriate for pasture or farming of any kind. Decent farmland begins at the back of our land. There is a distinct separation of land type between us and the farmers productive fields.

I have owned this property since approximately 1976. I have always been puzzled as to why I am considered "agricultural" when any review of this land would conclude otherwise.

If you need more information please advise. I see comments are required by the end of September. If I have missed providing information or ought to have directed my remarks elsewhere please let me know as I do not want to miss this chance to have the current designation of Agricultural land changed.

Thank you,
Alice Puddington,



From: [Alice Puddington](#)
To: [Marc Rivet](#)
Cc: [Kevin Puddington](#)
Subject: Agricultural Designation
Date: Thursday, September 2, 2021 10:42:31 PM

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Dear Marc Rivet

The Municipality of Mississippi Mills is looking at the designation of land in the Community Official Plan. As the owner of property at 538 Barr Side Road I wish to send in written remarks to contribute to the report you are preparing for the Committee of the Whole.

Specifically I wish to be designated as Residential and not Agricultural. While our property is adjacent to farmland we are not farmland. This land borders farmland but it is rocks, rocks and more rocks and is populated with many mature trees. You could not possibly get a crop out of this Canadian Shield. It isn't appropriate for pasture or farming of any kind. Decent farmland begins at the back of our land. There is a distinct separation of land type between us and the farmers productive fields.

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If you need more information please advise. I see comments are required by the end of September. If I have missed providing information or ought to have directed my remarks elsewhere please let me know as I do not want to miss this chance to have the current designation of Agricultural land changed.

Thank you,
Alice Puddington,


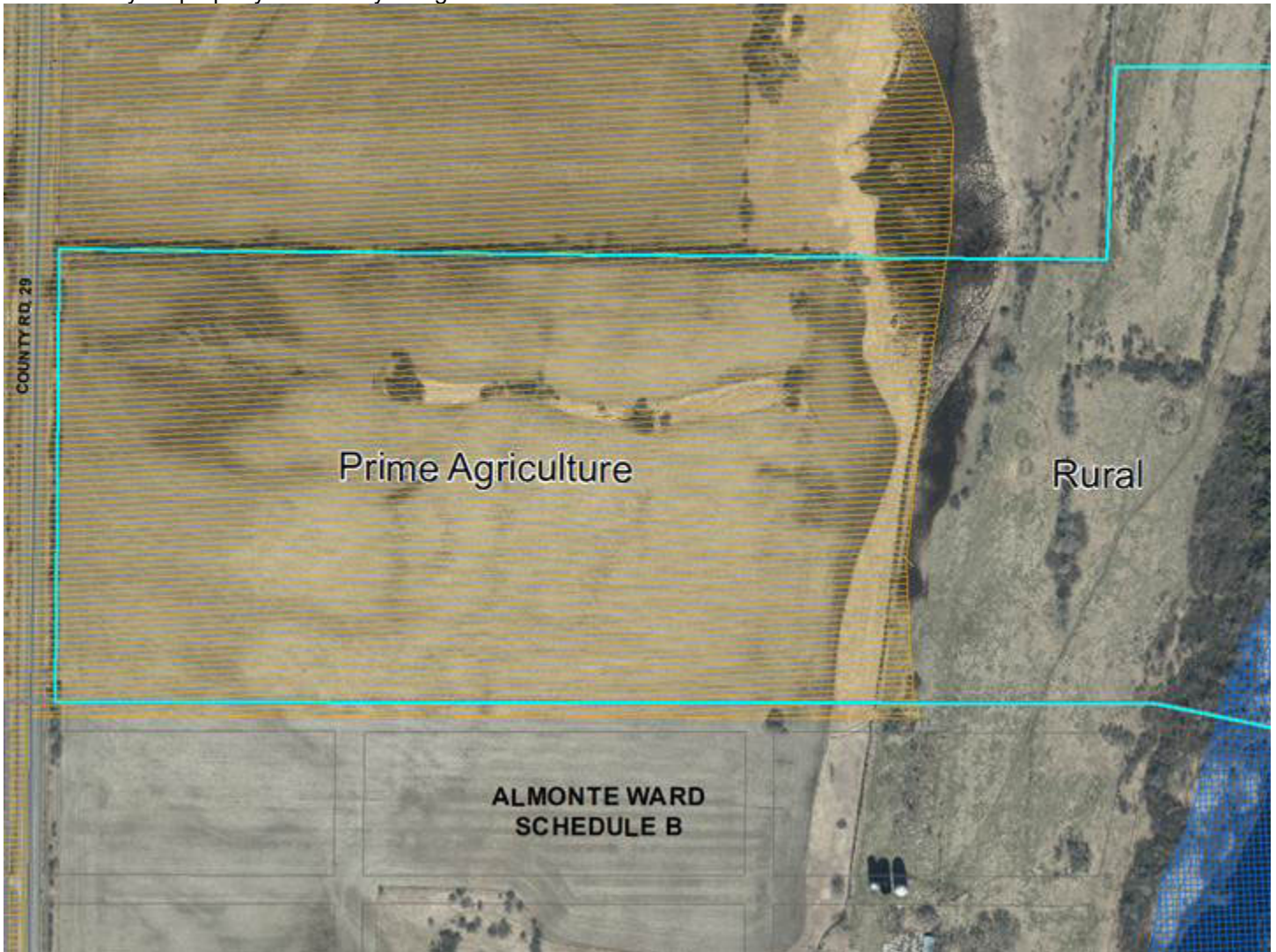
Jen Hustler

From: Kris Kerwin
Sent: Friday, August 6, 2021 10:46 AM
To: Andrew Brown
Cc: Marc Rivet; Gabrielle Snow
Subject: RE: Our rural land ..

Mr. Brown,

I've included some screenshots to show you how your property is currently designated and how it will change with the updates to Prime Agriculture. The LEAR process requires us to follow known boundaries like lot lines, roads and creeks when designating prime agriculture changing many parcels with partial coverage to full coverage. If you want to view the LEAR score for your property or the properties in your area click this [link](#) to open the web mapping application we setup for this project.

This is how your property is currently designated



This is how it will look with the update Prime Agriculture. The Rural designation on the eastern side of your property will be changed to Prime Agriculture.



Regards,

-----Original Message-----

From: Marc Rivet <mrivet@jlrichards.ca>

Sent: Thursday, August 5, 2021 3:41 PM

To: Andrew Brown [REDACTED] Kris Kerwin <kkerwin@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>

Subject: Re: Our rural land ..

Kris,
Could you prepare a figure of current and proposed draft schedule.
Thanks
Marc

Sent from my iPhone

> On Aug 5, 2021, at 2:03 PM, Andrew Brown [REDACTED] wrote:

>

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>

> Hello Marc,

> We received the mail out about proposed zoning designation changes to our farm land. We appreciate getting the letters but it is very general and we would like to know if these changes would apply to all of our land, even the acreage within the town boundary ?

> Our farm is on the north west corner of Almonte Lots 17, 18, & 19 Conc. 9 .

> We also own 25 acres Lot 15 Conc. 8 that lies within the town.

>

> We have attempted to study maps sent out earlier but the colour designations are too difficult to decipher.

>

> Could you help us determine which parts of our land will be affected .

>

> Regards,

> Andrew & Glenna Brown

>

> Sent from my iPad

>

From: [Andrew Brown](#)
To: [Marc Rivet](#)
Subject: Our rural land ..
Date: Thursday, August 5, 2021 2:03:14 PM

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Hello Marc,

We received the mail out about proposed zoning designation changes to our farm land. We appreciate getting the letters but it is very general and we would like to know if these changes would apply to all of our land, even the acreage within the town boundary ?

Our farm is on the north west corner of Almonte Lots 17, 18, & 19 Conc. 9 .

We also own 25 acres Lot 15 Conc. 8 that lies within the town.

We have attempted to study maps sent out earlier but the colour designations are too difficult to decipher.

Could you help us determine which parts of our land will be affected .

Regards,
Andrew & Glenna Brown

Sent from my iPad

From: [Bill Duncan](#)
To: [Marc Rivet](#); [REDACTED]
Cc: [Bev Holmes](#); [Cynthia Guerard](#); [Jan Maydan](#); [John Dalgity](#); [Gabrielle Snow](#); [Kris Kerwin](#)
Subject: RE: COPA 29 LEAR
Date: May 4, 2021 3:24:03 PM
Attachments: [0.png](#)

Since this email was copied to me I feel an obligation to respond in kind. First, I will repeat myself as I would like to see Council postpone these irresponsible Zoom meetings with the buffeting, black out screens and no Audio, for tid bits of information. We must wait for better times and have a true public meeting to discuss what is right for all affected farms, and rural residences, anything less would be doing everyone an injustice. Right now as I write this farmers are slowly coming together, and they will be demanding a proper public forum. Secondly I take issue with Mr. Rivet comments about consultation, as two of the four Farm Organizations did not respond and the Arnprior Region of OFA are all directors from Ottawa and Renfrew County and are only now seeking input from Pakenham area farmers with there April newsletter about the Lear Review, this Leaves only Lanark Region of OFA, who don't represent all Pakenham area Farmers to the OFA. Finally I believe there was no Ag. Committee in 2018, in fact I believe Allan Lowry was Chair and they never met once in four years. Only in 2019 can you find anything from Ag. Committee meetings with Brenda Cochran as Chair, I know because I attended some of those meetings. I also take exception to the 75 people that have been communicated too, outside the Government beaucracy how Many are affected landowners and Farmers? It is clearly stated in the Preamble that I have a copy of from the April 28th info session that J.L. Richards clearly communicated with people that would be affected by the Lear review. I have checked over the last few days and I can't find one Farmer in the Prime Ag. Lands area North west of Pakenham Village that know what the Lear Review is nor have they been communicated with By J.L. Richards. Why?

Sent from [Mail](#) for Windows 10

From: [Marc Rivet](#)
Sent: May 4, 2021 2:03 PM
To: [REDACTED]
Cc: [Bev Holmes](#); [Cynthia Guerard](#); [Jan Maydan](#); [John Dalgity](#); [Bill Duncan](#); [Gabrielle Snow](#); [Kris Kerwin](#)
Subject: RE: COPA 29 LEAR

Hello Mr. Maynard,

As you know, the LEAR concept was discussed with the AG Committee back in 2018 I believe it was. OPA 21 was a public meeting where the decision to differ the Prime Agricultural Area designation was discussed which was later approved by the County December 2019.

The current proposed LEAR was presented as an information item to Council earlier this year.

A meeting was held with the AG committee a couple of weeks ago.

We've also reached out to:
William Hansgen with the National Farmers Union (no response)
Deb Knapton with the Ontario Federation of Agriculture

Bruce Hudson with the Ontario Federation of Agriculture
Christian Farmers (no contact / response)

Statutory Public Meeting Notice was published a month ago with a copy of the proposed OPA 29.

We've been communicating with close to 75 people over the past month or so.

We've prepared this figure to illustrate 250 ha block sizes... Per OMAFRA guidelines the 250 ha areas are generally minimum 'block' sizes and you keep adding lands per the LEAR evaluation until there is a natural break (i.e. river, highway, where the LEAR scoring starts to be less than 66+) – some interpretation is required to come up with a proposed Agricultural Area based on this which is part of the consultation / discussions.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

[J.L. Richards & Associates Limited](#)



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From: Steve Maynard [REDACTED]
Sent: Monday, May 3, 2021 1:38 PM
To: Marc Rivet <mrvet@jlrichards.ca>
Cc: Bev Holmes <bholmes@mississippimills.ca>; Cynthia Guerard <cguerard@mississippimills.ca>; Jan Maydan <jmaydan@mississippimills.ca>; John Dalgity <jdalgity@mississippimills.ca>; Bill Duncan [REDACTED]
Subject: COPA 29 LEAR

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Good Afternoon Mr. Rivet:

Would you please tell me who all were consulted for the LEAR?

Would you also please provide me with a map showing the 250 acre blocks used to determine the classification of lands?

Thanks you.

Steve Maynard

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Fwd: Lear Review
Date: October 1, 2021 7:55:41 AM
Attachments: [image001.jpg](#)
[Corporation of the Municipality of Mississippi Mills September 28.docx](#)

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Sent from my iPhone

Begin forwarded message:

From: Cynthia Moyle [REDACTED]
Date: September 30, 2021 at 4:05:09 PM EDT
To: Ken Kelly [REDACTED]
Subject: FW: Lear Review

FYI.

Cynthia Moyle
Acting Clerk
Municipality of Mississippi Mills
cmoyle@mississippimills.ca

[REDACTED]
Website: www.mississippimills.ca

From: Bill Duncan [REDACTED]
Sent: September 30, 2021 3:59 PM
To: Cynthia Guerard <cguerard@mississippimills.ca>; Bev Holmes <bholmes@mississippimills.ca>; Jan Maydan <jmaydan@mississippimills.ca>; John Dalgity <jdalgity@mississippimills.ca>; Cynthia Moyle <cmoyle@mississippimills.ca>; Melanie Knight <mknight@mississippimills.ca>
Subject: Lear Review

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Please see my attachment and objection to the Lear Review

Corporation of the Municipality of Mississippi Mills
3131 Old Perth Road, Almonte. KOA 1A0

September 28, 2021

Wm. Duncan
201 Ryan Duncan Side Road
Pakenham. ON. KOA 2X0

RE: Lear Review

To whom it may concern:

I am writing to oppose the LEAR Review proposed for Mississippi Mills. In my opinion the process has been vague with the standard rhetorical comments, such as "consulting with stake holders". I along with my neighbours we are stake holders and I can say with some certainty no one that farms 100 plus acres has been consulted in my area North and West of Village of Pakenham, which is some of the best farm land in all of Mississippi Mills. The closest the OFA has come to consulting with its members in this area was a general info letter from President Bruce Hudson with a one line stating that "members living in Mississippi Mills should be aware of the LEAR process". Councilors should be aware the OFA in Lanark County are served by two regions, The Lanark Federation serving those around Almonte to Pakenham and those of us closest Renfrew County served by the Arnprior Region.

Councils attempt to consult using "Zoom" as the platform to discuss the LEAR Review has been less than stellar, with buffeting and a frozen screen makes it very hard to follow any kind of process and to get usable information. The decision to hold a public meeting at the end of September is equally as bad a time for farmers because of the Soybean and corn harvest as it was during planting season. Should it not have been held in the dead of winter when no one farming is trying to work, plant or harvest crops?

One of the intentions of the Lear Review is to stop conflicts between home owners and farmers, that horse has long left the stable. For example Concession 12 North running North West from County Rd 29 to Madawaska Lake has 27 home's created in the past from retirement lots, severance's and surplus farm dwellings. The 4 farms that remain are either Dairy or Beef farms, with pockets of land farmed by one Corporate Farm located in West Carleton, with a thirst to purchase as much land as they can no matter the cost or location. This is basically the story about farms and the land and dwellings no matter the concession road you drive down around here.

In the past with Steve Sterling was in charge of planning there were building permits allotted in Munro Meadows that put home owners and farmers in direct conflict because a garage or out buildings were allowed to be built within a few meters of farm fields, putting the farmer in a precarious position. The hypocrisy of planning in Mississippi Mills in the past and today leaves more questions than answers. If farm land is so precious to the Municipality why, was the agricultural designation removed from the Henry Farm on Country Street so Cavanagh Construction could create a sub division and fill it with homes, but a single retirement lot for this generation of farmers is out of the question. As the City of Toronto takes in another 20,000 acres of Prime Farmland to build more roads and homes, there does not seem to be too much

concern about saving or protecting farmland. The same scenario is played out time and again in the Cities of Ottawa, Brantford, and Kitchener-Waterloo with development taking place under Ministerial orders, circumventing any notion of proper planning. Council only has to look to Carleton Place to see what happens to farmland and wetlands when the pressures of individuals seeking to make great wealth in building homes. The notion of protecting farm land is only a catch phrase, to appease those that feel something is really being done as we lose 350 acres a day to roads, homes, green energy projects, hydro transmission lines in the Province of Ontario. But, to build a home on a corner of 100 acre farm in the rural is a tragedy of immense proportions.

Not just this Council but all Canadians should be asked who are you saving farmland for? Where is the next group of Farmers coming from? China? People should read Ian Cummings articles in the Ontario Farmer etc. About the infiltration of Chinese money used to purchase Canadian farm land, no different that the Chinese baby food plant in Kingston, ON. Using Canadian milk to make formula, circumventing the Canadian food supply system. No different than the hundreds of acres of Soybeans grown exclusively for export for the Asian Market in Mississippi Mills, Natto Soybeans for Japan, Black Soybeans for Korea just to name a few, all circumventing the Canadian food supply chain.

The Lear review, is a bureaucratic process that in the end will not change the past or the damage that has already been done to rural Ontario, by a Hodge podge of rules, planning and regulations. The rural settlement area around Pakenham has been mapped on paper for years and yet there is no movement to creating one new lot in the Village of Pakenham. Not everyone retiring from farming wants to live in an Almonte Sub division. There was a 70 – 30 split for homes to be built in Almonte and the Rural, so in the end the Lear process will be to stifle rural development in favor of Almonte. How does council propose to keep rural communities alive, to support business, Schools and Churches to prevent these from being a retirement community like Almonte is becoming.

But, if council was serious a by-law could be drafted that would have anyone selling a home in the rural that the potential rural home owner would have to sign document a contract that would indicate that they know what they are getting into. So just like the Farm Food Production Act States, from time to time you can be subjugated to “Noise, Dust, smoke, flies, smells and lights” also included would be the responsibility to contribute to the maintenance of municipal drains if your property is benefitting from this water management infrastructure.

The Lear process will not serve agriculture well. But, it will make those involved in the process feel good.

Bill Duncan - Pakenham

Mélanie Désabrais

From: Billy Houchaimi [REDACTED]
Sent: April 19, 2021 7:25 AM
To: Marc Rivet
Subject: Re: FW: OPA 29 LEAR

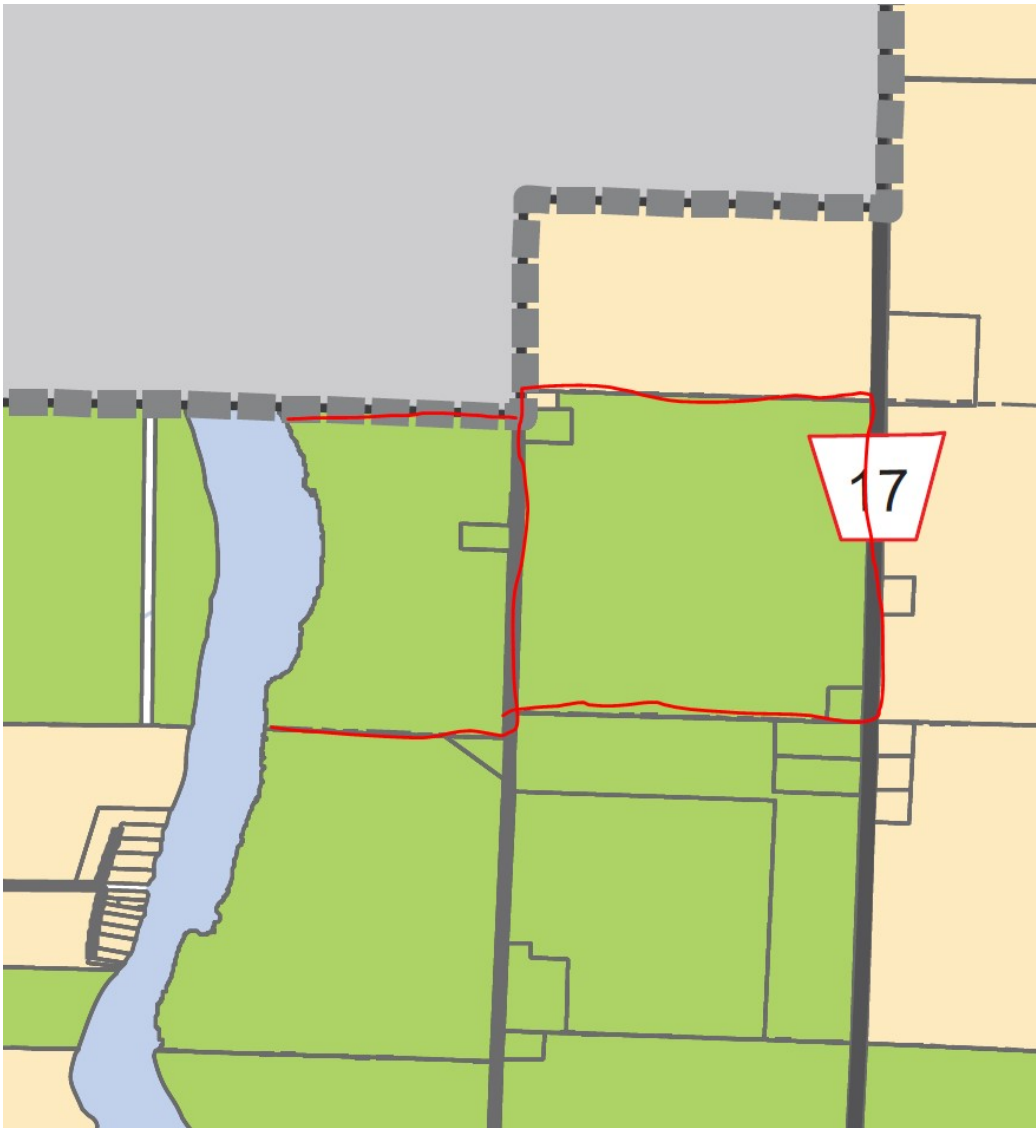
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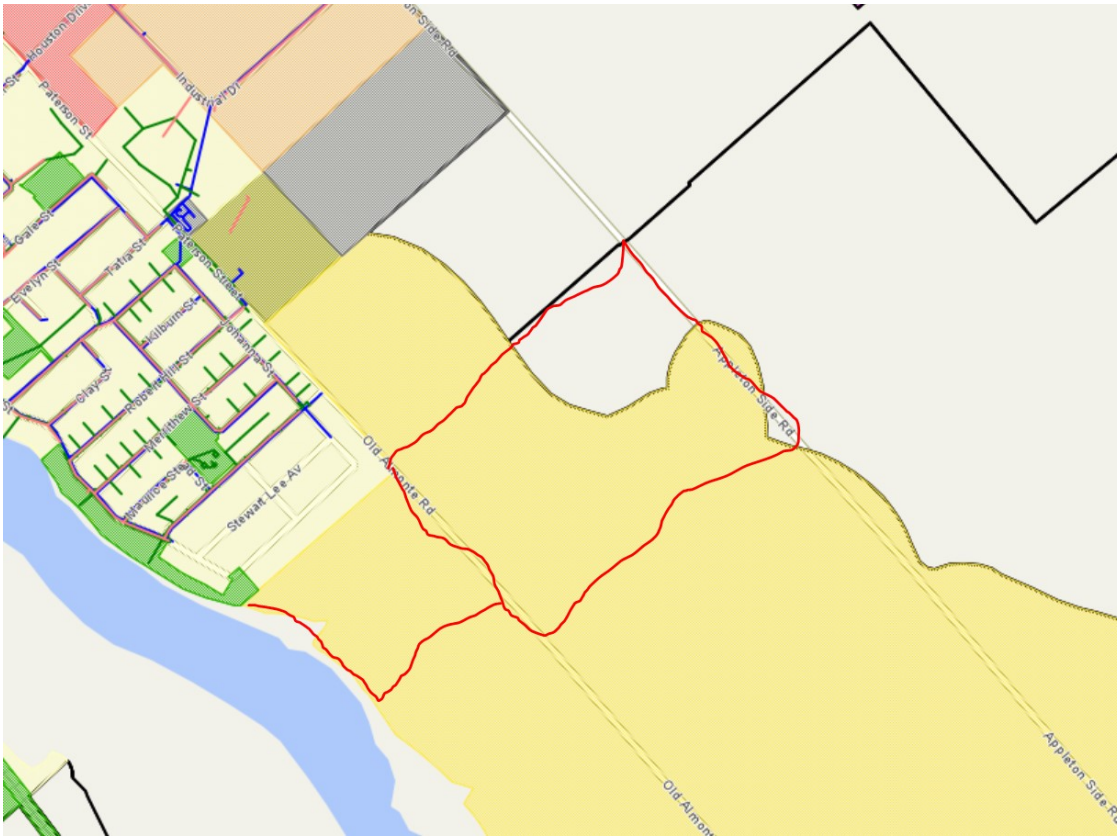
Hi Marc,

I would like to schedule a quick meeting with you to discuss the LEAR. The attached parcels of land, 1130 and 1125 old almonte rd is what I would like to review with you.

Thanks Marc and I look forward to hearing from you.

Billy





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On Thu, Apr 8, 2021 at 6:41 PM Billy Houchaimi [REDACTED] wrote:

Thanks for the update.

Billy

On Thu, Apr 8, 2021 at 1:25 PM Marc Rivet <mrivet@jlrichards.ca> wrote:

FYI

The LEAR OPA 29 has been posted to the municipal website at the link below:

<https://www.mississippimills.ca/en/build-and-invest/planning-and-land-use.aspx?mid=76816>

Regards,

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
[700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1](http://www.jlr.ca)
Direct: 343-803-4533 Cell: 613-867-8528



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From: [REDACTED]
To: [REDACTED]; kkelly@mississippimills.ca; mknight@mississippimills.ca; Marc Rivet
Cc: bholmes@mississippimills.ca; jdalgity@mississippimills.ca
Subject: Fwd: Agricultural Review of Lands - 1125 and 1130 Old Almonte Road
Date: February 4, 2022 11:12:24 AM
Attachments: [Agricultural Land Report, 1125 and 1130 Old Almonte Road.pdf](#)

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Hi Marc,

Further to your request from today. Please find attached the report and the original email sent on November 23, 2021 from Hugh.

Please let me know if you have any questions.

Billy

----- Forwarded message -----

From: <[REDACTED]>
Date: Tue, Nov 23, 2021 at 9:01 AM
Subject: Agricultural Review of Lands - 1125 and 1130 Old Almonte Road
To: <mrivet@jlrichards.ca>, <kkelly@mississippimills.ca>, <bholmes@mississippimills.ca>, <jdalgity@mississippimills.ca>, <gsnow@jlrichards.ca>
CC: Billy Houchaimi <[REDACTED]>, Sandra Hubbs <[REDACTED]>

Good morning all

Clark Consulting Services was asked to prepare a review of two land parcels proposed to be designated Prime Agricultural under the Municipality's OPA 29. We have completed our review the attached is the report outlining our findings and recommendations.

CCS is available to answer questions or comments where required.

Best regards

Bob Clark and Hugh Stewart

Hugh Stewart, Planner

Clark Consulting Services

52 John Street

Port Hope

ON., L1A 2Z2

[REDACTED]

[REDACTED]

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Agricultural Land Report

Review of Prime Agricultural Area Designation



CLARK
CONSULTING SERVICES

Location: 1125 and 1130 Old Almonte Road, Part of Lot 13,
Concession 10, Township of Ramsay, Mississippi Mills,
County of Lanark

CCS Project No.: 4778
Date: November 22, 2021

Roll No.: 0931 929 020 50200 and 0931 929 020 50300
County of Lanark: Agricultural Lands, ANSI, Floodplain, PSW
Mississippi Valley CA: Flood Plain, PSW, Regulation Limit 2020, Regulation Limit
Unevaluated, Unevaluated Wetlands 2020
Mississippi Mills OP: Prime Agricultural, Rural, Significant Woodlands
Mississippi Zoning: Agriculture (A), Rural (R)
Subject Land Size: 24.4 ha & 38.7 ha

Prepared for: Houchaimi Holdings
Prepared by: Clark Consulting Services



Subject Lands - 1125 and 1130 Old Almonte Road

1. INTRODUCTION

Clark Consulting Services (CCS) was retained by Billy Houchaimi of Houchaimi Holdings to review the existing designation of the subject lands as part of a Prime Agricultural Area and prepare a report to be submitted to the Municipality of Mississippi Mills for consideration during their current Official Plan review.

A site visit was conducted on November 4, 2021 to review the property and neighbouring land uses. A review of the applicable planning documents was completed and the following report prepared.

2. SUBJECT LANDS

The lands subject to this review are located at 1125 and 1130 Old Almonte Road. *Figure 1* illustrates the general location.



Figure 1 - Location Map

Two land parcels, 1125 Old Almonte Road and 1130 Old Almonte Road, are the subject of this report.

1125 Old Almonte Road

The parcel at 1125 Old Almonte Road is approximately 24.4 ha (60.3 ac). This parcel is bounded by the Mississippi River on the west side, the Urban Boundary of Almonte on the north side, Old



Almonte Road on the east side, and a residential parcel and agricultural lands to the south. A drainage channel runs east to west draining into the river. The drainage channel is deeply eroded west of the farm dwelling. The driveway to the farm dwelling is shared with the residential lot at 1123 Old Almonte Road. The property is comprised of two gently to moderately sloping fields separated by the drainage channel, residential lot and farm dwelling.

1130 Old Almonte Road

The parcel at 1130 Old Almonte Road is approximately 38.7 ha (95.6 ac). This parcel is bounded by Old Almonte Road to the west, residential parcels and agricultural land to the north, Appleton Sideroad (No. 17) to the east, and residential parcels and agricultural land to the south. A drainage channel winds from the north to west isolating the residence and rougher land from rough pasture and a cultivated field. *Figure 2* is an aerial view showing the subject lands relative to the urban area of Almonte, with neighbouring non-farm residential uses identified.

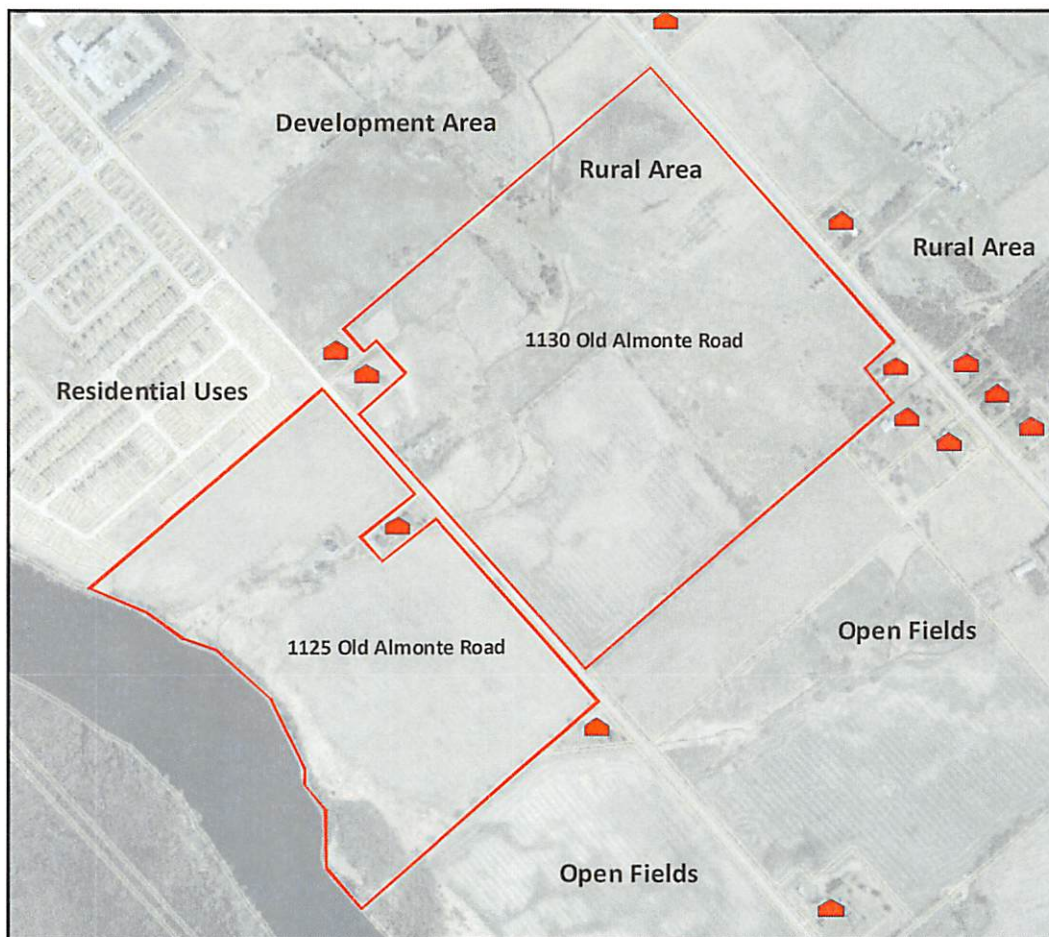


Figure 2 – Aerial View



3. PURPOSE OF REPORT

The Municipality of Mississippi Mills is in the process of updating the Official Plan. Official Plan Amendment 21 is the Five-Year Review of the Community Official Plan. The County of Lanark approved OPA 21 on December 4, 2019 but deferred the delineation of Prime Agricultural designations on Schedule 'A' – Rural Land Use pending the completion of an Agricultural Land Evaluation Review (LEAR) Study. A Public Meeting was held for the proposed OPA 29. This report is in response to the proposal to designate the subject lands in the Agricultural Designation.

4. OFFICIAL PLAN AMENDMENT 29 - PROPOSED PRIME AGRICULTURAL DESIGNATION

Official Plan Amendment 29 includes mapping delineating the proposed Prime Agricultural lands within the Municipality. The designation of lands as Prime Agricultural is determined in this case using the LEAR approach. LEAR is a tool that may be used to determine if a land parcel may be a candidate as Prime Agricultural. *Figure 3* is an excerpt from '*Figure 8. Proposed Prime Agricultural Designation*' from the Draft OPA 29 Report. This shows the subject lands (green) as candidate lands for inclusion as Prime Agricultural. The proposed designation of the subject lands as Prime Agricultural has been determined by the scoring used in the LEAR Study which may not take into consideration, the current physical conditions of the lands and agricultural capability of the subject properties.

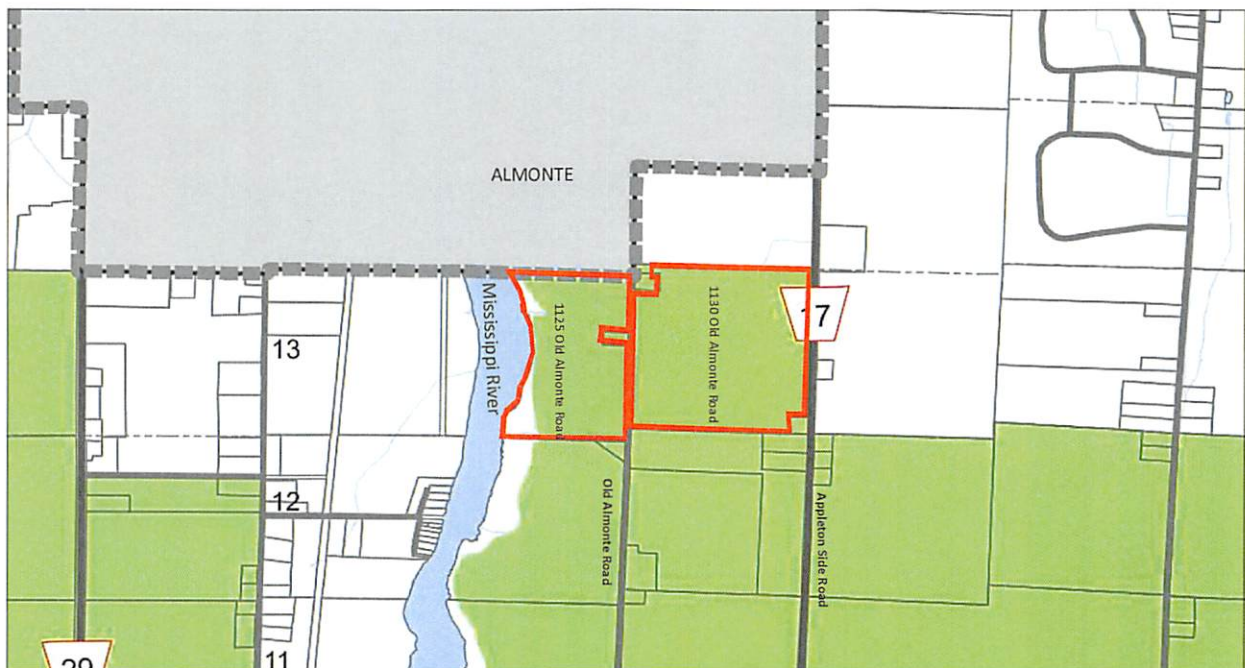


Figure 3 – Excerpt from OPA 29 Figure 8. Proposed Prime Agricultural Designation



The determination of the subject properties as candidate lands is based upon the scoring of the properties using the LEAR calculations. Information is available on the LEAR mapping at <http://arcg.is/05LaOG> This is a file available on the Municipality’s website and shows the breakdown of the LEAR scoring of the subject parcels, and how they achieved the LEAR scores of 84 and 76. The LEAR report says a score of 66+ represents inclusion as Prime Agricultural lands:

1125 Old Almonte Rd:

Parcel: 093192902050200
Roll Number 093192902050200
MPAC Property Code 262
Parcel Size Score 8
Selected LE Criteria 67
Conflicting Land Uses 0
Active Farming 9
Total Score 84
Address 1125 OLD ALMONTE RD

1130 Old Almonte Road:

Parcel: 093192902050300
Roll Number 093192902050300
MPAC Property Code 211
Parcel Size Score 10
Selected LE Criteria 52
Conflicting Land Uses 4
Active Farming 10
Total Score 76
Address 1130 OLD ALMONTE RD

5. PRIME AGRICULTURAL AREA AND PRIME AGRICULTURAL LANDS

The Provincial Policy Statement defines Prime Agricultural Areas and Prime Agricultural Land as:

- *‘Areas where Prime Agricultural lands predominate. This includes areas of Prime Agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime Agricultural lands means specialty crop areas and/or Canada Land Inventory Class 1, 2 and 3 lands, as amended from time to time, in this order of priority for protection’; and*
- *‘specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection’.*

5.1. Prime Agricultural Area

The Official Plan of the Municipality of Mississippi Mills currently shows the subject lands as on the edge of a larger Prime Agricultural Area (*Figure 4 – Municipal OP and Prime Agricultural Area*). The Prime Agricultural Area extends south of the subject lands covering a large area along Appleton Side Road and Ramsay Concession 12. The Municipal OP also shows Rural and Urban lands extend north of the subject lands.

The subject lands are within an area of mixed and varied uses including agricultural, rural and urban uses. The rationale for the inclusion of the subject lands into a Prime Agricultural Area is not overwhelmingly obvious based on the PPS definition of Prime Agricultural Areas and the conditions as shown on the current Upper and Lower Tier Official Plan schedules, and therefore are not



obviously within a Prime Agricultural Area.

5.2. Prime Agricultural Lands

The subject lands are not within, or part of, specialty crop areas. They are within Canada Land Inventory (CLI) Class 1, 2, and 3 lands as shown on the soils mapping included in the AgMaps (OMAFRA) and the Soil Survey of Lanark County (1967). As such, the subject lands may be considered Prime Agricultural Lands.

The Canada Land Inventory classification of lands generally describes the agricultural capability of lands within a larger area. The CLI evaluations were made following various means of detailed land study but may not have included a detailed study of individual farm properties. Refinement of the description and capability of soils within a single farm requires a detailed review including surface and subsurface soil conditions and the consideration of landform which is best done during a visit to the properties in question and physically viewing the land and the soils in a way which may not have been available to the authors of the soil survey in 1967.

Clark Consulting Services has completed a full review of the capability of the soils on the subject properties. The review is included in this report and includes the current landform and surface/subsurface soil conditions of the properties and their current uses. This has been prepared to determine if the subject lands are considered Prime Agricultural Lands, as defined in the PPS.

6. REVIEW OF SOILS – AVAILABLE INFORMATION

In preparing this justification, we have reviewed available published soils information and the resulting Canada Land Inventory land classes.

6.1. Soil Capability Mapping – Available Mapping

Soil mapping of the subject lands is available on the ‘Soil Capability for Agriculture’ layer from the OMAFRA website ‘AgMaps’. An excerpt of the mapping of these lands is shown on *Figure 4 – Soils*. This shows the properties are comprised of the following soils and capability ratings:

- Snedden silt loam – Class 1
- Matilda loam – Class 1
- North Gower clay loam – Class 2W
- Grenville – shallow phase – Class 3R
- Farmington loam – Class 6R
- Brooke sandy loam – Class 6R



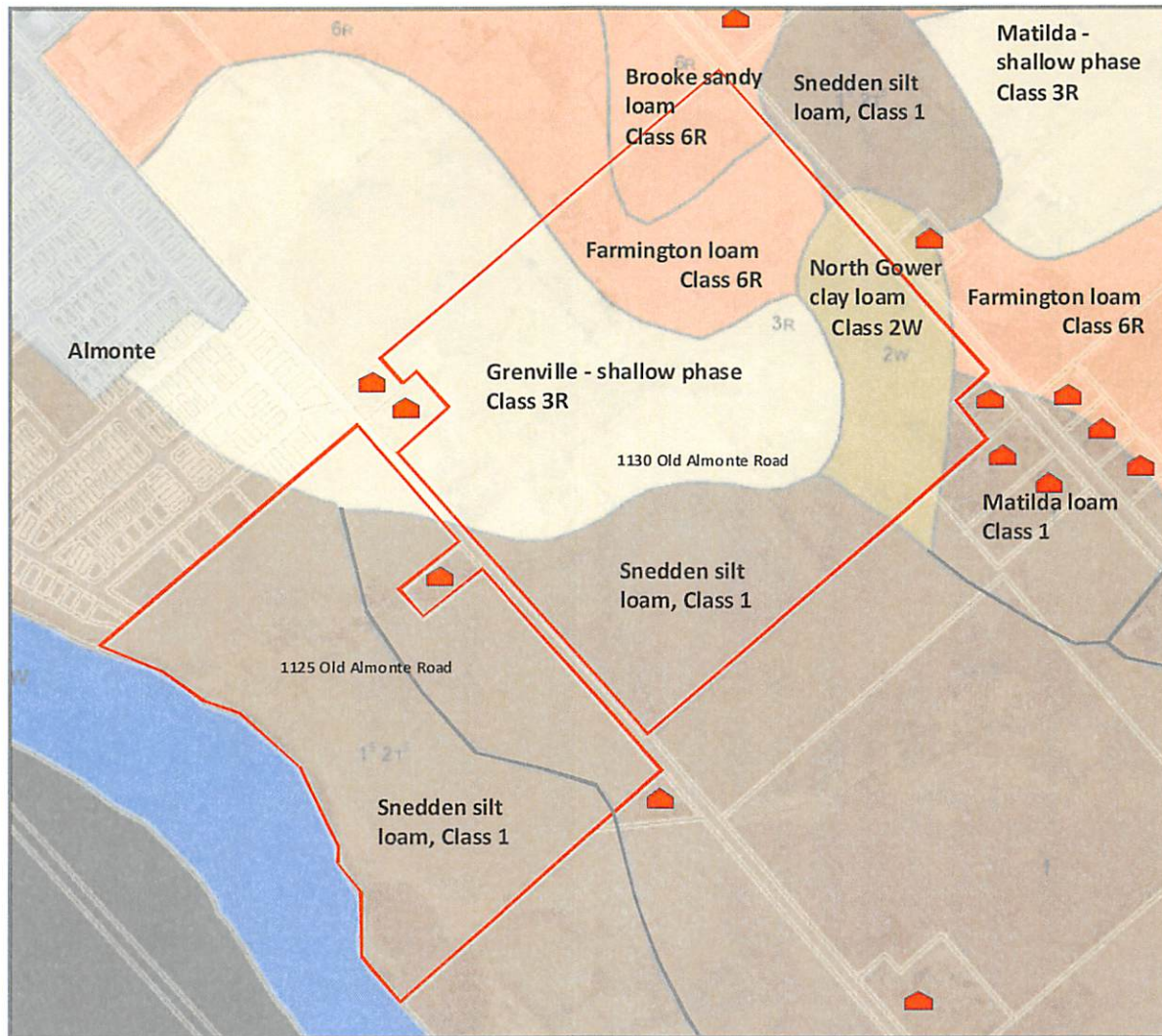


Figure 4 – Soils

6.2. Soil Survey of Lanark County, 1967

The soils of Lanark County are mapped out in a report called *'Soil Survey of Lanark County', Report 40* of the Ontario Soil Survey, published in 1967. This provides a description of the soils on the subject lands and neighbouring properties. The Canada Land Inventory mapping and rating of soil capability for the subject lands and surrounding properties is based upon this report.

The unconsolidated surface deposits in Lanark County are of glacial origin and are the parent material from which soils have developed. The differences that occur in texture, relief and drainage of soils are a result of differences in the nature of these deposits.



The soils mapped on the subject lands, and their descriptions, are taken from the Soils Report:

Snedden (Class 1)

The Snedden soils are the imperfectly drained members of the Almonte catena and hence have many characteristics similar to those of the Almonte soils. They have developed on grayish brown silty clay loam materials which are calcareous at depths of greater than 36 inches and have profiles much like those of the Almonte.

Water movement through the soil profile is slowed by the fineness of the particles especially in the lower horizon where the clay content may be around 60 percent. Water runoff is slow because slopes are slight. The topography is gently undulating and slopes are seldom greater than 2 percent.

Probably the most noticeable difference between the Snedden soils and their well-drained associate Almonte is the presence of mottles.

Gentle slopes and readily pulverized surface soils make the Snedden soils easy to work. The imperfect drainage is not a serious limitation except when continued heavy rains occur during the planting or harvesting seasons. Indeed, this somewhat higher moisture content may be a benefit to crops during the drier parts of the growing season.

Snedden soils are used for livestock raising and dairying and cereal grains, hay and pasture are the main crops grown. Some silage corn is grown as are certain other crops. Yields are medium to high with the highest occurring where a balanced fertility program is followed.

Grenville (Class 3)

The Grenville soils are most common in the counties to the south-east of Lanark and only a comparatively small acreage occurs in this county. A total of 6,800 acres have been mapped and these are found mainly in the vicinity of Carleton Place and Almonte. These soils are developed on a very calcareous till of loam texture. Free carbonates may be found at the soil surface but most often occur at depths of 14 to 18 inches.

The topography is gently rolling and slopes range from 1 to 12 percent but those of 4 percent are in the majority. The Grenville soils are well drained; water runs easily off the gentle slopes or readily percolates through the soil materials. In any area of rolling land, are small plots with level or depressional topography which contain imperfectly or poorly drained soils.

Some surface erosion has occurred on the cultivated slopes of the Grenville but serious loss, all of the original A horizon removed, occurs only in about 5 percent of the total area. Stoniness is seldom limiting to agriculture on these soils, although stones are sufficient in number in 30 percent of the areas mapped as Grenville, to create a nuisance to cultivation.

Most of the Grenville soil areas have been cleared and are used for dairying and mixed farming.



Cereal crops, hay and pasture are the main crops grown. Yields average 40 bushels per acre for oats, 1½ tons per acre of mixed hay and 35 bushels per acre of barley. These yields are low compared to those from similar soils in other parts of Ontario. The Grenville soils have a high potential for crop production which can only be achieved when the proper kind and amount of fertilizer is used.

Matilda (Class 1 and 3)

The Matilda soils occur in association with the Grenville series. They are imperfectly drained soils on gently undulating upland areas where surface runoff is slow and internal drainage is moderate. Slopes are long and range from 1 to 3 percent, the majority being 2 percent. The material from which these soils have been derived is the same as that of the Grenville series.

The dark coloured loam surface is commonly one or two inches thicker than the same horizon in Grenville soils, and 1 or 2 percent higher in organic matter content.

The average organic matter content for cultivated soils is 6 percent. The Matilda soils have the same number and arrangement of layers as the Grenville soils but their colors are duller. Mottles or blotches of reddish and orange colors appear in the subsoil and in the C horizon indicating that the water table is high at certain periods of the year.

The Matilda soils are capable of producing high yields of crops in support of mixed farming, livestock raising or dairying. In Lanark County these soils are used mainly for hay and pasture.

North Gower (Class 2)

North Gower soils occur in almost all townships in the county. They occupy a total of 31,400 acres or slightly over 4 percent of the total land area. They occur in the depressions between the knolls and are formed on calcareous clay loam and clay materials. Because of their location they receive the water runoff from the adjacent slopes and usually have a high water table. As a result they are wet for a large portion of the year. The North Gower soils have a level to depressional topography.

These are typical Humic Gleysols with their gray colors, red and yellow mottles and the rather subtle differences between horizons. Horizon changes in the subsoil are mainly detected by variations in soil structure and the intensity of mottling.

The thickness of the horizons varies and colors vary within narrow limits as does the texture of each layer. Most striking is the variability in the depth to carbonates. Most times carbonates can be reached at 23 to 26 inches but south of Perth, they occur at the much greater depths of 36 to 42 inches. Stones sometimes occur on the soil surface but never in amounts to interfere seriously with cultivation.

Because they are wet for a large part of the year, the North Gower soils are used mainly for pasture but they have a high potential for agriculture. This potential will only be met when these soils are drained and fertility is improved and maintained.



Farmington

Farmington soils are shallow soils and consist of less than one foot of sandy loam till over limestone or sandstone bedrock. They are well drained. Water percolates rapidly through the thin soil and flows through the cracks and along the surface of the bedrock to places of lower level. The presence of depressions and the accumulation of water from the surrounding Farmington soils is indicated by numerous shallow bogs. These are Brown Forest soils and commonly have but two horizons over the bedrock.

Although most of the areas shown on the map contain soils with profiles like that described above, almost 23 percent of each map area contains patches of bare rock, soils with only a thin surface layer over the bedrock and deeper soils of the Elmsley and Tennyson series. The most common inclusions are the very thin soils, less than four inches thick, and areas of exposed rock.

The plains of Farmington soils are very gently sloping and are broken by low ridges or escarpments. Surface stoniness varies. In general stones are few in number and create no problems. In a few places, especially in the vicinity of Smith's Falls, the soil surface is very stoney.

Although most of the Farmington soils have been cleared, a number of woodlots remain, which contain such trees as basswood, cherry, white cedar, sugar maple, oak and poplar. Most of the land is used for grazing but 25 acres or more are required to support a milking cow or a 1,000 pound steer. Although grass production is low on these soils, they did provide much of the pasture when summer dairying was the main farm economy. With summer dairying, the farmer has the cows freshen in the spring to take advantage of the pasture which is at its best in early summer. By autumn, pasture grasses have deteriorated due to lack of moisture and the cows are allowed to go dry and are wintered over on forage produced on other deeper soils. The milk from this endeavor was marketed through the small local cheese factories, but this market has almost disappeared. Many of the cheese factories are closed and farmers engaged in summer dairying must develop new markets, change to beef raising or leave the land to some better use.

Brooke

The Brooke soils have developed from sandy loam till, similar to that of the Farmington and Franktown soils but under conditions of poor drainage. The 1,200 acres of Brooke sandy loam in the County occur in the depressions where water tends to collect and the soil remains saturated for much of the year. These soils are shallow, having less than one foot of soil over limestone or sandstone bedrock and they have the characteristics of soils of the Gleysolic Order. Thick, black surface soils are underlain by strongly mottled, grey colored subsoils which rest on the rock.

Much of the Brooke soil is not cleared and is covered mainly by cedar and poplar trees. The treed areas are not fenced and hence are grazed, as are the open areas surrounding them.



6.3. Summary of Mapped Soils on the Subject Lands

The soils on the subject lands and neighbouring properties are quite varied according to the soils map and the descriptions as seen above. The soils on the subject lands were mapped and described in the 1967 Soils Report. The mapping is generally representative of the soils in a large area but should be confirmed by a pedestrian examination of the landform and soil surface condition and by shallow test pitting by shovel, where possible and where warranted. The following is a review of the soils on each of the subject parcels:

1125 Old Almonte Road

The majority of the lands are designated Class 1, with a small intrusion of Class 3 soils. The Class 1 soil is differentiated by its' ability to drain water. The soils closer to the river are shown to be slower drained than the soils closer to the road. This is possibly due to a finer particle silt or clay slowing the passage of water internally. The Class 3 soil on the north-east corner is shown as shallow soil over bedrock with a tendency to be wet.

1130 Old Almonte Road

The Class 3 shallow soils discussed on 1125 Old Almonte Road occupy a substantial portion of the property at 1130 Old Almonte Road. The description of Grenville soil says free carbonates are found throughout soil. The specific description of this soil is that it has a drainage constraint. North Gower soils occupy a portion along Appleton Side Road. This soil has a high-water table and is wet for a large part of the year.

Confirmation of these soils and their attributes has been made by shovel testing and surface examination. The specific findings of the site visit are reported in *Attachment A*.

6.4. Adjacent Uses

The subject lands are bounded by the urban area of Almonte and a number of non-farm residences fronting on Old Almonte Road and Appleton Sideroad. Farms are seen along the two roads mentioned. These farms appear to be used for growing common field crops and beef cattle grazing.

North

The lands to the north of '1125' are part of a new subdivision and an extension of Spring Street and Johanna Street.

The lands to the north of '1130' are vacant lands that are now zoned in the Development "D" Zone. These are set aside for future development.



West

West of '1125' is the Mississippi River. The opposite bank of the river is Environmental Protection lands.

South

South of both properties there are agricultural lands in active cultivation. A non-farm residential property is adjacent to the south-east corner of '1125' and three non-farm residential uses are adjacent to the south-east boundary of '1130'.

East

The lands east of '1130' are mostly farmlands. A single non-farm residential use fronts onto Appleton Sideroad east of the subject lands.

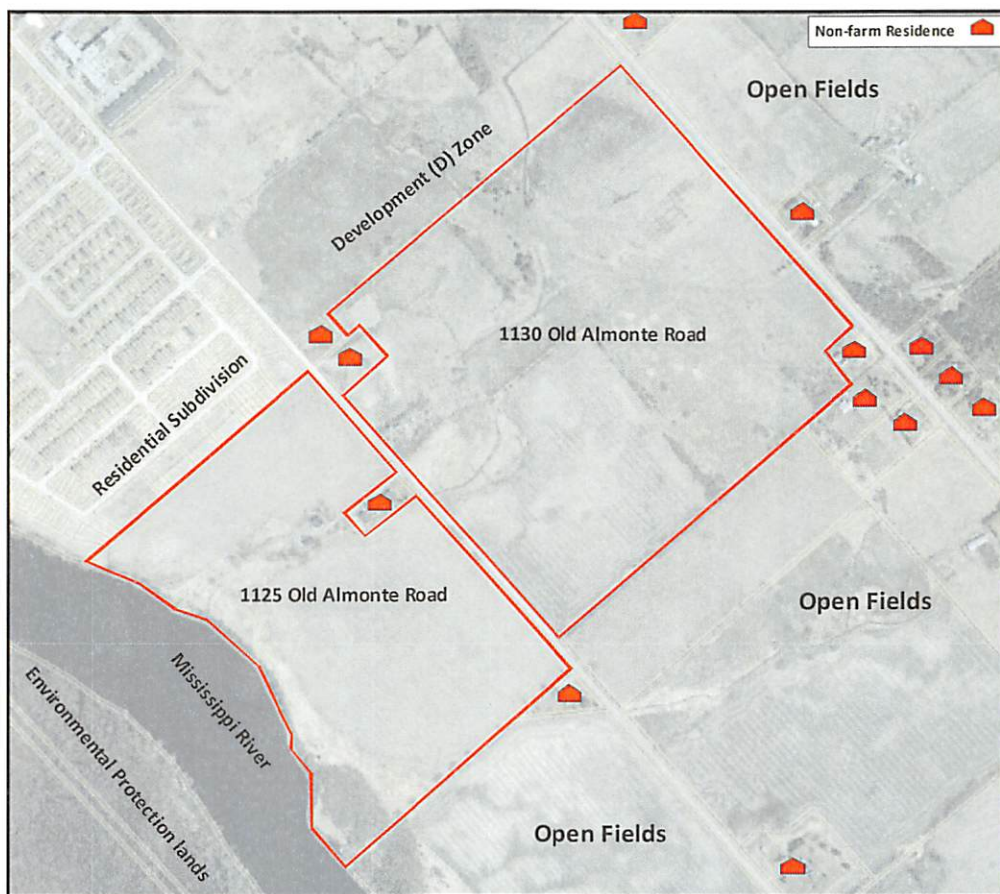


Figure 5 – Adjacent Land Use Map



7. PLANNING POLICY DOCUMENT REVIEW

As part of this report, the planning documents of the County of Lanark (Official Plan) and Mississippi Mills (Official Plan and Zoning By-law) have been reviewed with regard to this land review.

7.1. Lanark County Official Plan

The two land parcels subject to this review are designated within the Official Plan of the County of Lanark, Sustainable Communities Official Plan June 27, 2012. The majority of the lands are designated as Agricultural Lands. *Figure 6* is an excerpt from the Official Plan schedule taken from the Mississippi Mills Community Map.

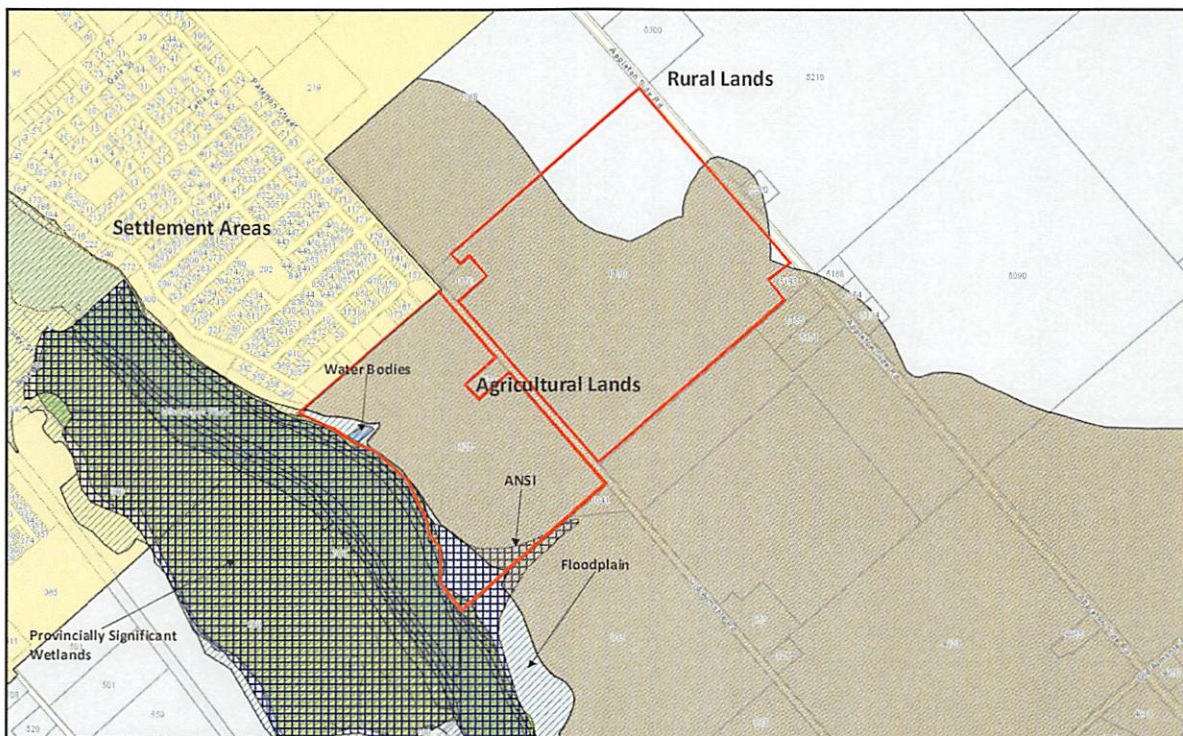


Figure 6 – Excerpt from County Official Plan

1125 Old Almonte Road

The interactive map shows the lands at 1125 Old Almonte Road are designated as Agricultural Areas, Water Bodies, Areas of Natural and Scientific Interest (ANSI), Floodplain, and Provincially Significant Wetland. The entire property is designated Agricultural with the exception of the lands adjacent to the river.



Settlement Area Expansions are discussed in Section 2.4. Policies include the requirement for compliance with the Minimum Distance Separation formulae.

The Official Plan, Section 6.1, provides polices for agricultural areas. Section 6.1.1 describes how Agricultural lands are identified:

Local Official Plans shall identify agricultural resource lands. The identification of prime agricultural lands should be based primarily on three factors:

1. Soil capability for agriculture, primarily soil Classes 1, 2 and 3 (Canada Land Inventory classification system) and associated Class 4 to 7 lands where there is a local concentration of farms which exhibit characteristics of ongoing agriculture;
2. The extent of land fragmentation; and
3. The presence of conflicting land uses in the area.

Prime agricultural areas have been identified on Schedule A of this Plan. Any change to the Agricultural designation in local Official Plans will require an amendment to this Plan. Agricultural resources will be protected through designation in the local Official Plan, as well as the Lanark County Plan and the implementation of policies for their protection.

This report has reviewed the three criteria identified in Section 6.1.1., as follows:

1. The mapped soil capability of the two subject land areas is discussed in Section 6.2 of this report. The mapping shows the lands are predominately Class 1 soils and have little to no constraints, to a full range of agricultural practices. When reviewed on the ground, we can see that only portions of the subject lands are capable of cultivation and supporting common field crops. These constraints are shown on the derived soils mapping on *Figures 11 and 12*.
2. The subject lands are surrounded by non-farm uses. These uses restrict the agricultural use of the properties to the growing of common field crops and the pasturing of some livestock.
3. Conflicting land uses in this case are those that restrict the ability of the farmer to operate a full range of agricultural uses on the property. The presence of individual residential lots particularly on the east and south sides restrict the livestock use to pasturing. This will be further discussed in Section 9 of this report.

Based on a review of the three factors identified in Section 6.1 of the County of Lanark Official Plan, the subject lands would not be identified as Prime Agricultural Lands using this as the criteria.



7.2. Municipality of Mississippi Mills Official Plan

The Municipality of Mississippi Mills Community Official Plan, and OPA 21 adopted by Council June 26, 2018, designates the subject lands as Prime Agricultural and Rural lands as shown on *Figure 7 – Excerpt from Municipal Official Plan*.

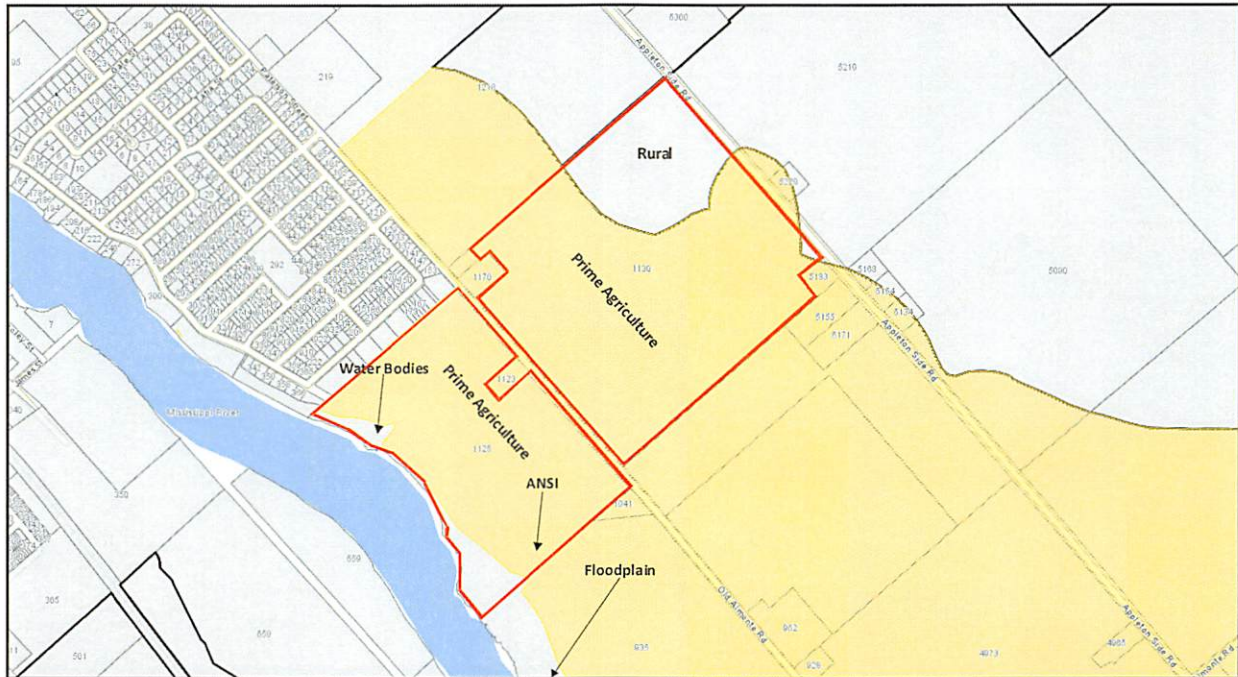


Figure 7 – Excerpt from Municipal Official Plan

Policy section 3.2.8 discusses the re-designation of Prime Agricultural lands:

'In evaluating an amendment to this Plan to change the designation from Agriculture to another designation, the Municipality shall be satisfied that there is a demonstrated need for the proposed use for which the amendment is sought, and that it cannot be reasonably located on lands outside the Agriculture designation or on lands within the Agriculture designation with a lower agricultural capability. In the case of adjusting the urban designated lands upon lands designated as Agriculture then it must also be demonstrated that the Municipality does not have sufficient lands already designated urban to accommodate projected growth.'

The purpose of this report is to review the suitability of the subject properties for development outside or within the urban boundary of the Town of Almonte. This requires the redesignation of those parts of the subject lands from Prime Agriculture to a designation appropriate for the proposed use.



The Municipality is in the process of completing a Prime Agricultural Area Designation as OPA 29. The process employed in determining Prime Agricultural areas is a LEAR Study process. This looks at a Land Evaluation and Area Review of parcels and attributes a numerical value based on mapped soils and CLI capability and adjacent land uses. Section 4 of this report reviewed the LEAR Study findings for the subject lands and how the scoring values placed the lands as candidate lands for Prime Agricultural Lands. The weighting and scoring rely heavily on the capability of the soils on the property and so Clark Consulting Services were to review the soils from a ground level to determine if the soils are appropriate to the proposed designation. Section 10 of this report discusses the groundwork carried out and findings of that work in determining an appropriate LEAR scoring for the subject lands.

7.3. Municipality of Mississippi Mills Zoning By-law

The Zoning By-law for the Municipality of Mississippi Mills, By-law 11-83, zones the subject lands as:

1125 Old Almonte Road

- Agriculture (A), Environmental Hazard (EH) and Environmental Protection (EP)

1130 Old Almonte Road

- Agriculture (A) and Rural (RU).

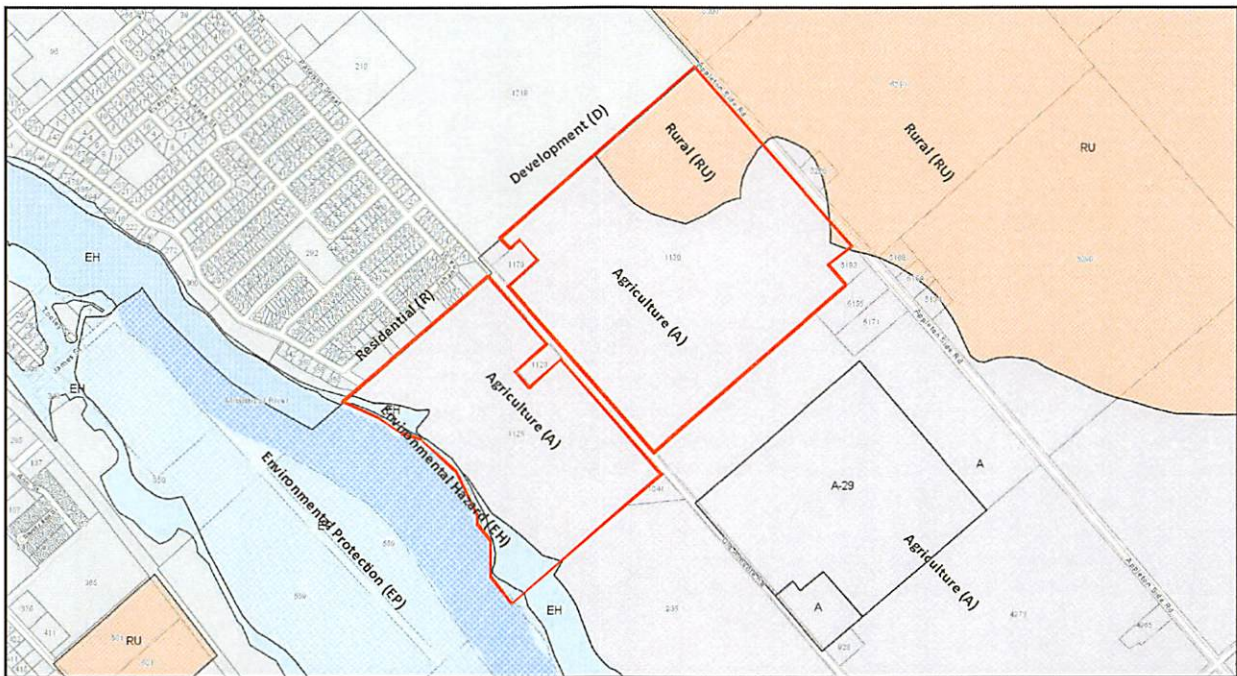


Figure 8 – Excerpt from Mississippi Mills Zoning By-law



An excerpt from the Zoning By-law Schedule, taken from the interactive Mississippi Mills Community Map, is shown as *Figure 8 - Excerpt from Mississippi Mills Zoning By-law*. The zoning map shows that the subject properties are on the edge of Agriculture (A) zone category with abutting non-farm zone categories. These are:

1125 Old Almonte Road

- Residential Second, Third and Fourth Density (R2, R3 and R4), Environmental Hazard (EH) and Environmental Protection (EP) zones

1130 Old Almonte Road

- Rural (RU) and Development (D) zones.

The Development (D) Zone is used for lands that are recognized as lands for future development. The establishment of a livestock facility on the farm parcel at 1130 could hinder future development of the lands within the Development zone. Alternatively, a proposal to establish a livestock facility on the subject lands within the Prime Agricultural designation could be denied as a result of non-farm uses adjacent to the properties, including the lands in the Development (D) Zone. This appears to be contrary to Section 2.3.3.2 of the PPS which says, *“In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.”* The future development of the lands within the Development Zone may jeopardize, and conversely be jeopardized by, normal farming practices on the subject lands as described in the PPS.

The review of the Zoning By-law shows there is no buffer between low and medium density residential uses and the farm parcel at 1125 Old Almonte Road, and between the Development (D) zoned lands and the farm parcel at 1130 Old Almonte Road. The Zoning Schedule shows there are a number of non-farm uses within the Agriculture (A) Zone abutting the two subject parcels. These are permitted uses under Section 11.1(a) in accordance with Section 7.1.3, which permits *‘...an existing lot or a lot created by the Lanark Land Division Committee may be used for non-farm residential purposes, notwithstanding that such lot may have lesser lot area and/or frontage than the minimum required and provided that such lot and building conforms to the provisions for non-farm residential uses of the zone and all other provisions of this By-law...’*.

The Zoning Schedule shows that the parcel at 1125 Old Almonte Road has non-farm uses on three sides with the fourth side being the river. The parcel at 1130 Old Almonte Road has non-farm uses on all four sides (Development (D) Zone, non-farm uses within the Agricultural (A) and Rural (RU) zones).

Full use of the farm parcel at 1125 Old Almonte Road is restricted by existing residential uses. The farm parcel at 1130 Old Almonte Road is restricted by the Development (D) Zone. Consider the



purpose of placing lands within the Development (D) zone: “(1) recognize lands intended for future urban development in the Town of Almonte, and future village development within the Villages of Pakenham, Appleton, Blakeney and Clayton; (2) limit the range of permitted uses to those which will not preclude future development options; and (3) impose regulations which ensure a low scale and intensity of development to reflect the characteristics of the existing land uses.” It seems that the intent of the Municipality to develop the adjacent lands places severe restrictions on the use of any adjacent lands designated Prime Agricultural Lands. Any attempt to establish a new livestock facility could be severely restricted by the presence of non-farm uses on all sides of these farm properties. These restrictions are not generally placed on farms within Prime Agricultural Areas.

Based upon the review of the Zoning By-law of the Municipality of Mississippi Mills, we find that the designation of the subject properties as Prime Agricultural may introduce conflicts with the adjacent existing zoning of adjacent lands.

8. MINIMUM DISTANCE SEPARATION FORMULAE (MDS)

The Ministry of Agricultural Food and Rural Affairs has established a process for determining appropriate separation distances for new non-farm uses (residential, industrial, commercial etc.) in relation to farm land uses. This process is referred to as an MDS I Review and requires the determination of the type and size of neighbouring farm livestock operations within a specific review area (750 or 1,500 m depending on the ‘Type’ of application submitted). The calculation generates a recommended separation distance between a farm use related to manure generation, storage or handling and proposed neighbouring non-farm uses. This process is described in the Ministry’s Publication 853, The Minimum Distance Separation (MDS) Document.

The following land use conditions exist on and adjacent to the subject lands:

- The farm parcel at 1125 Old Almonte Road is immediately adjacent to existing residential uses (low and medium density).
- The farm parcel at 1130 Old Almonte Road is immediately adjacent to a Development (D) Zone and existing residential uses (low density).

8.1. Review of Applicable MDS Guidelines

The applicable MDS Guidelines for this review are identified as listed and described below. In some circumstances, the information here has non-applicable information edited from the specific Guideline.

Guideline 2

The MDS I setback distances shall be met prior to the approval of:

- rezonings or redesignations in accordance with Implementation Guideline 10.



The information used to carry out an MDS I calculation must reflect the circumstances at the time that the Municipality deems the planning application to be complete.

Guideline 3

Certain proposed uses are not reasonably expected to be impacted by existing livestock facilities or anaerobic digesters and as a result, do NOT require an MDS I setback.

- livestock barns occupying an area less than 10 m²;
- certain unoccupied livestock barns in accordance with Implementation Guideline #20;
- field shade shelters;
- kennels;
- pastures;
- veterinary clinics with housing for livestock.

Guideline 6

A separate MDS I setback shall be required to be measured from all existing livestock facilities and anaerobic digesters on lots in the surrounding area that are **reasonably expected** by an approval authority to be impacted by the proposed application.

As part of municipal consideration of planning applications, all existing livestock facilities or anaerobic digesters within a 1,500 m distance of a proposed Type B land use shall be investigated, and MDS I setback calculations undertaken where warranted.

Guideline 10

An MDS I setback is required for all proposed amendments to redesignate land to permit development in prime agricultural areas and rural lands presently zoned or designated for agricultural use.

Guideline 12

An MDS I setback is required for proposed development or dwellings, even though there may be existing or approved development or dwellings nearby that do not conform to MDS I requirements. However, a reduced MDS I setback may be permitted provided there are four, or more, non-agricultural uses, residential uses and/or dwellings closer to the subject livestock facility than the proposed development or dwellings and those four or more non-agricultural uses, residential uses and/or dwellings are:

- located within the intervening area (120° field of view shown in *Figure 4* in Section 7 of this MDS Document), between the closest part of the proposed development or dwelling and the nearest livestock facility or anaerobic digester;
- located on separate lots; and
- of the same or greater sensitivity (i.e., Type A or Type B in accordance with Implementation Guidelines #33 and #34), as the proposed development.



If ALL of the above conditions are met, the MDS I setback for the proposed development may be reduced such that it is located no closer to the livestock facility or anaerobic digester than the furthest of the four non-agricultural uses.

Guideline 20

Design capacity for an MDS I calculation shall include all unoccupied livestock barns on a lot in accordance with this Implementation Guideline.

However, an MDS I setback is not required when: the floor area of the unoccupied livestock barn is <100 m².

Guideline 34

For the purposes of MDS I, proposed Type B land uses are characterized by a higher density of human occupancy, habitation or activity including, but not limited to:

- new or expanded Settlement Area boundaries;
- an Official Plan Amendment to permit development, excluding industrial uses, on land outside a Settlement Area;
- a Zoning By-law Amendment to permit development, excluding industrial uses or dwellings, on land outside a Settlement Area; and
- the creation of one or more lots for development on land outside a Settlement Area, that results in four or more lots for development, which are in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant.

Because of the increased sensitivity of these uses, a new or expanding Type B land use will generate an MDS I setback that is twice the distance as the MDS I setback for a Type A land use.

Guideline 36

MDS I setbacks are NOT required for proposed land use changes (e.g., rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.



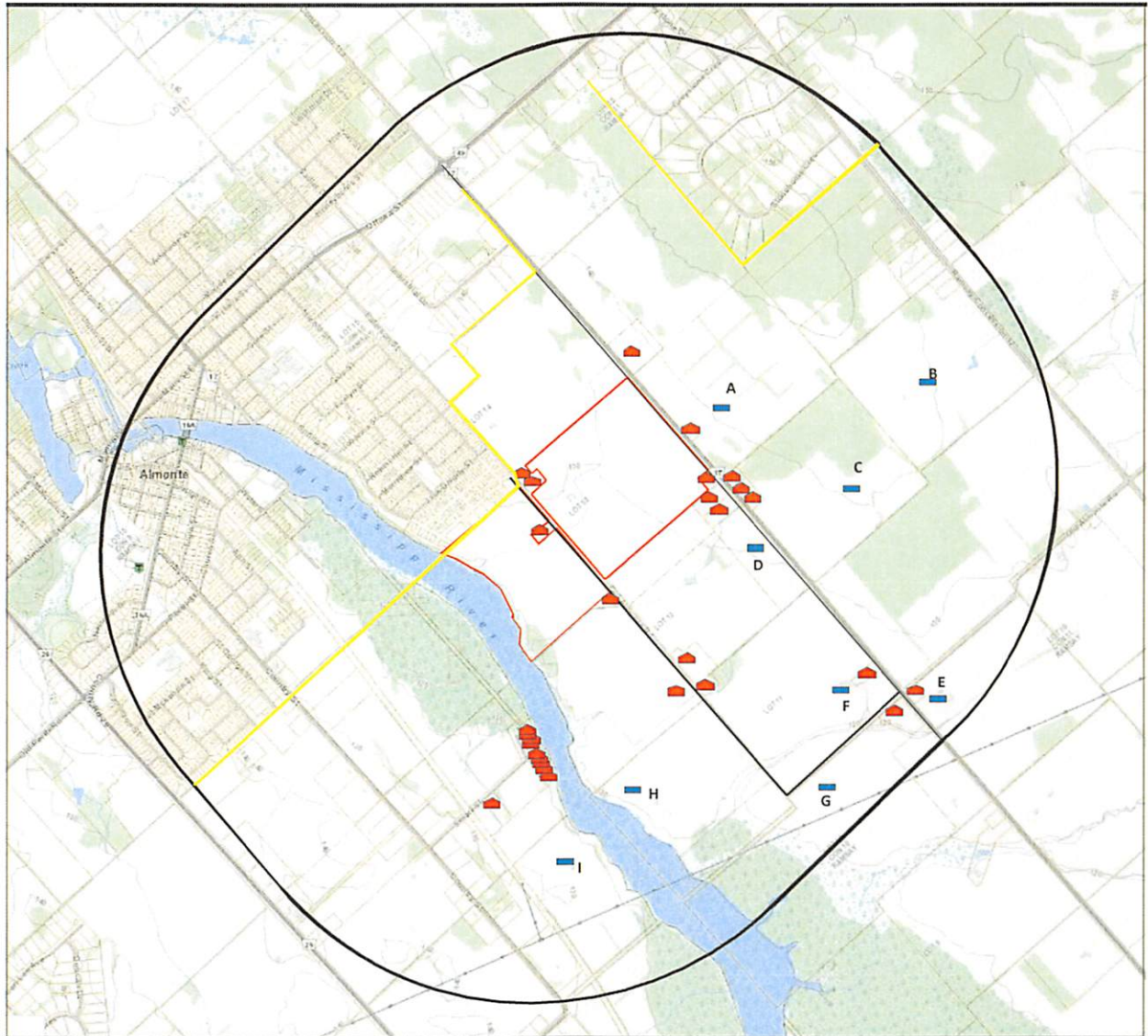


Figure 9 - Barns Within 1,500m Review Area



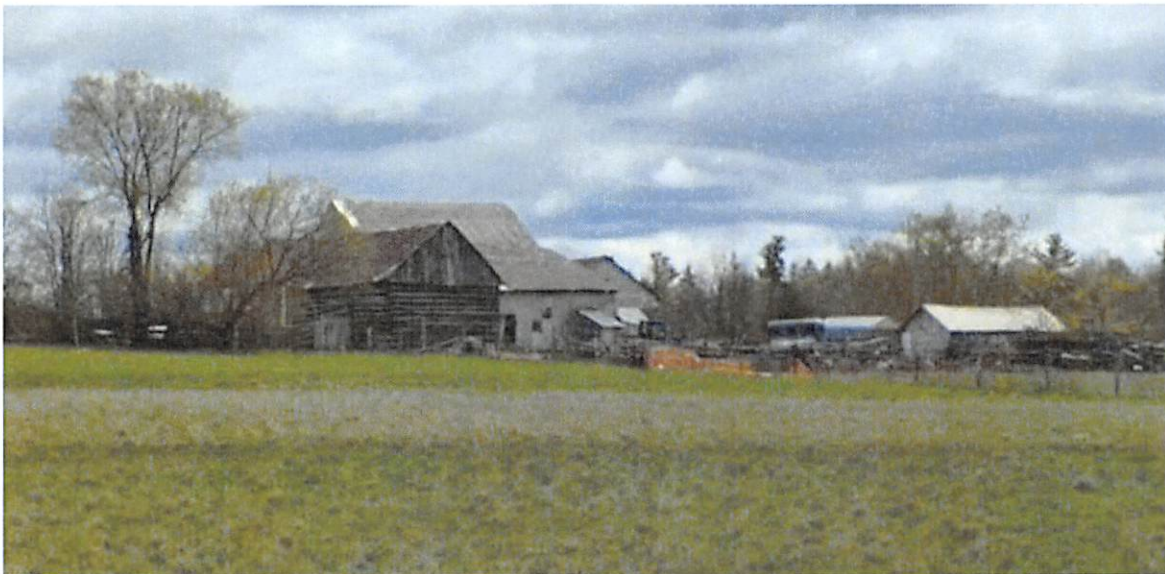
8.2. Review of MDS Setbacks from Neighbouring Barns

One of the purposes of the site visit, is to review possible livestock facilities to determine if they are livestock facilities and could or do house livestock. A number of the structures were found to be equipment storage, garages and other types of structures for non-livestock use. Where the structures are located in close proximity to the subject lands, we have received information from the farm/barn owner to assist in completing accurate setback distances from critical barns.

The following farms and structures have been reviewed and MDS setbacks have been calculated where appropriate:

Barn A

Barn A is a group of buildings at 5210 Appleton Side Road. These buildings are older, mostly single storey buildings generally used for storage with a limited capability for housing.



Barn A - 5210 Appleton Side Road Barns Viewed from the Roadside

An MDS calculation was prepared July 7, 2021, based on the following assumptions of housing capability:

- The barns are currently unoccupied.
- The barns are capable of housing sheep, ewes and rams as part of a dairy operation.
- Total floor space capable of housing livestock is 641 m².
- Number of existing animal capability is 300.
- Existing maximum number of nutrient units is 50.0.
- Manure is V3 – solid outside no cover.



The MDS I Type B setback generated based on these assumptions is 280 m.

The calculation of MDS for these barns was made as part of a review of MDS for a planning review of lands at 1218 Old Almonte Road. The actual distance from the barns to the lands at 1218 Old Almonte Road is greater than the setback generated from the calculations based upon assumptions, and so the calculated setback was not critical to the planning review at that time.

The current planning review is for lands in proximity to these barns, and CCS has completed an MDS review of these barns using local knowledge and some assumptions of housing capability.

- Few animals are kept at these buildings, generally including 15 sheep and 2 horses.
- The buildings are mostly used for storage.
- The buildings are old and are not suitable for a sheep dairy operation (the review requirements for modification of existing barns for livestock purposes is explained in OMAFRA Fact Sheet 07-007 included with the report as *Attachment B*).
 - Updates and changes to existing barns including electrical, plumbing and structural updates require a building permit from the Municipality.
 - The issuing of a building permit for modifications to livestock barns requires an MDS II Review. Such a review for the barns at 5210 Old Almonte Road would show that the non-farm residence at 5220 Appleton Side Road restricts further development of these barns.
- The barns commonly house 15 sheep and 2 horses.
- The calculated MDS setback using these figures is 162 m, while the actual setback from the closest barn to the edge of the property at 1130 Appleton Side Road is 200 m.
- Additional calculations have been made based upon a review of capacities which are multiples of the actual livestock capacities as follows:
 - 2 x capacity – 30 sheep and 4 horses - 178 m setback
 - 3 x capacity – 45 sheep and 6 horses - 195 m setback
 - 4 x capacity – 60 sheep and 8 horses - 212 m setback.

In completing a full MDS Review, CCS often completes a fictional MDS II review to understand if approval of a planning application could restrict future expansions to barns currently capable of housing livestock. In this case, there is a non-farm dwelling between the subject barns and the subject review property. Any MDS II calculation will show that the dwelling at 5220 Appleton Side Road currently restricts future expansions or modifications to the barns at 5210 Appleton Side Road, regardless of the planning application at 1130 Old Almonte Road. Therefore, such a review of MDS II would not help to understand if a decision made on the subject lands would impact these barns. Instead of an MDS II Review, CCS prepared additional MDS I calculations based upon fictional expansions of capabilities of double, triple and quadruple the current capacity. This shows the projected generated MDS setback would only encroach into the subject lands at the quadruple level. Since such an expansion is unreasonable, CCS considers that the current use of the barns at



5210 Appleton Side Road will not be impacted by a planning decision on the subject lands (1130 Old Almonte Road). This MDS setback from the barns at 5210 Appleton Side Road does not impact the lands at 1125 Old Almonte Road.

Barn B

Barn B sits on the farm at 1523 Ramsay Concession 12. MDS Guideline 12 applies to this barn since there are four or more non-farm uses on Appleton Side Road between the barn and the subject lands. Any MDS setback generated from this barn would be reduced to the fourth dwelling, if the MDS setback was great enough to influence the subject lands. Because of this, we have not reviewed this barn further.

Barn C

Barn C sits on the farm at 5090 Appleton Side Road. MDS Guideline 12 applies to this barn since there are four or more non-farm uses on Appleton Side Road, between the barn and the subject lands. Any MDS setback generated from this barn would be reduced to the fourth dwelling if the MDS setback was great enough to influence the subject lands. Because of this, we have not reviewed this barn further.

Barn D

Barn D sits on the farm at 5107 Appleton Side Road. MDS Guideline 12 applies to this barn since there are four or more non-farm uses on Appleton Side Road, between the barn and the subject lands at 1130 Old Almonte Road. Any MDS setback generated from this barn would be reduced to the fourth dwelling if the MDS setback is great enough to influence 1130 Old Almonte Road.

The barn is 644 m from the closest point of the subject lands at 1125 Old Almonte Road. In order to influence the results of this report, the barn would have to house a much larger number of animals than it could possibly do, based on its size as follows:

- The barn is an older steel roofed barn suitable for housing large animals.
- The barn floor area is approximately 400 m².
- Based on the type of barn, this would be suitable for housing beef cattle.
- Based on the floor area, a maximum housing would be 108 beef cattle.
- The resulting MDS setback at capacity for this barn 286 m.

Since the actual distance from the barn to the subject lands at 1125 Old Almonte Road is 644 m, we refer back to MDS Guideline 6 which directs us to analyze barns which are reasonably expected to be impacted by the planning actions. In this case, it is not reasonable to expect a change in use of the lands at 1125 and 1130 Old Almonte Road will impact the barn at 5107 Appleton Side Road.

Barn E

Barn E sits on the farm at 4900 Appleton Side Road. MDS Guideline 12 applies to this barn since



there are four or more non-farm uses on Appleton Side Road and Old Almonte Road between the barn and the subject lands. Any MDS setback generated from this barn would be reduced to the fourth dwelling if the MDS setback was great enough to influence the subject lands. Because of this, we have not reviewed this barn further.

Barn F

Barn F sits on the farm at 4973 Appleton Side Road. MDS Guideline 12 applies to this barn since there are four or more non-farm uses on Appleton Side Road and Old Almonte Road between the barn and the subject lands. Any MDS setback generated from this barn would be reduced to the fourth dwelling if the MDS setback was great enough to influence the subject lands. Because of this we have not reviewed this barn further.

Barn G

Barn G sits on the farm at 779 Old Almonte Road. MDS Guideline 12 applies to this barn since there are four or more non-farm uses on Appleton Side Road and Old Almonte Road between the barn and the subject lands. Any MDS setback generated from this barn would be reduced to the fourth dwelling if the MDS setback was great enough to influence the subject lands. Because of this, we have not reviewed this barn further.

Barn H

Barn H sits on the farm at 883 Old Almonte Road. MDS Guideline 12 applies to this barn since there are four or more non-farm uses on Old Almonte Road between the barn and the subject lands at 1130 Old Almonte Road. Any MDS setback generated from this barn would be reduced to the fourth dwelling if the MDS setback is great enough to influence 1130 Old Almonte Road.

The barn is 705 m from the closest point of the subject lands at 1125 Old Almonte Road. In order to influence the results of this report, the barn would have to house a much larger number of animals than it could possibly do, based on its size as follows:

- The barn is two structures of approximately 271 m² floor area suitable for housing large animals.
- The barn floor area is approximately 271 m².
- Based on the types of barns, these would be suitable for housing beef cattle.
- Based on the floor area, a maximum housing would be 73 beef cattle.
- The resulting MDS setback at capacity for these barns is 257 m.

Since the actual distance from the barn to the subject lands at 1125 Old Almonte Road is 705 m, we refer back to MDS Guideline 6 which directs us to analyze barns which are reasonably expected to be impacted by the planning actions. In this case, it is not reasonable to expect a change in use of the lands at 1125 and 1130 Old Almonte Road will impact the barn at 883 Old Almonte Road.



Barn I

Barn I sits on the farm at 775 Country Street. MDS Guideline 12 applies to this barn since there are four or more non-farm uses on Green Acres Road between the barn and the subject lands at 1125 and 1130 Old Almonte Road. Any MDS setback generated from this barn would be reduced to the fourth dwelling if the MDS setback is great enough to influence either of the subject land parcels. Because of this, we have not reviewed this barn further.

8.3. Summary of the Minimum Distance Separation (MDS) Review

The preparation of a complete review of a planning application on lands outside a Settlement Area requires the completion of a review of the OMAFRA planning tool known as the Minimum Distance Separation (MDS) formulae. The review of compliance with MDS is made using OMAFRA Publication 853 which includes a series of 43 guidelines to ensure an accurate review is completed. The review begins with a determination of the 'type' of planning application requiring the review. In this case, a proposed Settlement Area Boundary is a Type B application and requires a review of livestock facilities within 1,500 m of the subject land boundaries.

In preparing an MDS Review adjacent to a Settlement Area and where multiple non-farm uses surround the subject lands, MDS Guideline 12 may affect the number of identified livestock facilities with the review area that may potentially impact the application. This is because where there are four or more non-farm uses between the subject lands and the review barn, any MDS setback generated from the barn may be reduced to the fourth non-farm use and so not encroach into the subject lands. Since MDS Guideline 6 directs that we review barns that are 'reasonably expected' to be impacted by the application, we have not made calculations on barns impacted by Guideline 12.

The 1,500 m review area includes 9 identified livestock facilities. These barn locations are shown on *Figure 9 – Barns Within 1,500 m Review Area*. By applying Guideline 12, we have removed barns B, C, E, F, G, and I from further review. Barn D sits 644 m from the closest part of the subject lands and could not generate a setback greater than that. Barn H sits 705 m from the subject lands and could not generate an MDS setback greater than that distance. Guideline 6 directs review to those barns that are 'reasonably expected' to be impacted, and since an impact is not reasonably expected from these barns, no further review on these has been made.

Barn A is a collection of old out buildings at 5210 Appleton Side Road. We find that any proposed expansion, modification or substantial repair which would increase the capacity of these buildings would require an MDS II Review, we expect a new barn would be required further north of the existing buildings to allow livestock expansion on this farm because of current conditions.

Based on current conditions, the barn generates an MDS setback of 162 m. The actual distance from the barn to the subject lands is 200 m. Even if the capacity was doubled or tripled, the MDS setback



would be less than the actual setback of 200 m and so the application does not impact this barn.

Based on this review of MDS, the application does not impact the identified barns within the review area as shown on *Figure 9*.

9. NEIGHBOURING LAND USE REVIEW

CCS has prepared a review of neighbouring land uses as part of the review of the work completed to support the appropriate designation of lands outside the Urban Area of the Town of Almonte. In this case, we are reviewing land use under similar headings as used for MPAC Codes 100 series to 800 series. The review is of lands within an area of 1,500 m around the subject land parcels. The 1,500 m distance has been chosen since it is an appropriate distance for the review of MDS as presented in Section 8 of this report. We have reviewed the subject lands and surrounding land uses and categorized the various land uses into categories. These categories have been chosen because they describe current conditions and uses of lands within the review area. The following table shows the area of lands in each category and the percentage of the whole review area each category uses.

CATEGORY	AREA (ha)	PERCENTAGE
Subject Lands	63.1	5
Farm	446.1	34
Residential	510.4	39
Treed	133.6	10
Future Development	38.5	3
River	40.3	3
Wet/Inundated	56.2	4
Infrastructure	8.8	1
Cemetery	5	0
TOTAL	1,302	100

Residential and Future Development lands include the Urban Areas and lands intended for development as part of Almonte. Part of the total of the residential lands are the scattered residential development found throughout the farming community.

The farmlands and interconnected treed lands represent only 44 % of the review area. This is expected where the subject lands are in proximity to an approved Settlement Area as large as Almonte.

From the land use review based on a review of lands within 1,500 m of the boundaries of the



subject lands, we see that the subject lands are in an area dominated by residential uses and lands/areas not capable of agriculture. This is not common when the subject lands are within a Prime Agricultural Area.

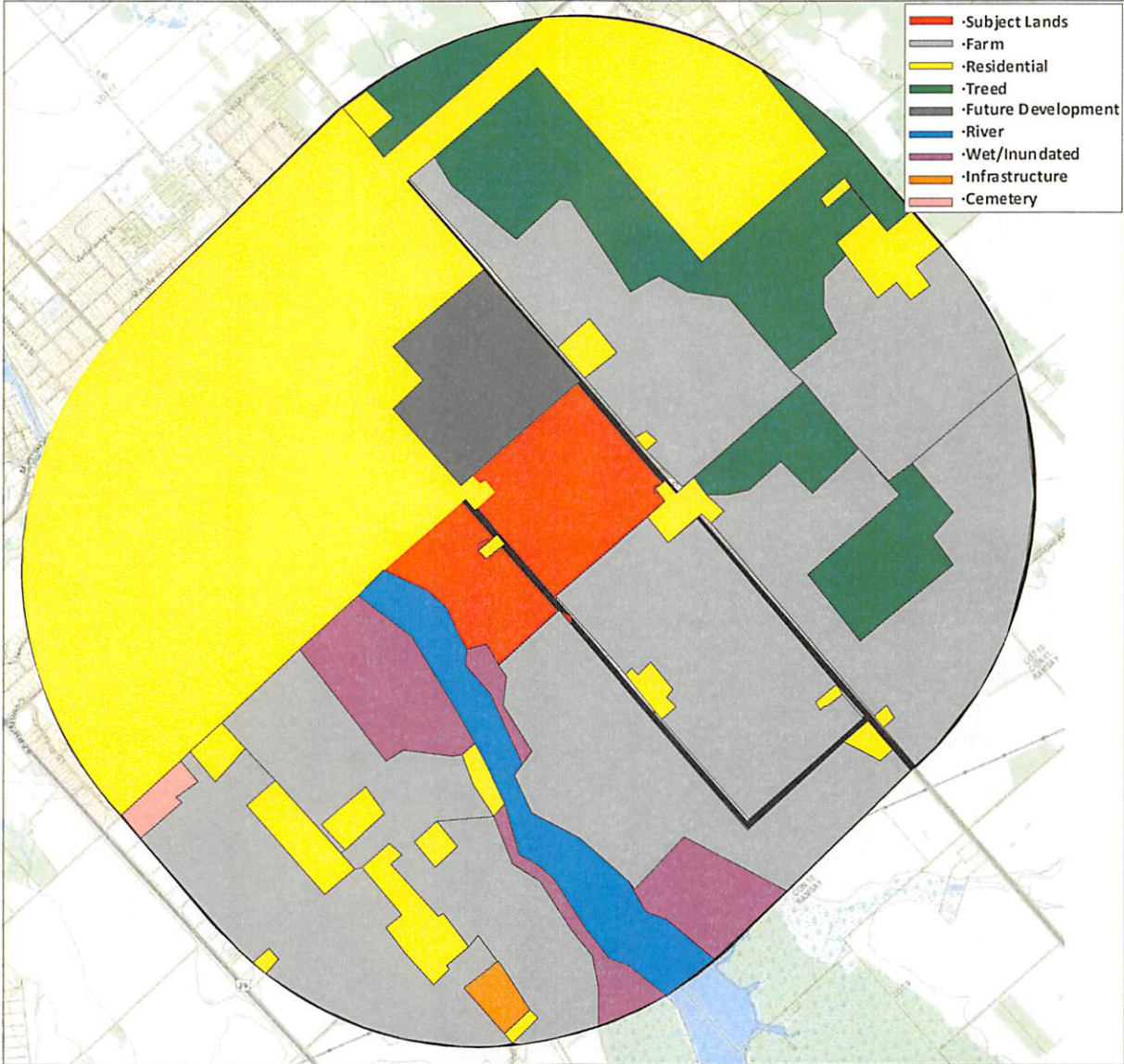


Figure 10 – Land Use



10. SOILS REVIEW – DETAILED PROPERTY REVIEW AND TEST PIT INFORMATION

The site visit of November 4, 2021, included a detailed surface and sub-surface review of the lands subject to this report. The review included a pedestrian review of the lands, visual reviews where access was not possible due to adverse land conditions and sub-surface review by shovel dug test pits. The test pit locations and the resulting derived classification of soils on the subject lands are illustrated on *Figure 11 - Test Pit locations and Derived Soil Capability for Agriculture*.

Prior to the site visit, CCS completed a desktop review of the two properties including examination of available aerial imagery of the properties. Maps were prepared with a grid pattern of 2 ha (5 ac) blocks numbered to ensure information gathered at each area is tabulated to give an accurate interpretation of the soils comprising these lands and the various constraints to agricultural practices on the lands. Prime Agricultural Areas are areas where prime agricultural soils predominate which means lands and soils of Class 4 to 7 may be included in Prime Agricultural Areas. The challenge with these lands is the predominance of poor lands which permit very few options to a farmer. The findings are not typical of farms within a Prime Agricultural Area.

1125 Old Almonte Road

The farm at 1125 Old Almonte Road is approximately 24.4 ha. A severance of approximately 0.6 ha has been taken from this farm and includes a dwelling and shed/garage. A farm dwelling occupied by a tenant sits south of the severance. A field driveway continues behind the dwelling to a culvert over the drainage channel. This provides access to the eastern part of the farmland, which is mostly planted in corn. From the driveway behind the house, you can access the planted corn on the western portion. The lands adjacent to the drainage channel are steep and hazardous. East of the channel, they open to complex slopes and wet/inundated areas as you get closer to the river. A large portion of the lands including the drainage channel and the steep lands adjacent to this channel are unsuitable for general farming.

The arable land on this farm is rented to a local farmer for cash cropping. A portion of the eastern field is tile drained as recorded in the AgMaps information available from OMAFRA. An outlet port was observed at a drainage channel between the subject farm and the farm directly to the east.

The site visit map for this farm includes 12 areas of approximately 2 ha arranged as a grid. Sub-surface test pits were made where possible and visual inspection of current conditions and landform were made as part of information gathering.

The information gathered is presented in a file titled '*Test Pit Logs*' and included with this report as *Attachment A*. An analysis of this information has been made and a map of the property has been made. *Figure 11* is a map of 1125 Old Almonte Road showing the inspection grids, location of the test pits and the derived soils classification, based upon information gathered during the site visit



and the analysis of available information.

1130 Old Almonte Road

The farm at 1130 Old Almonte Road is approximately 38.7 ha. Two residential severances of approximately 0.3 ha and 0.6 ha have been taken from this farm. The larger severance is currently used for topsoil storage. A farm dwelling occupied by a tenant fronts Old Almonte Road.

A feature of this farm property is a drainage channel that winds through the property. Access for the farm is made from a field entrance from Appleton Side Road, a field entrance from Old Almonte Road and the main entrance to the farmhouse from Old Almonte Road. The farm is generally wet, with a field comprised of heavy clay soils suitable for growing corn. This field is the only arable land on the farm and is rented to a local farmer for cash cropping.

The farmlands accessed from Appleton Side Road are generally flat with shallow soils to bedrock. Water lies on top of these soils unable to properly drain through the bedrock. Boulders and exposed bedrock are seen throughout this field and rock piles are evidence that attempts to improve this land have previously been made. The drainage channel carries water toward the Mississippi River. The channel is not deep, with the base of the channel being exposed bedrock. Lands adjacent to the drainage channel are rough and somewhat eroded.

The site visit map for this farm includes 20 areas of approximately 2 ha arranged as a grid. Sub-surface test pits were made where possible and visual inspection of current conditions and landform were made as part of the information gathering.

The information gathered is presented in a file titled ‘*Test Pit Logs*’ and included with this report as *Attachment A*. An analysis of this information has been made and a detailed map of the property has been prepared. *Figure 12* is a map of 1130 Old Almonte Road showing the inspection grids, location of the test pits and the derived soils classification, based upon information gathered during the site visit and the analysis of available information.

Summary of Percentage of Derived Soil Classes

	1125 OLD ALMONTE ROAD	1130 OLD ALMONTE ROAD
Class 1	26.75%	
Class 2	41.64%	24.69%
Class 3	4.38%	
Class 4		6.52%
Class 5	16.67%	28.42%
Class 6		34.10%
Class 7	8.55%	
Unclassified	2.01%	6.24%
Under Active Farming	72.77%	24.69%



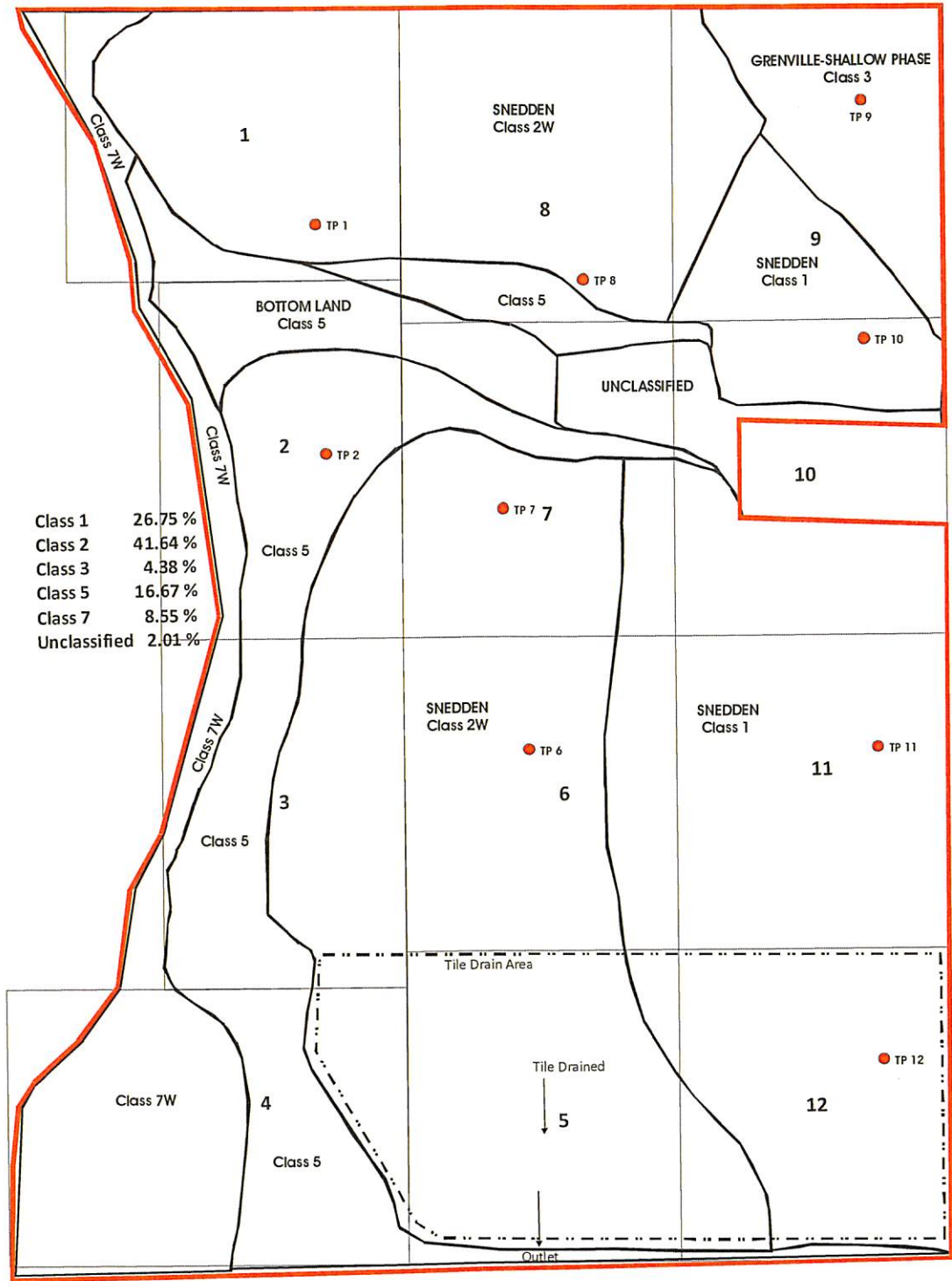


Figure 11 - Test Pit Locations and Derived Soil Capability for Agriculture (1125 Old Almonte Road)



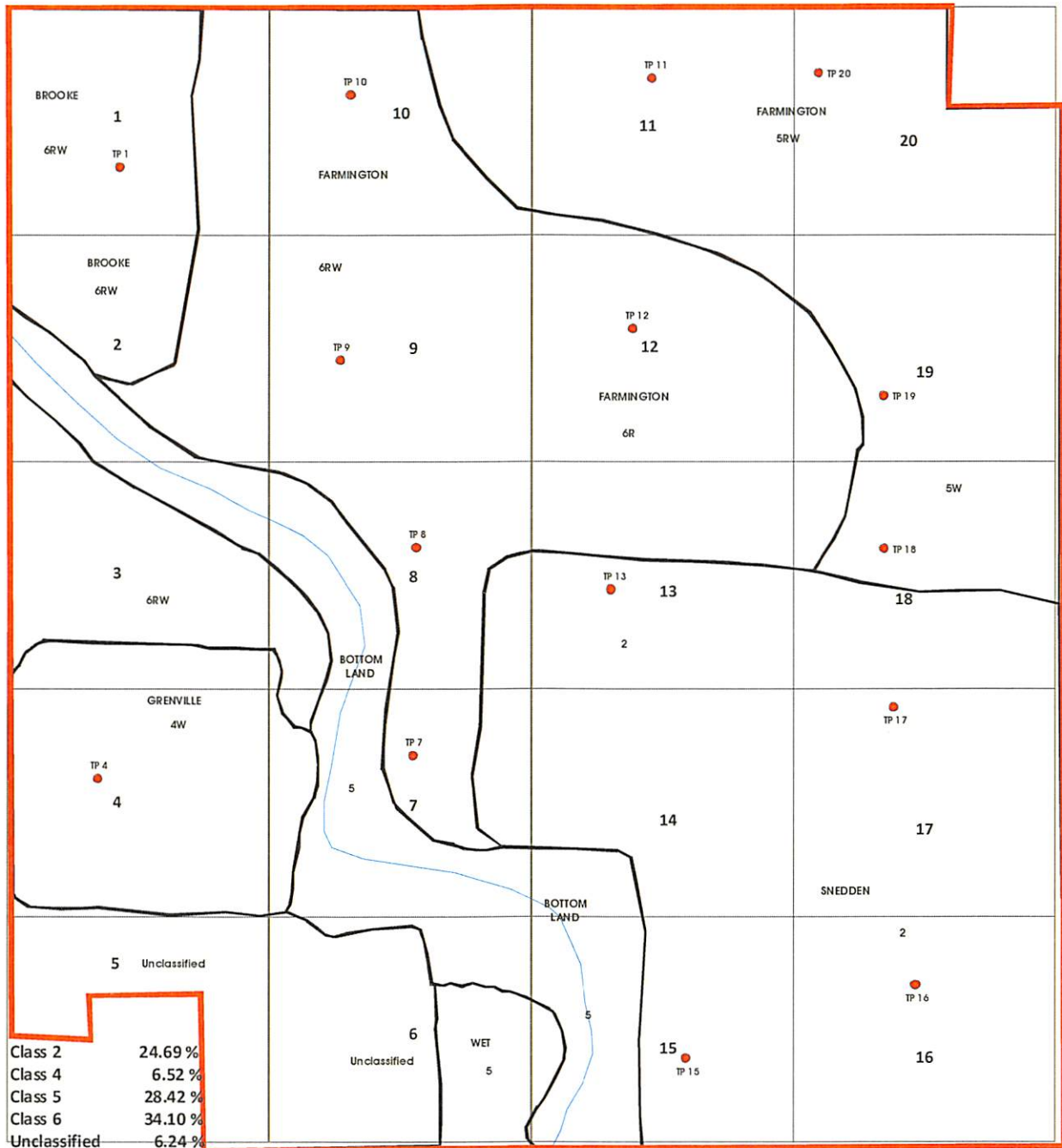


Figure 12 - Test Pit Locations and Derived Soil Capability for Agriculture (1130 Old Almonte Road)



11. LEAR SCORING REVIEW

The Land Evaluation and Area Review (LEAR) is a system of scoring intended to identify candidate Prime Agricultural Areas. J.L. Richards completed a background LEAR report dated March 25, 2021. This report shows the subject lands are recommended as candidate parcels for Prime Agricultural designation.

The report is based on a weighting of 70% for the Land Evaluation (LE) and 30% for the Area Review (AR) component of the evaluation.

The subject lands were reviewed for both the Land Evaluation (LE) and Area Review (AR) components. The LE criteria used information from the Canada Land Inventory mapping, a valuable identification of the agricultural capability of soils over a large area but limited in accuracy over a smaller area such as a farm of 100 acres. The AR evaluation was made recognizing the land use conflict of the urban area and future development lands of Almonte. The determination of scoring for land conflict says that where there is a Type B land use conflict within 1,500 m, the scoring is 0. The parcel at 1130 Old Almonte Road is within 1,500 m of the Urban Area of Almonte and adjacent to the Future Development lands, but achieved a scoring of 4 for conflicting land use.

Active farming is another criterion for evaluation. Following the site visit, we can confirm that the larger subject farm (1130) has an area representing 24.69% of the farm actively farmed and currently growing a crop of field corn. The remaining land area of the farm is a combination of drainage lands, rough grasslands which are not suitable for supporting livestock for pasturing (full time pasturing may damage the grass plants because of the saturation level of the clay on top of bedrock and the wet conditions may promote hoof rot), rough shrubs and trees, lands used for rock, shale and topsoil storage, and a small wet pasture field suitable for occasional animal use. The LE scoring for the report relied on the CLI mapping which shows the lands are predominately Prime Agricultural Soils. The site visit shows this is not the case.

In order to attribute an accurate LE score, a detailed evaluation of the capability and use of the land was required, and is the purpose of this report. The detailed evaluation shows the soils on the smaller farm predominately productive soils, however the soils on the larger farm are predominantly poor soils. The reliance on the published CLI ratings of the soils on the farm at 1130 Old Almonte Road appear to contribute to a higher LE scoring than is warranted.

12. REVIEW OF DESIGNATION OF SUBJECT PROPERTIES

The subject properties, 1125 and 1130 Old Almonte Road, have been reviewed in detail through a site visit to confirm the use of the properties and the capabilities of the properties.



1125 Old Almonte Road

The farm at 1125 Old Almonte Road is a smaller farm. Viable farm size is generally set at 40 ha or 100 ac. This is the size generally used in various land use policies as an appropriate size for a viable farm. The farm is currently used by a farmer other than the owner for growing corn. Approximately 73% of the farm (17.75 ha or 43.86 ac) is currently capable of agricultural production and is supporting a crop of corn.

The Official Plan of Lanark County, Section 6.1.3 provides policy for agricultural lands. The lot should generally be large enough for the type of agriculture common in the area and ensure long-term flexibility to accommodate different agriculture uses in the future. A smaller lot may be permitted for a specialized use that does not require a large lot. The agricultural use is growing of common field crops which is a common use in the area, and which requires larger land areas. The fields on this farm are not large (two planted areas totaling almost 44 ac). The farm size does not appear to fit the description of an appropriate farm parcel described in Section 6.1.3.

1130 Old Almonte Road

1130 Old Almonte Road is the larger of the two farm parcels subject to this report. The farm is approximately 38.7 ha (95.6 ac) and so its size would indicate it may be a viable farm. The productive agricultural capability of this is limited to a field of approximately 9.6 ha (24 ac). This productive area is less than 25% of the farm size. The productive area is large enough to cultivate but large modern cultivation equipment may find the size and shape of the field less efficient than the farms and fields south and east of the property.

13. CONCLUSIONS

Clark Consulting Services (CCS) was engaged to review two farm parcels adjacent to the Town of Almonte in the Municipality of Mississippi Mills. Official Plan Amendment 29 to the Municipal Official Plan is in the process of designating Prime Agricultural Lands within the Municipality. The process used to determine Prime Agricultural Land for this review is the LEAR process, a method of numerical evaluation of the lands using available information. CCS has completed a full review of the two properties including a site visit to the properties to do a physical evaluation of the land form, land surface and where appropriate, the sub-surface soils. A review of neighbouring livestock facilities has been made to determine compliance with the Minimum Distance Separation formulae and a review of land use within a 1,500 m buffer around the subject lands.

A number of conclusions have been made based upon this review:

- a. The farm at 1125 Old Almonte Road is a small farm property and is limited in its capability for producing common field crops. The location of the Settlement Area Boundary and individual residential severances in proximity to the farm limits it's suitability for livestock use, and the



- presence of an eroded drainage channel through the middle of the property split the productive farmlands into two smaller areas.
- b. The farm at 1130 Old Almonte Road is limited in capability because of the presence of surface boulders and rocks, surface exposed bedrock and shallow soils to bedrock. The majority of the farm lacks good drainage. A drainage channel carries water away from the farm to the river but a large portion of the farm experiences poor movement of water through the soils and movement to the drainage channel. This limits the ability of a farmer to carry on productive farming using machinery and limits the length of time large livestock can be pastured on the land.
 - c. The productive area of each farm parcel is limited to 44 ac and less than 25 ac. The size of productive areas on these farms limits the ability of a farmer to make these farms economically viable. At present, the productive lands are rented for cash cropping.
 - d. The two farm parcels are constrained by the location of the Town of Almonte and multiple non-farm residential lots along Old Almonte Road and Appleton Side Road.
 - e. Neighbouring livestock barns, occupied and vacant, were reviewed. The MDS information within the J.L. Richards letter to the County of Lanark on July 8 2021, shows that the barn at 5210 Appleton Side Road may be capable of housing 300 dairy sheep. This capability may have been an assumption to ensure any MDS setback from these barns did encroach into the urban areas, or proposed urban areas of Almonte. However, the type, age and condition of these barns, and current use, do not reflect these numbers. A review of MDS shows that the current use could expand without encroaching into the larger farm. The review also identified the need for a building permit and MDS II review for modifications or expansions of existing barns. Since there is a non-farm residential use at 5220 Appleton Side Road, this use will limit proposed modifications or expansions to this barn regardless of uses on the farm at 1130 Old Almonte Road.
 - f. The inclusion of the farm at 1130 Old Almonte Road in a Prime Agricultural Area is not warranted based upon the poor soils on the farm, the limited capability of the farm to support crops or livestock and the limitations placed on it by neighbouring non-farm uses.
 - g. The inclusion of the farm at 1125 Old Almonte Road in a Prime Agricultural Area is not recommended based upon the size of the farm, the limited capability of the farm to support crops, and the limitations to housing and raising an economically viable livestock herd based on the farm size and its proximity to the Town of Almonte.
 - h. The appropriate designation of the farm at 1130 Old Almonte Road to a designation other than Prime Agricultural will render the farm at 1125 Old Almonte Road isolated within a Prime Agricultural designation. Such isolation by itself would indicate the farm is not within or part of a Prime Agricultural Area.

Based upon this full review and assessment of the farms at 1125 Old Almonte Road and 1130 Old Almonte Road, it is our opinion that the subject lands do not meet the stated criteria for inclusion within a Prime Agricultural Area, do not meet the intent of the Provincial Policy Statement



definition of Prime Agricultural Lands and are not part of a greater Prime Agricultural Area.

Clark Consulting Services respectfully submits this Review of Prime Agricultural Area to the Municipality of Mississippi Mills. We welcome comments and will be available if required for discussion of this conclusion.

Sincerely,



Bob Clark, *P.Eng., P.Ag., MCIP, RPP, OLE*
Principal Planner

FIGURES (Illustrated within the Agricultural Land Report)

Figure 1 - Location Map

Figure 2 - Aerial View

Figure 3 - Excerpt from OPA 29 Figure 8 Proposed Prime Agriculture Designation

Figure 4 - Soils

Figure 5 - Adjacent Land Use Map

Figure 6 - Excerpt from County Official Plan

Figure 7 - Excerpt from Municipal Official Plan

Figure 8 - Excerpt from Mississippi Mills Zoning By-law

Figure 9 - Barns Within 1,500 m Review Area

Figure 10 - Land Use

Figure 11 - Test Pit Locations and Derived Soil Capability for Agriculture (1125 Old Almonte Road)

Figure 12 - Test Pit Locations and Derived Soil Capability for Agriculture (1130 Old Almonte Road)

ATTACHMENTS

A - Test Pit Logs

B - OMAFRA Fact Sheet 07-007

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ATTACHMENT A

Test Pit Lots



ATTACHMENT A

Test Pit Logs

Project: Houchaimi Holdings, 1125 Old Almonte Road
CCS: 4778
Soil Dig Date: November 4, 2021
Weather: High cloud, cool, sun, bright and dry.

Test Pit No. 1

Surface Condition: Corn, cultivated area, wet surface areas
A Horizon: 0-12" heavy wet dark grey clay
B Horizon: 12"+ heavy grey clay, very wet, water in test pit
Soil Type: Snedden
Soil Capability for Agriculture: 2W

Test Pit No. 2

Surface Condition: Very rough land, complex slopes, surface soils scraped and removed, soils eroded toward river
A Horizon: wet brown heavy clay
Soil Type: Bottom Land
Soil Capability for Agriculture: 5

Test Pit No. 3 (visual)

Surface Condition: Part corn, part rough, scraped and eroded rough lands
Soil Type: Snedden
Soil Capability for Agriculture: 2W

Test Pit No. 4 (visual)

Surface Condition: Small area of corn, transition to scraped and eroded surface, to inundated area beside river.
Soil Type: Bottom Land
Soil Capability for Agriculture: 5

Test Pit No. 5

Surface Condition: corn, tile drained area
A Horizon: 0-12" brown loam clay, stone-free
B Horizon: 12" grey clay, heavy mottled
Soil Type: Snedden
Soil Capability for Agriculture: 2W

Test Pit No. 6

Surface Condition: corn
A Horizon: 0-12" brown loam clay, stone-free
B Horizon: 12" grey clay, heavy mottled
Soil Type: Snedden
Soil Capability for Agriculture: 2W

Test Pit No. 7

Surface Condition: corn
A Horizon: 0-11" brown loamy clay, stone-free
B Horizon: 11"+ grey clay, heavy mottling
Soil Type: Snedden
Soil Capability for Agriculture: 2W

Test Pit No. 8

Surface Condition: corn
A Horizon: brown clay, wet, stone-free
Soil Type: Snedden
Soil Capability for Agriculture: 2W

Test Pit No. 9

Surface Condition: corn
A Horizon: heavy brown clay, stoney
Soil Type: Grenville
Soil Capability for Agriculture: 3

Test Pit No. 10

Surface Condition: corn
A Horizon: hard brown loamy clay, stoney
Soil Type: Snedden
Soil Capability for Agriculture: 1

Test Pit No. 11

Surface Condition: corn
A Horizon: 0-14" brown loamy clay, stone-free
B Horizon: 14"+ yellow, very fine sand, stone-free
Soil Type: Snedden
Soil Capability for Agriculture: 1

Test Pit No. 12

Surface Condition: corn
A Horizon: 0-12" brown loamy clay, few stones
B Horizon: 12-15" yellow very fine sand, wet
Soil Type: Snedden
Soil Capability for Agriculture: 1



ATTACHMENT B

Test Pit Logs

Project: Houchaimi Holdings, 1130 Old Almonte Road
CCS: 4778
Soil Dig Date: November 4, 2021
Weather: High cloud, cool, sun, bright and dry.

Test Pit No. 1

Surface Condition: rough grass, flat, surface water over shallow soil to rock, wet, rock pile
A Horizon: 12" dark grey clay, very wet
B Horizon: 12"+ grey clay water
Soil Type: Brooke
Soil Capability for Agriculture: 6RW

Test Pit No. 2 (visual)

Surface Condition: rough grass, flat, rough shrubs, hawthorns, surface water over shallow soil to rock, very wet surface, rock pile, shallow drainage ditch eroded to bedrock
Soil Type: Brooke
Soil Capability for Agriculture: 6RW

Test Pit No. 3 (visual)

Surface Condition: rough grass, frequent surface rocks, shallow drainage ditch eroded to bedrock
Soil Type: Farmington
Soil Capability for Agriculture: 6RW

Test Pit No. 4

Surface Condition: horse paddock, flat, grass, wet areas
A Horizon: 0-12" brown clay loam, heavy
B Horizon: 12-15" blue grey clay, water in hole
Soil Type: Grenville
Soil Capability for Agriculture: 4W

Test Pit No. 5 (visual)

Surface Condition: area is used for shale storage piles and topsoil storage piles 10 to 20 feet high. No agricultural use.
Soil Type: Unclassified
Soil Capability for Agriculture: -



Test Pit No. 6 (visual)

Surface Condition: portion of area is used for topsoil storage piles 10 to 20 feet high. No agricultural use. Dwelling and out buildings in middle of area, wet area adjacent to drainage ditch

Soil Type: Unclassified

Soil Capability for Agriculture: -

Test Pit No. 7 (shovel dig and visual)

Surface Condition: majority of area is open shallow drainage ditch eroded soils to bedrock and adjacent wet lands, rough grass area with rough hawthorn and juniper shrubs

A Horizon: 0-7" yellow-brown clay

B Horizon: 7-11" yellowish clay with stone layer

Soil Type: Bottom Land

Soil Capability for Agriculture: 5I

Test Pit No. 8 (shovel dig and visual)

Surface Condition: majority of area is open shallow drainage ditch eroded soils to bedrock and adjacent wet lands, rough grass area with rough hawthorn and juniper shrubs, exposed rock and boulders

A Horizon: 0-10" brown friable clay

B Horizon: 10-12" light brown stone layer

C Horizon: 14" rock and wet

Soil Type: Farmington

Soil Capability for Agriculture: 6R

Test Pit No. 9

Surface Condition: wet, rough grasses, flat and depressional, exposed rock, wet surface and water infiltration into test hole

A Horizon: 0-7"+ brown wet clay,

Soil Type: Farmington

Soil Capability for Agriculture: 6R

Test Pit No. 10

Surface Condition: rough grasses, wet, water unable to drain from surface, water infiltration into test hole

A Horizon: 12" heavy dark clay, wet

B Horizon: 12"+ grey clay

Soil Type: Farmington

Soil Capability for Agriculture: 6R



Test Pit No. 11

Surface Condition: flat, rough grazing grass, wet surface
A Horizon: 0-10" heavy dark brown clay, crumbly
B Horizon: 10-14"+ wet grey clay, stone-free
Soil Type: Farmington
Soil Capability for Agriculture: 6R

Test Pit No. 12

Surface Condition: rough grazing, multiple tests with 6-10" to shale layer and bedrock
A Horizon: 6-10" to shale/rock
Soil Type: Farmington
Soil Capability for Agriculture: 6R

Test Pit No. 13 (northern portion)

Surface Condition: rough grazing, multiple tests with 2-6" to shale layer and bedrock, exposed bedrock and surface boulders
A Horizon: very shallow clay
Soil Type: Farmington
Soil Capability for Agriculture: 6R

Test Pit No. 13 (southern portion)

Surface Condition: corn
A Horizon: 0-11" brown clay, friable, few stones
B Horizon: 11-14"+ grey clay, heavy
Soil Type: Snedden
Soil Capability for Agriculture: 2

Test Pit No. 14 (visual)

Surface Condition: corn
Soil Type: Snedden
Soil Capability for Agriculture: 2

Test Pit No. 15

Surface Condition: corn, wet, shale and granite stones
A Horizon: 0-10" brown wet heavy sticky clay loam
B Horizon: 11-16" grey clay, heavy mottling
Soil Type: Snedden
Soil Capability for Agriculture: 2



Test Pit No. 16

Surface Condition: corn
A Horizon: 0-9" brown clay loam, some stone
Soil Type: Snedden
Soil Capability for Agriculture: 2

Test Pit No. 17

Surface Condition: corn
A Horizon: 0-9" brown clay loam some stone
Soil Type: Snedden
Soil Capability for Agriculture: 2

Test Pit No. 18 (northern portion)

Surface Condition: frequent flat rock exposed, few boulders on surface, rough grass grazing area
A Horizon: 0-8" brown friable clay
B Horizon: 8" shale and gravel layer
Soil Type: Farmington
Soil Capability for Agriculture: 5W

Test Pit No. 18 (southern portion)

Surface Condition: corn
A Horizon: 0-11" brown clay, friable, few stones
B Horizon: 11-14"+ grey clay, heavy
Soil Type: Snedden
Soil Capability for Agriculture: 2

Test Pit No. 19

Surface Condition: lower elevation, flat, rough grass, surface water in depressions
A Horizon: 0-8" brown heavy crumb clay
B Horizon: 8"+ light brown clay, water infiltration
Soil Type: Farmington
Soil Capability for Agriculture: 5RW

Test Pit No. 20

Surface Condition: open, flat, rough grasses, surface water
A Horizon: 0-10" dark brown crumbly wet clay
B Horizon: 10-14"+ grey wet clay, stone-free
Soil Type: Farmington
Soil Capability for Agriculture: 5RW



ATTACHMENT B

OMAFRA Fact Sheet 07-007



FACTSHEET



AGRICULTURAL
ENGINEERING

ORDER NO.07-007

JANUARY 2007

AGDEX 713



Ontario

Ministry of Agriculture,
Food and Rural Affairs

CONSTRUCTING A FARM BUILDING IN ONTARIO

J. Johnson

(Replaces OMAFRA Factsheet *Constructing a Farm Building in Ontario*, Order No. 06-039)

Whether building new or modifying an existing farm building, you must consider building code regulations. Farm building construction in Ontario is primarily regulated by the Ontario Building Code, 2006. As a farm owner in Ontario, you are responsible for obtaining a **building permit for all agricultural construction projects**. Manure storage facilities, grain bins and silos all are defined as “farm buildings”, and along with all other farm structures, also require building permits. For structures that store nutrient materials, Ontario Regulation 267/03 of the Nutrient Management Act, 2002, establishes mandatory construction protocols to follow.

This Factsheet summarizes the various codes in effect at time of printing and outlines procedures to follow when constructing a farm building in Ontario.

FARM BUILDINGS AND THE ONTARIO BUILDING CODE

The Ontario Building Code, 2006, allows farm building construction to be regulated by the National Farm Building Code of Canada, 1995 (NFBC). The National Farm Building Code provides additional requirements beyond those found in the Ontario Building Code. In some cases the code requirements are lower for farm buildings.

For the purposes of the Ontario and National Farm Building Codes, a farm building is defined as follows:

Farm Building means a building or part thereof which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.

Another term that often applies to farm buildings is “low human occupancy”. This is defined as a situation where the occupant load is not more than one person per 40 m² (430 ft²).

THE ONTARIO BUILDING CODE ACT, 2002

In Ontario, this is the act that deals with the issuance of building permits, the powers and duties of building officials and inspectors, and gives the Ontario Building Code its legal standing.

ONTARIO BUILDING CODE, 2006

This is a regulation under the Ontario Building Code Act, based to a large extent on the National Building Code of Canada, 2005.

The Ontario Building Code was written to protect the public from injury due to building failure, and to address health and safety requirements. Because of the increasing complexity of building projects, there is an increased need for building regulation. Building departments in municipalities throughout Ontario enforce the provincial and national building code requirements related to farm buildings.

The building official is required to make several site visits at various stages of construction. It is the responsibility of the owner, or contractor if appropriate, to notify building officials at these critical stages. In the event of a building or component failure, the building official and their employer municipality is responsible for a project they have approved.

Smaller structures that follow normal construction practices do not need an engineer's design. Municipal building inspectors may ask for drawings prepared by a consulting engineer in more complex situations.

The following are some circumstances where the building official will require additional engineering designs:

- Unusual soil conditions for foundation or footing design, or where footing construction or excavation will influence the foundation system of another structure. For example: building a second tower silo beside an existing one.
- For structures that are heavily loaded. For example: an elevated wet-holding bin and its supporting frame, commonly used in a grain drying operation.
- For the design of structural components that go beyond standard design tables available for farm structures. For example: doorway headers or lintels spanning wide openings.

Most farmers want a durable and strong structure. Often, large additional costs are not necessary to provide adequate structural strength. You do, however, need a structurally sound building design and an experienced, knowledgeable builder. In many circumstances, the contractor can provide the building design.

The Canada Plan Service (CPS) provides standard plans and leaflets describing various aspects of farm building construction. These plans/leaflets are organized into 10 plan series, representing various commodity groups. OMAFRA engineers within the Environmental Policy and Programs Branch can often provide conceptual information, but are not able to provide custom designs for unusual situations.

Figure 1 shows a typical Canada Plan Service Leaflet that describes a detailed plan that is available in the CPS system. All CPS plans and leaflets can be found at www.cps.gov.on.ca or by contacting the Agricultural Information Contact Centre.

In Ontario, the Canadian Farm Builders Association is an organization of farm building contractors who have agreed to conduct building projects according to a common set of standards that meet the requirements of appropriate building codes. Contractors that provide service to farmers are encouraged to join this organization. For the benefit of workers on the site, encourage your contractor to take all necessary safety precautions. Where a farmer is deemed to be the contractor or constructor, the farmer assumes all the inherent responsibilities as defined in the Occupational Health and Safety Act and the Regulation for Construction Projects. For projects valued over \$50,000 a Notice of Project must be sent to the Ministry of

Labour. All construction projects are subject to inspection by the Ministry of Labour.



FREE STALL DAIRY SYSTEM — SLOTTED FLOORS

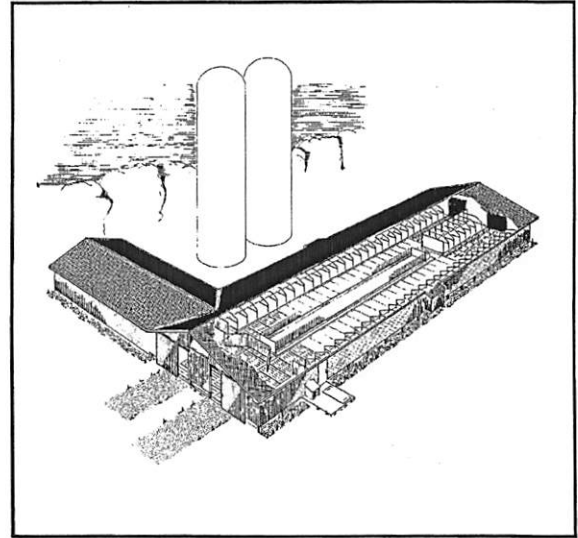


FIGURE 1. A typical CPS Leaflet describing an available plan.

The following are some additional items to consider when planning the construction of a farm building.

FARMSTEAD PLANNING

When planning a new building or adding to an existing farmstead, you must consider such things as:

- site drainage
- services (lanes, power, water supply, waste disposal)
- security
- space allowance for future expansion
- separation distances for snow and wind control, ventilation and disease control
- distance separation from residences for control of noise and odours
- municipal regulations
- distance to wells, surface water, catch basins

See the Ontario Ministry of Agriculture, Food and Rural Affairs website at www.omafra.gov.on.ca for Factsheets, Best Management Practice documents and publications

pertaining to the planning of farm buildings and manure storage structures.

Check with your local municipality early in the planning stage. The construction of a livestock facility is usually permitted only in agricultural zones. In addition, setback distances from roads, lot lines, neighbouring houses and land uses often restrict the location of a livestock facility. Usually these setback distances are based on Minimum Distance Separation formulae and take into account:

- number of animals on the site before and after the proposed expansion
- type of livestock
- livestock and manure management system
- type of manure storage structure

The Minimum Distance Separation calculations can be used to determine the potential for livestock or poultry production facilities at that location. Using MDS, it is possible to determine the buffer zones needed for various sizes of operations and see if there are conflicts. Because of these buffer zones, larger parcels of land have more potential for establishing and expanding livestock and poultry operations.

STRUCTURAL REQUIREMENTS

The structural loads that the building must withstand include:

- snow
- rain (especially when saturating accumulated snow)
- wind (wind bracing must be present in all agricultural structures)
- weight of equipment, feed, manure, etc.
- weight of equipment such as tractors, wagons, etc.

A combination of snow and rain loads apply to roof structures and to the beams and plates that support them. Truss manufacturers are able to supply the correct truss design for a building provided they know the location, the type of use (low or high human occupancy) and the position of the roof relative to other buildings, trees, etc. The roof snow load can vary from about half of the ground snow load to three times depending on whether the roof is windswept, sheltered or subjected to sliding and drifting snow from higher structures. Make sure the truss supplier knows where the trusses will be placed.

Wind loads are a special problem in many types of agricultural structures. Various methods of bracing are available:

- knee braces
- steel roof or ceiling diaphragms
- buttresses
- portal frames

All wind bracing and any of the above options require design by a structural engineer.

Beams, plates and posts require individual design. Make sure a qualified structural engineer specifies both the beam size and the method of fastening. For standard post-frame buildings, contractors and building officials should be able to verify the size of plate, post, foundation, etc. for most areas within the province. OMAFRA engineers have developed a set of standard practices for post-frame structures. These are available in OMAFRA Publication 809, *Farm Building Standards*.

SITE INVESTIGATION

Prior to constructing a nutrient or manure storage structure, a site investigation may be required to determine soil properties and permanent water table location. It is important to build a structure that will provide an appropriate level of protection for ground and surface water. A geotechnical investigation may also be required to properly design a foundation system for a heavily loaded structure, such as a tower silo.

CONTRACTS

Contracts protect both parties — the builder and owner. Make sure you get the protection you need in a contract. If you must meet deadlines, the contract must include deadlines and penalties.

The contract need not be long. The fine print and guarantees are only as good as your contractor, and the more fine print you add, the greater will be the cost. Usually, contracts with a lot of fine print are written to protect the contractor.

The contract should include:

- name of client and contractor
- site information, name of registered owner of site
- source of financing
- authorization to obtain credit information
- building cost and payment schedule
- building plans and specifications
- owner's responsibility list
- contractor's responsibility list
- signatures of both parties

Source: Canadian Farm Builders' Association Guidelines.

SUMMARY

Planning is critical in the process of constructing a farm building in Ontario. Municipal building officials are enforcing farm building construction to a larger degree. It is important to know what the building inspector expects from you. Anticipate that you will be asked to comply with regulations pertaining to the following:

- Ontario Building Code
- National Farm Building Code of Canada
- Nutrient Management Act
- Lightning Rods Act
- Gasoline Handling Act
- Pesticides Act
- municipal zoning bylaws
- siting of livestock buildings and manure storage structures using Minimum Distance Separation formula
- various other codes in effect

Always allow extra time in advance of your starting date to ensure that the requirements have all been met.

Regulation is important to ensure that siting and safety issues are addressed. Proper consideration of these items in co-operation with your contractor and building official will, in most circumstances, result in a building project that will integrate well with your current livestock operation or farmstead.

This Factsheet was written by **John Johnson**,
Environmental Policy and Programs Branch, London,
OMAFRA.

Do you know about Ontario's new Nutrient Management Act?

The provincial Nutrient Management Act (NMA) and the Regulation 267/03 regulates the storage, handling and application of nutrients that could be applied to agricultural crop land. The objective is to protect Ontario's surface and groundwater resources.

Please consult the regulation and protocols for the specific legal details. This Factsheet is not meant to provide legal advice. Consult your lawyer if you have questions about your legal obligations.

For more information on the NMA call the Nutrient Management Information Line at 1-866-242-4460, e-mail nman@omafra.gov.on.ca or visit www.omafra.gov.on.ca.

Factsheets are continually being updated so please ensure that you have the most recent version.

Agricultural Information Contact Centre

www.ontario.ca/omafra



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: bunch 18 -2
Date: April 26, 2022 4:10:35 PM
Attachments: [0.png](#)

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: April 22, 2022 8:33 AM
To: Dianne Dawe <ddawe@jlrichards.ca>
Subject: bunch 18

From: Billy Houchaimi [REDACTED]
Sent: November 1, 2021 11:28 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>; [REDACTED]
Subject: Re: FW: OPA 29 - Submission Letter - 1125 and 1130 Old Almonte Road

Hi Marc,

Perfect timing, we are conducting test pits this week to evaluate the soils.

Thanks

On Mon, Nov 1, 2021 at 11:10 AM Marc Rivet <mrivet@jlrichards.ca> wrote:

Hi Billy,

Can you confirm this is the only document that was submitted. No soil evaluation was undertaken correct (test pits).

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
[700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1](#)
Direct: 343-803-4533 Cell: 613-867-8528



**J.L. Richards
& Associates Limited**
ENGINEERS • ARCHITECTS • PLANNERS



Platinum
member

*J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. **We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office.** We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.*

From: Billy Houchaimi [REDACTED]
Sent: Tuesday, May 4, 2021 10:18 AM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Cc: [REDACTED]
Subject: OPA 29 - Submission Letter - 1125 and 1130 Old Almonte Road

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Hi Marc,

Please find attached our submission letter regarding 1125 and 1130 Old Almonte Road. We are happy to discuss the letter with you once you have time to review it.

We look forward to hearing from you.

Thank you,

Billy

Confidentiality Message

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient(s) please contact the sender by reply email and destroy all copies of the original message and any attachments.

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From: [REDACTED]
To: [Gabrielle Snow](#)
Cc: [Marc Rivet](#); [REDACTED]
Subject: Re: OPA 29 - Submission Letter - 1125 and 1130 Old Almonte Road
Date: Friday, August 20, 2021 10:00:37 AM
Attachments: [0.png](#)

Thank you for following up. We look forward to continuing our work with the Municipality in regards to OPA 29 and 1125 and 1130 Old Almonte Road.

Please do not hesitate to contact us if you have any questions.

Billy Houchaimi

Confidentiality Message

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient(s) please contact the sender by replying to this email and destroy all copies of the original message and any attachments.

On Fri, Aug 20, 2021 at 9:56 AM Gabrielle Snow <gsnow@jlrichards.ca> wrote:

Hi Billy,

Thank-you again for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. We will be sure to reach out if we have questions or require additional information. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. **We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office.** We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:42 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: OPA 29 - Submission Letter - 1125 and 1130 Old Almonte Road

From: Ken Kelly <kkelly@mississippimills.ca>
Sent: Friday, August 6, 2021 5:30 PM
To: 'Billy Houchaimi' <[REDACTED]>; Marc Rivet <mrivet@jlrichards.ca>
Cc: Bev Holmes <bholmes@mississippimills.ca>; [REDACTED]; John Dalgity <jdalgity@mississippimills.ca>
Subject: RE: OPA 29 - Submission Letter - 1125 and 1130 Old Almonte Road

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Thank you – we have received.

Ken

From: Billy Houchaimi <[REDACTED]>
Sent: August 6, 2021 6:04 AM
To: Ken Kelly <kkelly@mississippimills.ca>; Marc Rivet <mrivet@jlrichards.ca>
Cc: Bev Holmes <bholmes@mississippimills.ca>; [REDACTED]; John Dalgity <jdalgity@mississippimills.ca>

Subject: Re: OPA 29 - Submission Letter - 1125 and 1130 Old Almonte Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ken,

I acknowledge the receipt of the attached correspondence from the municipality regarding the LEAR/OPA 29. Please see attached and below our submission letter regarding 1125 and 1130 Old Almonte Road sent on May 4, 2021. We have retained Bob Clark from Clark Consulting Services to help with the submission.

Bob is a leader in the field of Agricultural Planning in Ontario. Bob is a Professional Agrologist and is very familiar with Agricultural Land Evaluations and Agricultural Impact Assessments.

The submission concluded that 1125 and 1130 Old Almonte road do not meet the requirements as outlined in the Provincial Policy Statement to be designated as a Prime Agricultural Area.

We look forward to continuing our work with the Municipality in regards to OPA 29 and 1125 and 1130 Old Almonte Road. Should you have any questions or require any further information please let us know.

Regards,

Billy Houchaimi

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On Tue, May 4, 2021 at 10:18 AM Billy Houchaimi [REDACTED] wrote:

Hi Marc,

Please find attached our submission letter regarding 1125 and 1130 Old Almonte Road. We are happy to discuss the letter with you once you have time to review it.

We look forward to hearing from you.

Thank you,

Billy

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From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Property designation - Agri/rural
Date: Friday, August 20, 2021 9:30:27 AM

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Blair Walker [REDACTED]
Sent: Tuesday, August 17, 2021 11:54 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Property designation - Agri/rural

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Hello Marc Rivet,

As discussed via phone about the received notice, I have recently purchased a farm and am planning to set up a small farming enterprise. I understand my lots are currently have a split designation between Agriculture and rural.

Questions:

- Can you confirm which way the proposal plans to change my lot designation?
- For lots designated as rural, are there opportunities to make special changes to add small lots outside the 250 hector blocks, to be small pockets of agri designations ?

Can you point me to the appropriate person that can field questions (outside the rural/agri designation) about land use and planning, so that I am better informed about setting up a small farming enterprise.

Sincerely,

Blair Walker
775 Country St., Almonte, ON

From: [Blair Walker](#)
To: [Marc Rivet](#)
Subject: Property designation - Agri/rural
Date: Tuesday, August 17, 2021 11:54:37 AM

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Hello Marc Rivet,

As discussed via phone about the received notice, I have recently purchased a farm and am planning to set up a small farming enterprise. I understand my lots are currently have a split designation between Agriculture and rural.

Questions:

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Can you point me to the appropriate person that can field questions (outside the rural/agri designation) about land use and planning, so that I am better informed about setting up a small farming enterprise.

Sincerely,
Blair Walker
775 Country St., Almonte, ON

Dianne Dawe

From: B Hos [REDACTED]
Sent: September 22, 2021 10:48 AM
To: Marc Rivet
Subject: Mississippi Mills OPA29 Review

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Mr. Rivet

My apologies for the confusion...I had this as a Google Doc which I thought was sent but am now sending as an email.

Thank you very much for the very informative conversation over the phone ... most generous of you.

Marc Rivet
J.L. Richards and Associates Limited

RE: MPAC Roll No. 0931946025016100000

Mr. Rivet:

I was the recipient of a letter from the office of Ken T. Kelly indicting that property, property that I and my siblings have title to, was being considered for re-zoning, from its current Rural/Partially Rural to a designation of Prime Agricultural.

It is my hope that you would be able to explain why such a change was being considered as the property we own is quite small and unsuitable for agricultural activities of any sort.

To the best of our knowledge, this property has not been used for any agricultural purposes for close to one hundred years. Our family has owned the property for going on sixty years, using it for purely recreational purposes. When the property was purchased, there were trees of considerable age scattered all about, without any evidence of agricultural uses then, or for a considerable time prior to that.

To the point of its suitability as prime agricultural land, the less-than six acres that make up our land, takes the shape of a very long, narrow pie wedge, 'sandwiched' between County Road No. 29 and the Mississippi River. Furthermore, the property is dissected by several creeks, and their ravines, with considerable changes in slope throughout its length. Prior to our purchase of the property, accessibility had been solely by foot. A driveway now exists with a rather significant slope.

As per Mr. Kelly's letter, the primary purpose of such a change in zoning designation is to impede the subdivision, and subsequent withdrawal from agricultural use, of productive land. The point that I hope has been made above is that if one takes into account the property's location (relative to its proximity to other lands actually being used for agricultural production), size, shape, contours, and land-use history, then this consideration for a zoning change seems unnecessary and counter-intuitive.

I would like to take this opportunity to thank you for your attention to this inquiry.

Brent Hosler

Sent from my iPad

Dianne Dawe

From: B Hos [REDACTED]
Sent: September 22, 2021 10:48 AM
To: Marc Rivet
Subject: Mississippi Mills Inquiry
Attachments: Mississippi Mills Inquiry.pdf

Caution: This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Sent from my iPad

Marc Rivet
Corporation of the Municipality of Mississippi Mills

RE: MPAC Roll No. 0931946025016100000

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As per Mr. Kelly's letter, the primary purpose of such a change in zoning designation is to impede the subdivision, and subsequent withdrawal from agricultural use, of productive land. The point that I hope has been made above is that if one takes into account the property's location (relative to its proximity to other lands actually being used for agricultural production), size, shape, contours, and land-use history, then this consideration for a zoning change seems unnecessary and counter-intuitive.

I would like to take this opportunity to thank you for your attention to this inquiry.

Brent Hosler

From: [Roxanne Sweeney](#)
To: [Marc Rivet](#)
Subject: FW: OPA29
Date: Monday, August 30, 2021 10:48:38 AM

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Marc -
Please see e-mail below.
Thanks,

Roxanne Sweeney
Municipality of Mississippi Mills
613-256-2064 ext 209

This message is confidential. It is intended only for the individual(s) named. If you have received it by mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its attachments or disclose its contents to anyone without consent.

-----Original Message-----

From: noreply@mississippimills.ca <noreply@mississippimills.ca> On Behalf Of Brian Wallace
Sent: Saturday, August 28, 2021 3:40 PM
To: Roxanne Sweeney <rsweeney@mississippimills.ca>
Subject: OPA29

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I understand that our property at 114 Head Pond rd N con 12 pt lot 27 26r98 pt part6 is to be included in the assessment. I would like someone to examine the quality of the soil before the designation. The land has not been farmed for several years and I have recently signed an agreement with ian.cochrane@rvca.ca to plant 8100 trees on the property. Ian's assessment of the clay soil was that it was so poor only a few limited types of trees would survive on it. Please let me know if there is any way i can help.

████████████████████

Origin: <https://www.mississippimills.ca/en/municipal-hall/official-plan-amendment-29-prime-agricultural-area-designation-review.aspx>

This email was sent to you by [REDACTED] through
<https://www.mississippimills.ca>.

Dianne Dawe

From: Gabrielle Snow
Sent: September 9, 2021 3:20 PM
To: [REDACTED]
Cc: Marc Rivet
Subject: RE: OPA29

Hi Brian,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing it and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of properties has not yet taken place and recommendations to redesignate have not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to see whether the proposed resignations apply to your property and if it does, we will review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 30, 2021 10:59 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: OPA29

From: Roxanne Sweeney [REDACTED]
Sent: Monday, August 30, 2021 10:49 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: FW: OPA29

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Marc -
Please see e-mail below.
Thanks,

Roxanne Sweeney
[REDACTED]

This message is confidential. It is intended only for the individual(s) named. If you have received it by mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its

attachments or disclose its contents to anyone without consent.

-----Original Message-----

From: [REDACTED] > On Behalf Of Brian Wallace
Sent: Saturday, August 28, 2021 3:40 PM
To: Roxanne Sweeney [REDACTED]
Subject: OPA29

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I understand that our property at 114 Head Pond rd N con 12 pt lot 27 26r98 pt part6 is to be included in the assessment. I would like someone to examine the quality of the soil before the designation. The land has not been farmed for several years and I have recently signed an agreement with ian.cochrane@rvca.ca to plant 8100 trees on the property. Ian's assessment of the clay soil was that it was so poor only a few limited types of trees would survive on it. Please let me know if there is any way i can help.

Brian Wallace [REDACTED]

Origin: <https://www.mississippimills.ca/en/municipal-hall/official-plan-amendment-29-prime-agricultural-area-designation-review.aspx>

This email was sent to you by Brian [REDACTED] > through [REDACTED]

Dianne Dawe

From: Gabrielle Snow
Sent: September 9, 2021 3:33 PM
To: [REDACTED]
Cc: Marc Rivet
Subject: RE: E1/2 lot 12 con 11 ramsay twp

Hi Bruce,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing it and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

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Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, August 31, 2021 6:25 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: E1/2 lot 12 con 11 ramsay twp

Get [Outlook for iOS](#)

From: Bruce Simpson [REDACTED]
Sent: Tuesday, August 31, 2021 6:19 AM
To: Marc Rivet
Subject: E1/2 lot 12 con 11 ramsay twp

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the land should be converted back to rural residential. land was abandoned years ago because it was poor farmland. Recently tried to farm again. crops did not work. hay is cut but not very good. It is only cut on about 25 acres. the rest of property is very poor soil or wet to do anything.

LAND EVALUATION SCORE

SOIL CAPABILITY CLASS

-west half of lot is class 1-21 and its better soil

land to south is 36-49 and its much better soil

AGRICULTURAL PROPERTY SCORE

MPAC PROPERTY CODES

-score should be zero not 10. Like I said the property was tried again to be farmed but again has failed.

these two scores would reduce the SELECTED THRESHOLD VALUE

in previous plan was rural residential and should remain the same in this one

From: [Bruce Simpson](#)
To: [Marc Rivet](#)
Subject: E1/2 lot 12 con 11 ramsay twp
Date: Tuesday, August 31, 2021 6:19:59 AM

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-score should be zero not 10. Like I said the property was tried again to be farmed but again has failed.

these two scores would reduce the SELECTED THRESHOLD VALUE

in previous plan was rural residential and should remain the same in this one

From: [REDACTED]
To: [Marc Rivet](#)
Cc: [Andre G Paquette](#)
Subject: Property Zoning - 204 Bennies Corners Road
Date: October 1, 2021 7:19:03 PM

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Marc

We own the property at 204 Bennies Corners Road. We have around 3 acres and did not realize until recently that our land was zoned Agricultural. There has been a house at the property since 1984 and I don't think any agricultural activities have occurred there since that time (and probably longer). It seems a stretch to now consider zoning this property Prime Agricultural given that it has not seen any farming activity in over 35 years. We are concerned by this potential zoning change.

Thanks
Carlene Paquette

--

"We either make ourselves miserable, or we make ourselves strong. The amount of work is the same." – Carlos Castaneda

From: [REDACTED]
To: [Gabrielle Snow](#)
Cc: [Marc Rivet](#)
Subject: RE: Mississippi Mills Prime Agricultural Area Review
Date: October 26, 2021 7:21:03 AM
Attachments: [image001.png](#)

Hello Gabrielle,

I have a further question on the potential future severances portion of OPA-29, although this applies generally I think.

I notice some properties adjacent to mine are included in the potential future severances. If this goes through as proposed, will I be automatically notified if an adjacent property owner applies to sever?

Regards,
-Catherine

From: Gabrielle Snow <gsnow@jlrichards.ca>
Sent: August 20, 2021 10:36 AM
To: [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Mississippi Mills Prime Agricultural Area Review

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913

J.L. Richards & Associates Limited

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From: [REDACTED]
Sent: Sunday, April 25, 2021 3:45 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: 'Huszarik, Fred' [REDACTED]
Subject: Mississippi Mills Prime Agricultural Area Review

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Hello,

My husband Fred Huszarik and I own property in Mississippi Mills and would like to attend the information session on Wednesday April 25th. Would you please send us the Zoom meeting details?

In addition, we wish to inquire as to whether we should have already been contacted by you regarding the change to our property – as stated on the Township FAQ. We own the West part of Lots 21 & 22 in Concession 5, Ramsay Ward. Can you please look into that for us? I see from the maps that we are losing Prime Agricultural designation.

Best Regards,
-Catherine Maguire

Mélanie Désabrais

From: [REDACTED]
Sent: April 26, 2021 2:30 PM
To: Marc Rivet
Cc: [REDACTED]; Gabrielle Snow
Subject: RE: Mississippi Mills Prime Agricultural Area Review

Thank you Marc. It is understandable about the LEAR classification from Prime Agricultural to Rural. And the rest of our property is wooded.

We do have a further question on the severance. We purchased the property in this configuration – the previous owner had severed that small piece at the corner on the other side of the waterway. Does this mean we are no longer able to sever?

Best regards,
-Catherine.

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: April 26, 2021 8:35 AM
To: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Mississippi Mills Prime Agricultural Area Review

Good morning,

We've added you to the virtual info session.

See below quick screen shots.

Only a linear portion along the watercourse was designated Prime Agricultural (old approach to just identify Class 1 – 3 soils). Based on the LEAR approach this area is proposed to be Rural. Note agricultural use is still permitted in Rural areas. I note based on Lanark Land Division Committee info this parcel has already been severed (consent to sever land) in the past.

You can try the GIS tool if interested.

<https://arcg.is/05LaOG>

Thanks.
Marc

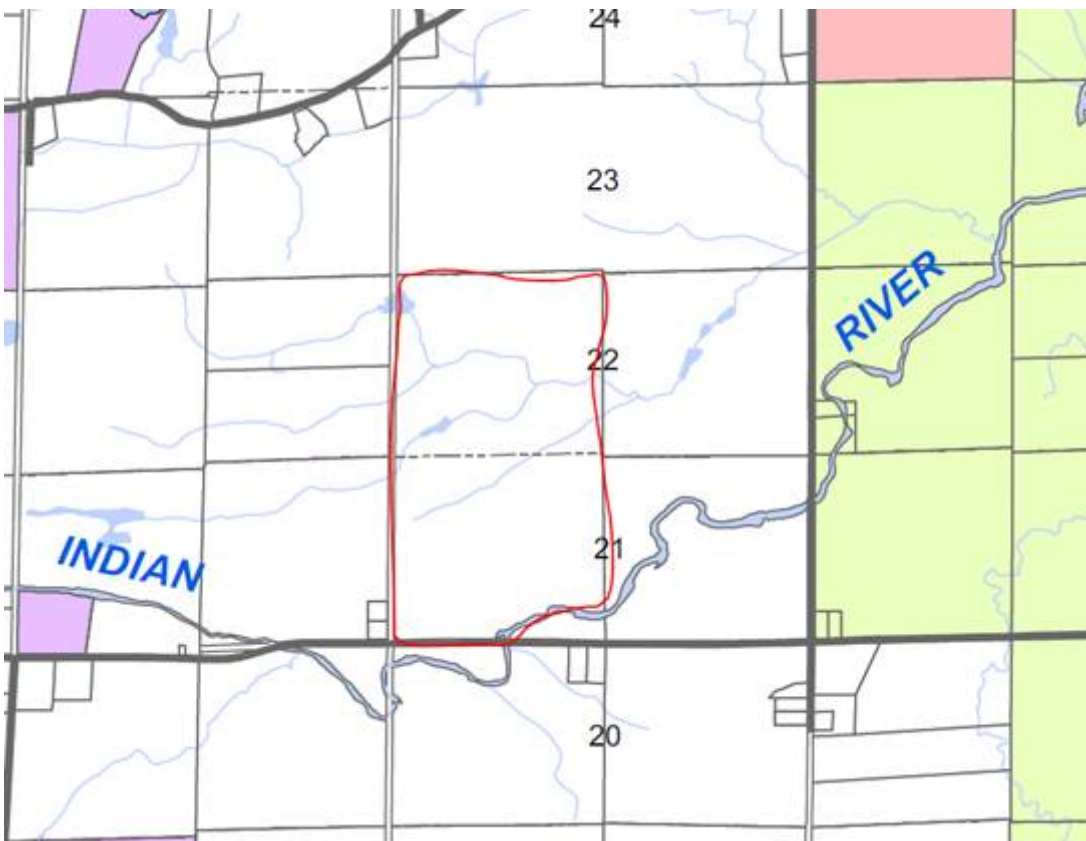
Marc Rivet, RPP, MCIP
Associate
Senior Planner

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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
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From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Monday, April 26, 2021 8:27 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Mississippi Mills Prime Agricultural Area Review

Already severed.



From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, April 26, 2021 8:17 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: RE: Mississippi Mills Prime Agricultural Area Review

What about on the consent figure?

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Monday, April 26, 2021 8:14 AM

To: Marc Rivet <mrivet@jlrichards.ca>

Subject: RE: Mississippi Mills Prime Agricultural Area Review

<https://arcg.is/05LaOG>



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Subject: FW: Mississippi Mills Prime Agricultural Area Review

Hello,
Can you show me current and proposed for this property.

Thanks.
Marc

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Subject: Mississippi Mills Prime Agricultural Area Review

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Best Regards,

-Catherine Maguire

Mélanie Désabrais

From: Marc Rivet
Sent: May 4, 2021 9:32 AM
To: [REDACTED]
Cc: [REDACTED]; Gabrielle Snow
Subject: RE: Mississippi Mills Prime Agricultural Area Review

Hello,

The Community Official Plan includes the Rural Consent policies approved by Council.

Thanks.

Marc

From: [REDACTED]
Sent: Tuesday, May 4, 2021 6:49 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Mississippi Mills Prime Agricultural Area Review

Thank you Marc. Fred and I attended the April 28 information session and feel satisfied we understand the process and results.

We have one further question on the severability of our property re your comment: “no further severance would be permitted per policy”.

What would need to change in order for us to be able to sever?

Best regards,
-Catherine

From: Marc Rivet <mrivet@jlrichards.ca>
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To: [REDACTED]
Cc: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Mississippi Mills Prime Agricultural Area Review

Hello,

It would appear that two severances were created from the original lot (1973) – if that is the case no further severance would be permitted per policy.

Thanks.

Marc

Marc Rivet, RPP, MCIP

Associate

Senior Planner

J.L. Richards & Associates Limited
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You can try the GIS tool if interested.
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Thanks.

Marc

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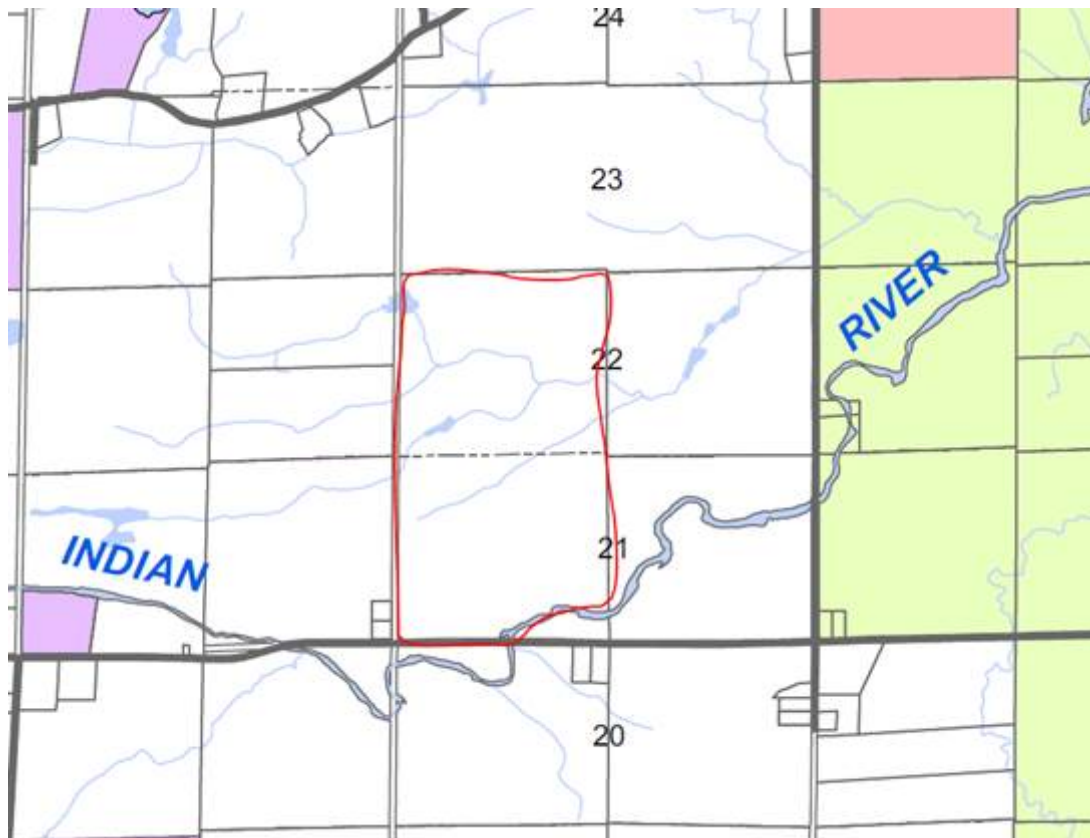


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Subject: Mississippi Mills Prime Agricultural Area Review

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Best Regards,
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Thanks.
Marc

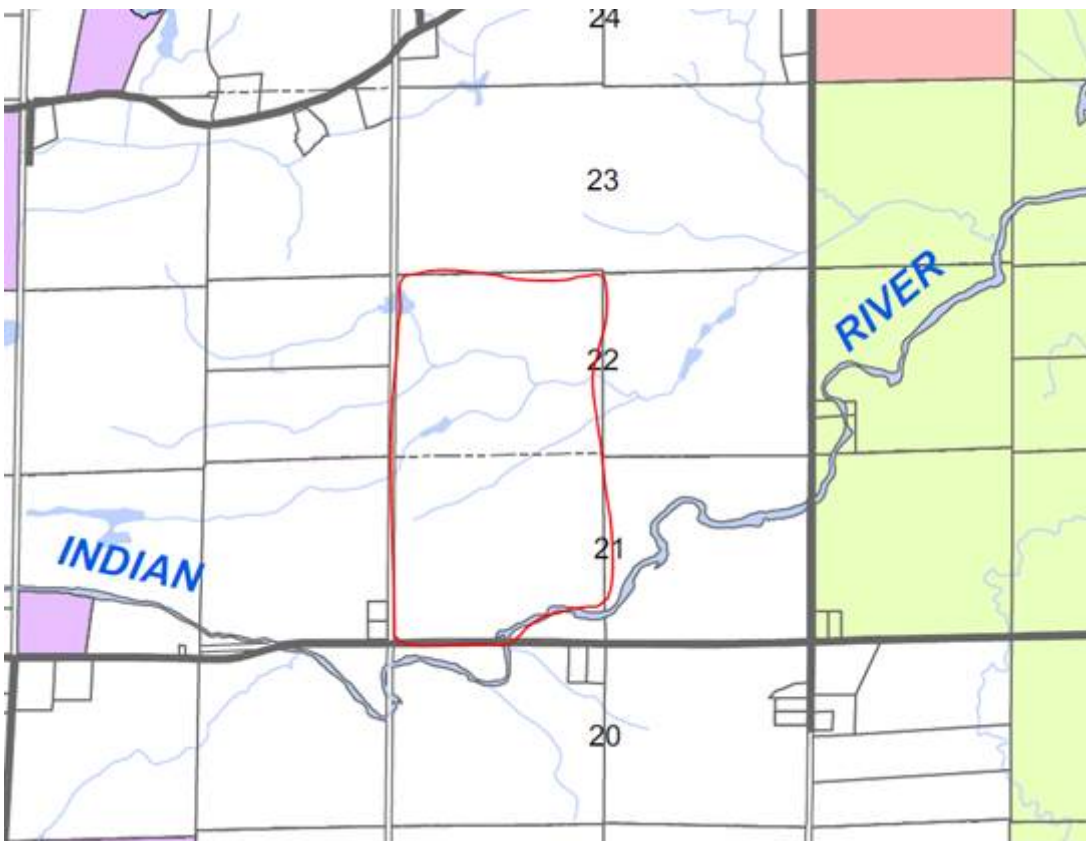
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To: Marc Rivet <mrivet@jlrichards.ca>

Cc: 'Huszarik, Fred' [REDACTED]

Subject: Mississippi Mills Prime Agricultural Area Review

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Hello,

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Best Regards,

-Catherine Maguire

From: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Mississippi Mills Prime Agricultural Area Review
Date: Friday, August 20, 2021 10:35:46 AM

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

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Cc: 'Huszarik, Fred' [REDACTED]
Subject: Mississippi Mills Prime Agricultural Area Review

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Best Regards,
-Catherine Maguire

From: [Cindy Cook-Langlois](#)
To: [Marc Rivet](#)
Subject: Land Designation - Rural - Prime Agricultural
Date: Tuesday, August 10, 2021 4:21:23 PM

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Hello,

We have received a notice from the Municipality of Mississippi Mills regarding the land designation of our property. Your name is listed to contact for further information. It advises that proposed changes will affect our property and will change the designation from rural-partially rural to prime agricultural land. As we only have a little under 2 acres, this seems odd. Please provide further info.

Thank you.

Michel and Cindy Langlois
3110 Ramsay Concession 8
Mississippi Mills

Dianne Dawe

From: colin [REDACTED]
Sent: September 19, 2021 3:42 PM
To: Marc Rivet
Cc: 'Tracy Zander'; colin [REDACTED]; 'Elizabeth Turnbull'
Subject: OPA 29

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Hi Marc,

I live on a farm at 1562 Ramsay Concession 12. (lot 13 and west half of lot 12)

This past year I have begun the process of severing a lot from the front part of my farm on Concession 12. I am working with Tracy Zander at Zanderplan.

We have done the environmental study already (spent money on it) and I have spent money with Tracy drafting out a sketch for the proposed lot. She has been in touch with MM staff and all has been progressing albeit very slowly due to Covid and the lack of a planner. The application forms and cheques went to Zanderplan back in late July/early August but they have been unsuccessful in getting someone at MM to allow them to send it in.

I'm very concerned after reviewing the OPA 29 amendment as part of my property is targeted for removal from future severances. The severance is being done in a field that has not been that productive for the farm and the biologist report showed no reason for this not to proceed.

I'm wondering how you came to the conclusion that the whole 100 acre parcel (I also own the 200 next to it which is not being changed) would be changed to 'prime agricultural' when it is anything but. Also why you would take away my right to sever a lot? Does this have a 'grandfather' in approach especially since we are already well on the way with the severance? I would hope so.

Consider this as an objection to the proposed change for my property.

Thanks in advance.

Colin
1562 Ramsay Concession 12.

Colin [REDACTED]

Mélanie Désabrais

From: Craig & Jan Moodie [REDACTED]
Sent: May 5, 2021 7:45 AM
To: Marc Rivet
Subject: Re: Ag

Good Morning Marc

The property address is 766 concession 12. Ramsay township

Thank you
Craig

[REDACTED]

On Wednesday, May 5, 2021, 7:31 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Good evening,

Can you confirm your municipal address and/or legal description.

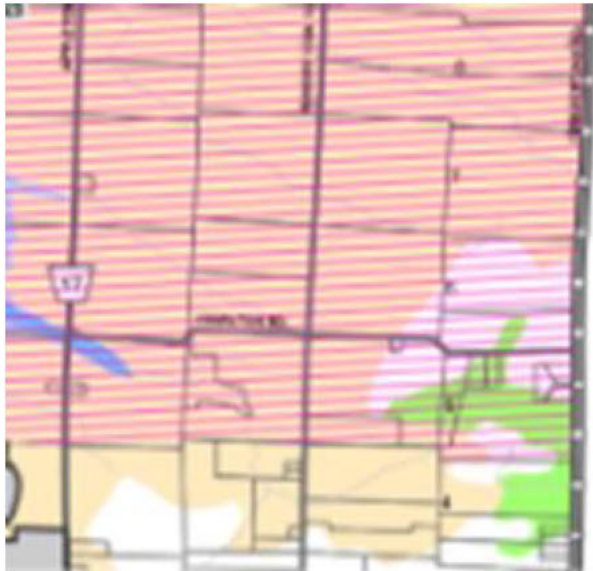
Also, the figure below is simply the results of the LEAR scoring. I have attached OPA 29 which included the proposed Agricultural Designation.

Please note a significant change with current policy is that 'adjacent lands' must now be considered. Also, the current approach is to use the LEAR methodology (per OMAFRA) to determine Prime Agricultural Areas.

We are in the consultation period and will be considering public comments prior to making a recommendation to Committee of the Whole.

Thanks.

Marc



Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



**J.L. Richards
& Associates Limited**
ENGINEERS • ARCHITECTS • PLANNERS



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member

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From: Craig & Jan Moodie [REDACTED]
Sent: Tuesday, May 4, 2021 6:11 PM
To: Marc Rivet <mrivet@jlrichards.ca>; kkelly@mississippimills.ca; clowry@mississippimills.ca; rminille@mississippimills.ca; jdalgity@mississippimills.ca; jmaydan@mississippimills.ca; bholmes@mississippimills.ca; cguerard@mississippimills.ca; dferguson@mississippimills.ca
Subject: Fw: Ag

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Dear Mayor and Members of Council,

My family farms over 400 acres in Mississippi Mills, and we support the protection of prime agricultural land. I initially was made aware of this amendment to the Official Plan, only days before the public meeting on April 28, 2021. I was able to participate in this discussion, but found it very difficult to understand what was being discussed due to technical challenges with the virtual meeting format. I would respectfully request that the township defer this decision until such time as you can undertake meaningful consultation, at a time that is not among the busiest time of years for farmers.

While I support the protection of Prime Agricultural Land, I am very concerned that the updated boundaries for your agricultural resource area include lands that should not be considered Agricultural Resource.

I own land, which is currently part of a larger parcel on the north west quadrant of Golden Line and Hamilton Side Road (Shown below). While the majority of this parcel is already appropriately designated Agricultural Resource in your official plan, the section closest to the Golden Line and Hamilton Side Rd is not, and I do not believe that it should be included in the Agricultural Resource.

Simply put, this section is not good farm land. I do not believe that this parcel has ever been actively farmed, There is rocky soil wooded and wet areas and I would question any assessment that would give it high points for soil quality.

While this parcel may have received high points due to it currently being part of a larger parcel, it is physically distinct from the farmed portion of these lands and for all intents and purposes is already disconnected by an existing residential lot. For several months I have been in discussions with your planning staff about the potential to sever this parcel along the boundary of the Agricultural Resource and Rural Designations. It is my intention to submit an application for this severance once the required environmental studies can be completed, as they have already been commissioned.

Further, these lands are at the edge of the township, in an area with numerous existing residential uses in the immediate vicinity, fractured ownership and the area beyond my parcel is also heavily treed. As you will see in the clipping from your website, my parcel, circled in red is also immediately adjacent to lands, with the same agricultural potential as my lands, that are not being recommended for the agricultural designation. I would strongly urge Council to consider taking a closer look at the scoring beyond this section of my parcel and consider not changing the designation on both sides of Hamilton Side Road, for a depth of one lot, between Golden Line and the 'jog' in Hamilton Side Road halfway up towards Ramsay 12th Concession. These lands are not likely to be actively farmed and including them in the Agricultural Resource will draw the entire study into question.

I wish I had an opportunity to address you in person, but thank you for your consideration of my comments and my request to have this portion of my lands removed. I would also ask that if there is an opportunity to provide further information, that I be circulated on any further decisions.

Thank you,

Craig Moodie



Dianne Dawe

From: [REDACTED]
Sent: September 20, 2021 8:45 PM
To: Gabrielle Snow
Cc: Marc Rivet; 'Ken Kelly'; Earle Barber
Subject: RE: Letter in response to OPA 29 communication

Hello Gabrielle,

Many thanks for this update. We look forward to hearing back when the review is complete.

Best wishes,

Dagne

From: Gabrielle Snow <gsnow@jlrichards.ca>
Sent: September 20, 2021 1:31 PM
To: [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>; Ken Kelly [REDACTED]
Subject: RE: Letter in response to OPA 29 communication

Hi Dagne,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

We have received your inquiry and now your formal letter. We are currently reviewing it and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of property has not yet taken place and recommendations to redesignate have not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



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lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office. We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.

From: Ken Kelly [REDACTED]
Sent: Sunday, September 19, 2021 5:38 PM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: Letter in response to OPA 29 communication

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Sent from my iPhone

Begin forwarded message:

From: Dagne Forrest [REDACTED]
Date: September 19, 2021 at 9:44:07 AM EDT
To: Ken Kelly [REDACTED]
Subject: Letter in response to OPA 29 communication

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kelly,

We received your letter about OPA 29 and the potential for a policy change affecting how our land is zoned earlier this summer. We were in touch by email with Marc Rivet for clarification at the time.

I attach now a letter prepared as our official response to your letter, illustrating our support for a policy change that would allow the future rezoning of our land to Rural (and why it's not appropriately zoned now as Prime Agricultural).

Please let me know if you need anything else.

With many thanks,

Dagne Forrest

Origin:
<https://www.mississippimills.ca/Modules/contact/search.aspx?s=hj5IA5HzXhpYwU9YuDaPzPIUsaB0weQuAleQuAl>

This email was sent to you by Dagne Forrest [REDACTED] through [REDACTED]

Dianne Dawe

From: [REDACTED]
Sent: September 19, 2021 9:44 AM
To: Marc Rivet
Cc: Gabrielle Snow; 'Mills Planner'
Subject: RE: Rezoning question
Attachments: Letter-Town-MissMills-ForrestBarber-Sept2021-OPA29.pdf

Hello Marc,

Thank you again for your note in early August.

I attach now a letter prepared as our official response to the letter from the Town of Mississippi Mills, illustrating our support for a policy change that would allow the future rezoning of our land to Rural (and why it's not appropriately zoned now as Prime Agricultural).

Please let me know if you need anything else.

With many thanks,

Dagne Forrest

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: August 9, 2021 3:00 PM
To: [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>; Mills Planner [REDACTED]
Subject: RE: Rezoning question

Good afternoon,

Maggie is no longer with the Municipality.

OPA 29 is out for comments til end of September. I would expect a 6 months for Council adoption and County review / approval.

Note – this isn't zoning but official plan policy. Municipality would then need to review / update zoning by-law to enforce these policy changes.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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From: Mills Planner [REDACTED]
Sent: Monday, August 9, 2021 2:40 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Rezoning question

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OPA 29

Tyler Duval RPP, MCIP, M.PI.
Planning Consultant
Municipality of Mississippi Mills
3131 Old Perth Road, P.O. Box 400
Almonte, ON, K0A 1A0



From: [REDACTED]
Sent: August 9, 2021 10:52 AM
To: Maggie Yet [REDACTED]
Subject: Rezoning question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Yet,

We recently received a letter from the Town about the possible rezoning of our property from Prime Agriculture to Rural. If everything went ahead with that change, how long would you expect it to take?

Thank you so much,

(Ms) Dagne Forrest
5511 County Road 29
Almonte, ON K0A 1A0



From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Rezoning question
Date: October 29, 2021 10:02:10 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Dagne,

Thank you for sending us your formal response.

We are currently reviewing your letter and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the LEAR review process has been extended; redesignation of properties has not yet taken place and this recommendation to redesignate has not been finalized. Your letter is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, October 18, 2021 2:34 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Rezoning question

From: [REDACTED]
Sent: Sunday, September 19, 2021 9:44 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>; 'Mills Planner' <mplanner@mississippimills.ca>
Subject: RE: Rezoning question

Hello Marc,

Thank you again for your note in early August.

I attach now a letter prepared as our official response to the letter from the Town of Mississippi Mills, illustrating our support for a policy change that would allow the future rezoning of our land to Rural (and why it's not appropriately zoned now as Prime Agricultural).

Please let me know if you need anything else.

With many thanks,

Dagne Forrest

From: Marc Rivet <mrivet@jlrichards.ca>

Sent: August 9, 2021 3:00 PM

To: [REDACTED]

Cc: Gabrielle Snow <gsnow@jlrichards.ca>; Mills Planner <mplanner@mississippimills.ca>

Subject: RE: Rezoning question

Good afternoon,

Maggie is no longer with the Municipality.

OPA 29 is out for comments til end of September. I would expect a 6 months for Council adoption and County review / approval.

Note – this isn't zoning but official plan policy. Municipality would then need to review / update zoning by-law to enforce these policy changes.

Thanks.

Marc

Marc Rivet, RPP, MCIP

Associate

Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

[J.L. Richards & Associates Limited](#)



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From: Mills Planner <mplanner@mississippimills.ca>

Sent: Monday, August 9, 2021 2:40 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

Subject: FW: Rezoning question

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doubt, please forward suspicious emails to Helpdesk.

OPA 29

Tyler Duval RPP, MCIP, M.PI.

Planning Consultant
Municipality of Mississippi Mills
3131 Old Perth Road, P.O. Box 400
Almonte, ON, K0A 1A0
P: [REDACTED]



From: [REDACTED]
Sent: August 9, 2021 10:52 AM
To: Maggie Yet <myet@mississippimills.ca>
Subject: Rezoning question

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Dear Ms. Yet,

We recently received a letter from the Town about the possible rezoning of our property from Prime Agriculture to Rural. If everything went ahead with that change, how long would you expect it to take?

Thank you so much,

(Ms) Dagne Forrest
5511 County Road 29
Almonte, ON K0A 1A0
[REDACTED]

From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#); [Kris Kerwin](#)
Subject: RE: Letter in response to OPA 29 communication
Date: October 4, 2021 4:04:33 PM

Hi there,

After a second review of your inquiry, we wanted to provide an additional explanation about the current and proposed designation of your property.

Our GIS system indicates that your property is currently designated rural and with the proposed redesignation of OPA 29, your property is proposed to remain rural. The initial mishap that indicated that your property was being proposed for redesignation to Prime Agriculture was a result of a GIS file error. According to our GIS expert, some of our GIS files are older (i.e. current designation layer) and do not completely align with newer files (i.e. property boundaries/lot fabric and proposed designation files). As a result, a small sliver of your property was incorrectly flagged as being proposed for agricultural designation which triggered the notice you received.

Please disregard the letter you were sent by the Municipality regarding this proposed redesignation to prime agricultural; your property is proposed to remain rural.

Should you have any questions, please feel free to reach out.

Thanks,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Wednesday, September 22, 2021 3:25 PM
To: [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>; Ken Kelly <kkelly@mississippimills.ca>
Subject: FW: Letter in response to OPA 29 communication

Hello,

We have briefly reviewed your letter.

Please note even if the proposed is changed to Rural and is not eligible for further severances as two have already been severed from the original lot of record. Furthermore, the Community Official Plan does not permit Rural Residential subdivision and this since 2006.

Regards.
Marc

From: Ken Kelly <kkelly@mississippimills.ca>
Sent: Sunday, September 19, 2021 5:38 PM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: Letter in response to OPA 29 communication

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Begin forwarded message:

From: Dagne Forrest [REDACTED]
Date: September 19, 2021 at 9:44:07 AM EDT
To: Ken Kelly <kkelly@mississippimills.ca>
Subject: Letter in response to OPA 29 communication

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Dear Mr. Kelly,

We received your letter about OPA 29 and the potential for a policy change affecting how our land is zoned earlier this summer. We were in touch by email with Marc Rivet for clarification at the time.

I attach now a letter prepared as our official response to your letter, illustrating our support for a policy change that would allow the future rezoning of our land to Rural (and why it's not appropriately zoned now as Prime Agricultural).

Please let me know if you need anything else.

With many thanks,

Dagne Forrest

Origin: <https://www.mississippimills.ca/Modules/contact/search.aspx?s=hj5IA5HzXhpYwU9YuDaPzPlUsaB0weQuAleQuAl>

This email was sent to you by Dagne Forrest <[REDACTED]> through <https://www.mississippimills.ca>.

Dianne Dawe

From: Marc Rivet
Sent: September 22, 2021 3:25 PM
To: [REDACTED]
Cc: Gabrielle Snow; Eric Forhan; Ken Kelly
Subject: FW: Letter in response to OPA 29 communication
Attachments: uploadsLetter-Town-MissMills-ForrestBarber-Sept2021-OPA29de721027-1ff0-42f8-b1b6-71fd4b00e13f.pdf

Hello,

We have briefly reviewed your letter.

Please note even if the proposed is changed to Rural and is not eligible for further severances as two have already been severed from the original lot of record. Furthermore, the Community Official Plan does not permit Rural Residential subdivision and this since 2006.

Regards.
Marc

From: Ken Kelly [REDACTED]
Sent: Sunday, September 19, 2021 5:38 PM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: Letter in response to OPA 29 communication

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From: Dagne Forrest [REDACTED]
Date: September 19, 2021 at 9:44:07 AM EDT
To: Ken Kelly [REDACTED]
Subject: Letter in response to OPA 29 communication

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Dear Mr. Kelly,

We received your letter about OPA 29 and the potential for a policy change affecting how our land is

zoned earlier this summer. We were in touch by email with Marc Rivet for clarification at the time.

I attach now a letter prepared as our official response to your letter, illustrating our support for a policy change that would allow the future rezoning of our land to Rural (and why it's not appropriately zoned now as Prime Agricultural).

Please let me know if you need anything else.

With many thanks,

Dagne Forrest

Origin:

<https://www.mississippimills.ca/Modules/contact/search.aspx?s=hj5IA5HzXhpYwU9YuDaPzPIUsaB0weQuAleQuAl>

This email was sent to you by Dagne Forrest [REDACTED] through [REDACTED]

19 September 2021

Ken T. Kelly
Chief Administrative Officer
Town of Mississippi Mills
3131 Old Perth Road
Almonte, ON K0A 1A0

Re: Designation of our land in the Community Official Plan / Official Plan Amendment 29

We're writing to provide direct feedback on the possibility of a future change in designation of our land from Prime Agricultural to Rural. We are very much in favour of a change in policy which would make this possible.

We purchased our lot of 28 acres in 2010; it had been severed from a larger parcel of 33 acres a few years earlier. The original 100-acre settlement has changed enormously over the years, and the 28 acres that we now occupy are hardly prime agricultural land, for several reasons:

- 1) Much of the 28 acres is located in a valley with hills on several sides, and a large wooded area which is characterized by uneven, stony ground.
- 2) The municipal ditch runs diagonally across much of the property.
- 3) The soil for farming/agriculture is generally quite poor across much of the property; at points it's a thin amount spread over Canadian Shield, and at other points it's pure clay.
- 4) The one and only "pasture" field on the property was planted as part of a reforestation effort several years ago; we're very proud to have contributed to the greening of our local area as part of Ontario's 50 Million Tree Program.
- 5) We're bordered by other residential properties on all but one side (including along the other side of HWY 29). Related to this, our only farming neighbour is cut off by a steep hill with a long established natural "fence" (trees and shrubs) running along its length.
- 6) As our land occupies a key area in the local area's groundwater system, it's especially unsuited to the chemicals used in mainstream farming/agriculture which would make it into the water table exceptionally quickly.

Additionally, we are in favour of a future change to Rural designation of our land as we can see the potential for a modest residential development in the immediate area. Residential development has been very intensive on the other side of Almonte, much of it seemingly designed to shoehorn in as many new taxpayers as possible. We'd love to see a small residential passivehouse development on our land, which would be focused on exceptional energy efficiency, sustainability, and contribute positively to the character and shape of the residential corner of land on which our home is situated.

For all of these reasons, we are writing to share our enthusiasm for the potential to see our land rezoned Rural in the near future.

Sincerely,

Dagne Forrset & Earle Barber
5511 County Road 29
Almonte, ON K0A 1A0

CC Marc Rivet, J.L. Richards

Dianne Dawe

From: Gabrielle Snow
Sent: September 27, 2021 11:46 AM
To: Marc Rivet
Subject: RE: OPA 29 - 448 Barr Side Rd

Hi Marc,

We already have him in our tracking log. I previously called him as well. During this call, I took note of his concerns. Here are my rough notes:

“Which property of his does this affect? What exactly this entails rural proposal to prime agricultural. Given land cover and rockiness of property, makes the property inappropriate for agriculture, many rocky outcroppings. With the future use of land, detached garage and second unit, would this still be permitted if redesignated to prime agriculture, sharing of utilities is that a requirement? He thinks there are 7 lots in addition to his, along the same segment of 488 Barr Side Road that are inappropriately being proposed for Prime Agricultural designation. He thinks that the rural boundary should be moved behind these 7 lots, would make more sense.”

Please let me know if further action on my end is needed at this point.

Thanks,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, September 27, 2021 11:04 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: OPA 29 - 448 Barr Side Rd

Hello
Can you call to explain and see if he can send email.. if he can't we will need to find a way to track.

Thanks.
Marc

From: Jennifer Russell [REDACTED]
Sent: Monday, September 27, 2021 10:57 AM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>; Denzil Ferguson [REDACTED]
Cc: Melanie Knight [REDACTED]
Subject: OPA 29 - 448 Barr Side Rd

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Hi guys,

Dale Wood spoke to me this morning regarding his property at 448 Barr Side Rd.

He was previously zoned half rural and half agricultural however the OPA 29 changes his designation to prime ag. He says his property is mostly rock and is in no way prime agricultural. He's worried about the appeal deadline and would like someone to give him a call as soon as possible. He can be reached at [REDACTED]

Thanks,

Jennifer Russell
Building and Planning Clerk
Municipality of Mississippi Mills

[REDACTED]

3131 Old Perth Rd, PO Box 400
Almonte, ON K0A 1A0
Fax (613) 256-4887

[REDACTED]



Dianne Dawe

From: Marc Rivet
Sent: January 5, 2022 1:21 PM
To: dale [REDACTED]
Cc: Melanie Knight; Tyler Duval
Subject: FW: 448 Barr SR - General Inquiry

Hello,

Per the latest draft of the OPA 29 the property would be all Rural (removal of the partial AG designation) – this doesn't have much planning implication apart from removing a dual zoning situation.

Thanks.

Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Wednesday, January 5, 2022 1:17 PM
To: Mills Planner [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: 448 Barr SR - General Inquiry

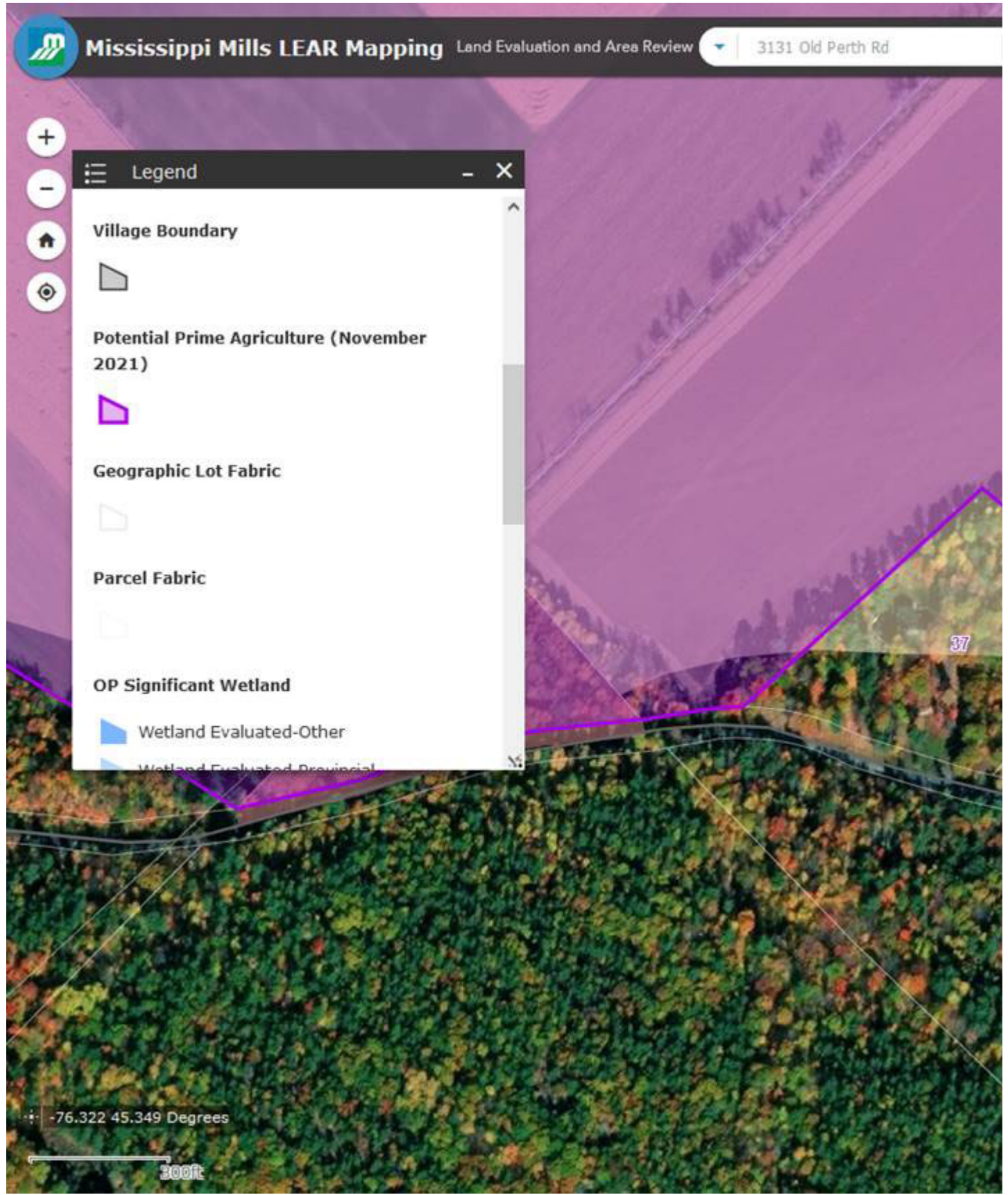
Marc,

Property is changing from partial Prime Agriculture/Rural coverage to Rural. [Click on link to view property.](#)



Legend

- Village Boundary
- Potential Prime Agriculture (November 2021)
- Geographic Lot Fabric
- Parcel Fabric
- OP Significant Wetland
 - Wetland Evaluated-Other
 - Wetland Evaluated-Provincial



From: Mills Planner [REDACTED]
Sent: Wednesday, January 5, 2022 12:05 PM
To:

Cc: Melanie Knight [REDACTED]; Roxanne Sweeney [REDACTED]; Marc Rivet
<mrivet@jlrichards.ca>

Subject: 448 Barr SR - General Inquiry

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Hi Dale,

Please find the following information regarding your inquiry of the subject property.

- The lot is dual-zoned (Rural and Agricultural), however the Municipality is prepared to review the lot as a purely Rural lot, and would need to abide by the development standards of the Rural (RU) Zone.
- In the RU Zone, a maximum of 3 accessory buildings are permitted. Are records show only one other accessory building (shed) exists on site - so no issues there.
- The maximum cumulative area of accessory buildings shall not exceed 5% of the lot area (being 8,123 sq. ft.). As such, the proposed 37'x40' building would be permitted.
- If placed in the rear yard, the accessory building needs to be setback a minimum of 1 metre from side and rear lot lines.

If you intend to use the building as a Secondary Dwelling Unit (granny flat/coach house):

- Currently, the Zoning By-law only permits secondary dwellings *within a dwelling within a settlement area*. As such, to permit a secondary dwelling in its own stand-alone building will require a Minor Variance approval by the Committee of Adjustment. The Minor Variance would be to request relief from the by-law's provisions that the secondary unit be permitted in its own detached building. Minor Variances akin to this have been approved in the past. We can discuss in greater detail what that process would look like should you elect to go that route. A sketch of the proposed secondary unit's location would be required as part of the Minor Variance application.

If you have concerns regarding the on-going LEAR review, I have copied [@Marc Rivet](#) on this email. Marc will be most suitable to answer your questions regarding the LEAR study.

I hope this helps answer your questions.

Tyler Duval RPP, MCIP, M.PI.

Planning Consultant

Municipality of Mississippi Mills

3131 Old Perth Road, P.O. Box 400

Almonte, ON, K0A 1A0

[REDACTED]

[REDACTED]



From: [Dale Wood](#)
To: [Gabrielle Snow](#); [Marc Rivet](#)
Subject: Re: Voice Mail (28 seconds) - 448 Barr Side Road
Date: September 10, 2021 12:42:17 PM
Attachments: [0.png](#)

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Hello;

I was hoping to hear more regarding the rezoning of my property to prime-agriculture. I want to formally register my disapproval of this change. I would like to hear back from either of you to discuss this by phone or in person.

...Dale Wood
448 Barr Side Rd, Pakenham, ON K0A 2X0

On Wed, Aug 25, 2021 at 4:50 PM Gabrielle Snow <gsnow@jrichards.ca> wrote:

Hi Dale,

It was nice to speak with you this afternoon!

Please consider your voicemail and our call your formal inquiry about the proposed redesignation of your property from partial rural-prime agricultural to completely prime agriculture. I took note of your concerns for my team to review. Note that this redesignation has not yet occurred, it is only proposed at this stage.

While we prepare a formal response, please see the virtual information session YouTube video here, as requested: https://www.youtube.com/watch?v=_m5ahhtLsU

Thanks,

Gabrielle Snow

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



*J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. **We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office.** We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.*

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Wednesday, August 25, 2021 3:59 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Voice Mail (28 seconds)

From: D Wood [REDACTED]
Sent: Wednesday, August 25, 2021 3:36 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Voice Mail (28 seconds)

You received a voice mail from [D Wood](#).

[Set Up Voice Mail](#)

From: [Daniel Cavanagh](#)
To: [Marc Rivet](#)
Subject: Land Designation
Date: Tuesday, August 17, 2021 5:33:22 PM

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Hi Marc,

I'm writing to confirm that any designation in land usage change under the official plan for Mississippi Mills does not affect my existing 2 acre lot at 3561 Timmins Road. Presently the Comprehensive Zoning By-law 11-83 section 7.1.3 Existing Lots states an existing lot or a lot created by the Lanark Land Division Committee may be used for non-farm residential purposes. This lot was created well before any of these proposed changes and I would like to be reassured this lot will not fall under any new Prime Agricultural designation or the by-laws proposed to possibly restrict any residential development at this site in the future. I look forward to hearing from you on this matter.

Best regards,

Daniel Cavanagh

From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Land Designation
Date: Friday, August 20, 2021 9:27:08 AM

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Daniel Cavanagh [REDACTED]
Sent: Tuesday, August 17, 2021 5:33 PM
To: Marc Rivet
Subject: Land Designation

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Hi Marc,

I'm writing to confirm that any designation in land usage change under the official plan for Mississippi Mills does not affect my existing 2 acre lot at 3561 Timmins Road. Presently the Comprehensive Zoning By-law 11-83 section 7.1.3 Existing Lots states an existing lot or a lot created by the Lanark Land Division Committee may be used for non-farm residential purposes. This lot was created well before any of these proposed changes and I would like to be reassured this lot will not fall under any new Prime Agricultural designation or the by-laws proposed to possibly restrict any residential development at this site in the future. I look forward to hearing from you on this matter.

Best regards,

Daniel Cavanagh

From: [dyuill](#) [REDACTED]
To: [Marc Rivet](#)
Cc: [Brian](#) [REDACTED]
Subject: Rural Land Designation
Date: August 24, 2021 4:32:03 PM

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Hi, Marc.

My mother, Caroline Yuill, received a letter from Mississippi Mills indicating that a parcel of her land is potentially going to be changed from prime agriculture to rural. We have a few questions on her behalf.

Can you identify which parcels of land are in question - she owns 3 100 acre parcels? And is it the full 100 acre parcel that would hold the designation or could it be a partial designation and only affect specific areas within the 100 acre parcel?

She has a farmer leasing the land and that allows her to get a farming designation for the land and reduces her municipal property taxes. Will this re-designation, if it happens, cause her to lose the ability to claim as farmed land eligible for a lower municipal property tax rate?

Are there any other potential effects that this might have, other than the mentioned ability to more easily sever lots in the future?

We appreciate your time and look forward to your response.

Darleen

From: [REDACTED]
To: [Marc Rivet](mailto:Marc.Rivet@mississippimills.ca)
Cc: mknight@mississippimills.ca
Subject: Land Evaluation and Area Review (LEAR)
Date: September 30, 2021 5:23:32 PM

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Marc,

We had a conversation with your assistant in the spring of 2021 regarding this matter. Our feelings still remain the same at this time.

We feel that this matter needs to be put on hold until the pandemic has passed so that landowners can meet in public to discuss this further. Holding virtual meetings/discussions is not the best way of communicating for all concerned.

Why did all landowners whose land will be affected by this not receive information regarding this? We have heard of some that did not receive the letter that was mailed out in early August, therefore not aware of the opportunity to submit their concerns.

We feel that it is unnecessary and we do not need more restrictions.

Protect the rural areas without placing so many restrictions on the actual landowners. As farmers, when the next generation joins the family farm, it is sometimes necessary to also have another dwelling close by. That may mean another dwelling on the farm as purchasing an existing dwelling near by may not be available at the time. Being within close proximity to the farm is necessary. This proposal will once again restrict a situation such as this even more.

Also, why is/has farmland being/been taken out of production by the Municipality of Mississippi Mills around the Town of Almonte if it is so important to protect farmland? Is there not marginal land that could be used for housing? Using farmland for developments is much easier and less costly for the developers...why is the municipality allowing this when they say farmland should be protected??

Why put all these restrictions in place when the Ministry of Municipal Affairs and Housing can override them when it pleases them to do what they want without regard for farmland (the GTA is a great example). Thousands of acres of farmland have been taken out of use by developers.

'Foreign ownership' of agricultural land is another matter that needs to be addressed. What does this mean for farmland in the future? Is this happening in our municipality?

These are just a few of our concerns. Some types of business (ie equipment repair shop, etc.) that would directly benefit the landowners of the area still need to have the opportunity to locate in rural areas. Are there not already enough regulations in place to protect us? We

understand both sides of this issue, but do not feel that the affected landowners should have more restrictions put on them. Unsure as to what the solution is but LEAR needs much more discussion...it's impact on property, value of property and the future use of property are concerns that need to be addressed...so many restrictions are being forced on us.

We look forward to hearing the concerns regarding this matter.

Thank you.

Darwin and Margaret Ziebarth



From: [REDACTED]
To: [Marc Rivet](#)
Cc: [Gabrielle Snow](#); [Ken Kelly](#)
Subject: Re: OPA 29 - Prime Ag Area Designation Review
Date: April 28, 2021 5:58:13 PM

Thank you for the prompt reply Marc.

Dave

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Wednesday, April 28, 2021, 5:52 p.m.
To: Ryan, David W
Cc: Gabrielle Snow; Ken Kelly
Subject: FW: OPA 29 - Prime Ag Area Designation Review

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ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hello,

Based on OPA 29 (as proposed) no change in designation for your property.

Regards.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



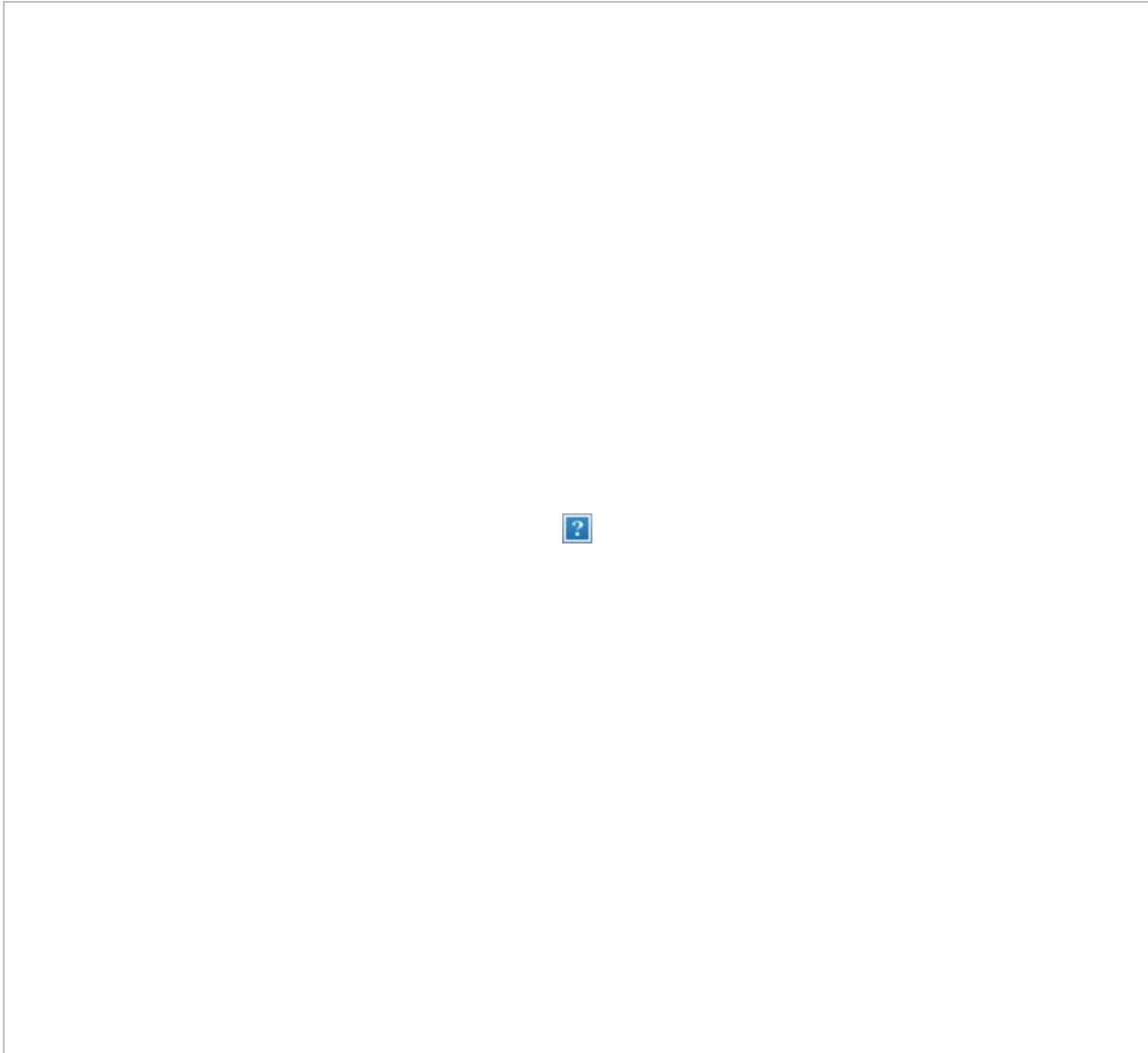
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From: Kris Kerwin <kkerwin@jlrichards.ca>

Sent: Wednesday, April 28, 2021 4:52 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: OPA 29 - Prime Ag Area Designation Review

Currently Prime Agriculture and proposed to stay Prime Agriculture

Property location: <https://arcg.is/0uiCDa>



From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Wednesday, April 28, 2021 3:50 PM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: FW: OPA 29 - Prime Ag Area Designation Review

Can you show me where this is ... before and after?

From: Ryan, David W [REDACTED]
Sent: Wednesday, April 28, 2021 3:20 PM

To: jrussell@mississippimills.ca

Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]

Subject: OPA 29 - Prime Ag Area Designation Review

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Hi Jennifer/Marc,

Hoping I can receive a response to my question in advance of the meeting this evening.

Q. My property in Concession 11 Pt. Lot 26 (Pakenham) is currently zoned Agricultural. Will this revised methodology (LEAR) and associated Prime Agricultural zoning designation place any new conditions or restrictions on my property?

Thanks,

Dave

Dave Ryan, P. Geo.

Program Manager - Municipal Drainage
Drainage Superintendent
Parks, Forestry & Stormwater Services Branch
Public Works & Environmental Services Department
City of Ottawa



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,

Mélanie Désabrais

From: Marc Rivet
Sent: April 28, 2021 5:53 PM
To: [REDACTED]
Cc: Gabrielle Snow; Ken Kelly
Subject: FW: OPA 29 - Prime Ag Area Designation Review

Hello,

Based on OPA 29 (as proposed) no change in designation for your property.

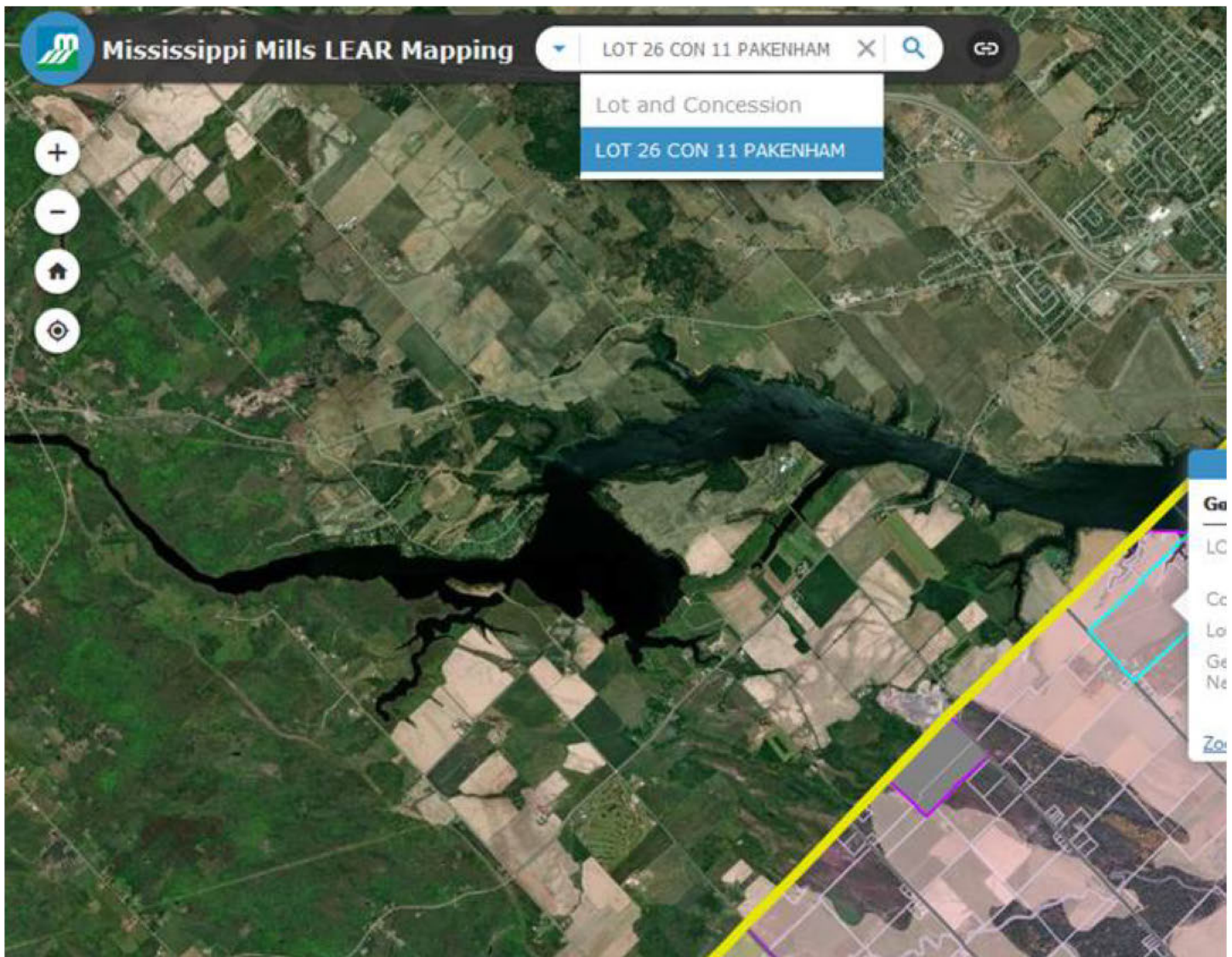
Regards.

Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Wednesday, April 28, 2021 4:52 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: OPA 29 - Prime Ag Area Designation Review

Currently Prime Agriculture and proposed to stay Prime Agriculture

Property location: <https://arcg.is/0uiCDa>



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Sent: Wednesday, April 28, 2021 3:50 PM
To: Kris Kerwin <kkerwin@jrichards.ca>
Subject: FW: OPA 29 - Prime Ag Area Designation Review

Can you show me where this is ... before and after?

From: Ryan, David W [REDACTED]
Sent: Wednesday, April 28, 2021 3:20 PM
To: jrussell@mississippimills.ca
Cc: Marc Rivet <mrivet@jrichards.ca> [REDACTED]
Subject: OPA 29 - Prime Ag Area Designation Review

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Hi Jennifer/Marc,

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Q. My property in Concession 11 Pt. Lot 26 (Pakenham) is currently zoned Agricultural. Will this revised methodology (LEAR) and associated Prime Agricultural zoning designation place any new conditions or restrictions on my property?

Thanks,

Dave

Dave Ryan, P. Geo.

Program Manager - Municipal Drainage
Drainage Superintendent
Parks, Forestry & Stormwater Services Branch
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From: [REDACTED]
To: mrivet@mississippimills.ca
Subject: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.
Date: May 3, 2021 6:52:56 PM
Attachments: [Threinen land use change exclusion.pdf](#)

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Dear Mr. Rivet,

I received your contact information from my Almonte Councilor regarding this matter.

I would like to use this email to register my request to have our property removed from the new assignment of the 211 parcels that are on the "list to add".

From my understanding, not all properties were specifically reviewed, for soil quality or farming suitability. I would like to register the fact that although I have not had a chance to test the soil, I can tell you that it is rocky and very uneven. No farm implement would be able to traverse this area safely as there are large elevation changes and bedrock exposures. Additionally, and most obviously the lot is entirely wooded and would have to be clear-cut in order to have any possible value for crops (short of mushrooms, I suppose).

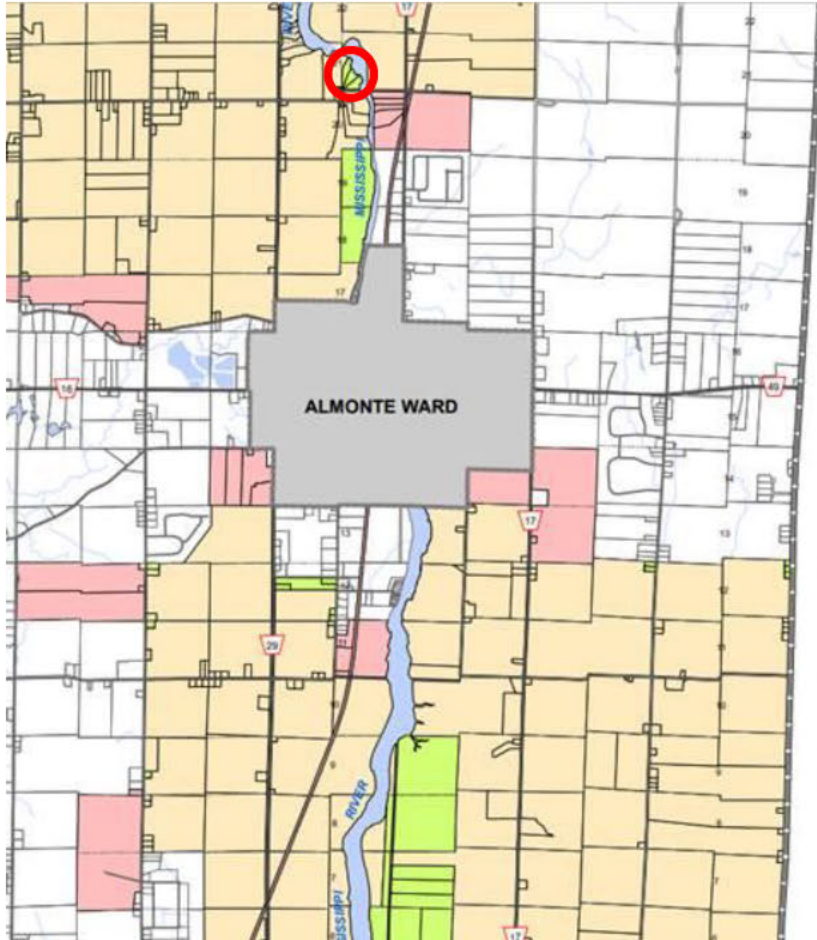
I have attached the area in concern, and also a picture to illustrate my point.

Finally, the size of the lot is far too small (less than 5 acres) to facilitate any reasonable farming activity and if so, would never be a viable venture.

As I am new to this whole thing, if there is another more formal application required, please let me know how to fulfill the necessary requirements so that my request can be fully and competently considered.

Many thanks in advance.

David Threinen



○ Area delete from the proposed "add" in green below.

Ottawa

Legend

- (7)— Provincial Highway
- (22)— County Road
- Other Roads

Ex Prime Agriculture

- Proposed Prime Ag
- Added (211 parcels)
- Removed (136 parcels)



Picture of property



Google Earth view

Mélanie Désabrais

From: Kris Kerwin
Sent: May 4, 2021 11:30 AM
To: [REDACTED] Marc Rivet
Cc: Gabrielle Snow; Bholmes@mississippimills.ca; Cguerard@mississippimills.ca
Subject: RE: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Hi David,

All the parcels to the North of McPhail Side Rd are still considered prime agriculture. The smaller properties(6031, 6007 Martin St etc.) to the South of McPhail side road along the river scored high on LEAR because of their smallish size and our soil coverage waiting. They all scored low on parcel size, conflicting land uses and active farming. If the property located on the East side of Martin St was given a higher LEAR score all these properties would have been good candidates for the agriculture layer. Just adding the four properties that scored high along the water is not appropriate for the LEAR process.

Regards,

From: Threinen, David [REDACTED]
Sent: Tuesday, May 4, 2021 11:04 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>; Bholmes@mississippimills.ca; Cguerard@mississippimills.ca
Subject: RE: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Marc,

Very much appreciate your quick response. I understand the Zoning of RU-19, and the items in the response from Kris.

What is of a concern however is what overarching policies will be applied to "Prime Agricultural" land in the future. I recognize the need to protect farm land, but don't want to be swept up on the protection part when there is absolutely no possibility of this land ever being farmed.

Thus, I think it is always the best principle to accurately reflect the situation. Using too broad decision criteria does not, in my humble opinion, support the right policy direction, especially when there is specific information available. Use these broad criteria only when there is no specific information.

Additionally, I am not an expert in this discussion (likely the reason that you are engaged by the municipality), but suggest that more expert individuals are looking to "remove" parcels of land. I wonder about why this would be. For example there are some large properties immediately across the Mississippi River that are identified to be removed from the "Prime Agricultural" land designation. These lands are currently cleared and are being farmed today, so why are they being removed?

So to conclude, I do wish to continue to pursue the request to have the note property removed from the Prime Architectural designation.

Many thanks,

David Threinen

From: Marc Rivet <mrivet@jrichards.ca>

Sent: May 4, 2021 9:43 AM

To: Threinen, David (ON36) [REDACTED]

Cc: Gabrielle Snow <gsnow@jrichards.ca>; Kris Kerwin <kkerwin@jrichards.ca>

Subject: FW: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Hello

We have reviewed your email. The proposed Agricultural designation wouldn't have much change on permitted uses on this property as it's a Rural Residential lot already severed (zoned RU-19 see below). The Agricultural Zone permits non farm dwellings (a dwelling). This parcel could not be severed today (one of the big changes with the agricultural designation).

This link will bring you to the zoning by-law. You will see that a dwelling is permitted on existing lots within the Agricultural area. (see section 11)

<https://www.mississippimills.ca/en/build-and-invest/zoning.aspx>

The area was proposed Agriculture as the guideline is to include prime agricultural areas and adjacent lands to a natural severance (ie. river)... We have received your submission and will look into this area.

Let me know if you have further questions.

Thanks.

Marc

P.S. This is Official Plan designation which would need to be implemented in the zoning at a later date. The area's specific exceptions would most likely just be carried forward.

12.3.19 Notwithstanding their 'RU' zoning designation, lands designated as 'RU-19' to this Bylaw, may be used in compliance with the RU zone provisions contained in this By-law, excepting however, that:

- 1) the minimum lot frontage shall be 7.1 m (23 ft);
- 2) the minimum lot area shall be 1.3 ha (3.2 ac); and
- 3) site-specific setbacks for all development, including septic systems shall be the greater of one of the following:
 - i) a 2 m erosion allowance, plus a stable slope allowance of three times the height of the slope plus a 6 m erosion access allowance;
 - ii) 15 m from the crest of the slope; or
 - iii) 50 m from the highwater mark.
- iv) The minimum lot frontage shall be measured at the location where the shortest lot line of the individual lot abuts the unopened municipal road allowance which is being used as a private road; and
- v) Section 6.7 of the Zoning By-law, Frontage on a Public Street shall not apply.

From: Kris Kerwin <kkerwin@jrichards.ca>

Sent: Tuesday, May 4, 2021 9:38 AM

To: Marc Rivet <mrivet@jrichards.ca>

Subject: RE: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

The whole property is highlighted in blue. Everything minus the flood plain is changing to prime agriculture because is surrounded by water on one side and prime agriculture on the other side.

From: Kris Kerwin <kkerwin@jrichards.ca>

Sent: Tuesday, May 4, 2021 7:54 AM

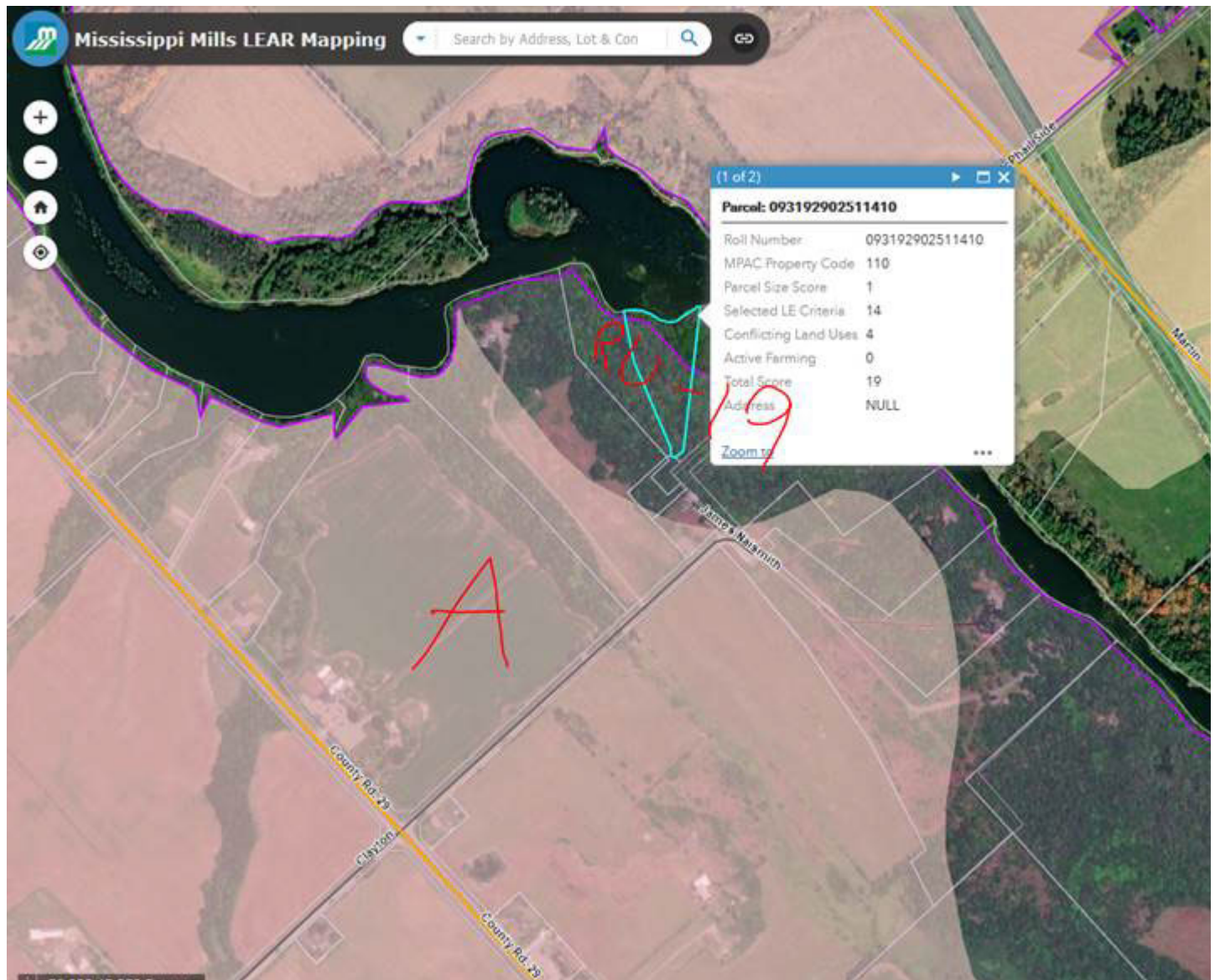
To: Marc Rivet <mrivet@jrichards.ca>

Cc: mrivet@mississippimills.ca

Subject: RE: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Property is [here](#).

Proposed change from RU-19 to A



From: Threinen, David (ON36) [REDACTED]

Sent: Monday, May 3, 2021 7:52 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: mrivet@mississippimills.ca; Kris Kerwin <kkerwin@jlrichards.ca>

Subject: RE: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Marc,

Legal description is:

Part Lot 21 Con 9 Ramsay being parts 4, 5, 6, 7, & 8 on 27R8748.

If there is anything else that you require do not hesitate to contact me.

Thanks,

David Threinen

From: Marc Rivet <mrivet@jlrichards.ca>

Sent: May 3, 2021 7:15 PM

To: Threinen, David (ON36) [REDACTED]

Cc: mrivet@mississippimills.ca; Kris Kerwin <kkerwin@jlrichards.ca>

Subject: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender **and** know the content is safe.

Hello

Please provide legal description, municipal address so we can review.

Thanks

Marc

Sent from my iPhone

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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On May 3, 2021, at 6:52 PM, Threinen, David (ON36) <[REDACTED]> wrote:

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



**J.L. Richards
& Associates Limited**
ENGINEERS • ARCHITECTS • PLANNERS



Platinum
member

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I have attached the area in concern, and also a picture to illustrate my point.

Finally, the size of the lot is far too small (less than 5 acres) to facilitate any reasonable farming activity and if so, would never be a viable venture.

As I am new to this whole thing, if there is another more formal application required, please let me know how to fulfill the necessary requirements so that my request can be fully and competently considered.

Many thanks in advance.

David Threinen

<Threinen land use change exclusion.pdf>

Mélanie Désabrais

From: Marc Rivet
Sent: May 4, 2021 9:43 AM
To: [REDACTED]
Cc: Gabrielle Snow; Kris Kerwin
Subject: FW: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

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<https://www.mississippimills.ca/en/build-and-invest/zoning.aspx>

The area was proposed Agriculture as the guideline is to include prime agricultural areas and adjacent lands to a natural severance (ie. river)... We have received your submission and will look into this area.

Let me know if you have further questions.

Thanks.

Marc

P.S. This is Official Plan designation which would need to be implemented in the zoning at a later date. The area's specific exceptions would most likely just be carried forward.

12.3.19 Notwithstanding their 'RU' zoning designation, lands designated as 'RU-19' to this Bylaw, may be used in compliance with the RU zone provisions contained in this By-law, excepting however, that:

- 1) the minimum lot frontage shall be 7.1 m (23 ft);
- 2) the minimum lot area shall be 1.3 ha (3.2 ac); and
- 3) site-specific setbacks for all development, including septic systems shall be the greater of one of the following:
 - i) a 2 m erosion allowance, plus a stable slope allowance of three times the height of the slope plus a 6 m erosion access allowance;
 - ii) 15 m from the crest of the slope; or
 - iii) 50 m from the highwater mark.
 - iv) The minimum lot frontage shall be measured at the location where the shortest lot line of the individual lot abuts the unopened municipal road allowance which is being used as a private road; and
 - v) Section 6.7 of the Zoning By-law, Frontage on a Public Street shall not apply.

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Tuesday, May 4, 2021 9:38 AM
To: Marc Rivet <mrivet@jlrichards.ca>

Subject: RE: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

The whole property is highlighted in blue. Everything minus the flood plain is changing to prime agriculture because is surrounded by water on one side and prime agriculture on the other side.

From: Kris Kerwin <kkerwin@jrichards.ca>

Sent: Tuesday, May 4, 2021 7:54 AM

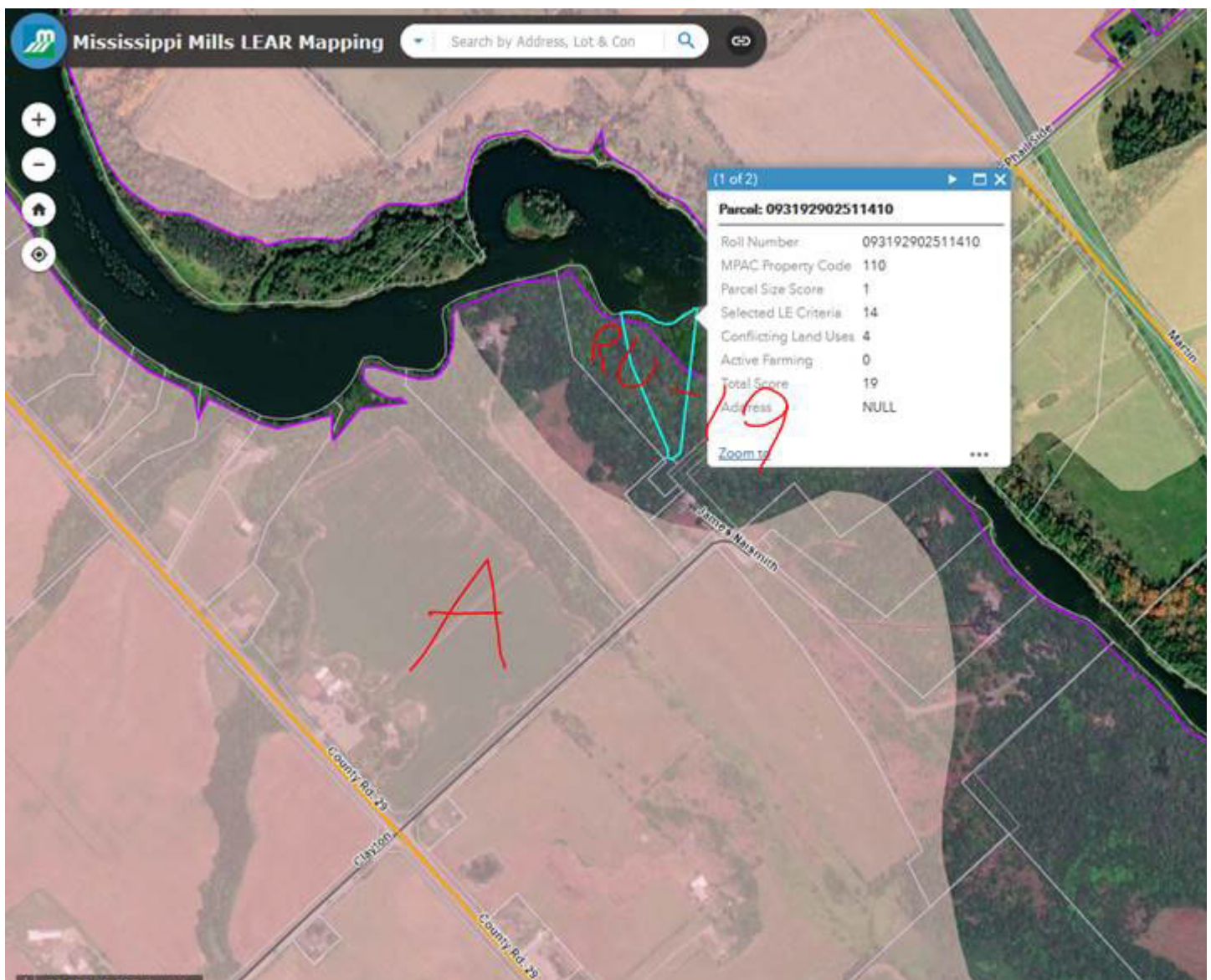
To: Marc Rivet <mrivet@jrichards.ca>

Cc: mrivet@mississippimills.ca

Subject: RE: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Property is [here](#).

Proposed change from RU-19 to A



From: Threinen, David (ON36) [REDACTED]
Sent: Monday, May 3, 2021 7:52 PM
To: Marc Rivet <mrivet@jrichards.ca>
Cc: mrivet@mississippimills.ca; Kris Kerwin <kkerwin@jrichards.ca>
Subject: RE: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Marc,

Legal description is:

Part Lot 21 Con 9 Ramsay being parts 4, 5, 6, 7, & 8 on 27R8748.

If there is anything else that you require do not hesitate to contact me.

Thanks,

David Threinen

From: Marc Rivet <mrivet@jrichards.ca>
Sent: May 3, 2021 7:15 PM
To: Threinen, David (ON36) [REDACTED]
Cc: mrivet@mississippimills.ca; Kris Kerwin <kkerwin@jrichards.ca>
Subject: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender **and** know the content is safe.

Hello

Please provide legal description, municipal address so we can review.

Thanks

Marc

Sent from my iPhone

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and

communities while improving our communication technology. *We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office. We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.*

On May 3, 2021, at 6:52 PM, Threinen, David (ON36) [REDACTED] wrote:

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Dear Mr. Rivet,

I received your contact information from my Almonte Councilor regarding this matter.

I would like to use this email to register my request to have our property removed from the new assignment of the 211 parcels that are on the "list to add".

From my understanding, not all properties were specifically reviewed, for soil quality or farming suitability. I would like to register the fact that although I have not had a chance to test the soil, I can tell you that it is rocky and very uneven. No farm implement would be able to traverse this area safely as there are large elevation changes and bedrock exposures. Additionally, and most obviously the lot is entirely wooded and would have to be clear-cut in order to have any possible value for crops (short of mushrooms, I suppose).

I have attached the area in concern, and also a picture to illustrate my point.

Finally, the size of the lot is far too small (less than 5 acres) to facilitate any reasonable farming activity and if so, would never be a viable venture.

As I am new to this whole thing, if there is another more formal application required, please let me know how to fulfill the necessary requirements so that my request can be fully and competently considered.

Many thanks in advance.

David Threinen

<Threinen land use change exclusion.pdf>

From: [Marc Rivet](#)
To: "derek olive" [REDACTED]
Cc: "Deb Knapton"
Subject: FW: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.
Date: May 4, 2021 12:59:00 PM

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, May 3, 2021 10:26 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jlrichards.ca>; Christa Lowry <clowry@mississippimills.ca>
Subject: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Good day,

The public meeting for OPA 29 - Prime Agricultural Area Designation Review, is schedule for Tuesday May 4, 2021 at 6:00 pm.

The below link will allow residents to join the Council meeting by computer, or use the "Dial by your location" numbers listed at the bottom of this email to join the meeting by phone. I'll ask that if you're joining by computer you keep your video and microphone off until you are asked to speak.

Join Zoom Meeting

<https://zoom.us/j/92265124524?pwd=WUFBcTkxNHRvWDE3M2VydmVaVWFUZz09>

Meeting ID: 922 6512 4524

Passcode: 356284

If residents would like to watch the meeting live, but do not want to participate in the meeting, they can use the following link to view the meeting:

<https://events.mississippimills.ca/council/Detail/2021-05-04-1745-Council-Meeting>

A recording of the meeting will be posted on the municipal website the following day.

A reminder that written comments regarding OPA 29 can still be sent to Marc Rivet mrivet@mississippimills.ca for consideration.

Please let me know if you have any questions regarding the process for this Public Meeting.

Have a great day!

Dial by your location

+1 204 272 7920 Canada
+1 438 809 7799 Canada
+1 587 328 1099 Canada
+1 647 374 4685 Canada
+1 647 558 0588 Canada
+1 778 907 2071 Canada

Meeting ID: 922 6512 4524
Passcode: 356284

Thanks and Stay Safe.

Marc

From: [REDACTED]
To: clowry@mississippimills.ca; rminille@mississippimills.ca; jdalgity@mississippimills.ca; jmaydan@mississippimills.ca; bholmes@mississippimills.ca; cguerard@mississippimills.ca; dferguson@mississippimills.ca; [Marc Rivet](#)
Subject: Request to not reclassify Land as a Result of OPA 29
Date: October 12, 2021 4:22:47 PM
Attachments: [Request to not PAL 20211012.pdf](#)

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With Respect,

I have attached my request to not include my property, at **3133 Ramsay Concession 8**, within the Prime Agricultural Land area as determined by the OPA29 process. A copy has been sent to Mr Marc Rivet of Richards. I have not commented earlier because my first exposure to the current version of the plan was the letter indicating loss of subdivision potential. I have not commented on that letter because it is somewhat baffling since the Ontario Land Act pretty much limits such anyway.

Thank you for your consideration

Derwyn Jones

[REDACTED]

[REDACTED]

811 Linkleas Avenue

Victoria, BC V8S 5C4

Derwyn E. Jones
811 Linkleas Avenue
Victoria, BC V8S 5C4

Mayor and Council
Municipality of Mississippi Mills
3131 Old Perth Road
RR #2, PO Box400
Almonte, ON K0A 1A0

Re: Request to Not Classify Property as Prime Agricultural Land as a Result of OPA 29

Date: September 30, 2021

Dear Mayor Lowry and Council:

I am the owner of 3133 Ramsay Concession 8 that consists of around 300 acres occupying Ramsay Concession VII, Lots 26 and 27. The land was originally settled by the Gardner family in 1821 and remained in unbroken possession by descendants until my late wife passed in 2015. My own involvement in the area has continued since 1970 especially in the former and hopefully nascent community of Bennies Corners.

The purpose of this letter is to request that my property not be included in the proposed Prime Agricultural Area as envisioned in OPA 29 based on:

- low LEAR score
- boundary property
- relatively little arable land
- significant existing residential development along Bennies Corners Road and Ramsay Concession 8 from the Mill of Kintail northwest to the turnaround.
- Bennies Corners Road and the historic area of Bennies Corners is effectively a Rural Settlement Area, whether officially designated or not. As such, Bennies Corners Road, with the Mill of Kintail and the Indian River, already isolates my property from other farms to the east. There is little if any agriculturally viable land to the west to need my property as a buffer.
- Use of adjacent unopened Ramsay conc. 8, Sugarbush/Snedden Road and the Crown Lands for off road bicycle trails

I have included greater detail in the attachments to aid decision making. I have also sent a copy to Marc Rivet at mrivet@jrichards.ca . Thank you for your consideration, if you have any questions or wish to explore any of my comments, you are welcome to contact me.

Yours sincerely



Derwyn E. Jones

Attachment 1
Request to Not Classify Property as Prime Agricultural Land
as a Result of OPA 29

Purpose: To request that the property at 3133 Ramsay Concession 8, Mississippi Mills not be identified as and included in the proposed Prime Agricultural Land designation.

Legal Description of Land:

- Ramsay Concession VII lots 26 and 27
- Parcel 093192902503800

Owner: Derwyn E. Jones
811 Linkleas Avenue
Victoria, BC V8S 5C4



Description:

Lear Score: 44

- | | |
|-------------------------|----|
| • Parcel size score | 10 |
| • Selected LE Criteria | 25 |
| • Conflicting Land Uses | 6 |
| • Active Farming | 3 |
| • Total LEAR Score | 44 |

I have no serious issues with the LEAR score determined for this property but did note that it is significantly lower at **44** than the requirement that the score be **greater than 66** for consideration as Prime Agricultural Land.

Boundary Property:

The property occupies a notch in the western edge of the proposed PAL and is at the geographic centre of the municipality. In earlier proposals it was (a) excluded then (b) included along with its Pakenham neighbours, then, (c) left included when the Pakenham properties were again removed. Since there appears to be no strong argument for my property's inclusion in the PAL, I believe that an objective evaluation of the land's characteristics would result in it not being a part of the PAL.

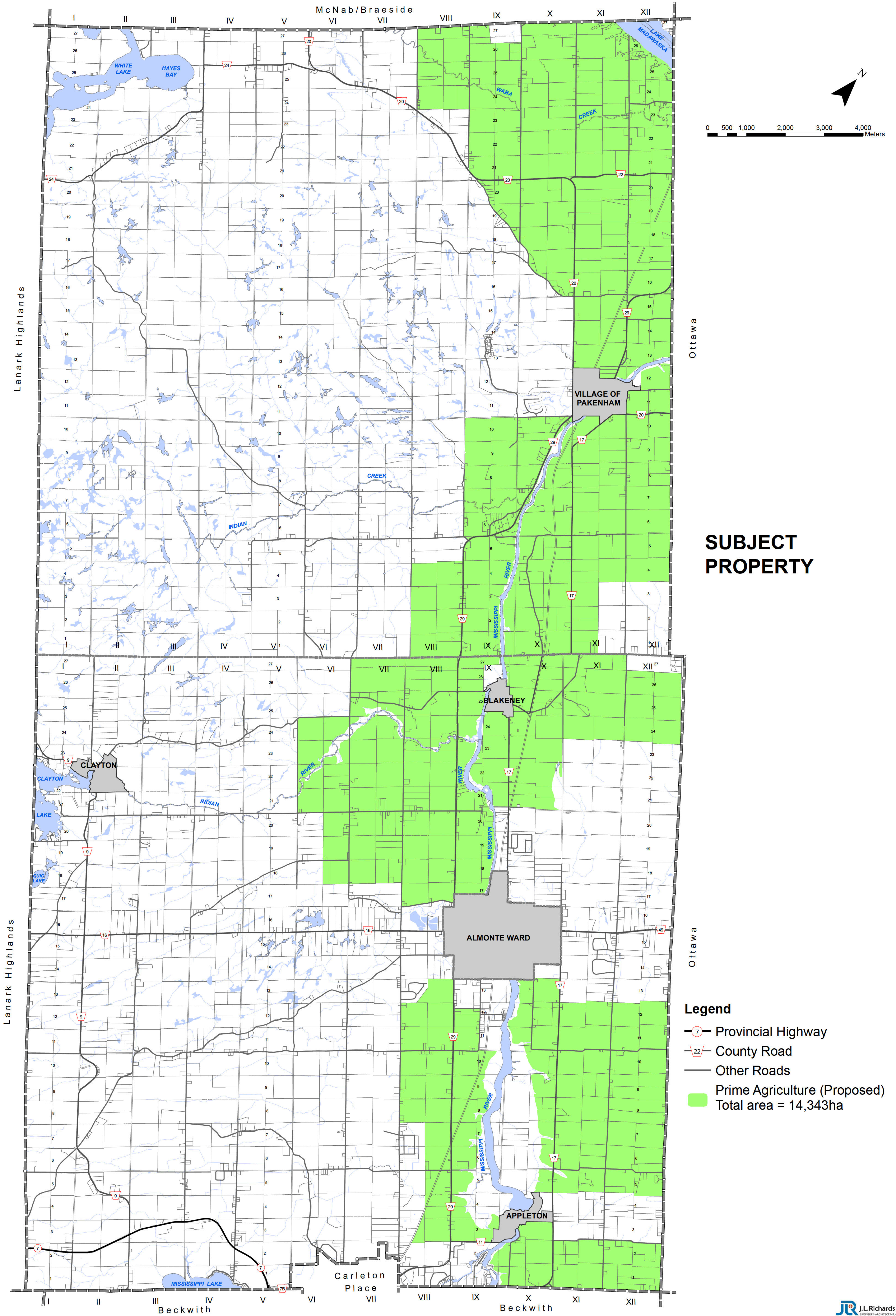
Land Capability and Usage:

- The total area of my property, as calculated by MPAC, is about 295 acres. Using the Canada Land Inventory (2009) this appears to be
 - Class 1 30 acres
 - Class 2T 30 acres
 - Class 3FP 20 acres
 - Class 7R and 7RP 180 acres
 - Organics and marsh 35 acres * identified as of interest to the MVCA
- Only about 60 acres of the total property encompassing the class 1 and 2 but not 3 is suitable for agriculture. A large portion of the class 3 land is very stony and would be difficult to cultivate. A documented stream known as the Delaurier Drain divides the Class 1 and 2 land into 3 natural sections. About 45 acres is currently used to produce hay.
- Around 5 or 6 acres of the class 7 land is used for laneway, lawn, a house and assorted farm buildings.
- Historically, since 1821, the property was well suited to its use as a mixed farm although its rolling and picturesque terrain would be marginal for current crop production practices.

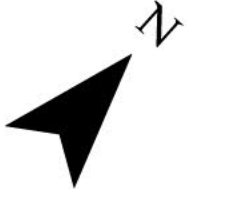
Surrounding Factors to Consider:

- The property lies within the **historically significant area** of Bennies Corners with ties to the original development of the area by the Lanark Settlers in 1821. In addition the settlement is where Dr James Naismith went to school and where Robert Tait McKenzie lived at the Mill of Kintail
- Bennies Corners Road and the historic area of Bennies Corners is effectively a **Rural Settlement Area**, as described in the current Official Plan (Sections 4.2.3; 4.2.5;) and definitely a **heritage road** (4.3.7).
- Bennies Corners Road, with the Mill of Kintail and the Indian River, already **isolates my property** from other farms to the East. In addition, there is significant existing rural residential development along Bennies Corners Road and Ramsay Concession 8 from Bennies Corners to the turnaround. Indeed at Bennies Corners Road and Ramsay Conc. 7B there is an established Cabinet Manufacturing business. These further realistically isolate my property.
- The lands to the North-West and South-West of my property are excluded already from the proposed PAL
- A recent development resulted in my property being bordered on northwest and northeast sides by an extensive set of **off-road bicycle trails** . This has impacted access to my property at times due to the turnaround being used as a parking lot.

Figure 8. Proposed Prime Agriculture Designation



0 500 1,000 2,000 3,000 4,000 Meters

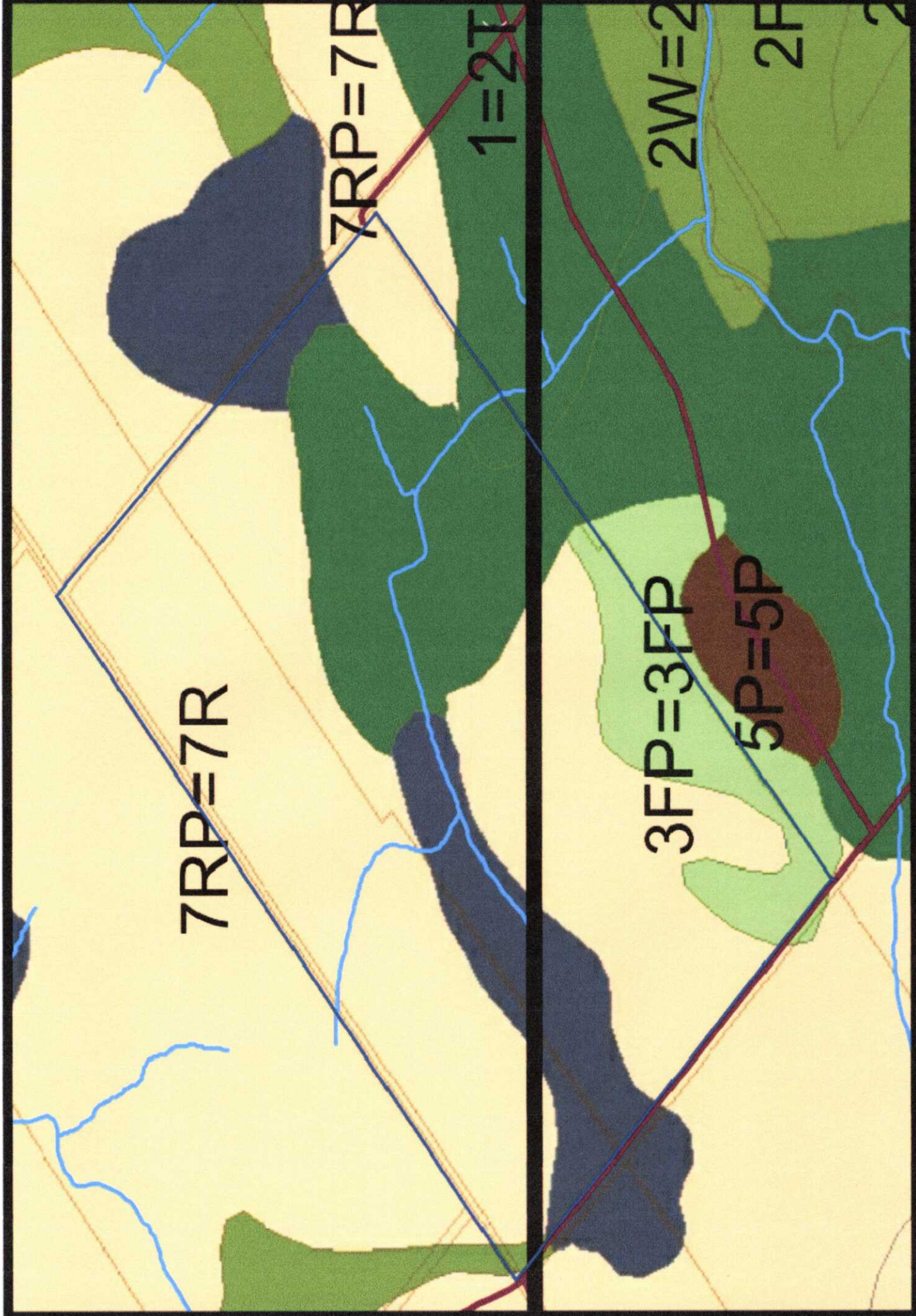


SUBJECT PROPERTY

Legend

- Provincial Highway
- County Road
- Other Roads
- Prime Agriculture (Proposed)
Total area = 14,343ha

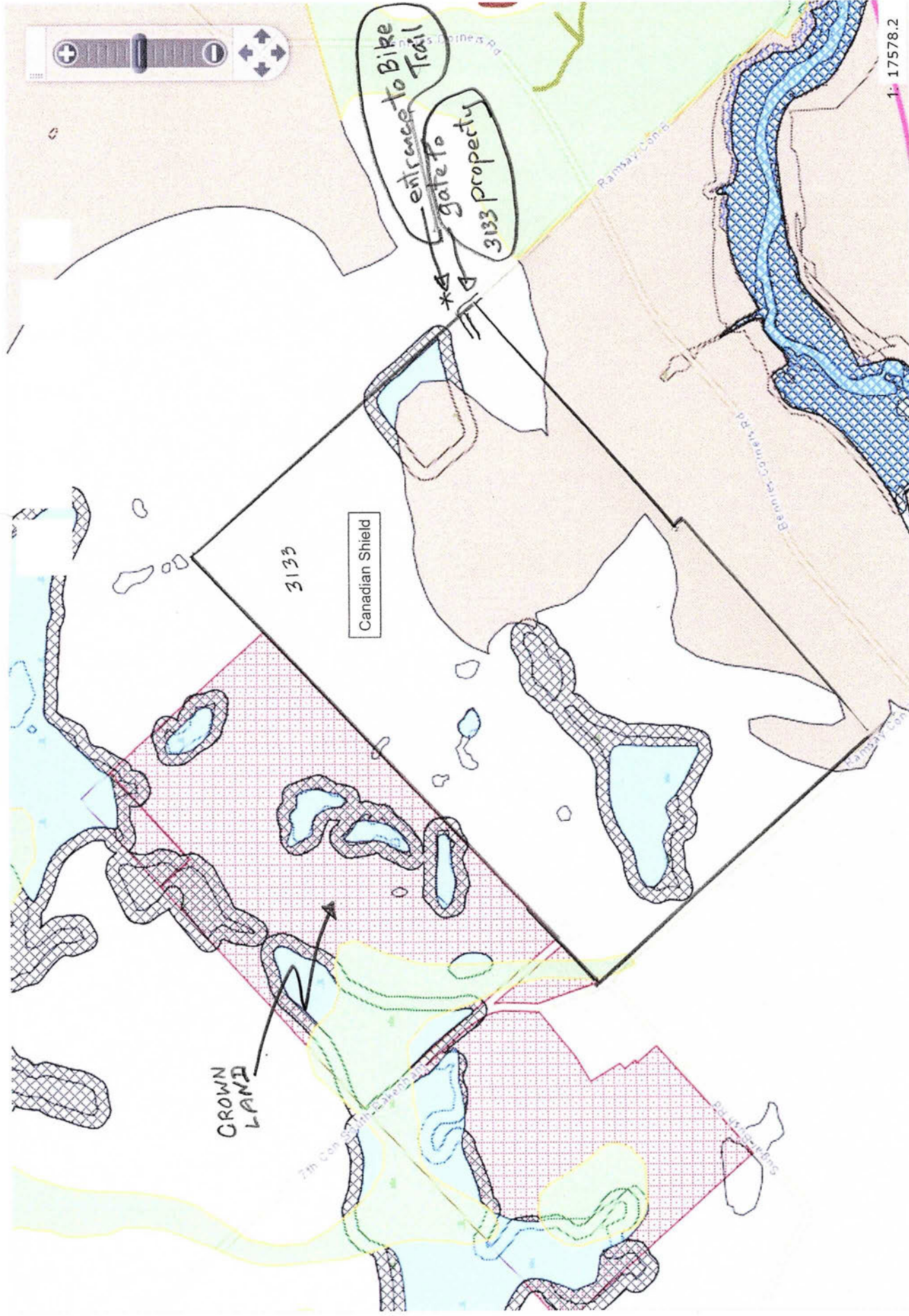
Soil Types for Ramsay VII Lots 26 & 27 West





Municipality of Mississippi Mills Community Map

Map Views Map



From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Request to not reclassify Land as a Result of OPA 29
Date: October 29, 2021 9:56:29 AM

Hi Derwyn,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry/objection. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of properties has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, October 12, 2021 4:25 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Request to not reclassify Land as a Result of OPA 29

From: Derwyn Jones [REDACTED]
Sent: Tuesday, October 12, 2021 4:22 PM
To: clowry@mississippimills.ca; rminille@mississippimills.ca; jdalgity@mississippimills.ca; jmaydan@mississippimills.ca; bholmes@mississippimills.ca; cguerard@mississippimills.ca; dferguson@mississippimills.ca; Marc Rivet <mrivet@jlrichards.ca>
Subject: Request to not reclassify Land as a Result of OPA 29

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With Respect,

I have attached my request to not include my property, at **3133 Ramsay Concession 8**, within the Prime Agricultural Land area as determined by the OPA29 process. A copy has been sent to Mr Marc Rivet of Richards. I have not commented earlier because my first exposure to the current version of the plan was the letter indicating loss of subdivision potential. I have not

commented on that letter because it is somewhat baffling since the Ontario Land Act pretty much limits such anyway.

Thank you for your consideration

Derwyn Jones

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Don Carmichael](#)
To: [Gabrielle Snow](#)
Cc: [Marc Rivet](#)
Subject: Re: Rural v Agricultural Designation
Date: August 20, 2021 1:25:57 PM

In addition to my email of August 10th, can you advise the various courses of action (legal, regulatory, etc...) that would be available to challenge a future decision that I felt was against my best interests as the property owner.

Regards
Don Carmichael

Sent from my iPhone
[REDACTED]

> On Aug 20, 2021, at 1:15 PM, Don Carmichael <DonTCarmichael@hotmail.com> wrote:

>

> Do you require any additional information at this time?

>

> Don Carmichael

> Sent from my iPhone

>

>

>> On Aug 20, 2021, at 10:03 AM, Gabrielle Snow <gsnow@jlrichards.ca> wrote:

>>

>> Hi Don,

>>

>> Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/Rural Area designation.

>>

>> Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

>>

>> Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

>>

>> Thank you,

>>

>> Gabrielle

>>

>>

>> Gabrielle Snow

>> Planner

>>

>> J.L. Richards & Associates Limited

>> 700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1

>> Direct: 343-803-3913

>> www.jlrichards.ca

>>

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>>

>>

>> -----Original Message-----

>> From: Marc Rivet <mrivet@jlrichards.ca>

>> Sent: Monday, August 16, 2021 1:37 PM

>> To: Gabrielle Snow <gsnow@jlrichards.ca>

>> Subject: FW: Rural v Agricultural Designation

>>

>>

>> -----Original Message-----

>> From: Don Carmichael [REDACTED]

>> Sent: Tuesday, August 10, 2021 10:38 AM

>> To: Marc Rivet <mrivet@jlrichards.ca>

>> Subject: Rural v Agricultural Designation

>>

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>>

>> Hi Marc

>> My name is Don Carmichael and I own the property at 278 Indian Hill Rd in Mississippi Mills.

>> I have recently received correspondence from the Municipality concerning a review of land designation Rural or Prime Agricultural in Mississippi Mills' Community official Plan.

>> Our property is currently designated Rural or partial Rural.

>> The property is not farmed in an agricultural sense. Approximately 1/2 acre has in the past been used for flowers but that has ceased as of this year as my daughter has shut down her floral design business due to COVID. The remaining eleven acres is comprised of house, horse barn and shed/garage and fields use for grazing by our 3 horses and hay for their winter feed.

>> I would like to retain the current designation of Rural/partially Rural to maintain the ability at some point in the future to sever several lots along Regional Road 29 for residential purposes. The area where lots would be severed is not used by the horses or any other agricultural use.

>> Please advise what I am required to do to maintain the current designation.

>>

>> Regards

>> Don Carmichael

>> [REDACTED]

>> [REDACTED]

>>

>>

>> Sent from my iPad

From: [Gabrielle Snow](#)
To: [Don Carmichael](#)
Cc: [Marc Rivet](#)
Subject: RE: Rural v Agricultural Designation
Date: August 23, 2021 8:23:06 AM

Hi Don,

Thank-you for your email. We do not require additional information from you at this time. Should we think of additional information needed while we review your property against the proposed redesignation, we will reach out.

Thanks,

Gabrielle

From: Don Carmichael [REDACTED]
Sent: Friday, August 20, 2021 1:16 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: Rural v Agricultural Designation

Do you require any additional information at this time?

Don Carmichael
Sent from my iPhone
[REDACTED]

> On Aug 20, 2021, at 10:03 AM, Gabrielle Snow <gsnow@jlrichards.ca> wrote:

>

> Hi Don,

>

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>

> Thank you,

>

> Gabrielle

>

>

> Gabrielle Snow

> Planner

>

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>

>

> -----Original Message-----

> From: Marc Rivet <mrivet@jlrichards.ca>

> Sent: Monday, August 16, 2021 1:37 PM

> To: Gabrielle Snow <gsnow@jlrichards.ca>

> Subject: FW: Rural v Agricultural Designation

>

>

> -----Original Message-----

> From: Don Carmichael [REDACTED]

> Sent: Tuesday, August 10, 2021 10:38 AM

> To: Marc Rivet <mrivet@jlrichards.ca>

> Subject: Rural v Agricultural Designation

>

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> I would like to retain the current designation of Rural/partially Rural to maintain the ability at some point in the future to sever several lots along Regional Road 29 for residential purposes. The area

where lots would be severed is not used by the horses or any other agricultural use.

> Please advise what I am required to do to maintain the current designation.

>

> Regards

> Don Carmichael

> [REDACTED]

[REDACTED]

>

>

> Sent from my iPad

From: [REDACTED]
To: [Gabrielle Snow](#)
Cc: [Marc Rivet](#)
Subject: Re: Rural v Agricultural Designation
Date: Friday, August 20, 2021 1:15:40 PM

Do you require any additional information at this time?

Don Carmichael
Sent from my iPhone
613-866-2515

> On Aug 20, 2021, at 10:03 AM, Gabrielle Snow <gsnow@jlrichards.ca> wrote:

>

> Hi Don,

>

> Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/Rural Area designation.

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> Planner

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> Sent: Monday, August 16, 2021 1:37 PM
> To: Gabrielle Snow <gsnow@jlrichards.ca>
> Subject: FW: Rural v Agricultural Designation

>
>

> -----Original Message-----

> From: Don Carmichael <dontcarmichael@hotmail.com>
> Sent: Tuesday, August 10, 2021 10:38 AM
> To: Marc Rivet <mrivet@jlrichards.ca>
> Subject: Rural v Agricultural Designation

>

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> Regards

> Don Carmichael

>

> 

>

>

> Sent from my iPad

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Rural v Agricultural Designation
Date: Tuesday, August 10, 2021 10:37:38 AM

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Hi Marc

My name is Don Carmichael and I own the property at 278 Indian Hill Rd in Mississippi Mills.

I have recently received correspondence from the Municipality concerning a review of land designation Rural or Prime Agricultural in Mississippi Mills' Community official Plan.

Our property is currently designated Rural or partial Rural.

The property is not farmed in an agricultural sense. Approximately 1/2 acre has in the past been used for flowers but that has ceased as of this year as my daughter has shut down her floral design business due to COVID. The remaining eleven acres is comprised of house, horse barn and shed/garage and fields use for grazing by our 3 horses and hay for their winter feed.

I would like to retain the current designation of Rural/partially Rural to maintain the ability at some point in the future to sever several lots along Regional Road 29 for residential purposes. The area where lots would be severed is not used by the horses or any other agricultural use.

Please advise what I am required to do to maintain the current designation.

Regards

Don Carmichael
[REDACTED]

Sent from my iPad

From: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Response to Changes in Land Designation.
Date: Friday, August 20, 2021 9:11:08 AM

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:20 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Response to Changes in Land Designation.

From: Doreen Parker [REDACTED]
Sent: Sunday, August 15, 2021 4:08 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: bholmes@mississippimill.ca
Subject: Response to Changes in Land Designation.

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Please find enclosed our letter of concern. Our property is situated at Lot 17B Concession 7 Ramsay Township, Mississippi Mills.

Doreen and Stephen Parker

From: [Doreen Parker](#)
To: [Marc Rivet](#)
Cc: bholmes@mississippimill.ca
Subject: Response to Changes in Land Designation.
Date: Sunday, August 15, 2021 4:09:05 PM
Attachments: [Letter in Response to change of land designation.docx](#)

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Please find enclosed our letter of concern. Our property is situated at Lot 17B Concession 7 Ramsay Township, Mississippi Mills.

Doreen and Stephen Parker



August 13, 2021

To Marc Rivet,

This is in response to the letter we received about the proposed change of our property from Agricultural to rural. I am adamantly opposed to this plan. Our property is situated in Ramsay Township, Lot 17B.

We regret the decision of the government of Ontario proposing these changes in land designations. We are concerned this will increase the probability of individuals with small tracts of land seeing dollar signs and result in additional housing developments. Unfortunately, changes the dynamics and character of a community in which we live. Once described as the friendly town Almonte, it now sees streets that are increasing congested with traffic, lack of parking spaces, and with people who display different values and behaviours from what we have been accustomed to in the 33 years that we have lived in Ramsay Township. There is also a concern there will be an impact on the environment with loss of habitats for wildlife and changes to native plants and trees.

We are also concerned about the reference to, "this process has significant impact on property value and future use of the property". We have lived on this farm for 33 years. It is unfair of the government to be making decisions that could result in a financial impact with probable increases in property taxes to reflect the changes in property values thus having a direct affect on our quality of life. In addition, dictating land use and how we chose to farm our land is unacceptable. It was not our decision to make meaningless expansions to the size of Almonte that is now having a possible effect on our property.

We are glad to see that farmland will be protected but not at the cost of ours. Again, we are against change of our farmland designation from AGRICULTURAL.

Doreen and Stephen Parker

2019 Concession 8, Almonte Ontario



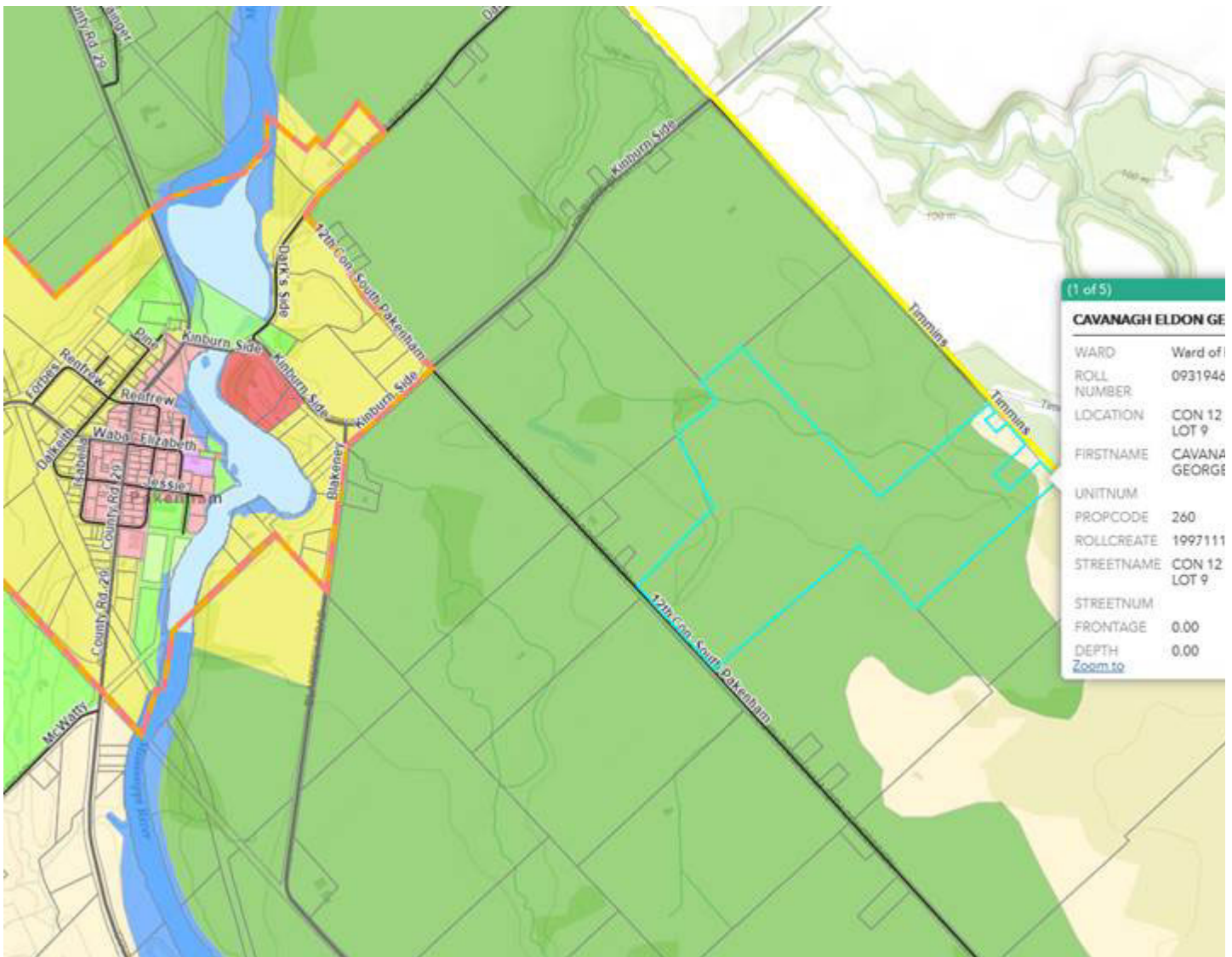
Dianne Dawe

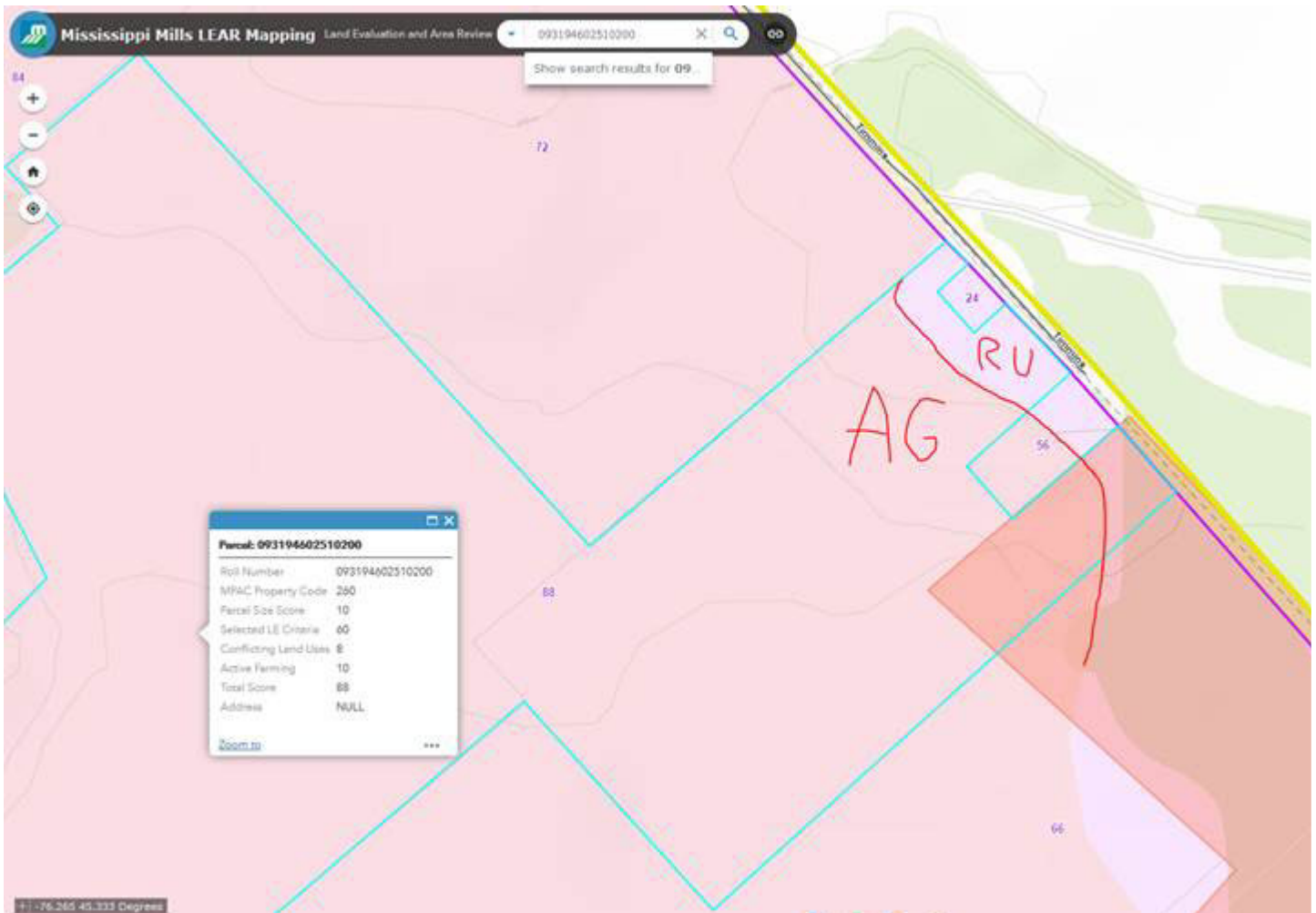
From: Kris Kerwin
Sent: August 25, 2021 2:39 PM
To: Marc Rivet
Cc: Gabrielle Snow
Subject: RE: Eldon & Nancy Cavanagh

Marc,

Property is [here](#).

Eldon & Nancy Cavanagh own a few properties East of Pakenham Village and one property (093194602510200) frontage along Timmins Road has a small piece of Rural potentially changing to prime Agriculture.





-----Original Message-----

From: Marc Rivet <mrvet@jlrichards.ca>
Sent: Monday, August 23, 2021 9:14 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Eldon & Nancy Cavanagh

Kris - please review and call me back for this one as well... currently AG and proposed AG?

-----Original Message-----

From: NancyCavanagh [REDACTED]
Sent: Monday, August 23, 2021 9:08 AM
To: Marc Rivet <mrvet@jlrichards.ca>
Subject: Eldon & Nancy Cavanagh

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Marc Rivet

Eldon and I live at 1198 12 Concession S. of Pakenham. We own the west half of lot 9 and part of the east half of lot 8. We don not understand how any of our land could change in use designation. We wish to confirm that there will be no change to our land designation.

Sent from my iPad

From: [NancyCavanagh](#)
To: [Marc Rivet](#)
Subject: Eldon & Nancy Cavanagh
Date: Monday, August 23, 2021 9:09:36 AM

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Marc Rivet

Eldon and I live at 1198 12 Concession S. of Pakenham. We own the west half of lot 9 and part of the east half of lot 8.

We don not understand how any of our land could change in use designation.

We wish to confirm that there will be no change to our land designation.

Sent from my iPad

From: [Eric McClean](#)
To: [Marc Rivet](#)
Subject: Fw: Land Designation Mississippi Mills
Date: Thursday, August 26, 2021 9:24:12 PM
Attachments: [0.png](#)

I'm resending you my information:

From: Eric McClean <[REDACTED]>
Sent: July 29, 2021 3:48 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: Land Designation Mississippi Mills

Ok, this information is from my tax bill:

MCCLEAN ROBERT ERIC
PO BOX 1711 STN MAIN
ALMONTE
ON K0A 1A0

Municipal Address:

MCCLEAN ROBERT ERIC

CON 9 E PT LOT 20

I live in Almonte, but this property is not where I currently reside in Almonte. This is a triangular lot where the old train tracks meet Martin Street. It is near the White Tail Ridge subdivision. There is no house on this lot. I planted 100s of Colorado Blue Spruce trees on this lot 17 years ago, so the land can no longer be used for agricultural use because it is now a forest.

If you need any more information.

Please feel free to ask.

Thank You

Eric McClean

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: July 29, 2021 7:01 AM

To: Eric McClean [REDACTED]
Subject: Re: Land Designation Mississippi Mills

Hello
Can you provide your legal description and municipal address?
Thanks
Marc

Sent from my iPhone

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



*J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. **We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office.** We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.*

On Jul 29, 2021, at 1:13 AM, Eric McClean [REDACTED] >
wrote:

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Hello,

I just received a letter from the Corporation of the Municipality of Mississippi Mills in regards to the designation of land I own. My land is currently designated as "Prime Agricultural" but there is a proposition to change the designation to "Rural".

I am interested in changing the designation of my land to "Rural".

How do I go about doing this?

Thank You,

Eric McClean

From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: OPA 29 - Municipality of Mississippi Mills
Date: Friday, August 20, 2021 10:26:35 AM

Hi Farrah,

Thank-you for your email and voicemail inquires regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiries. We are currently reviewing your inquiries and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiries are being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:43 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: OPA 29 - Municipality of Mississippi Mills

From: Thompson, Farrah <[REDACTED]>
Sent: Friday, August 6, 2021 1:48 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: OPA 29 - Municipality of Mississippi Mills

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Hi Marc, I have left a couple of messages for your this week – but Denny told me today that you are on vacation this week. I would still like to talk to you, but thought I would send this off via email as well.

Here are the following questions/concerns/comments we have:

What would the rezone mean for severances? We bought this land understanding that we could

sever, changes to this is frankly a big deal....
Would this affect development on private roads?

Denny mentioned that the implementation of the rezone could be possibly in 2022, but not before, can you confirm that is correct?

Thanks,
Farrah
249 Comba Lane, Pakenham

From: [Thompson, Farrah](#)
To: [Marc Rivet](#)
Subject: OPA 29 - Municipality of Mississippi Mills
Date: Friday, August 6, 2021 1:55:14 PM

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Hi Marc, I have left a couple of messages for your this week – but Denny told me today that you are on vacation this week. I would still like to talk to you, but thought I would send this off via email as well.

Here are the following questions/concerns/comments we have:

- What would the rezone mean for severances? We bought this land understanding that we could sever, changes to this is frankly a big deal....
- Would this affect development on private roads?

Denny mentioned that the implementation of the rezone could be possibly in 2022, but not before, can you confirm that is correct?

Thanks,
Farrah
249 Comba Lane, Pakenham

From: [Gail O'Connor](#)
To: [Marc Rivet](#)
Subject: Agricultural land
Date: Wednesday, August 4, 2021 8:50:15 AM

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Mississippi mills

I have received a letter stating I could email you!

My land is and never has been agricultural, why do you want to deem it so?

It's all rock, can only be used for pasture land..

Can you please explain what you base your findings on?..

Gail

Sent from my iPad

From: [Roxanne Sweeney](#)
To: [Marc Rivet](#)
Subject: FW: Land will be effected by OPA29 - Is a Severance still possible if Application made now?
Date: Tuesday, August 10, 2021 10:39:39 AM
Attachments: [image002.jpg](#)

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Hi Marc –
Please see e-mail below.
Thanks,

*Roxanne Sweeney
Municipality of Mississippi Mills
613-256-2064 ext 209*

This message is confidential. It is intended only for the individual(s) named. If you have received it by mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its attachments or disclose its contents to anyone without consent.

MM Logo Colour Signature



From: Glenn Kargus [REDACTED]
Sent: Tuesday, August 10, 2021 9:58 AM
To: Town of Mills Mailbox <town@mississippimills.ca>
Subject: Land will be effected by OPA29 - Is a Severance still possible if Application made now?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
I have a property on Bellamy Rd (398) that will be effected by OPA29. It has 8 acres severed from the original 100 acres by the road which I had always planned to sever but may now need to be done sooner rather than later if at all possible.
Can I still do the severance if I proceed immediately in respect to the proposed OPA29.
Thanks
Glenn

From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Land will be effected by OPA29 - Is a Severance still possible if Application made now?
Date: Friday, August 20, 2021 9:33:49 AM
Attachments: [image001.jpg](#)

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:55 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Land will be effected by OPA29 - Is a Severance still possible if Application made now?

From: Roxanne Sweeney [REDACTED]
Sent: Tuesday, August 10, 2021 10:40 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: FW: Land will be effected by OPA29 - Is a Severance still possible if Application made now?

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Hi Marc –
Please see e-mail below.
Thanks,

*Roxanne Sweeney
Municipality of Mississippi Mills
613-256-2064 ext 209*

This message is confidential. It is intended only for the individual(s) named. If you have received it by

mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its attachments or disclose its contents to anyone without consent.

MM Logo Colour Signature



From: Glenn Kargus [REDACTED]

Sent: Tuesday, August 10, 2021 9:58 AM

To: Town of Mills Mailbox <town@mississippimills.ca>

Subject: Land will be effected by OPA29 - Is a Severance still possible if Application made now?

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Hi,

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Can I still do the severance if I proceed immediately in respect to the proposed OPA29.

Thanks

Glenn

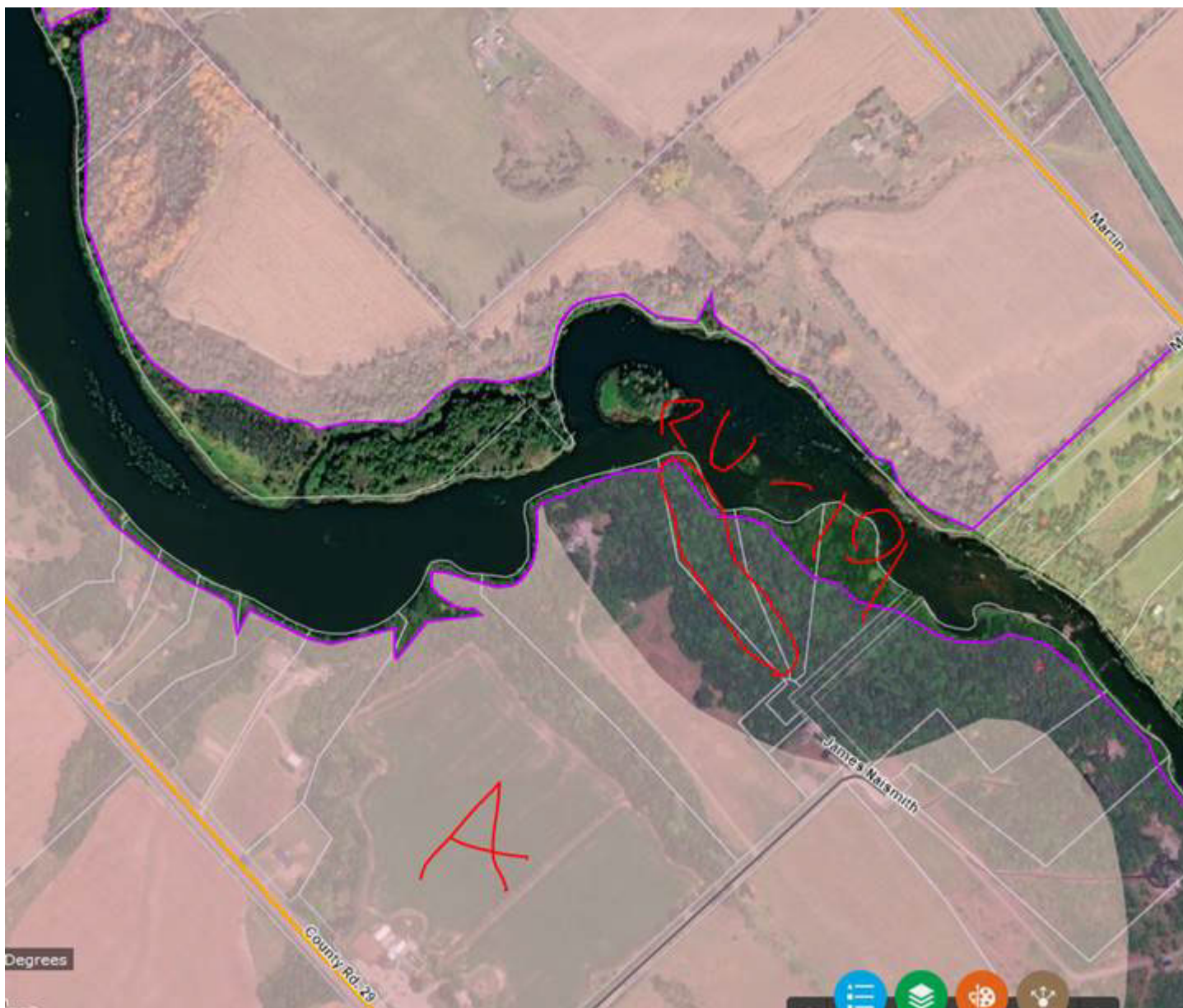
Mélanie Désabrais

From: Kris Kerwin
Sent: May 4, 2021 12:53 PM
To: Marc Rivet
Subject: RE: Proposed Addition of Lot to Prime Agricultural

Marc,

Property is [here](#).

Changing from RU to A. Zoning is RU-19.



From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, May 4, 2021 10:55 AM

To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: FW: Proposed Addition of Lot to Prime Agricultural

Can you provide plan current / proposed...
Thanks.
Marc

From: Greg Smith <[REDACTED]>
Sent: Tuesday, May 4, 2021 10:39 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: mrivet@mississippimills.ca; Kris Kerwin <kkerwin@jlrichards.ca>; Bholmes@mississippimills.ca;
Cguerard@mississippimills.ca
Subject: Proposed Addition of Lot to Prime Agricultural

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Hi:

My wife Marianne and I own a roughly 4 acre building lot, which has a new PIN no. 95 James Naismith Way, and the legal description PART LOT 21 CON 9 RAMSAY BEING PARTS 1,2,3 ON 27R8748. This lot is proposed for addition to the Prime Agricultural zone in the Official Plan.

This is not suitable for agriculture - it is mostly rock or very rocky soil, covered with bush and much of it is steep and some is flood plain bordering on the Mississippi River. We will be building a new house on it starting this summer. Therefore we suggest it not be included in the Prime Agricultural category.

We also own the adjoining property at 130 James Naismith Way. Part of it (about 1/3) is an open field suitable for agriculture while the other 2/3 includes a rocky, bush covered ridge and a steep wood covered ravine. However, we don't have any objection to it being included in the Prime Agricultural zone if it will help protect farming in the area.

Thanks.

--

Greg Smith
130 James Naismith Way
Almonte, Ontario
Canada K0A1A0
[REDACTED]

From: [Marc Rivet](#)
To: [REDACTED]
Cc: mrivet@mississippimills.ca; [Kris Kerwin](#); Bholmes@mississippimills.ca; Cguerard@mississippimills.ca; [Gabrielle Snow](#); [Kris Kerwin](#)
Subject: RE: Proposed Addition of Lot to Prime Agricultural
Date: May 4, 2021 2:04:00 PM

Received.

We have received a few emails for this area and will be reviewing these submissions.

Thanks.

Marc

From: Greg Smith [REDACTED]
Sent: Tuesday, May 4, 2021 10:39 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: mrivet@mississippimills.ca; kkerwin@jlrichards.ca; Bholmes@mississippimills.ca; Cguerard@mississippimills.ca
Subject: Proposed Addition of Lot to Prime Agricultural

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Thanks.

--

Greg Smith

130 James Naismith Way
Almonte, Ontario
Canada K0A1A0



From: [REDACTED]
To: [Marc Rivet](mailto:Mrivet@mississippimills.ca)
Cc: mrivet@mississippimills.ca; Kris Kerwin; Bholmes@mississippimills.ca; Cquerard@mississippimills.ca
Subject: Proposed Addition of Lot to Prime Agricultural
Date: May 4, 2021 10:39:39 AM

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Thanks.

--

Greg Smith

[REDACTED]

From: [REDACTED]
To: [Marc Rivet](#)
Cc: [kkelly@mississippimills.ca](#); [bholmes@mississippimills.ca](#); [Jim Wood](#)
Subject: OPA 29
Date: September 29, 2021 6:31:42 PM
Attachments: [210929 Lt Municipality of Mississippi Mills.pdf](#)

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Good afternoon,

I have been retained by ratepayers in the jurisdiction of the Municipality of Mississippi Mills, James Wood and Catherine Wood, with respect to the proposed zoning change. Please find enclosed my letter of today's date containing my comments with respect to same.

Regards,

CARMEN M. BARU, Lawyer and Notary Public
RITCHIE & BARU

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RITCHIE & BARU

Lawyers and Notaries Public

Stephen A. Ritchie & Carmen M. Baru

E-Mail: [REDACTED]

E-Mail: [REDACTED]

Assistant: Rabia Singh

E-Mail: [REDACTED]

September 29, 2021

Corporation of the Municipality of Mississippi Mills
3131 Old Perth Road
PO Box 400, RR2
Almonte, ON K0A 1A0

Dear Sir/ Madam:

Re: Proposed zoning change from Rural to Agricultural, OPA 29
W1/2 LOT 6 CON 9 PAKENHAM EXCEPT PART OF THE SAID LOT TAKEN FOR
HWY PURPOSES BY PLAN 6696 PIN 05077-0211
PT LOT 6 CON 9 PAKENHAM PTS 2 AND 3, 27R6805 PIN 05077-0119
Our File No.: 5003

I have been retained by William James Wood and Catherine Wood with respect to a proposed zoning change from Rural to Prime Agricultural Area. The change is currently contemplated by the Corporation of the Municipality of Mississippi Mills (“the Municipality”), based on the recommendations of the consultant retained by the Municipality, J.L. Richards & Associates Limited (the “Consultant”).

William James Wood is the owner of the land legally described as W1/2 LOT 6 CON 9 PAKENHAM EXCEPT PART OF THE SAID LOT TAKEN FOR HWY PURPOSES BY PLAN 6696 (PIN 05077-0211). Together with Catherine Wood, he also owns PT LOT 6 CON 9 PAKENHAM PTS 2 AND 3, 27R6805 (PIN 05077-0119), which is a narrow strip of land abutting the other parcel. Both properties (the “Properties”) are dealt with in this letter, as similar concerns apply to both.

Downzoning Principles

By letter received in early August 2021, the Municipality acknowledged that the proposed changes would have a “significant impact on property, the value of property and the future of a property.” The described impact includes the inability to sever land into additional lots except for surplus dwellings and use restrictions.

“Downzoning” a property, whereby a municipality, by changing the zoning, takes away property rights or restricts the use of property, has been described as confiscating rights without

[REDACTED]

compensation. It can only be done if duly justified, as a result of a reasonable analysis and application of relevant criteria. As repeatedly recognized by the Ontario Municipal Board, downzoning “must have the support of substantial planning reasons if it is to be acceptable to the Board and the community.”¹ The municipality attempting to downzone has the burden to demonstrate that this exercise would result in a greater benefit to the public at large than the harm or injury caused to the owner of the property.

Furthermore, I suggest that the reasoning applied by the Municipality to these proposed zoning changes must be particularly precise, given the resulting wealth inequities that will reverberate in the entire community. Any loss of property value inflicted on landowners who lose the ability to sever will lead to a corresponding increase in value for the landowners who retain that ability. Surely it would be wise that the Municipality avoid a result unduly consistent with protecting or aiding the increase in wealth for some owners at the expense of others.

The Consultant’s Recommendation for the Properties Is Unjustified

In the case at hand, the Consultant started by attempting a reasoned analysis. It set up a set of weighted criteria resulting in a point system whereby each property would be assigned a score. The properties scoring 66 or more would be proposed for the zoning change to Prime Agricultural.

Having set up the above theoretical basis, the Consultant then proceeded to make its recommendation for the Properties with utter oblivion to its own criteria. The Consultant recommended that the zoning for the entire Lot 6 Concession 9 be changed to Prime Agricultural, notwithstanding that a large part of that lot (including the Properties) does not meet the threshold score of 66.

The Consultant’s materials include Figure 6. “Parcels with LEAR Scores of 66+”, a map that shows in green the parcels with a score of 66 or higher, and in yellow the parcels with a score of 65 or less. The following excerpt of Figure 6. “Parcels with LEAR Scores of 66+” shows Lot 6 Concession 9, and it shows that the Properties (identified with a red star) have a score below 66.



For identification purposes, the Properties are highlighted below, in an excerpt from the Property Index Map for the Lanark Land Registry Office.



The same puzzling conclusions were reached in the neighbouring lots, where multiple areas that had not reached the 66-point threshold are nonetheless recommended for the conversion, while areas that

¹ Re City of Ottawa Restricted Area By-Law 158-80 (1981), 13 O.M.B.R. 86.

reach that threshold, and that are located in the immediate vicinity of the recommended conversion areas, are not recommended for the conversion, as seen in the maps below.

Of note for the maps below, although the colour green is unfortunately used in both maps, it does not have the same meaning in both. Any impression of overlap between the green areas in the two maps – either geographically or conceptually - would be inaccurate. In the first map, the green colour shows the areas that meet the 66+ point score, whereas in the second map, the green colour shows the area recommended by the Consultant for the conversion. One might expect a close correspondence of the green areas, but that is simply not the case.



Excerpt of Figure 6. Parcels with LEAR Scores of 66+



Excerpt of Figure 8. Proposed Prime Agricultural Designation

In addition to failing to meet the criteria selected by the Consultant, the proposed designation does not make utilitarian sense.

The Properties have a combined area of approximately 70 acres. At least half of the area is covered in rock outcrop and trees. The remaining area produces hay or grass. It is not good for agricultural crops, due to drainage issues.

The Properties are bordered on three sides by public roads, with a fourth border formed mainly by the indigenous creek.

There are approximately 10 residential lots around the perimeter of the Properties that have been severed over the time.

None of it suggests that the Properties can be meaningfully used for agricultural purposes.

Overall, the conclusion reached by the Consultant, and its recommendation, seem capricious, arbitrary, unsupported by its own criteria. While we are not prepared to speculate at this point, the recommendation is concerning.

I urge the Municipality to not give course to this recommendation.

Yours very truly,

Ritchie & Baru

A handwritten signature in black ink, appearing to read 'C. Baru', with a long horizontal flourish extending to the right.

Carmen M. Baru

Cc. Mark Rivet mrivet@jrichards.ca;
Ken T Kelly. CAO Mississippi Mills: kkelly@mississippimills.ca
Bev Holmes. Chair Agricultural Committee, Mississippi Mills: bholmes@mississippimills.ca

From: [Gabrielle Snow](#)
To: [Jan Smith](#)
Cc: [Marc Rivet](#)
Subject: RE: Question
Date: Friday, August 6, 2021 11:23:58 AM

Hi Jan,

Thanks for providing this information. I will provide my supervisor, Marc Rivet, with your address and we will look into this for you.

Regards,

Gabrielle

From: Jan Smith [REDACTED]
Sent: Friday, August 6, 2021 10:38 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: Question

Of course

3147 8th Concession North

Sent from my iPhone

On Aug 6, 2021, at 10:30 AM, Gabrielle Snow <gsnow@jlrichards.ca> wrote:

Hi Jan,

Thanks for your email.

We can definitely look into this question for you. Would it be possible to get your address to look into whether your property is being proposed for a designation change?

Thanks,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913
[<0.png>](#)

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From: Jan Smith [REDACTED]
Date: August 5, 2021 at 12:06:03 PM EDT
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Question

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Hi

Question regarding designation changes to prime agricultural lands.

Currently our property is used for agriculture. Should the designation change how will we be taxed on it?

This seems like a cash grab if it changes & taxes are increased.

Thank you

Jan Smith
Sent from my iPhone

From: [Jan Smith](#)
To: [Marc Rivet](#)
Subject: Question
Date: Thursday, August 5, 2021 12:06:03 PM

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Hi

Question regarding designation changes to prime agricultural lands.

Currently our property is used for agriculture. Should the designation change how will we be taxed on it? This seems like a cash grab if it changes & taxes are increased.

Thank you

Jan Smith
Sent from my iPhone

From: [REDACTED]
To: Marc Rivet
Subject: Re: OPA 29 Agr cultural Area study
Date: May 4, 2021 2:30:40 PM

Salut Marc!

Thank you for the prompt reply to my email I left you a message on your cell concerning same. Regrettably, Chris got it wrong ; we do not live in Greystone Estates but in Stonehome Estates. There is one parcel of land that was removed from prime ag rating on Appleton Side Road that abuts entirely on Stonehome Estates. Its area appears to be about the same as our subdivision. Chris, however, is right about OPA 29 not impacting Greystone Estates as no reclassified parcel touches it.

Thank you !
Jean-Guy

Sent from my iPhone

On May 4, 2021, at 9 57 AM, Marc Rivet <mrivet@jrichards.ca> wrote:

Bonjour M. Legault,

See below. Let us know if you have any further questions.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528
<0.png>

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From: Kris Kerwin <kkerwin@jrichards.ca>
Sent: Monday, May 3, 2021 6:14 PM
To: Marc Rivet <mrivet@jrichards.ca>
Subject: RE: OPA 29

They live in greystone estates and not included in OP 29. Nothing has changed for the properties behind their house.

<https://www.google.com/maps/place/220+Stonehome+Crescent,+Almonte,+ON+K0A+1A0/@45.2379858,-76.1709761,1794m/data=!3m1!1e3!4m5!3m4!1s0x4cd21ac400e590e1:0x26a7dfff8e87e062!8m2!3d45.2371999!4d-76.1649526>

<image001.png>

-----Original Message-----
From: Marc Rivet <mrivet@jrichards.ca>
Sent: Monday, May 3, 2021 3:50 PM
To: Kris Kerwin <kkerwin@jrichards.ca>
Subject: FW: OPA 29

Hello,

Can you find these properties?

Thanks.

Marc

-----Original Message-----
From: Clinic-User [REDACTED]
Sent: Monday, May 3, 2021 3:39 PM
To: Marc Rivet <mrivet@jrichards.ca>
Subject: OPA 29

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Hello Marc,

My name is Jean-Guy Legault and I just left you a message on your cell. As I mentioned, I live in Stonehome Estates on lot #7 where my family and I have been residing since 1998. I also own the property on lot #8. I believe both of these properties will be directly negatively affected by the changes proposed in OPA 29 and I need more information to assess the impact on my family's safety and enjoyment of life as well on the value of my properties.

Specifically, I would like to see a more detailed plan of precisely where the property lines of my two lots would abut on the two parcels being re-zoned on Appleton Side Road. As well, what type of development would be allowed to take place on those two parcels should the proposal be approved.
Thank you for the time taken to consider the above requests.

Jean-Guy Legault
216 & 220 Stonehome Crescent
Almonte

Dianne Dawe

From: Jennifer Russell [REDACTED]
Sent: September 27, 2021 10:57 AM
To: Marc Rivet; Gabrielle Snow; Denzil Ferguson
Cc: Melanie Knight
Subject: OPA 29 - 448 Barr Side Rd

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Hi guys,

Dale Wood spoke to me this morning regarding his property at 448 Barr Side Rd. He was previously zoned half rural and half agricultural however the OPA 29 changes his designation to prime ag. He says his property is mostly rock and is in no way prime agricultural. He's worried about the appeal deadline and would like someone to give him a call as soon as possible. He can be reached at [REDACTED]

Thanks,

Jennifer Russell
Building and Planning Clerk
Municipality of Mississippi Mills

[REDACTED]
3131 Old Perth Rd, PO Box 400
Almonte, ON KOA 1A0



Dianne Dawe

From: Jim [REDACTED]
Sent: September 11, 2021 1:36 PM
To: Marc Rivet
Subject: RE: Proposed Land Rezoning

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Marc:

Thank you for your response however, the two lots that you are stating could be created would be significant in size. I also know that right around the corner from our property (in Beckwith Twp.) they put in a significant number of homes on a former farm property which I believe is zoned Rural.

I fail to see the reasoning and need for a rezoning other than to allow for further development in our area.

Also at one point not that many years ago, Ottawa had proposed to allow an aggregate operation directly across the road from us on the Prime Agricultural land I spoke of below. So I have a great deal of scepticism when it comes to municipalities and what they do or do not allow and how quickly this can change, especially when it comes to rezoning to allow for development.

Regards

Joanne

On 2021-09-07 13:02, Marc Rivet wrote:

> Hello,
>
> We've received your email. We are still receiving comments and
> working with the Agricultural Committee before reviewing / addressing
> comments.
>
> Thanks.
> Marc
>
> P.S. Please note subdivisions are not permitted in the Rural or
> Agricultural Area. Furthermore, only two lots can be created (plus
> retained) from an original lot (1973) subject to other policies of the
> Plan. Aggregates need to follow a provincial approval process and no
> such site has been identified at this time... note this could be in

> either Agricultural or Rural lands.

>

>

> Marc Rivet, RPP, MCIP

> Associate

> Senior Planner

>

> J.L. Richards & Associates Limited

> 700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1

> Direct: 343-803-4533 Cell: 613-867-8528

> www.jlrichards.ca

>

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> the office. We are dedicated to delivering quality services to you

> through value and commitment, as always. Please reach out to us if you

> have any questions about your project.

>

>

> -----Original Message-----

> From: Jim [REDACTED]

> Sent: Tuesday, September 7, 2021 11:54 AM

> To: Gabrielle Snow <gsnow@jlrichards.ca>

> Cc: Marc Rivet <mrivet@jlrichards.ca>

> Subject: Proposed Land Rezoning

>

> Caution: This email originated from outside JLR. Do not click links

> or open attachments unless you recognize the sender and know the

> content is safe. If in doubt, please forward suspicious emails to

> Helpdesk.

>

> Gabrielle:

>

> I would like to put forward our comments regarding the proposed

> rezoning of the lands surrounding our property located at 431 Golden

> Line Road, which would be directly and adversely impacted by this

> proposal.

>

> I would also like to state that being residents affected by the

> proposed change you can imagine our shock and surprise to find this

> out via an informed neighbour (as we did not receive any

> correspondence from the township regarding the matter).

>

> We have lived in this area for going on thirty years and have enjoyed

> the close knit rural atmosphere. However, we have become increasingly

> concerned over the past several years to see the adverse changes in

> our area, as a result of increased urbanization and development. I

> know that other neighbours I have spoken to have expressed the same

> concerns, especially those with young children. The section of road

> directly in front of our homes has seen a substantial increase in the
> amount and type of vehicular traffic as well as the speed at which
> they traverse it.
>
> Of major concern to many of us in close proximity to 451 Golden Line
> Road (formerly owned by deceased Frank McPhail) is that with the
> proposed change to "Rural" designation there is the possibility of
> severance of this land and development of a subdivision. According to
> the paperwork we have reviewed this land not only has excellent soil
> but is one of the larger parcels making it ideal for use as a hobby
> farm.
>
> If the intent of the proposed rezoning is to protect valuable prime
> agricultural land than a change in designation appears contrary and in
> direct conflict to this as there is a large area of such land opposite
> our homes. Changing the designation to allow for further urban
> development or the possibility of aggregate operations, etc. would not
> only adversely affect the value of the homes in our area but also have
> a negative impact on the lifestyle we all moved here to enjoy. Further
> a change would also affect the following:
>
> • Impact on farming operations (farms in the area routinely access our
> road with large, slow moving farm equipment and so forth). With an
> increase in population due to development this would certainly
> adversely affect their ability to move freely and safely from one
> field to
> another)
> • Possible affect on the water table and water quality especially now
> that climate change is so prevalent
> • Noise
> • General traffic
> • Increase in garbage and disposal of such
>
>
> Many of our neighbours have used their lands for hobby farm activities
> as well as for equine purposes and a change in designation would
> directly impact this, especially if there is any further increase in
> development. As you may not be aware the Ottawa Valley Hunt Club is
> also just down the road from our properties so I'm sure this would
> have an impact on their membership as well.
>
> As there has been so much development in both Almonte and Carleton
> Place, both of which are on our doorsteps, we have also seen a sharp
> decline in the amount and variety of wildlife in this area. Allowing a
> change in designation would have a negative impact on the already
> dwindling habit available to them and to the lives of those who enjoy
> their presence.
>
> Regards
>
> Jim & Joanne Gallagher

From: [Marc Rivet](#)
To: [Gabrielle Snow](#)
Subject: FW: Proposed Land Rezoning
Date: Tuesday, September 7, 2021 12:58:00 PM

-----Original Message-----

From: Jim [REDACTED]
Sent: Tuesday, September 7, 2021 11:54 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: Proposed Land Rezoning

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Gabrielle:

I would like to put forward our comments regarding the proposed rezoning of the lands surrounding our property located at 431 Golden Line Road, which would be directly and adversely impacted by this proposal.

I would also like to state that being residents affected by the proposed change you can imagine our shock and surprise to find this out via an informed neighbour (as we did not receive any correspondence from the township regarding the matter).

We have lived in this area for going on thirty years and have enjoyed the close knit rural atmosphere. However, we have become increasingly concerned over the past several years to see the adverse changes in our area, as a result of increased urbanization and development. I know that other neighbours I have spoken to have expressed the same concerns, especially those with young children. The section of road directly in front of our homes has seen a substantial increase in the amount and type of vehicular traffic as well as the speed at which they traverse it.

Of major concern to many of us in close proximity to 451 Golden Line Road (formerly owned by deceased Frank McPhail) is that with the proposed change to "Rural" designation there is the possibility of severance of this land and development of a subdivision. According to the paperwork we have reviewed this land not only has excellent soil but is one of the larger parcels making it ideal for use as a hobby farm.

If the intent of the proposed rezoning is to protect valuable prime agricultural land than a change in designation appears contrary and in direct conflict to this as there is a large area of such land opposite our homes. Changing the designation to allow for further urban development or the possibility of aggregate operations, etc. would not only adversely affect the value of the homes in our area but also have a negative impact on the lifestyle we all moved here to enjoy. Further a change would also affect the following:

- Impact on farming operations (farms in the area routinely access our road with large, slow moving farm equipment and so forth). With an increase in population due to development this would certainly adversely affect their ability to move freely and safely from one field to another)
- Possible affect on the water table and water quality especially now that climate change is so prevalent
- Noise
- General traffic
- Increase in garbage and disposal of such

Many of our neighbours have used their lands for hobby farm activities as well as for equine purposes and a change

in designation would directly impact this, especially if there is any further increase in development. As you may not be aware the Ottawa Valley Hunt Club is also just down the road from our properties so I'm sure this would have an impact on their membership as well.

As there has been so much development in both Almonte and Carleton Place, both of which are on our doorsteps, we have also seen a sharp decline in the amount and variety of wildlife in this area. Allowing a change in designation would have a negative impact on the already dwindling habit available to them and to the lives of those who enjoy their presence.

Regards

Jim & Joanne Gallagher

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Re: Jim Timms - LEAR
Date: October 26, 2021 7:57:17 PM
Attachments: [image002.png](#)
[0.png](#)

Thanks Marc.

I will pass the information on to Jim. I may pass your telephone number on to him. Would that be ok?

Bev

Bev Holmes
Councillor - Ramsay Ward
Municipality of Mississippi Mills

[REDACTED]

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, October 26, 2021 10:21 AM
To: Bev Holmes [REDACTED]
Cc: Kris Kerwin <kkerwin@JLRICHARDS.CA>; Eric Forhan <eforhan@jlrichards.ca>; Ken Kelly <kkelly@mississippimills.ca>; Melanie Knight <mknight@mississippimills.ca>
Subject: RE: Jim Timms - LEAR

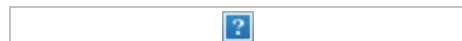
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bev,
See our research below.
Two of the three do not qualify for consent.
The third MIGHT subject to MDS qualify for one lot however with OPA 29 would no longer as would be 100% AG.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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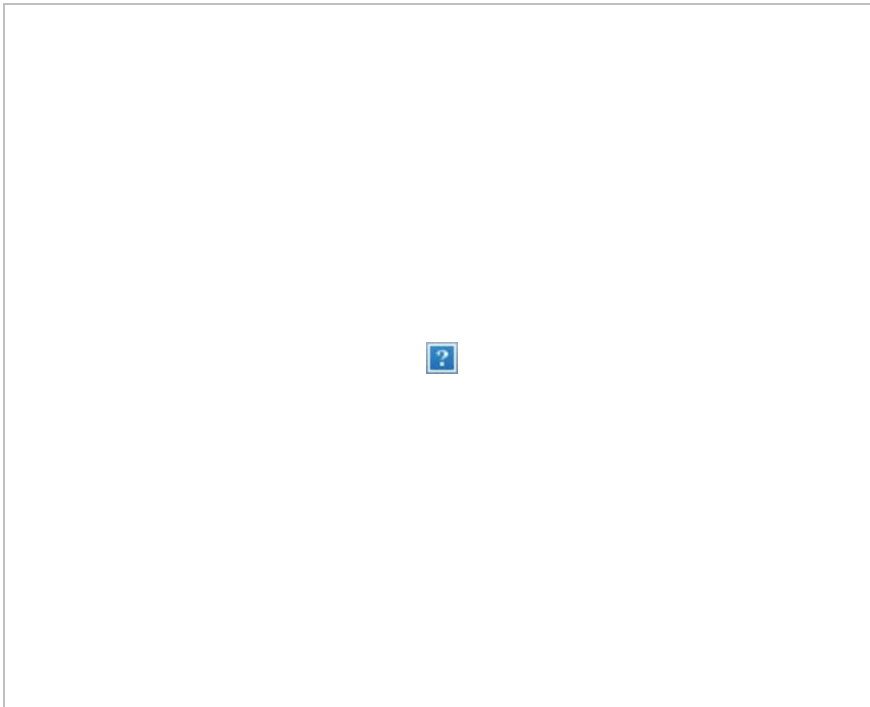
From: Eric Forhan <eforhan@jlrichards.ca>
Sent: Monday, October 25, 2021 8:38 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: RE: Jim Timms - LEAR

Good morning,

His Legal Name is James Joseph Tims, I've located his parcels:

Conc 5 West PT LOT 19

- Designation: Rural, Aggregate Pit Reserve
- Within 1 KM of an Abandoned Mine
- Would appear to be an Original Township Lot – no previous severances.
- However, the parcel does not have frontage along a public road. This stretch of Conc 5 B is an unopened municipal road allowance.
- The severance potential of the site is constrained due to no public road frontage.



Conc 6 East PT LOT 18 –

- Designation: Agricultural. A very small portion of the site (fronting onto Ramsay Conc 7B) is designated Rural.
- It would appear that the original lot has been severed once prior to create 209 Old Union Hall Rd – though I have no date of this severance, I suspect that the abutting lot was created prior to 1973, due to my review of the transaction history on geowarehouse.

- Watercourse (potential fish habitat) presence: It's hard to tell from the attached map (faded red line), but there is a watercourse that traverses diagonally across the site, from the northwest corner to the southeast corner. Any proposed development (lot creation) should be located 30 m away from said feature.
- The property has access from two (2) municipally owned and maintained public roads.
- The property's severance potential is constrained due to the current prime ag. designation. However, the small irregular shaped portion of the property designated Rural, could potentially be severed, provided that this area represents at least 1 ha. However, there appears to be livestock facilities in the area therefore the applicant who need to confirm separation distances between future dwelling and barns / manure (MDS Formulae).
- Note – this property is proposed to be ALL agricultural with OPA 29.

Conc 5 E PT LOT 20 – 997 Clayton Road

- Designation: Mostly Rural, partly Prime Agricultural.
- Subject property is within 1 km of an abandoned mine
- The property has been severed three (3) times already:
 - B1993/249 – rural residential lot; approved
 - B1933/250 – rural residential lot; approved
 - B1933/251 – rural residential lot; approved
- No more severances allowed as per current COP policy:
 - 5.3.11.1(ix.) In the Rural designation, the maximum number of lots created per land holding will be two plus the remnant lot, except where otherwise specifically provided for in this Plan. A holding is defined as a parcel of land held in a conveyable ownership as of July 1, 1973 or an original township lot.

Thank you,

Eric

From: Bev Holmes [REDACTED]

Sent: Sunday, October 24, 2021 1:48 PM

To: Marc Rivet

Subject: Jim Timms - LEAR

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Hello Marc,

I got a call on the weekend from Jim Timms in regards to the letter he received. Jim does not have e-mail access and does not use a computer.

Jim could not find the letter (and cannot recall what it said) when he called me however, he says he owns 3 parcels of land in Ramsay Ward. One parcel is on Concession 6, off of the Old

Union Hall Road. I think it was agriculture and we left it that way.

The other two parcels are on Concession 5 and are Lots 19 & 20. One of them is where Jim lives and has dairy barns, off Clayton Road. The other is bush. He is wanting to sever 2 lots off the "bush parcel" and has been, in the past, told by planning that he cannot because there is no access. However, he says the road is open and already has houses on it. I am not sure if the road is open past his property all the way to the second "bush" lot.

I would like to have a conversation with you about Jim's issue. Please let me know a good time to call you.

Bev

Bev Holmes
Councillor - Ramsay Ward
Municipality of Mississippi Mills



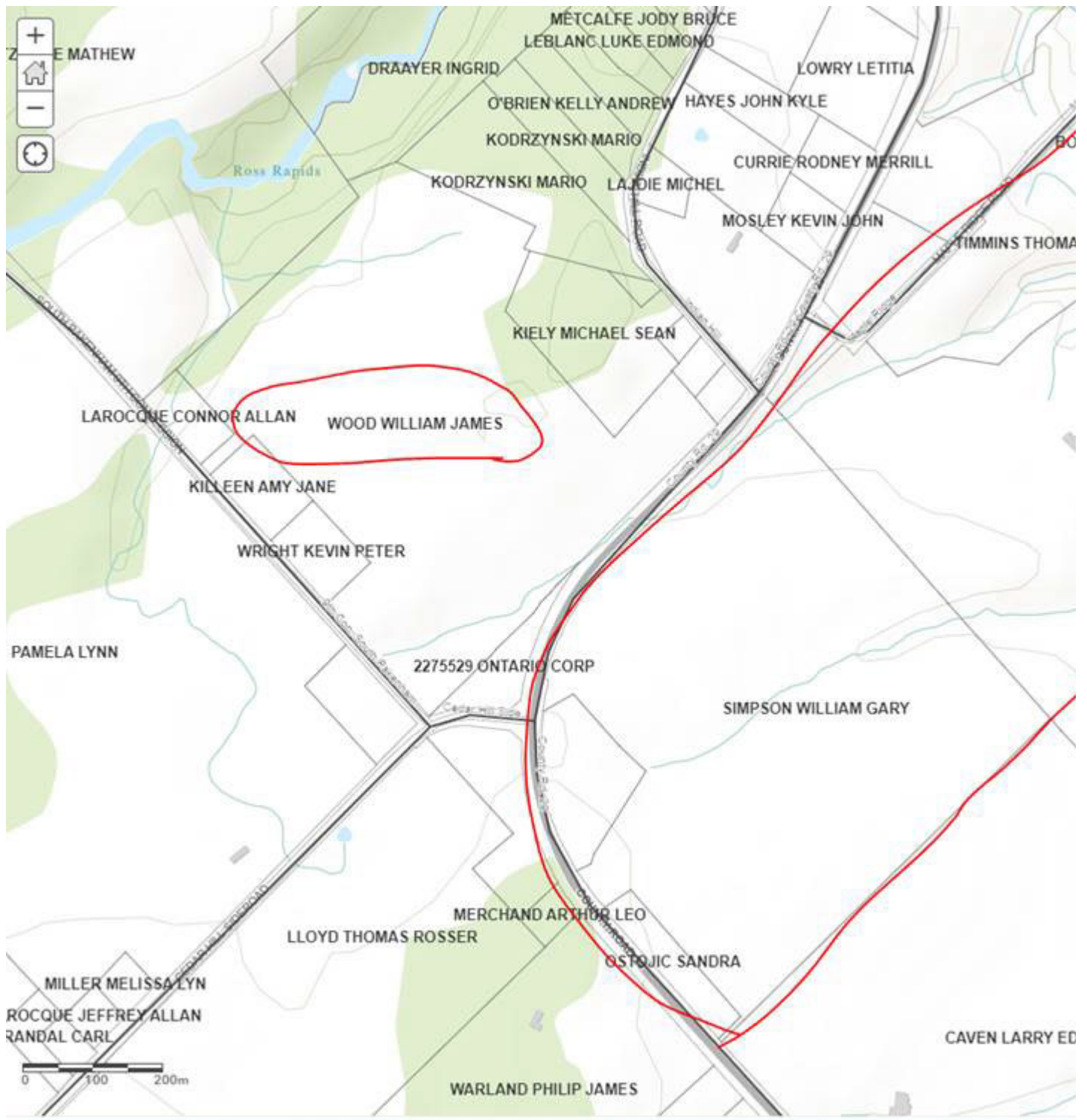
Mélanie Désabrais

From: Kris Kerwin
Sent: December 14, 2021 11:39 AM
To: Marc Rivet; Gabrielle Snow
Subject: RE: Jim Wood enquiring rezoning info - LEAR

Marc,

I'm having trouble locating this property. [William James Woods](#) is the closest @ Lot 6 Con 9 Pakenham. He has recently been removed from the prime agriculture layer.

Pakenham



Ramsay



From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, December 13, 2021 5:54 PM
To: Kris Kerwin <kkerwin@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: Jim Wood enquiring rezoning info - LEAR

Kris - Info please
M

Get [Outlook for iOS](#)

From: Melanie Knight <mknight@mississippimills.ca>
Sent: Monday, December 13, 2021 4:34 PM
To: Marc Rivet; Gabrielle Snow
Subject: FW: Jim Wood enquiring rezoning info - LEAR

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Hi Marc and Gabrielle,

Below is someone inquiring about the LEAR project and would like an update on the LEAR project and more information regarding the potential redesignation of his property.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext 259
mknight@mississippimills.ca

From: Sadie Dupuis <sdupuis@mississippimills.ca>
Sent: December 13, 2021 4:17 PM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: Jim Wood enquiring rezoning info

Hey Melanie.

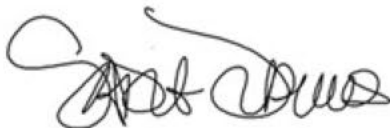
Please see the following details in regard to the man who just called looking for more information on the rezoning of his property.

Jim Wood

Lot 5 Concession 9

Rezoning of land, from agricultural class 3 to class 1

He's looking for the current status of the rezoning and can be reached at wjimwood@yahoo.com



Sadie Dupuis
Building Official
BCIN 122041



3131 Old Perth Road, P.O. Box 400
Almonte, ON, K0A 1A0
P: (613) 256-2064 ext.260
F: (613) 256-4887
URL: www.mississippimills.ca

From: [REDACTED]
To: [Marc Rivet](mailto:Marc.Rivet@jlr.com)
Subject: Fw: Changes to Land designation from Rural to Agricultural. J Wood
Date: September 30, 2021 12:13:16 PM
Attachments: [Letter---Rural-to-Agricultural-x.pdf](#)
[Lot 6.pdf](#)

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Mr Rivet,

I sent this email to you originally on August 25,2021

It would appear that I had the incorrect email address,at that time

Could you please confirm that you have received this transmission ?

Again, for the record, I want to protest this proposed change in designation of my property, in the strongest possible terms.

I think I have summarized my opinion in the original email below.

You should have also received a letter from my attorney, yesterday, in this regard.

Thank You

Jim Wood
[REDACTED]

----- Forwarded Message -----

From: Jim Wood <[REDACTED]>
To: mjrivet@jlrichrdsd.ca <mjrivet@jlrichrdsd.ca>
Cc: rminnille@mississippimills.ca <rminnille@mississippimills.ca>; jdalgity@mississippimills.ca <jdalgity@mississippimills.ca>; jmaydan@mississippimills.ca <jmaydan@mississippimills.ca>; bholmes@mississippimills.ca <bholmes@mississippimills.ca>; cguerard@mississippimills.ca <cguerard@mississippimills.ca>; dferguson@mississippimills.ca <dferguson@mississippimills.ca>
Sent: Wednesday, August 25, 2021, 10:00:46 p.m. EDT
Subject: Changes to Land designation from Rural to Agricultural

Mr Rivet,

How do I file a formal objection or legal challenge, to this madness ?

By your own LEAR analysis (Mississippi Mills), my property scores 65 or less(as posted on their website), so should not be redesignated, according to your own presentation to the AG committee.

Also this parcel has about 70 acres remaining, of the original 100 acres (severances over time)

At least 50% of the balance, is rock outcrop and/ or trees.

The remaing 50% is producing hay/grass because it is not much good for any other crop,due to drainage issues.

This property is bordered on three sides by public roads,with a forth border formed mainly by the indigenous creek.

There are approximately 10 residential lots severed off, around the perimeter of this property, over time.

I believe we may have been inadvertently identified, as agricultural, by a method similar in accuracy, to Jackson Pollock's artistic style.

I am hoping, in terms of my property, that this is an honest mistake or a bureaucratic oversight and not the Orwellian over reach that,I had assumed, at first reading of the letter (attached) provided by Mississippi Mills.

So....what now ?

Regards

Jim Wood





CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

3131 OLD PERTH ROAD • PO BOX 400 • RR2 • ALMONTE ON • K0A 1A0

PHONE: 613-256-2064
FAX: 613-256-4887
WEBSITE: www.mississippimills.ca

To Whom it May Concern,

The Municipality of Mississippi Mills is reviewing the designation of your land in the Community Official Plan. As you can imagine, designation is a very important aspect of proper land use planning and is meant to avoid as many conflicts as possible between current and future land uses. Land use designations from the Community Official Plan is implemented through the zoning by-law.

The Municipality of Mississippi Mills is required to review its Prime Agricultural Area designation as part of Official Plan Amendment 29 (OPA 29). The purpose of OPA 29 is to refine the current Prime Agriculture Area designation on Schedule "A" of Mississippi Mills' Community Official Plan – Rural Land Use plan which has been in effect since 2006. This review is being undertaken because the criteria developed by the Province to identify prime agricultural areas has been updated in the Provincial Policy Statement.

To ensure that the Municipality of Mississippi Mills considers as many factors as we can in the review process, the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has designed a comprehensive guideline for our review. This is referred to as a Land Evaluation and Area Review (LEAR) which is a tool to identify lands that may be suitable for designation as Prime Agricultural Areas and protected in our Community Official Plan.

Because this process has a significant impact on property, the value of property and the future use of a property, the Municipality has initiated public consultation including an official public meeting to gather input. In addition to the public meeting, the municipality has held an information session for landowners which was recorded and is available on the website as well as additional resources. We have endeavoured to communicate to residents through the Ontario Federation of Agriculture and the National Farmers Union. We are also reaching out directly to landowners whose land may be affected, like you.

The designation of a parcel of land determines what types of activities and development can take place on that parcel through the zoning by-law. In some cases, the activities or uses that take place on one parcel of land can affect the activities and development that can take place in the future or affect neighbouring parcels of land. For instance, agricultural operations must be separated from future residential development. The Province has established minimum distance separation regulations as one tool so that prime agricultural land is not impacted by residential development, protecting agricultural operations from potential future conflicts.

The changes that we are proposing affect your land. Your land is currently designated Rural or partially Rural and the proposal will change this designation to Prime Agriculture which will remove your ability to sever your land into additional lots in the future (except for surplus dwellings).

Although permitted uses within a Rural or Prime Agricultural designation are very similar, the Planning Act restricts lot creation opportunities within Prime Agricultural Areas in order to protect prime agricultural areas and avoid conflicting land uses (residential development). A Prime Agricultural Area is more than just active farming areas and/or areas with good soils; the intent is to protect larger areas to avoid conflicting land uses which could affect current or future farming operations.

Please note that NO change in designation of your property has been taken at this time. The Municipality is currently in an extended period of consultation. You have the opportunity to provide input between now and September 30, 2021. No decisions of Council will be made until after the consultation period closes. Also note that the final approval is with Lanark County.

Additional information can be found on the Mississippi Mills Planning and Land Use Webpage including an online mapping tools. <https://www.mississippimills.ca/en/build-and-invest/planning-and-land-use.aspx?mid=76816> or follow the links webpage under the headings Build and Invest then Planning and Land Use and scroll to the bottom of the page to Official Plan Amendment 29 Proposed Prime Agricultural Area Designation.

We also invite you to provide a written submission which will be considered as part of our planning report which will be presented to Committee of the Whole later this Fall.

If you have questions or wish to discuss this study or how it may affect your property, please email **Marc Rivet** at mrivet@jlrichards.ca or call 343-803-4533.

Kindest regards



Ken T. Kelly

Chief Administrative Officer



Mississippi
Mills

Municipality of Mississippi Mills

P.O. Box 400
3131 Old Perth Road
Almonte, ON K0A 1A0
(613) 256-2064

Roll #: 0931-946-015-22900-0000

Legal Description: PAKENHAM CON 9 PT LOT 6 AND
RP 27R6805 PARTS 2 AND 3

WOOD WILLIAM JAMES
WOOD CATHERINE
84 HORTON ST

ALMONTE
ON K0A 1A0

Municipal Address:

From: [Gabrielle Snow](#)
To: [Kris Kerwin](#)
Cc: [Marc Rivet](#)
Subject: Updated LEAR List
Date: September 1, 2021 10:52:45 AM
Attachments: [Mmills Inquiry Log v1.2.xlsx](#)

Please see attached

From: [Gabrielle Snow](#)
To: [Kris Kerwin](#)
Cc: [Marc Rivet](#)
Subject: RE: LEAR
Date: October 4, 2021 11:41:03 AM
Attachments: [Mmills Inquiry Log v1.2.xlsx](#)

Hi Kris,

Attached, please find the updated list of updated inquiries. Note that for mapping, please only proceed to map those with "IN##" IDs. The inquiries with "IN_G##" IDs are very general in nature; they relate to the LEAR approach generally and are not tied to particular properties. For this reason, they do not need to be mapped.

Of the new inquiries that are tied to properties, note that I have connected with the individuals who submitted IN47 to obtain an address—their original email did not provide one. Once I get the address, I will provide you with an update so that it can be mapped.

Please let me know if you have any questions.

Thanks,

Gabrielle

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Monday, October 4, 2021 9:46 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: LEAR

Hi Gabrielle,

Are you able to get the last minute requests this morning?

Thanks

From: Gabrielle Snow <gsnow@jlrichards.ca>
Sent: Friday, October 1, 2021 9:36 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>; Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: LEAR

Thanks Kris! I'll have some more to be mapped this morning—many last-minute requests!

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Friday, October 1, 2021 8:45 AM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: LEAR

The public GIS is updated to IN42.

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Friday, October 1, 2021 7:31 AM

To: Gabrielle Snow <gsnow@jrichards.ca>; Kris Kerwin <kkerwin@jrichards.ca>

Subject: LEAR

We received a lot of last minute submissions please have these inserted ASAP. Monday?

Thanks

Marc

Get [Outlook for iOS](#)

From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Land designation at 112 Lynx Hollow Rd
Date: Friday, August 20, 2021 10:08:01 AM
Attachments: [image001.png](#)

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of properties has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:38 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Land designation at 112 Lynx Hollow Rd

From: Mills Planner <mplanner@mississippimills.ca>
Sent: Monday, August 9, 2021 2:18 PM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Land designation at 112 Lynx Hollow Rd

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LEAR question

Tyler Duval RPP, MCIP, M.PI.
Planning Consultant

Municipality of Mississippi Mills
3131 Old Perth Road, P.O. Box 400
Almonte, ON, K0A 1A0
P: (613) 256-2064
F: (613) 256-4887



From: Joanna Jack <[REDACTED]>
Sent: August 8, 2021 9:30 PM
To: Maggie Yet <myet@mississippimills.ca>
Subject: Land designation at 112 Lynx Hollow Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Maggie,

I'm just calling to verify that with the Land Evaluation and Area Review that is underway to identify lands suitable for designation as Prime Agricultural areas, our newly rezoned and severed lot will remain Limited Service Residential-Special Exception with provision for agricultural use.

Mary Jack at 100 Lynx Hollow Road, the farm our parcel was severed from, received a notice about her land being changed from Rural to Prime Agriculture.
The notice she received highlighted these changes can affect neighbouring parcels of land.

Assuming our zoning will remain the same as what was recently passed, will there be any changes to our permitted uses following the designation of Mary's land to prime agriculture?

Thanks in advance for your help clarifying these questions!

Kind regards,
Joanna

From: [Mills Planner](#)
To: [Marc Rivet](#); [Gabrielle Snow](#)
Subject: FW: Land designation at 112 Lynx Hollow Rd
Date: Monday, August 9, 2021 2:17:42 PM
Attachments: [image001.png](#)

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LEAR question

Tyler Duval RPP, MCIP, M.PI.

Planning Consultant
Municipality of Mississippi Mills
3131 Old Perth Road, P.O. Box 400
Almonte, ON, K0A 1A0
P: (613) 256-2064
F: (613) 256-4887



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Thanks in advance for your help clarifying these questions!

Kind regards,
Joanna

Dianne Dawe

From: Marc Rivet
Sent: September 8, 2021 1:08 PM
To: Joanne Hanlon
Cc: Mark Brassard; Jennifer Russell; Gabrielle Snow; [REDACTED]
Subject: RE: OPA 29
Attachments: 24473_RuralLanduse_ScheduleA.pdf

Good afternoon,

The current project is to review the designation of Prime Agricultural Areas in the Community Official Plan. Rezoning is not being reviewed / considered at this time.

The Community Official Plan sets the policies for development.

The Provincial Policy Statement includes policies dealing with matters of provincial interest such as agricultural and mineral aggregate resources.

Both agriculture and mineral aggregate resources need to be identified in the Community Official Plan (with relevant policies in the Community Official Plan).

In order for a new pit or quarry to be established it must be identified in the Community Official Plan and then zoned in the Zoning By-law. A new pit or quarry is also subject to an approval under the Aggregate Resources Act. New mineral aggregate resource areas (licensed pits and quarries) are not being considered as part of this Review... also note the Community Official Plan was reviewed and updated December 2019 and was deemed to be consistent with provincial policies - review of Agricultural Resource Areas had been differed (which is why it is being reviewed at this time).

See current Rural Land Use schedule which identifies Mineral Aggregate sites.

Also - a mineral aggregate site could (and I say could) be permitted on agricultural lands subject to certain policies and rehabilitation requirements through the Aggregate Resources Act. Also, a new pit or quarry must go through a complete site plan approval process with the Ministry of Natural Resources and Forestry and there are large setbacks from existing dwellings and many supporting studies (hydrogeological, traffic, noise, etc) that would be required (and the process is subject to appeal).

Hope this helps.

Thanks.
Marc

-----Original Message-----

From: Joanne Hanlon [REDACTED]
Sent: Wednesday, September 8, 2021 12:44 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Mark Brassard [REDACTED]
Subject: OPA 29

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Marc,

I had left you a message regarding specific impacts to our property at 451 Golden Line Road. I have spoken with Gabrielle and she mentioned we will receive an email about our property.

I did have another question and Gabrielle thought I should contact you or potentially Tyler Duval.

I understand as part of the rezoning from agriculture to rural, that there is potential for the land to be used as pit or quarry? I would be concerned if any adjacent land could be used as a quarry as the truck traffic and noise would be unacceptable. How is this addressed to ensure that any rezoning doesn't allow these activities beside residences?

Also i am trying to understand what designation is needed to have a kennel or animal care establishment? I cant find them listed under rural or agriculture, but i may not have the correct document.

Thanks
Joanne

Dianne Dawe

From: Marc Rivet
Sent: September 8, 2021 3:35 PM
To: Joanne Hanlon
Cc: Mark Brassard; Jennifer Russell; Gabrielle Snow; [REDACTED]
Subject: RE: OPA 29

Hello,

Correct the zoning would (generally within three years of changes to the policy document per Planning Act) change to align with the designation.

Permitted uses in Agricultural Zone and Rural Zone are very similar. Agricultural related and on farm diversified uses can happen in accordance with policy and zoning.

Any rural commercial use (in Rural area) would require a rezoning application (by-law) – which is a public process with consultation and appeal.

Thanks.

Marc

From: Joanne Hanlon [REDACTED]
Sent: Wednesday, September 8, 2021 3:01 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Mark Brassard [REDACTED]; Jennifer Russell [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; [REDACTED]
Subject: Re: OPA 29

Thanks Marc,

That helps but i am confused by the comment that rezoning is not being looked at. Maybe i am using the wrong term but i had understand as part of the designation, by default zoning designation changes?

If our land changes designation from agriculture to rural, would zoning not Change from A to RU. This then impacts what the land can be used for? Though similar there are differences between the two.

Joanne

> On Sep 8, 2021, at 1:08 PM, Marc Rivet <mrivet@jlrichards.ca> wrote:
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> Hope this helps.

>

> Thanks.

> Marc

>

>

> Marc Rivet, RPP, MCIP

> Associate

> Senior Planner

>

> J.L. Richards & Associates Limited

> 700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1

> Direct: 343-803-4533 Cell: 613-867-8528

> www.jlrichards.ca

>

> J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office. We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.

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> From: Joanne Hanlon [REDACTED]

> Sent: Wednesday, September 8, 2021 12:44 PM

> To: Marc Rivet <mrivet@jlrichards.ca>

> Cc: Mark Brassard [REDACTED]

> Subject: OPA 29

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>
> Thanks

> Joanne

> <24473_RuralLanduse_ScheduleA.pdf>

Dianne Dawe

From: Joanne Hanlon [REDACTED]
Sent: September 8, 2021 3:01 PM
To: Marc Rivet
Cc: Mark Brassard; Jennifer Russell; Gabrielle Snow; [REDACTED]
Subject: Re: OPA 29

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> Marc Rivet, RPP, MCIP
> Associate
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> From: Joanne Hanlon [REDACTED]
> Sent: Wednesday, September 8, 2021 12:44 PM
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> Cc: Mark Brassard [REDACTED]
> Subject: OPA 29
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Thanks
Joanne

Dianne Dawe

From: Joanne Mitchell [REDACTED]
Sent: September 28, 2021 3:41 PM
To: Marc Rivet
Subject: Fwd: Prime Agricultural Land designation
Attachments: Agricultural zoning 20210927.doc

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----- Forwarded message -----

From: Joanne Mitchell [REDACTED]
Date: Tue, Sep 28, 2021 at 3:39 PM
Subject: Prime Agricultural Land designation
To: Ken T. Kelly [REDACTED]
Cc: Marc Rivet <mrivet@richards.ca>

Mr. Kelly:
Please see the attached document.
Sincerely,
Joanne Mitchell

September 27, 2021

To: Ken T. Kelly [REDACTED]

cc: Marc Rivet at mrivet@jlrichards.ca

Dear Mr. Kelly:

I have recently been informed that under Mississippi Mills' proposed designation of Prime Agricultural Land, my property (part of Lot 27, Conc. 7, Pakenham Ward), which is currently designated Prime Agriculture, will change to a designation of Rural.

After reviewing Marc Rivet's March 25, 2021, report "Official Plan Amendment (OPA) No. 29 – Agricultural Lands LEAR" to Mississippi Mills' Committee of the Whole, I understand that this change in designation has been proposed despite the property having a LEAR score of greater than 66 points and meeting the 250 ha requirement. In fact, it is one of three properties in Conc. 7, Pakenham Ward adjacent to Waba Creek that are indicated as not being designated as Prime Agricultural Land despite meeting the committee's criteria. However, directly to the east several properties in Conc. 8, 9 and 10 whose scores fall below the chosen threshold of 66 points have been designated as Prime Agricultural Land.

The score for our property alone indicates that it should be designated as Prime Agricultural Land. In addition, our property has characteristics that make it ideally suited to agriculture: sheltered land in a creek valley with existing infrastructure (house, barn and outbuildings) as well as a sugar bush. I am confident that Mississippi Mills recognizes the importance of preserving and protecting active farms and agricultural land—scarce and irreplaceable resources necessary for residents' food security.

Given the attributes of the property (part of Lot 27, Conc. 7, Pakenham Ward) and the fact that it meets the committee's chosen assessment criteria, I urge Mississippi Mills to continue this property's designation as Prime Agricultural Land.

Sincerely,

Joanne Mitchell
[REDACTED]

426 Robertson Line, Arnprior, Ont. K7S 3G9

From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Gabrielle Snow](#); [Ken Kelly](#)
Subject: RE: OPA 29 - Information Session Confirmation
Date: April 28, 2021 3:43:00 PM
Attachments: [image001.jpg](#)

Hello,

I have included a response next to your questions...

1. If a landowner already has existing support from the municipality to sever but the severance application is in the works but not submitted, will the township withdraw their support or can the application be completed before the changes take effect?

RESPONSE: Application for consent will be reviewed in accordance with the policies that are in effect on the date the consent applications (complete) is submitted. Do you believe your property is changing from Rural to AG based on the DRAFT proposal? Have you confirmed your property (today) meets Official Plan policies for an application for consent to sever a new lot?

2. Why weren't landowners notified about these upcoming changes that are going to affect their properties?

RESPONSE: Notices were done in accordance with the Planning Act. Over and above statutory requirements we have used the Municipality's website, Mayor's e-blast, and have contacted all known Agricultural associations.

3. Can you please explain the scoring criteria in more detail, how and when were properties were assessed for the scoring?

RESPONSE: LEAR (Land Evaluation and Area Review) was used – will be explained tonight. This methodology was developed based on provincial data and approach worked out with the Ontario Ministry of Agriculture and Rural Affairs. Geographical Information System (GIS) was used to score every parcel based on a pre-determined scoring methodology.

Regards.

Marc

Thanks,

Jennifer Russell
Deputy Clerk
Municipality of Mississippi Mills
jrussell@mississippimills.ca
613-256-2064 x 225
3131 Old Perth Rd, PO Box 400
Almonte, ON K0A 1A0

Fax (613) 256-4887

Website: www.mississippimills.ca



From: Julie Eaves [REDACTED]
Sent: April 28, 2021 12:40 PM
To: Jennifer Russell <jrussell@mississippimills.ca>
Subject: Re: OPA 29 - Information Session Confirmation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

I have three questions for the OPA 29 meeting this evening:

1. If a landowner already has existing support from the municipality to sever but the severance application is in the works but not submitted, will the township withdraw their support or can the application be completed before the changes take effect?
2. Why weren't landowners notified about these upcoming changes that are going to affect their properties?
3. Can you please explain the scoring criteria in more detail, how and when were properties were assessed for the scoring?

Thank you!

Julie

On Wed, Apr 28, 2021 at 11:59 AM Jennifer Russell <no-reply@zoom.us> wrote:

Hi Julie Eaves,

Thank you for registering for "OPA 29 - Information Session".

Please submit any questions to: jrussell@mississippimills.ca

Date Time: Apr 28, 2021 06:30 PM Eastern Time (US and Canada)

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

Passcode: 870517

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)

Description: Official Plan Amendment 29 - Prime Agricultural Area Designation Review Virtual Information Session with JLRichards

Or One tap mobile :

Canada: +12042727920,,91834251588# or +14388097799,,91834251588#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

Canada: +1 204 272 7920 or +1 438 809 7799 or +1 587 328 1099 or +1 647 374 4685 or +1 647 558 0588 or +1 778 907 2071

Webinar ID: 918 3425 1588

Passcode: 870517

International numbers available: <https://zoom.us/j/91834251588>

You can [cancel](#) your registration at any time.

From: [REDACTED]
To: [Marc Rivet](#)
Subject: FW: OPA 29 - Information Session Confirmation
Date: April 28, 2021 1:02:04 PM
Attachments: [image001.jpg](#)

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Hi Marc,

More comments below for OPA 29.

Thanks,

Jennifer Russell
Deputy Clerk
Municipality of Mississippi Mills

[REDACTED]
[REDACTED]
3131 Old Perth Rd, PO Box 400
Almonte, ON K0A 1A0

Website: www.mississippimills.ca



From: Julie Eaves [REDACTED]
Sent: April 28, 2021 12:40 PM
To: Jennifer Russell <jrussell@mississippimills.ca>
Subject: Re: OPA 29 - Information Session Confirmation

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Hi Jennifer,

I have three questions for the OPA 29 meeting this evening:

1. If a landowner already has existing support from the municipality to sever but the severance application is in the works but not submitted, will the township withdraw their support or can the

application be completed before the changes take effect?

2. Why weren't landowners notified about these upcoming changes that are going to affect their properties?

3. Can you please explain the scoring criteria in more detail, how and when were properties were assessed for the scoring?

Thank you!

Julie

On Wed, Apr 28, 2021 at 11:59 AM Jennifer Russell <no-reply@zoom.us> wrote:

Hi Julie Eaves,

Thank you for registering for "OPA 29 - Information Session".

Please submit any questions to: jrussell@mississippimills.ca

Date Time: Apr 28, 2021 06:30 PM Eastern Time (US and Canada)

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

Passcode: 870517

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Webinar ID: 918 3425 1588

Passcode: 870517

International numbers available: <https://zoom.us/j/af2zFtbjD>

You can [cancel](#) your registration at any time.

Dianne Dawe

From: Gabrielle Snow
Sent: September 13, 2021 10:26 AM
To: Kevin Pasch
Cc: Marc Rivet
Subject: RE: Land Rezoning - Official Plan Amendment 29A

Hi Kevin,

Thank you for your email.

We understand your concerns and will look into this for you. In order to look more closely into your concerns associated with OPA 29 we will need to get an address from you. As such, I kindly ask that you provide us with an address and more information about the specific locations in which your concerns are based. From there, we could provide you with a formal response.

Please note that the redesignation of properties has not yet taken place and recommendations to redesignate have not been finalized. Once we receive an address/location information, your inquiry will be reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thanks in advance,

Gabrielle

From: Kevin Pasch [REDACTED]
Sent: Saturday, September 11, 2021 1:43 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Shannon Pasch [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>
Subject: Land Rezoning - Official Plan Amendment 29A

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Dear Ms. Snow,

I am writing to you in regards to the Land Rezoning Amendment 29A, and would like to express my deepest concerns. As a long time resident of the area, I purchased my property, built a home, and raised kids there for the peace and values that come with an agricultural-based community. The nature of our small community is such where we've been afforded the opportunity to develop strong bonds with our neighbors, as they made conscious decisions to purchase or build their homes for those exact same reasons. These bonds have brought us companionship, security, and a mutual respect for the space we share. We walk our dogs on these roads, our kids bike on these roads (as well as play only metres away from them), and Saturday mornings are filled with the sounds of horses strolling by. In fact, our only problems with these roads are from those 'passing through' with no regards for the speed limit or the safety of the people who live there. As the surrounding communities grow, the traffic has only gotten worse and more hazardous, and there is absolutely no regard for the families living alongside them.

The sole purpose of this proposal is transparent and quite honestly deplorable. Someone wants to capitalize on an existing lush greenspace, home to many forms of wildlife, birds, plants and trees, in order to make a personal profit. Rezoning this space and allowing for massive severances of land, would ensure that the existing ecosystem of this

small reserve would be virtually destroyed, and the unknown impacts to a shared underground river systems could also be devastating as well as a downright health hazard. I can assure you that any impacts to air, noise or water quality in our area would be met with many legal actions or even a class action suit. The same applies to damages to our homes as a result of blasting or incessant vibrations from heavy equipment. While I appreciate that this plan is only a 'zoning' plan, there's little question what it will lead to.

My neighbour's and I have built our lives around this amazing country retreat filled with the sounds of nature and fresh air, and I will adamantly oppose anyone's intentions to pollute our homes with the inevitable noise, trash, and excess traffic. As a group we will exercise all possible challenges to rezoning this space.

Please don't hesitate if you have any questions.

Kind regards,
Kevin Pasch

Dianne Dawe

From: Kevin Pasch [REDACTED]
Sent: September 11, 2021 1:43 PM
To: Gabrielle Snow
Cc: Shannon Pasch; Marc Rivet
Subject: Land Rezoning - Official Plan Amendment 29A

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Please don't hesitate if you have any questions.

Kind regards,
Kevin Pasch

Mélanie Désabrais

From: Jaime Posen [REDACTED]
Sent: October 20, 2021 2:08 PM
To: Marc Rivet
Cc: William (Bill) Davidson; 'kurtis wilson'; Scott Alain; mknight@mississippimills.ca
Subject: RE: Kurtis Wilson Lands - LEAR Memo

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Hi Marc,

Following-up on my email below, I wanted to let you know that our team is in the process of preparing additional studies to supplement the Fotenn report I provided previously. Specifically, we are anticipating completion of two items by the end of next week:

- 1) A professional report confirming that tile drainage is not feasible on the lands; and
- 2) A report from a professional agrologist providing an assessment for a revised LEAR score for the lands.

We wanted to provide you with advanced notice that you can expect these items shortly.

When are final decisions being made by the Municipality regarding these designations?

Thanks a lot,

Jaime Posen, MCIP RPP

Associate
[REDACTED]

From: Jaime Posen
Sent: October 4, 2021 11:22 AM
To: mrivet@jlrichards.ca
Cc: William (Bill) Davidson [REDACTED]; 'kurtis wilson' [REDACTED];
Scott Alain [REDACTED]; mknight@mississippimills.ca
Subject: Kurtis Wilson Lands - LEAR Memo

Hi Marc,

Fotenn has been engaged by Kurtis Wilson, an owner of rural land southwest of Almonte, to monitor the ongoing LEAR process in Mississippi Mills. After reviewing the materials recently made available to the public, Fotenn has prepared the attached memo, to be shared with Mississippi Mills Council, Staff, and / or Working Group, as necessary.

As summarized in the memo, Mr. Wilson has concerns about the assessment of agricultural potential on his property. Additionally, the memo highlights other considerations for a redesignation of the lands, in light of the existing and planned surrounding context.

Thank you for your attention to this matter. We would be happy to discuss further, as needed.

Jaime Posen, MCIP RPP *(he/him)*
Associate

FOTENN



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Please be advised that Fotenn staff are currently working remotely in accordance with government recommendations for social distancing. Otherwise I am working regularly and am available by email, phone or video conference.

From: [REDACTED]
To: [Marc Rivet](mailto:Marc.Rivet@jlrichards.ca)
Subject: Re: Lear project
Date: March 16, 2022 3:15:30 PM

Hi Marc

Hope things are well just following up on my report for the lear project involving my land haven't heard anything back in a few months.

Thanks Kurtis Wilson

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: November 17, 2021 9:15 AM
To: [REDACTED]
Cc: Ken Kelly <kkelly@mississippimills.ca>; Melanie Knight <mknight@mississippimills.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Lear project

Hello Mr. Kurtis,

We have recently finalized workshops with the Agricultural Committee.

We have received and reviewed your report and will be looking at your submission in the coming weeks and will keep you posted.

Regards.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528
www.jlrichards.ca

J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office. We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.

-----Original Message-----

From: Melanie Knight <mknight@mississippimills.ca>
Sent: Wednesday, November 17, 2021 9:07 AM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>

Cc: Ken Kelly <kkelly@mississippimills.ca>
Subject: FW: Lear project

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Good morning Marc and Gabrielle,

See below an email from Kurtis Wilson. Assuming he has submitted something to you re: LEAR review. Would you be able to respond to him please?

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext 259
mknight@mississippimills.ca

-----Original Message-----

From: [REDACTED] <[REDACTED]@[REDACTED].com>
Sent: November 17, 2021 7:56 AM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: Lear project

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Good Morning, Melanie

I was just inquiring about the status of the Lear project and the next steps moving forward. I also wanted to confirm you received my soil reports on my property that is affected by the Lear. If you have a chance to email me back or call that would be greatly appreciated! I reached out to my councillor Pamela Holmes by email a couple weeks ago now and get a auto reply that she would get back to me and haven't received any response yet.

Thanks for your time,
Kurtis Wilson

[REDACTED]
Sent from my iPhone

Dianne Dawe

From: kurtis wilson [REDACTED]
Sent: November 17, 2021 9:52 AM
To: Marc Rivet
Subject: Fw: Lear project

Hello Mr.Rivet

Thanks for your timely response getting back to me! Looking forward to hearing from you further on this report and timelines.

Thanks Kurtis Wilson
[REDACTED]

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: November 17, 2021 9:15 AM
To: [REDACTED]
Cc: Ken Kelly [REDACTED]; Melanie Knight [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Lear project

Hello Mr. Kurtis,

We have recently finalized workshops with the Agricultural Committee.

We have received and reviewed your report and will be looking at your submission in the coming weeks and will keep you posted.

Regards.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528
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-----Original Message-----

From: Melanie Knight [REDACTED]
Sent: Wednesday, November 17, 2021 9:07 AM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Ken Kelly [REDACTED]
Subject: FW: Lear project

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Good morning Marc and Gabrielle,

See below an email from Kurtis Wilson. Assuming he has submitted something to you re: LEAR review. Would you be able to respond to him please?

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills

-----Original Message-----

From: kurtis wilson [REDACTED]
Sent: November 17, 2021 7:56 AM
To: Melanie Knight [REDACTED]
Subject: Lear project

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Good Morning, Melanie

I was just inquiring about the status of the Lear project and the next steps moving forward. I also wanted to confirm you received my soil reports on my property that is affected by the Lear. If you have a chance to email me back or call that would be greatly appreciated! I reached out to my councillor Pamela Holmes by email a couple weeks ago now and get a auto reply that she would get back to me and haven't received any response yet.

Thanks for your time,

Kurtis Wilson

From: [kurtis w \[REDACTED\]](#)
To: [Marc Rivet; mknight@mississippimills.ca](#)
Cc: [Jaime Po \[REDACTED\]](#); [Sean C \[REDACTED\]](#); [Bill D \[REDACTED\]](#)
Subject: Lear Reports
Date: Friday, October 29, 2021 2:20:27 PM
Attachments: [We found suspicious links.msg](#)
[Kurtis Wilson - Mississippi Mills Letter.pdf](#)
[Neil WWS Email.html](#)

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Dear Mark,

Here are my cover letter and reports to follow my introductory letter from Fotenn. Please consider reviewing and sharing with council.

Sincerely, Kurtis Wilson

[REDACTED]

Kurtis Wilson

750 603 516 RT0001
1513 Kilmaurs Side Road
Woodlawn, Ontario
K0A 3M0

October 29, 2021

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

Attention: Mark Rivet JL Richards

Re: Prime Agricultural Designation – Kurtis Wilson (Land Unaddressed – on Hwy 29)

Dear Mr. Rivet

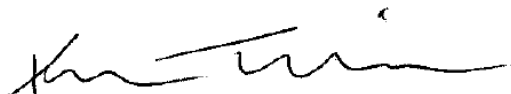
I am Kurtis Wilson, a young farmer farming different land and soil types across multiple counties in Eastern Ontario. I support protecting and respecting prime soil agricultural land. I purchased the property of Mississippi Mills, on Hwy 29, with the intent of farming. Over the past four (4) years I have discovered the lack of good soil and rocks that have greatly hindered my equipment and yields in comparison to other farm land I crop. I have invested in fertilization and other farming techniques with no results. In addition to the forgoing, I have also consulted about tile drainage as some parts of the land are wet and flood easily making it very difficult to plant, grow and harvest crops. The results of such consultation determined the land can not be tile drained.

Attached hereto, please find the soil reports and tile drainage letter supporting my statement(s) above. I would like to apologize for the delay in this submission however, I was not informed of the Mississippi Mills lear report until early summer. My home address/farm is located in the City of Ottawa which put me at a disadvantage for obtaining adequate notice to review and obtain consultation.

I would appreciate these documents being taken into consideration for a rural designation of this property.

Thank you for your time and consideration.

Sincerely,



Kurtis Wilson
Owner

**LEAR EVALUATION
FOR
CONCESSION 8 LOT 13,
MISSISSIPPI MILLS, ON**

PREPARED FOR:

MR. KURTIS WILSON

PREPARED BY:



COLVILLE CONSULTING INC.
404 QUEENSTON STREET
ST. CATHARINES, ONTARIO
L2P 2Y2

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Appendix A – Town of Mississippi Mills LEAR Mapping
Appendix B – Official Plan – Interactive Mapping
Appendix C – Soil Data Sheets
Appendix D - Regional Soil Survey & CLI Mapping
Appendix E – CLI Info
Appendix F – Site Photos
Appendix G – Updated LEAR Score for Subject Lands
Appendix H – Email from Drainage Contractor Peter Neill
Appendix I – Land Use Notes

1. INTRODUCTION

Colville Consulting Inc. was retained by Kurtis Wilson to undertake a Land Evaluation Area Review (LEAR) assessment for a parcel of land located at Concession 8 NE 1/2 Lot 13 Concession 8 SW 1/2 Lot 13 in Mississippi Mills, Ontario, herein as the Subject Lands.

1.1 Study Purpose and Scope

The purpose of the LEAR assessment evaluates the Subject Lands to determine the LEAR score using the proposed Mississippi Mills LEAR (April 19, 2021) methodology and characterize the Subject Lands and surrounding area.

The tasks involved for this Study are summarized below:

- ◆ The collection and review of background information for the site and surrounding area;
- ◆ A soil survey of the Subject Lands to refine the county level soils information;
- ◆ Determine the Canada Land Inventory (CLI) Capability Classes for each soil unit delineated;
- ◆ A reconnaissance level land use survey; and
- ◆ An evaluation of the LEAR score for the parcel.

The above tasks will allow us to assess the agricultural capability of the Subject Lands using the Canada Land Inventory (CLI) classification system for agriculture to determine whether the lands should be included or excluded from the Agricultural Resource Area.

1.2 Subject Lands

The Subject Lands are located off County Road 29 on Concession 8 within the NE ½ Lot 13 and the SW ½ Lot 13 in Mississippi Mills, Ontario (as shown in Figure 1). These lands are located on the south side of County Road 29, east of Old Perth Road, west of Rae Road and north on Duncan Drive. They are approximately 45.48 ha (112.22 acres) in size, the majority of which are cultivated for common field crops. A ravine and small watercourse flows through the property in a northerly direction. There are no farm structures or residence associated with the Subject Lands. According to the landowner the lands were bought as a central location to leave equipment for other fields he farms in the area as this property is hard to farm and ATV's often trespass through his back fields damaging crops.

1.3 Study Area

The Study Area includes all lands within at least 1.5 kilometers (1, 500 m) of the Subject Land boundaries. The Study Area is generally bounded to the north by Almonte Street, to the west by Ramsay Concession 7A, to the south by Rae Road and to the east by Old Almonte Road. Figure 1 shows the location of both the Study Area and the Subject Lands.

1.4 Background

In spring of 2021, the Municipality of Mississippi Mills decided to review the Prime Agricultural Area Designations in the municipality as the agricultural mapping and approach used to determine PAA's was

considered to be outdated and no longer accepted by the Province. A local Agricultural Advisory Committee recommended that a Land Evaluation Area Review (LEAR) be used to identify the municipalities prime agricultural areas. Where blocks of land (combined parcels) greater than 250 ha in size exceed a LEAR threshold value of 66/100, these lands were considered for inclusion within the Mississippi Mills Agricultural designation. As a result of the Municipality's Draft LEAR evaluation, the Subject Lands were determined to have a LEAR score of 84/100 and were proposed to be included within the Agricultural designation. Appendix A shows the Municipality's Draft LEAR scores for the Subject Lands and surrounding area. Appendix B shows that these lands are currently designated as Prime Agricultural lands (Official Plan – Interactive Mapping).



FIGURE 1
Location Map

**LEAR Evaluation for
Mississippi Mills**

Prepared for:

Kurtis Wilson

Prepared by:



2. STUDY METHODOLOGY

The study methodology involved a review of background information and site-specific information collected through field inventories. The data was then analyzed using the Mississippi Mills LEAR methodology to determine the LEAR score of the Subject Lands.

2.1 Background Data Collection

The background data collected and reviewed for this study included information obtained through a review of planning documents and existing published and online documents to obtain agricultural resource information. The Mississippi Mills Draft LEAR (2021) was provided by the Municipality of Mississippi Mills and included specific information for the Subject Lands. Agricultural land use policies contained in the 2020 Provincial Policy Statement (PPS), the County of Lanark Official Plan and the Municipality of Mississippi Mills Official Plan, Rural Policy Plan Schedule A were also reviewed.

A list of the information sources reviewed is provided in Section 7 of this report. Among the information referenced the list includes:

- ◆ Municipality of Mississippi Mills Community Official Plan, as adopted by Council December 13, 2005, OPA 21 Five-Year Review, By-law 18-67 as adopted by council June 26, 2018, and approved with modification by Lanark County (By-Law No. 2019-38) December 4, 2019;
- ◆ Mississippi Mills LEAR mapping – accessed at <https://www.arcgis.com/apps/webappviewer/index.html?id=1d0383c302394564a9658c21a30c3f9f&extent=-8496049.782%2C5653098.7668%2C-8486877.3386%2C5658200.9384%2C102100>;
- ◆ Ontario Soil Survey of Lanark County, Report No. 40 of the Ontario Institute of Pedology. 1987;
- ◆ Ortho-rectified, digital aerial photography, Town of Mississippi Mills, 20 imagery viewed using Google Earth™ and/or GeoOttawa website;
- ◆ OMAFRA's digital Soil Resource Database;
- ◆ a review of the parcel fabric in the Study Area to assess the level of fragmentation of agricultural lands;
- ◆ a review aerial photography to review the type and extent of agricultural operations on Site and in the surrounding area and to identify potential sources of conflict;
- ◆ OMAFRA's Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario, October 2020;
- ◆ OMAFRA's mapping of artificial tile drainage and municipal drains; and
- ◆ Technical Guidance Document – Mississippi Mills Draft LEAR (April 19, 2021).

The digital soil database was used to obtain the most up to date information available from the province. The published soil survey mapping and report (i.e., the legacy, county level reports) provides a detailed description of the soil series expected to be encountered during the site inspection. These reports also provide the scale at which the original soil map produced (e.g., 1:50,000). The soil series identified on the Subject Lands was correlated with the soils as described in the published *Ontario Soil Survey of Lanark County, Report No. 40* or in the provincial digital soil database.

2.2 Field Inventories

2.2.1 Soil Survey

A soil survey was completed on July 20th, 2021 to assess the agricultural capability of the Subject Lands. The soil survey was completed in accordance with the “Field Manual for Describing Soils in Ontario” (Ontario Centre for Soil Resource Evaluation, 1993) using the taxonomic conventions consistent with the Canadian System of Soil Classification (Expert Committee on Soil Survey, 1981). The soil survey also followed the procedures outlined in OMAFRA’s document *Guidelines for Detailed Soil Surveys for Agricultural Land Use Planning* (OMAFRA, 2004). A site inspection density appropriate for site specific development applications was used (i.e., a minimum of one site per two hectares for mapping a site at a 1:10,000 scale). For a parcel approximately 45.48 hectares in size, approximately 33 locations were examined (site locations shown on Figure 2).

The Subject Lands were traversed on foot and the soil profile where possible was exposed using a hand-held Dutch auger. The slope percentage within the soil polygons was measured using a hand-held clinometer. The physical properties of the soil and surrounding landscape were described and recorded on field data sheets (Appendix C). Physical and chemical properties such as the mode of deposition, soil horizons and horizon depths, depth to bedrock, soil texture, drainage, stoniness, soil reaction, slope percentage, slopes complexity and site position on the landscape were all recorded.

The approximate location of each site and was also recorded using a GPS unit and on an aerial photograph of the Subject Lands used as a preliminary soil map. The locations were then compared and refined where necessary using the NTS coordinates recorded for each site in the field. Site photos can be found in Appendix F.

The field data was overlaid upon slope maps derived from Digital Elevation modelling. Soil polygons were then delineated to form the soil and CLI map.

2.2.2 Land Use Survey

The study included a land use survey of the Subject Lands and surrounding area which was carried out on July 20th, 2021. Information gathered during the land use survey included the type of land uses observed (both agricultural and non-agricultural), the cropping pattern observed (i.e., the type of field crops and non-agricultural land cover), the location of farm operations (including both livestock and other agricultural operations) relative to the Subject Lands. Findings from the land use survey are provided in Section 4.2.

2.3 Study Analysis

The soil survey enabled us to refine the LE component of the LEAR score. The land use information was used to assess the AR factors. The soils identified during the soil survey were correlated with the soils described in *Soil Survey of Lanark County, Report No. 40* or with the provincial digital soil database as provided by OMAFRA. The Canada Land Inventory (CLI) classification system and OMAFRA’s *Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario* were used to classify the soils identified on the Subject Lands. The Municipality’s Draft LEAR

methodology was then used to determine the LEAR score for the Subject Lands based on the CLI Capability classes identified and the surrounding land uses.

3. RESULTS OF BACKGROUND REVIEW

3.1 Provincial Soil Mapping

According to the digital soil database and the published county level soil mapping, the main soil series mapped on the Subject Lands include the Farmington, Grenville and Grenville shallow phase, Franktown, Almonte and Snedden soil series. Appendix D shows the soil series mapping taken from Agmaps based off information from the *Soil Survey of Lanark County, Report No. 40*.

3.2 Canada Land Inventory Capability Ratings

The Canada Land Inventory (CLI) is an interpretative system for assessing the effects of climate and soil characteristics on the limitations of land for growing common field crops. The CLI system has seven soil classes that descend in quality from Class 1, which has no limitations, to Class 7 soils which have no agricultural capability for common field crops. Class 2 through 7 soils have one or more limitations for common field crop production. The severity and type of limitation(s) is denoted by the class rating and subclass, respectively. There are thirteen subclasses described in CLI Report No. 2 (1971). Eleven of these subclasses have been adapted to Ontario soils. Appendix E provides more details on the CLI agricultural capability classification system.

Appendix D shows the CLI Capability classes assigned to the soil series mapped on the Subject Lands. According to the provinces mapping, the majority of the lands consist of CLI Classes 1 and 3.

Table 1 below summarizes the soil series, the CLI classes and the area and percentage of each soil as identified from the province's digital soil database.

Soil Series	CLI Class	Area (ha)	Percentage (%)
Snedden	1	2.49	5.48
Almonte	2T	2.49	5.48
Grenville	3R	24.70	54.31
Grenville – Shallow Phase	3R	15.40	33.86
Franktown	6R	0.40	0.88
Totals		45.48	100.00

4.0 STUDY RESULTS

4.1 Soil Survey

A soil survey of the Subject Lands was completed on July 20th, 2021. The purpose of the soil survey was to refine the provincial soil mapping at a scale more suitable for site specific development applications and decisions. The soil survey refined the Soil Survey of Lanark County mapping from 1:63,360 to a scale of approximately 1:10,000. The soil profile was exposed and described at 33 locations throughout the Subject Lands. In several instances the soil profile could not be described in full due to the extensive stoniness and/or presence of bedrock. The location of each inspection site was recorded using a GPS and are shown in Figure 2. The soil profile and landscape information at each inspection location was described and recorded on field datasheets. The digitized copies of the datasheets are included in Appendix C.

In addition, visual observations of the lands throughout the area inspected were recorded either on the datasheets or directly on the aerial photography used in the field. Photos of the area are provided in Appendix F.

4.1.1 Soil Series

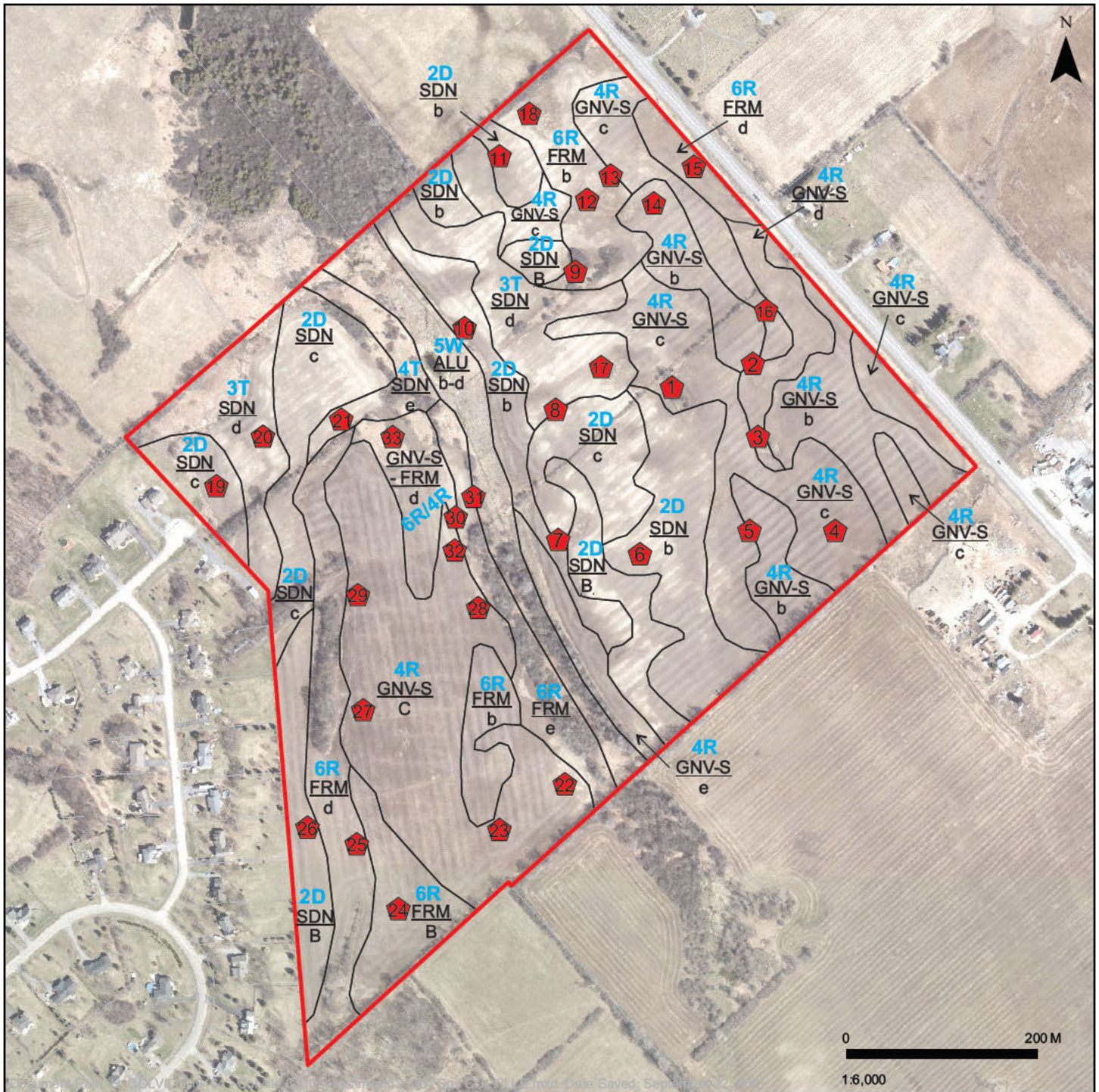
As shown in Figure 2, the soil survey identified four soil series within the Subject Lands. The soil survey confirmed the presence of the Farmington, Grenville shallow phase, Alluvial and Snedden soil series.

The Farmington soil series are mapped on 8.79 ha (19.33%) of the Subject Lands. They are mapped on nearly level (0.5 – 2.0%) slopes to moderate (9 -15%) slopes. Farmington soils have developed from thin veneer of till that overlies bedrock. The depth of the soil over bedrock is typically less than 30 cm. These soils are well to excessively drained and bedrock outcrops are often present throughout these soil units.

The Grenville shallow phase are mapped on 18.60 ha (40.89%) of the Subject Lands. They are mapped in association with the Farmington soil series on nearly level (0.5 – 2.0%) slopes to moderate (9 -15%) slopes. The Grenville soils are relatively shallow and the underlying bedrock is often encountered within one metre of the surface. These soils have developed from glacial till deposits. Grenville soils are relatively coarse textured (sandy loam to loam) and are well to rapidly drained. On site these tills appear to have been modified by inundation of marine and/lacustrine processes as the surface textures are often gravelly. The underlying bedrock was often encountered between 30 and 100 cm and in these areas the shallow phase of the Grenville was mapped. Bedrock outcrops were also commonly observed within this soil unit.

Snedden soils are mapped on 15.86 ha (34.87%) of the Subject Lands. Snedden soils are classified as imperfectly drained members of the Almonte catena. They have developed on calcareous, grayish brown silty clay loam materials. Snedden soils are found mainly on nearly level to gentle slopes.

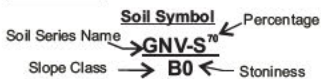
Alluvial soils comprise approximately 2.24 ha or 4.92% of the property. This soil unit divides the property and contains the intermittent creek that flows from south to north. These soils typically are comprised of a variety of soil textures but are often imperfectly to poorly drained. On the Subject Lands, exposed bedrock outcrops were observed within this soil unit.



Legend

Subject Lands

Soil Symbol



Soil Series

- GNV S Grenville Loam Shallow
- SND Snedden Silt Loam
- FRM Farmington Loam
- ALU Alluvial

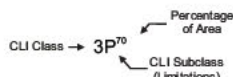
Slope Classes (%)

- A a - Level slopes (0.0 - 0.5%)
- B b - Nearly level slopes (0.5 - 2.0%)
- C c - Very Gentle slopes (2.0 - 5.0%)
- D d - Gentle slopes (5 - 9%)
- E e - Moderate slopes (9 - 15%)
- F f - Strong slopes (15 - 30%)
- G g - Very Strong slopes (30 - 45%)

Stoniness/Rockiness

- 0 - Non
- 1 - Slightly
- 2 - Moderately
- 3 - Very
- 4 - Exceedingly
- 5 - Excessively

- O Investigation Point
- P Borehole Location



CL1 AGRICULTURAL CAPABILITY CLASSES

- Class 2** - Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
- Class 3** - Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
- Class 4** - Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.
- Class 5** - Soils in this class have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible

Soil Classification Subclass

- F** Low Fertility - soils having low fertility; limitations may be due to lack of plant nutrients.
- M** Moisture Deficiency - Lower moisture holding capacities and are more prone to droughtiness
- T** Topography- percent of slope and the pattern or frequency of slopes in different directions affect cost of farming, uniformity of growth and maturity of crops as well as the hazard of erosion.
- I** Inundation by streams or lakes- inundation causing crop damage or restricting agricultural use.

Figure 2
Refined Soils and CLI

LEAR Evaluation
for Mississippi Mills

Prepared for: Kurtis Willson

Prepared by: **COLVILLE** CONSULTING INC.

DATE: October 2021

C21054

Table 2 lists the area (ha) and percent occurrence for the soils mapped on the Property during the soil survey.

Soil Series	Area (ha)	Percent (%)
FRM - Farmington	8.79	19.33
GVI-S – Grenville Shallow Phase	19.10	40.89
SDN – Snedden	15.86	34.87
ALU – Alluvial	2.24	4.92
Totals	45.48	100.00%

4.1.2 Interpretation of CLI Capability

Based on the findings of the refined soil survey, the CLI capability classes were interpreted for the soils mapped on the Property. The CLI capability classes were interpreted using the OMAFRA publication “Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for the Application of the Canada Land Inventory in Ontario” and in consultation with the CLI ratings assigned to these soils as provided in the Provincial digital soil database and in the Soil Survey of the Regional Municipality of Ottawa-Carleton. The refined CLI Classes are shown in Figure 2 and summarized in Table 3.

Soil Association	CLI Classification
Farmington	6R
Grenville shallow phase	4R
Snedden (b or c slopes)	2D
Snedden (d slopes)	3T
Snedden (e slopes)	4T
Alluvial	5W

As shown in Table 4, only 15.01 ha (32.99%) of the Subject Lands consist of prime agricultural lands. The majority of the lands, 30.48 ha (67.01%) are non-prime agricultural lands and unclassified lands.

CLI Class	Area (ha)	Percentage (%)
2	11.24	24.71
3	3.77	8.28
4	19.45	42.76
5	2.24	4.92
6	8.79	19.33
Totals	45.48	100.00%

The extent of the shallow soils on the Subject Lands was independently confirmed by Mr. Peter Neill a drainage contractor who had assessed the potential for installing tile drainage on the Wilson property. Mr.

Neill concluded that the lands cannot be tile drained “as there is not sufficient soil depth to install agricultural drainage in accordance with the Drainage Act of Ontario” (Appendix H).

4.2 Land Use

The land use survey identified the agricultural and non-agricultural land uses and the cropping pattern in the Study Area. The survey provided a general understanding of the land use character of the surrounding area and was used to confirm the AR factors used in the LEAR analysis.

Figure 4 shows the land uses observed in the Study Area. To be consistent with the Mississippi Mills LEAR we only counted the conflicting uses within 750 m of the Subject Lands.

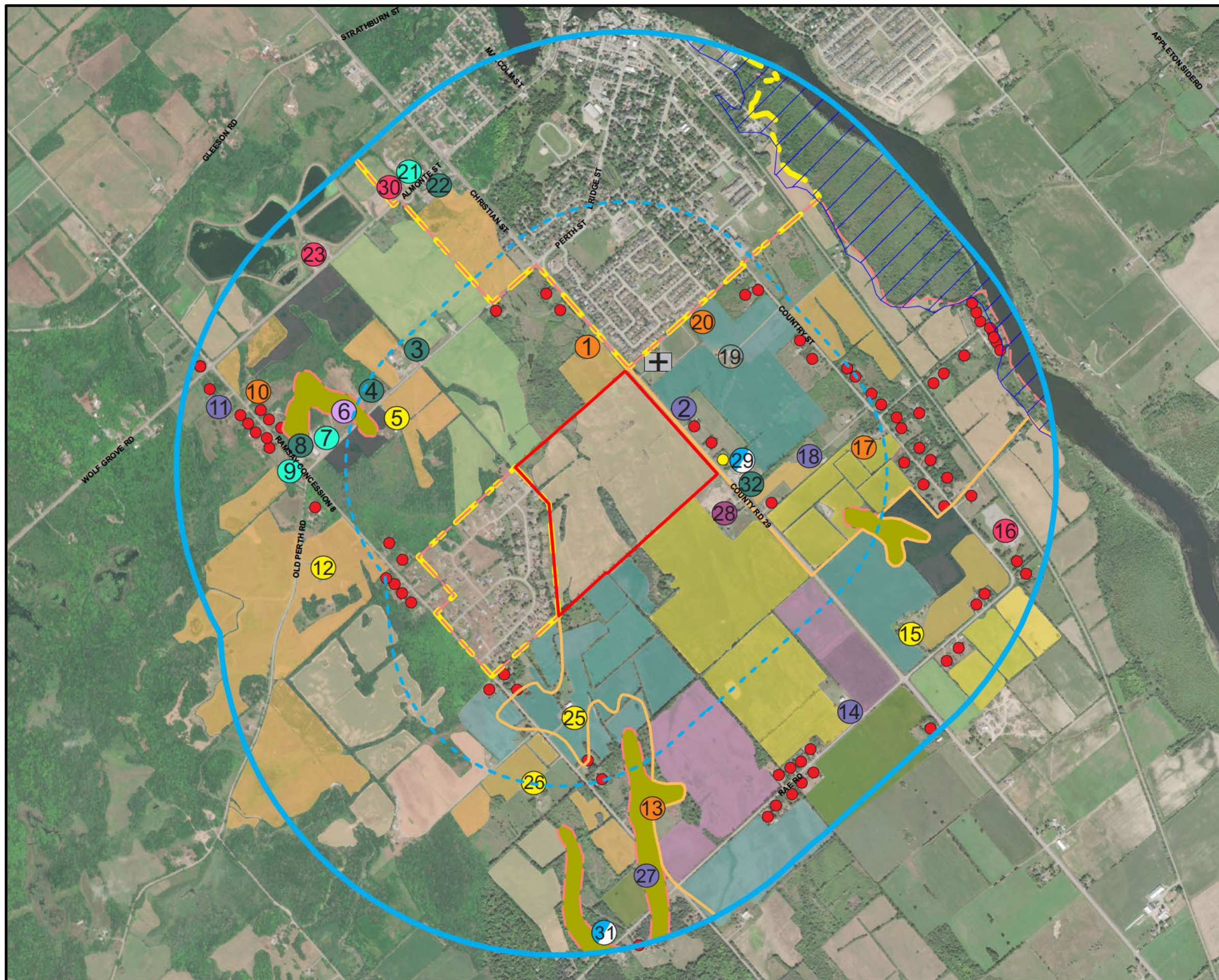
The land uses observed within 750 m of the Subject Lands are more characteristic of a rural area rather than a high priority agricultural area. There is a mix of both agricultural and non-agricultural uses found within the Study Area. Most of the lands to the north of the Subject Lands are non-agricultural and consists of a woodland, scrublands and fallow lands. A large subdivision lies to and abuts the Subject Lands to the west. The urban area of Almonte abuts the Subject Lands to the east.

The lands to the southeast include both actively cultivated lands and scrub and forested lands. The cultivated lands consist of winter wheat and hay fields. The closest agricultural operation appears to be a hobby farm approximately 150 m to the east of the Subject Lands. However, there are some larger farm operations beyond 750 m with significant and/or recent investment in infrastructure located to the east and south of the Subject Lands.

The lands to the northeast of the Subject Lands are currently transitioning into Expansion Lands and will be brought into the adjacent settlement area boundary in the future. Urban Boundary. While the lands to the northwest are currently, to our knowledge, slated for removal from the Rural – Agriculture designation.

It appears that there are at least 23 non-farm residences within the 750m Study Area, including at least two non-farm residential dwellings immediately across from the Subject Lands. There are several other residential lots located along County Road 29, Country Street & Ramsay Concession 8. There are also three commercial uses and a cemetery within 750m from the Subject Lands for a total of 27 conflicting uses.

Appendix I shows the land use notes taken during our study.



Legend

Study Area (Blue outline) 750m Study Area (Dashed blue outline) North Arrow (N)

Subject Lands (Red outline)

Land Use Designations

- Floodplain (Blue hatched)
- Settlement Area (Yellow dashed)
- Agricultural Land (Orange outline)
- General Rural Area (Red dashed)
- Sand and Gravel Resource Area (Green outline)

Agricultural Use

- Active Livestock (Yellow circle)
- Retired Livestock (Orange circle)
- Hobby Farm (Purple circle)
- Kennel (Pink circle)
- Cash Crop (Light Green circle)
- Lumbermill (Dark Purple circle)
- Garden Centre/Nursery (Blue circle)
- Remnant Farm (Light Green circle)

Non-Agricultural Uses

- Non-farm Residence (Red circle)
- Open Space Lot (Yellow circle)
- Recreational (Light Purple circle)
- Utility (Pink circle)
- Commercial (Dark Green circle)
- Institutional (Cyan circle)
- Cemetery (Cross symbol)

Cropping Pattern

- Winter Wheat (Yellow)
- Hay (Light Green)
- Cultivated (Light Orange)
- Corn (Purple)
- Forested/Scrub (Dark Grey)
- Soybean (Teal)
- Cover Crop (Light Green)
- Pasture/Forage (Orange)

0 500 M
1:17,000 Air photo: Microsoft Virtual Earth

Figure 3
Land Use Mapping

LEAR Evaluation for
Mississippi Mills

Prepared for: Kurtis Wilson

Prepared by: COLVILLE CONSULTING INC.

DATE: October 2021

FILE: C21054

5.0 ASSESSMENT OF LEAR

The Land Evaluation and Area Review (LEAR) evaluation system is used by several municipalities across Ontario to identify prime agricultural lands and designate prime agricultural areas. The LEAR is based on a methodology developed by the Province and is customized by each municipality in order to reflect the agricultural priorities and characteristics of each municipality. The LEAR system is comprised of two main components; the land evaluation (LE) which relates to the soil's agricultural capability (i.e., the CLI Capability Classes 1-7); and the area review (AR) which relates to other factors important to agriculture (e.g., agricultural production, fragmentation, conflicting land uses, etc.). The two components are then combined to obtain a LEAR score.

The Town of Mississippi Mills uses a LEAR to identify its prime agricultural areas. Mississippi Mill's current LEAR system is part of the Town's Official Plan Amendment No. 29 which was approved by Lanark County on December 4th, 2019. Values for the land in the LEAR system range from 0 to 100. A selected threshold of 65 out of 100 was established to decide whether evaluated lands were to be deemed Prime Agricultural Lands (above 65/100) or not (below 65/100).

The Parcel ID number for the Subject Lands is 0931929011600. As shown in Appendix A, according to the Town's LEAR, the Subject Lands have a LEAR score greater than 65 and have been included within the Town's Potential Prime Agriculture (Appendix B). We have re-evaluated the LEAR score based primarily on the results of the soil survey and land use study.

5.1 Land Evaluation

The Land Evaluation portion of the LEAR makes up 70% of the overall score for the 2019 scoring method. The LE score is based on the Canada Land Inventory (CLI) rating of the soils found within the EU. The scoring system used in the Town's 2019 LEAR is shown below in Table 5.

Table 5. Mississippi Mills Land Evaluation Scoring System

CLI Class	CLI score (field crop points) FCP	Total Score (/70 points)
1	1	70
Organics	0.9	63
2	0.9	63
3	0.8	56
4	0.6	42
5	0.4	28
6	0.2	14
7 & Not mapped (NM)	0	0

The LE score for the Subject Lands according to the Town's 2019 LEAR is 64. Based on the results of our soil survey, this LE score has been substantially reduced to 62.23.

5.2 Area Review

The AR component is comprised of three factors; Parcel Size, Conflicting Land Uses; and Active Farming (Parcel Currently Used for Agriculture).

5.2.1 Parcel Size Factor

Parcel size influences the agricultural potential of a given evaluation unit (parcel). As parcels decrease in size, they generally become less viable as a stand-alone, agricultural parcel. As a result, smaller parcels are scored lower relative to larger parcels. The scoring system used for Parcel Size is shown in Table 6 below.

LEAR	
Parcel Size	Points
>81 Acres (32.78 ha)	10
51-80 Acres (20.64-32.37 ha)	8
26-50 Acres (10.52-20.23 ha)	6
11-25 Acres (4.45-10.12 ha)	4
6-10 Acres (2.43-4.05 ha)	2
1-5 Acres (0.40-2.02 ha)	1
<1 Acre (<0.40 ha)	0

Because the Subject Lands are greater than 32.78 ha in size they are assigned the maximum score of 10 points. We agree with the Town's scoring of the Parcel Size factor.

5.2.2 Active Farming

The percentage of the evaluation unit/parcel in agricultural use is used as a factor in the 2019 methodology. The percentage of the parcel that is being used for agriculture corresponds to a certain score, from 0 to a total of 10 points. Agricultural uses include areas that have been under active cultivation (not regenerated to scrub or forest) as well as pasture, fences, streams, and hedgerows. The table below summarizes the scoring that each percentage range receives.

Agricultural Use Percentage	Points
0%	0
1% - 9%	1
10% - 20%	2
21% - 30%	3
31% - 40%	4
41% - 50%	5
51% - 60%	6

61% - 70%	7
71% - 80%	8
81% -90%	9
91% or Greater	10

Currently the Town has the Subject Lands marked as 91% or Greater active farming and therefore has given it a score of 10. Our study agrees with the Town’s scoring of the Active Farming factor.

5.2.3 Conflicting Land Use Factor

The 2019 Mississippi Mills LEAR uses a conflicting land use factor, which measures the amount of non-agricultural, conflicting land uses within 750 m of the evaluation unit (EU). Conflicting and incompatible land uses include land uses based on MPAC data and include open space, industrial, and residential land uses. This factor does not include lands which are designated urban. Table 8 illustrates how many points are scored to the amount of conflicting land uses within 750m of the Subject Lands.

Number of Individual Conflicting Land Uses within 750m	0-5	6-10	11-15	16-20	21-25	>26
Score	10	8	6	4	2	0

From our land use study, we have identified a minimum of 27 Conflicting Land Uses, including 23 Non-Farm Residences, one (1) open space lot, and three commercial buildings (#3, #4 & #32) within 750m from the Subject Lands. Therefore, according to the current Mississippi Mills LEAR Conflicting Land Uses Factor, a score of 0 points would be added to the LEAR scoring total.

5.3 Summary of Mississippi Mills LEAR Scoring

Table 9 summarizes the scoring for this parcel based on the information currently used by the Town of Mississippi Mills. According to the Town’s LEAR, the total LEAR score is 84. This exceeds the 65 threshold value used by the Town to identify its prime agricultural lands.

Parcel ID	LE Score	Parcel Size Score	Active Farming Score	Conflicting Land Uses Score	Total AR Score	Total LEAR Score
09319290201 1600	64	10	10	0	20	84

5.4 Updated LEAR Analysis

The updated LEAR score is based on the results of the soil survey and assessment of the CLI capability of the lands. It differs from the information used by the Town mainly because while there is more CLI Class 2 soils on the property (24.71% in comparison to only 5.48% on the regional mapping), there is no CLI Class 1 soils (in comparison to 5.48%) & less CLI Class 3 lands (8.28% in comparison to 88.17%) on the Subject Lands. Table 10 shows the breakdown of LE scoring on the Subject Lands.

CLI Class	CLI score (field crop points) FCP	Percentage of CLI Classes on Subject Lands	LE Score
1	1	0.00%	0
Organics	0.9	0.00%	0
2	0.9	24.71%	15.56
3	0.8	8.28%	4.63
4	0.6	42.76%	17.96
5	0.4	4.92%	1.38
6	0.2	19.33%	2.70
7 & Not mapped (NM)	0	0.00%	0
		100.00%	42.23

The information used to update the LEAR score for the Subject Lands is based on:

- ◆ the soil data collected during the soil survey of the Subject Lands and the subsequent interpretation of the CLI capability of the soils. This information was used to calculate the LE component; and
- ◆ the updated land use information and parcel sizes to calculate the Land Use, Parcel Size and conflicting land use AR factors.

To determine the percentage of land in agricultural use, the AgMaps measuring tool was used to delineate those areas that were clearly not under active cultivation. All other lands were considered to be under active cultivation. Approximately 92% of the land was determined to be in agricultural use. This method provided a generous measurement of the area in agricultural use.

Parcels 91% or more that is in agricultural use receive a score of 10 points.

The refined LEAR scores are based on the soil survey and land use observations. The LE and AR factors used in the calculation of the LEAR score are summarized in Table 11. The table in Appendix G shows how the LE and AR factors were calculated.

Table 11. Refined Town of Mississippi Mills LEAR Scores for Subject Lands						
Parcel ID	LE Score	Parcel Size Score	Active Farming Score	Conflicting Land Uses Score	Total AR Score	Total LEAR Score
09319290201 1600	42.23	10	10	0	20	62.23

The updated LEAR score for this parcel is lower than the Town of Mississippi Mills LEAR score for this property primarily due to the results of the refined soil survey information. As shown in Table 10 and Appendix G, the updated LEAR score for the Subject Lands is 62.23, and below the 66 threshold value used to identify potential Prime Agricultural lands. Our analysis shows that the Subject Lands suggests that these lands should be included within a Rural Area designation rather than the Prime Agriculture designation.

6.0 CONCLUSIONS

Colville Consulting Inc. was retained by Kurtis Wilson to complete a soil survey and Land Evaluation Area Review (LEAR) assessment for a parcel of land located at Concession 8 NE 1/2 Lot 13 Concession 8 SW 1/2 Lot 13 in Mississippi Mills, Ontario. The study included a soil survey to determine the percentage of the CLI Classes on the property and a land use survey to confirm the AR factors used by the Town to determine the LEAR score for the Subject Lands is 62.23/100. The study determined that the LEAR score is significantly lower than calculated by Mississippi Mills and is below the 66 threshold value used by the Town of Mississippi Mills (2016) to identify lands for inclusion within the "Agricultural" designation.

Based on the low LEAR score for the Subject Lands and the presence of a large area (>250 ha) other non-prime agricultural areas immediately adjacent to the Subject Lands, it is recommended that the Town of Mississippi Mills reconsider including the Wilson property within the Agricultural designation and more appropriately include it within the adjacent Rural designation.

Yours sincerely,



Sean Colville, B.Sc., P.Ag.
Colville Consulting Inc.

7.0 BACKGROUND INFORMATION

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Appendix A:
Mississippi Mills LEAR Mapping

Search by Address, Lot & Cont

Parcel: 093192902011600

Roll Number	093192902011600
MPAC Property Code	200
Parcel Size Score	10
Selected LE Criteria	64
Conflicting Land Uses	0
Active Farming	10
Total Score	84
Address	NULL

Zoom to

...

-76.213 45.209 Degrees

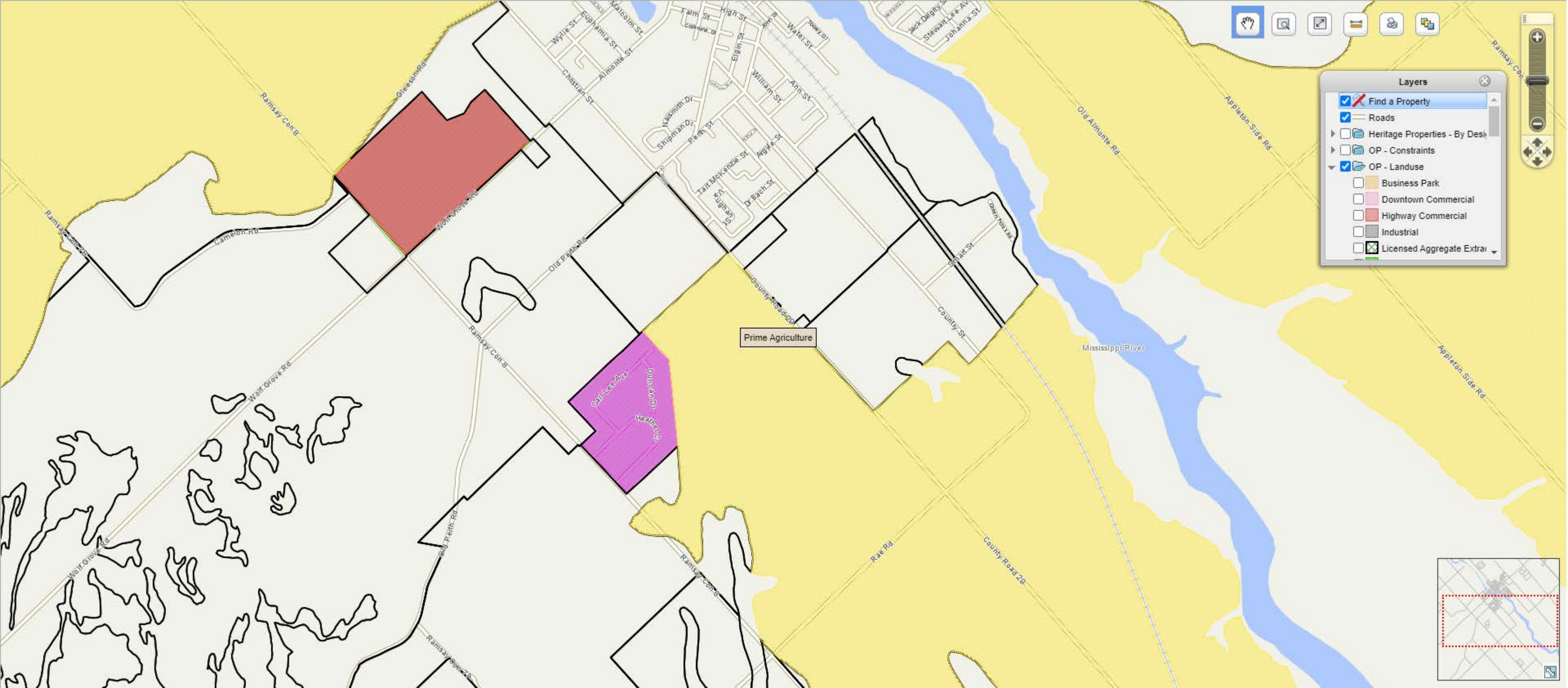
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Appendix B:
Official Plan - Interactive
Mapping



Layers

- Find a Property
- Roads
- Heritage Properties - By Desi
- OP - Constraints
- OP - Landuse
 - Business Park
 - Downtown Commercial
 - Highway Commercial
 - Industrial
 - Licensed Aggregate Extra

Prime Agriculture

Call Lee Ave
W. Perry St



Appendix C:
Soil Data Sheets

SOIL DATA SHEET

Site No. 1	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

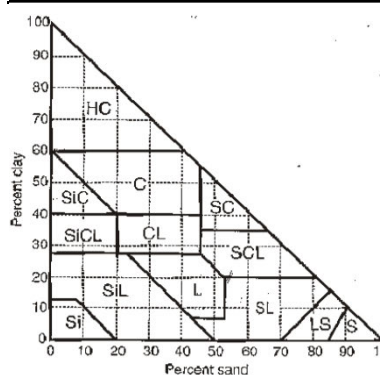
MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS B	SLOPE POSITION Top	SLOPE % 1	LENGTH 30m
	NO.2 	DRAINAGE CLASS we	STONINESS 1	ROCKINESS x	
	NO.3 				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	20			30	g SL	
	B	m		23	30+			50	vg SL	
				impenerable stones						

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock				
Constricting Layer	30			
Carbonates				
Gley Colours				
Water Table				

NOTES: Beans Planted. Top of knoll. Grenville. Many stones at surface.

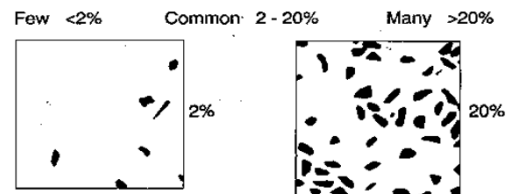


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3 - 4	2 - 4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 2	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

MODE OF DEPOSITION	NO. 1 AL	SLOPE CLASS c	SLOPE POSITION 	SLOPE % 	LENGTH
	NO.2 	DRAINAGE CLASS IM	STONINESS x	ROCKINESS x	
	NO.3 				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	25			1	SL	
	A	e		25	33	Light		-	SL	
	B	t	g	33	60	Reddish Br		-	Sic/SicL	
	B	c	g	60	80	Light Br		-	CL	
	C		g	80	100	Gray		-	CL	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common <td>M - Medium <td>Distinct</td> </td>	M - Medium <td>Distinct</td>	Distinct
Carbonates					M - Many <td>L - Large <td>Prominent</td> </td>	L - Large <td>Prominent</td>	Prominent
Gley Colours							
Water Table							

NOTES: Snedden Coarse Phase? Anomaly? Fine textured stone free profile. Wetter Mottles. Water may be moving downslope and abutting B.R. and accumulating. Ae - Bt / Fine sic layer from soil downslope? IMP Sneddon

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Few <2% Common 2 - 20% Many >20%

2%

20%

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 3	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

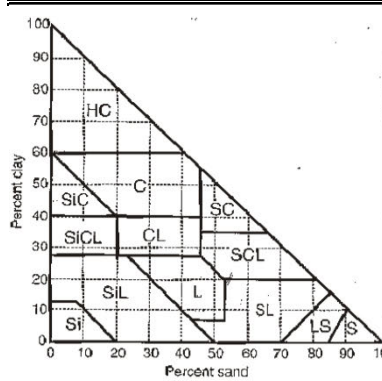
MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	-	-	-	-	-					

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

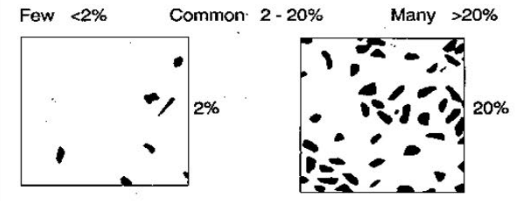
NOTES: **Bedrock observed at surface - Photo in folder**



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.
 Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 4	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS B/C	SLOPE POSITION 	SLOPE % 2	LENGTH
	NO.2 	DRAINAGE CLASS ?	STONINESS 0	ROCKINESS 0	
	NO.3 				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	20	Br		0	SL/L	FR
	A	ej		20	25	Light Patchy		0	SL	FR
	B	t		25	50	Reddish Br		0	L	FR
	B	m		50	--					

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock				
Constricting Layer				
Carbonates				
Gley Colours				
Water Table				

NOTES: Impenetrable stones in Bm at 50cm, feels like large boulder
Grenville
Upper slope of shallow ridge

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Few <2% Common 2 - 20% Many >20%

2%

20%

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 5	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

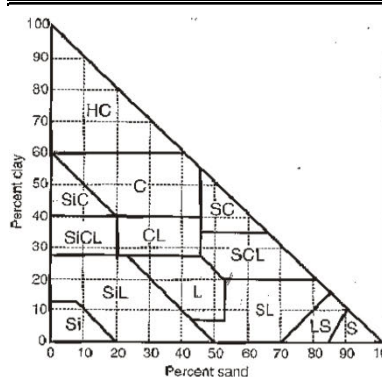
MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS B/C	SLOPE POSITION Upper	SLOPE % 2	LENGTH 50m Approx
	NO.2 	DRAINAGE CLASS 	STONINESS 0	ROCKINESS 0	
	NO.3 				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	20	Brown			SL	FR
	B	t		20	40	Reddish Br			CL	F
	C	k		40	55+				LS	FR

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Beans planted, undulating topography
 Impenetrable stones at 55cm
 Small knoll or ridge? See slope map
 Grenville

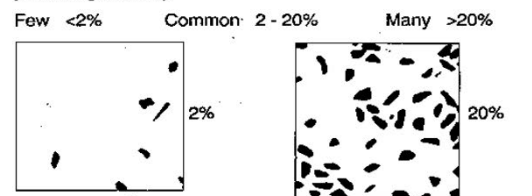


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 6	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

MODE OF DEPOSITION	NO. 1 AI/LA	SLOPE CLASS B	SLOPE POSITION Upper	SLOPE % 1.5	LENGTH <input type="text"/>
	NO.2 <input type="text"/>	DRAINAGE CLASS IM	STONINESS x	ROCKINESS x	
	NO.3 <input type="text"/>				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	25	Brown		-	L/CL	
	A	e		25	40	Light		-	SL	
	B	t		40	60	Brown		-	CL	
	B	c	g	60	90			-	SiCL	
	C	g	g	90	100+	Light Brown		-	SiCL	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast
Constricting Layer	Bcg	F	F-M	p
Carbonates	cg			
Gley Colours				
Water Table				

Abundance: F - Few, C - Common, M - Many
Size: F - Fine, M - Medium, L - Large
Contrast: Faint, Distinct, Prominent

NOTES: Located at Downslope in field, beans planted
 Fine grained profile inlighter toned on photo (snedden?)
 undulating topography - healthy beans
 White tones from silt in Ap?

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Few <2% Common 2 - 20% Many >20%

2%

20%

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 7	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

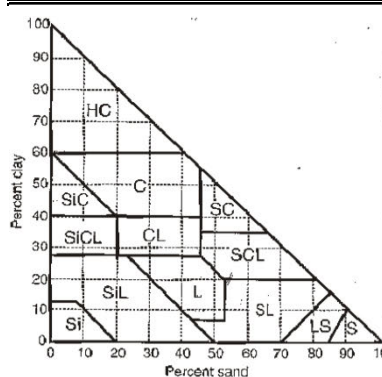
MODE OF DEPOSITION	NO. 1 LA	SLOPE CLASS C	SLOPE POSITION Toe	SLOPE % 4	LENGTH <input type="text"/>
	NO.2 <input type="text"/>	DRAINAGE CLASS IM	STONINESS x	ROCKINESS x	
	NO.3 <input type="text"/>				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	38	DK			CL/SiCL	
	B	g		38	70				SiCL	
	C	g		70	85				CL/LS	
				85+						

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock	85			
Constricting Layer				
Carbonates				
Gley Colours				
Water Table				

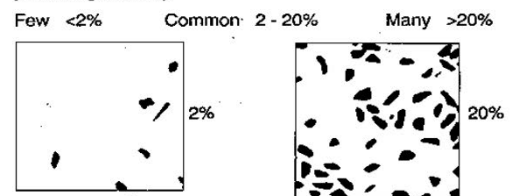
NOTES: Alluvial - near stream or snedden
 Deep Ap, wetter Cg silts sands and clay
 Darker tone on photo - pull out on slope map
 Faint reaction at 75cm



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5-15mm Coarse >15mm

SOIL DATA SHEET

Site No. 8	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

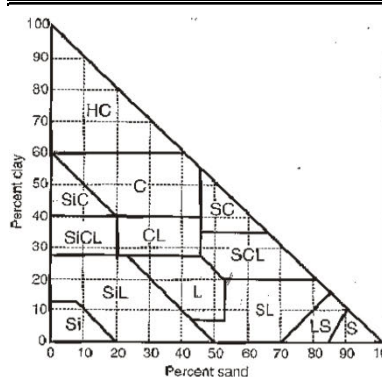
MODE OF DEPOSITION	NO. 1 AL/LA	SLOPE CLASS C/D	SLOPE POSITION Toe	SLOPE % 5	LENGTH 80m
	NO. 2 	DRAINAGE CLASS I	STONINESS 0	ROCKINESS 0	
	NO. 3 				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	25	Brown			CL/SiCL	
	A	e		25	35	Light			CL/SiCL	
	B	t	g	35	60	Brwon	faint		SiCL-SiC	
	C	gj		60	100	Grey			SiCL-SiC	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock				
Constricting Layer				
Carbonates				
Gley Colours				
Water Table				

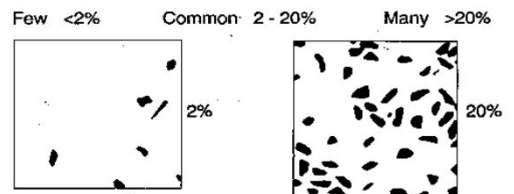
NOTES: Same as Site No. 6 - Light tone in photos
8A soil data form for bedrock at surface adjacent



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5-15mm Coarse >15mm

SOIL DATA SHEET

Site No. 9	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

MODE OF DEPOSITION	NO. 1 LA	SLOPE CLASS B/C	SLOPE POSITION Upper	SLOPE % 6	LENGTH 50m
	NO.2 	DRAINAGE CLASS IM	STONINESS 	ROCKINESS 	
	NO.3 				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	30	Brown			CL/SiCL	
	A	e	s?	30	45	Light			CL	
	B	t		45	70				SiCL/SiC	
	C	g		70	100				SiC/SiCL	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast
Constricting Layer	Cg	F	F-M	P-d
Carbonates				
Gley Colours				
Water Table				

Abundance: F - Few, C - Common, M - Many
Size: F - Fine, M - Medium, L - Large
Contrast: Faint, Distinct, Prominent

NOTES: Beans planted, see slope map to confirm slope
 Undulating topography
 Fine grained profile - prominent mottles in C
 Very similar to 8 - White tone - Snedden

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3 - 4	2 - 4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Few <2% Common 2 - 20% Many >20%

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 10	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor BCE	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

MODE OF DEPOSITION	NO. 1 LA	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS PO	STONINESS X	ROCKINESS X	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	25				SCL	FR
	B	gj		25	50		Orange		SiC	F-FR
	B	gm		50	70				SiC	FR
	C	kG		70	100				SiCL	FR

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock	-			
Constricting Layer	-			
Carbonates	80			
Gley Colours	80			
Water Table	80			

NOTES: 30 feet from edge of soy field. Watercourse in close proximity
 Distinct mottles in B horizon
 Grey C horizon with mottles
 Constant water in auger hole at 80cm

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3 - 4	2 - 4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Few <2% Common 2 - 20% Many >20%

2%

20%

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 11	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor BCE	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

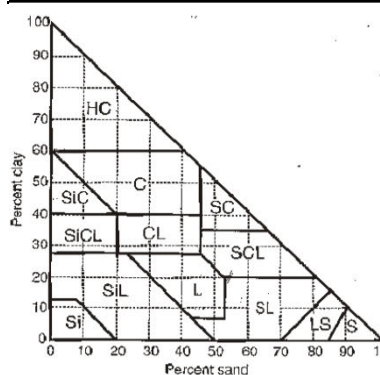
MODE OF DEPOSITION	NO. 1 LA	SLOPE CLASS B	SLOPE POSITION Top	SLOPE % 1.5	LENGTH []
	NO.2 []	DRAINAGE CLASS IM	STONINESS x	ROCKINESS x	
	NO.3 []				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	30	Brown			CL/SiCL	
	A	e	s?	30	45	Light			CL	
	B	t		45	70				SiCL/SiC	
	C	g		70	100				SiC/SiCL	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Same as Site No. 9

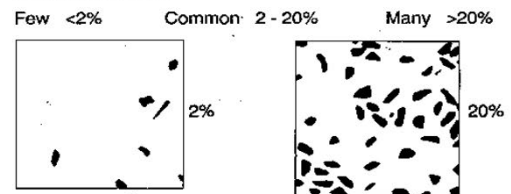


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5-15mm Coarse >15mm

SOIL DATA SHEET

Site No. 12	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor BCE	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

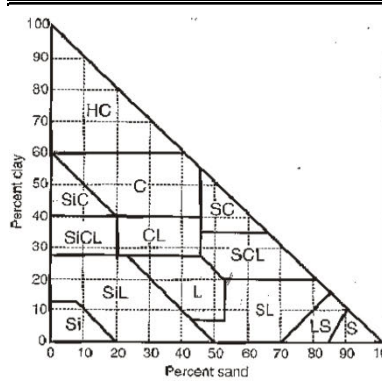
MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: **Bedrock observed at surface - Photo in folder**

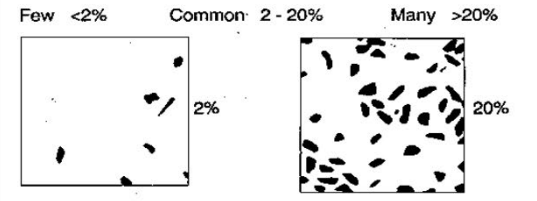


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 13	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

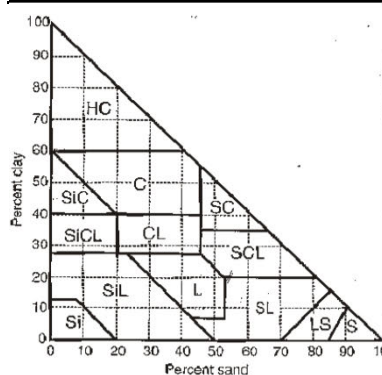
MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS B-C	SLOPE POSITION	SLOPE % 2	LENGTH
	NO.2 R	DRAINAGE CLASS	STONINESS x	ROCKINESS x	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	15				LS/SL	
	B	m		15	30				LS/SL	
	R			30+						

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock	0-10			
Constricting Layer				
Carbonates				
Gley Colours				
Water Table				

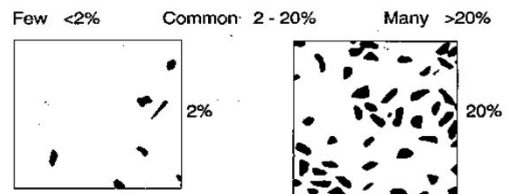
NOTES: Profile on edge of BR Plain - Grenville
 Large 50m x 40m area of exposed and very shallow Bedrock - can see on air photos - large rock ridge
 Pull out - exposed and shallow - make complex
 Texture - grenville shallow>?



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5-15mm Coarse >15mm

SOIL DATA SHEET

Site No. 14	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

MODE OF DEPOSITION	NO. 1 AL/LA	SLOPE CLASS C	SLOPE POSITION Mid	SLOPE % 5	LENGTH 80m
	NO. 2	DRAINAGE CLASS WE	STONINESS 0	0	
	NO. 3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Same as Site No. 2.
Over Grenville Till at depth.
Fine wash from Till
Additional drawings on field data sheet.

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Few <2% Common 2 - 20% Many >20%

2%

20%

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 15	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

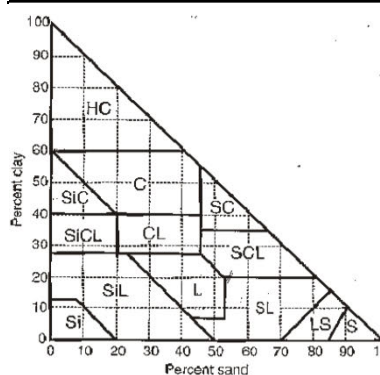
MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS D-E	SLOPE POSITION Crest	SLOPE % 11	LENGTH []
	NO.2 []	DRAINAGE CLASS RA	STONINESS 3.5	ROCKINESS []	
	NO.3 []				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	20	Br			LS	
	R			20+						

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

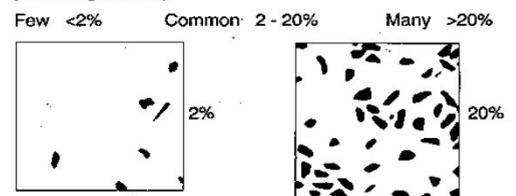
NOTES: Pull out ridge on slope map photo
 Grenville - extreme Stones - possible bedrock close
 Beans growing a foot high in area despite surface rocks.



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.
 Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 16	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS B	SLOPE POSITION Top	SLOPE % 1	LENGTH 30m
	NO.2	DRAINAGE CLASS we	STONINESS 1	ROCKINESS x	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock				
Constricting Layer	30			
Carbonates				
Gley Colours				
Water Table				

NOTES: Many Surface stones - See Photos - pull out on slope map

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in			Difference from matrix in	
	Hue* pages	Value* units	Chroma* units	Value* units	Chroma* units
Faint	0	≤2	≤1	≤2	≤1
Distinct	1	0	0	0	0
	0	3-4	2-4	3-4	2-4
Prominent	1	≤2	≤1	≤2	≤1
	0	≥4	≥4	≥4	≥4
	1	≥2	≥1	≥2	≥1
	2+	≥0	≥0	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) 11 mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Abundance	Size	Contrast
F - Few	F - Fine	Faint
C - Common	M - Medium	Distinct
M - Many	L - Large	Prominent

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Size	Contrast
Fine <5mm	Coarse >15mm
Medium 5-15mm	Coarse >15mm

SOIL DATA SHEET

Site No. 17	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast
Constricting Layer				
Carbonates				
Gley Colours				
Water Table				

NOTES: **Bedrock observed at surface - Photo in folder**

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in			from matrix in	
	Hue* pages	Value* units	Chroma* units	Hue* units	Chroma* units
Faint	0	≤2	≤1	≤2	≤1
Distinct	1	0	0	0	0
	0	3-4	2-4	≥4	2-4
Prominent	1	≤2	≤1	≤2	≤1
	0	≥2	≥4	≥4	≥4
	1	≥2	≥1	≥2	≥1
	2+	≥0	≥0	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Few <2%	Common 2-20%	Many >20%	Many >20%

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm	Medium 5-15mm	Coarse >15mm	Coarse >15mm

SOIL DATA SHEET

Site No. 18	Date (DD/MM/YY) 20 7 21	GPS Coordinates In Folder	Project Number: C21054
Surveyor SPM	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills	

MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast
Constricting Layer				
Carbonates				
Gley Colours				
Water Table				

NOTES: **Bedrock observed at surface - Photo in folder**

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≤2	≤1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Abundance	Size	Contrast
F - Few	F - Fine	Faint
C - Common	M - Medium	Distinct
M - Many	L - Large	Prominent

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Size	Abundance
Fine <5mm	Few <2%
Medium 5-15mm	Common 2-20%
Coarse >15mm	Many >20%

SOIL DATA SHEET

Site No. 19	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

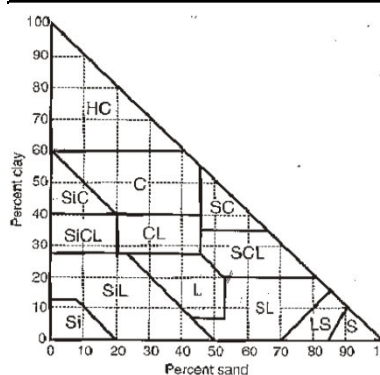
MODE OF DEPOSITION	NO. 1 G1	SLOPE CLASS C	SLOPE POSITION u	SLOPE % 4	LENGTH
	NO.2	DRAINAGE CLASS IM	STONINESS X	ROCKINESS X	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	25				L	
	B	tgj		28	60				CL-c	
	C	gj		60	100				CL-c	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: No reaction in c

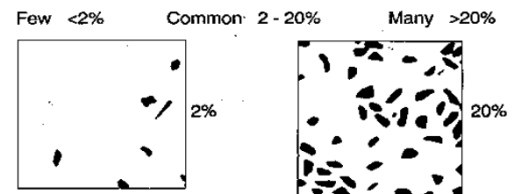


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3 - 4	2 - 4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 20	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

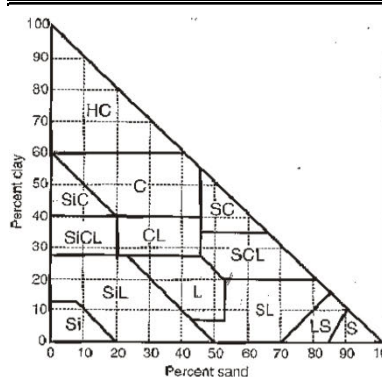
MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
		d	u	8	
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
		IM	x	x	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	25				L	
	B	tgj		28	60				CL-c	
	C	gj		60	100				CL-c	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: No reaction in c

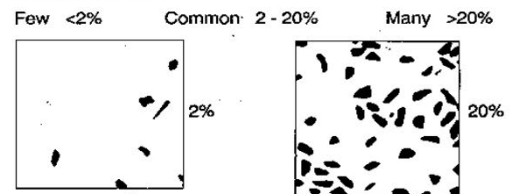


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 21	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

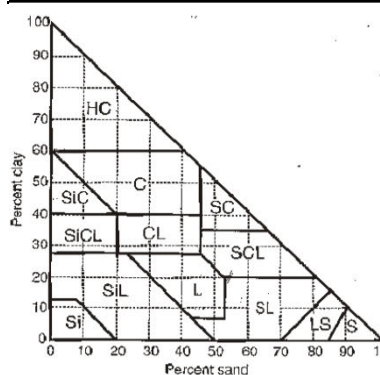
MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS B	SLOPE POSITION T	SLOPE % 1	LENGTH
	NO.2	DRAINAGE CLASS IM	STONINESS X	ROCKINESS X	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	25				L	
	B	tgj		28	60				CL-c	
	C	gj		60	100				CL-c	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

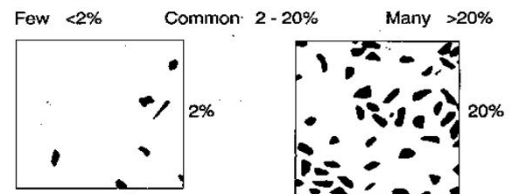
NOTES: No reaction in c



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5-15mm Coarse >15mm

SOIL DATA SHEET

Site No. 22	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

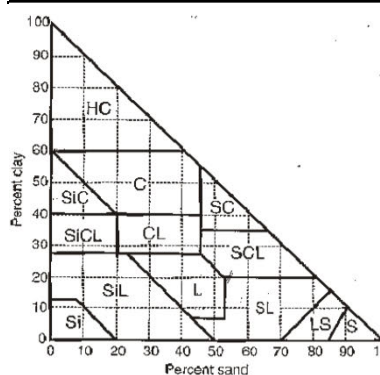
MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS D	SLOPE POSITION M	SLOPE % 7	LENGTH
	NO.2	DRAINAGE CLASS MW	STONINESS x	ROCKINESS x	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	25				SI	
	B	m		25	45				L	
	R									

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Bedrock @ 45 cm
Grenville shallow

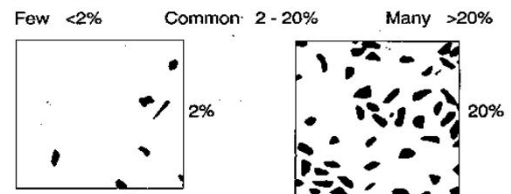


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 23	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

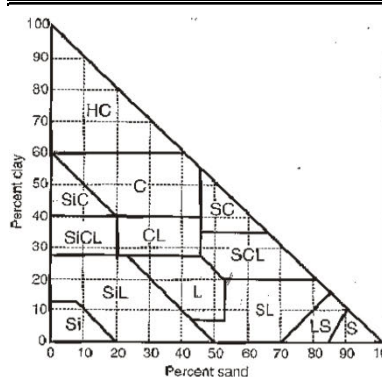
MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS C	SLOPE POSITION M	SLOPE % 3	LENGTH
	NO.2	DRAINAGE CLASS We	STONINESS 2	ROCKINESS X	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	20				SL	
	B	m		20	30				L	
	R									

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Bedrock @ 30 cm

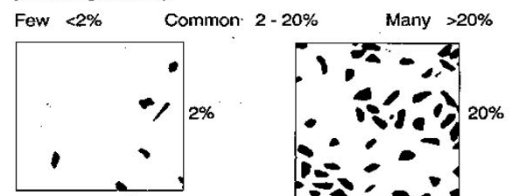


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 24	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

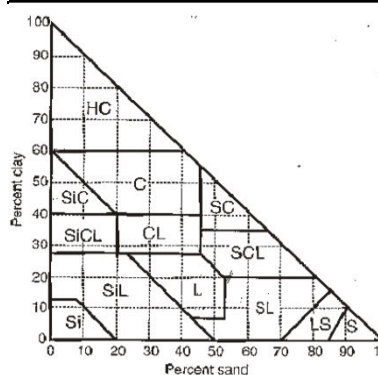
MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	15				SL	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Bedrock close to surface

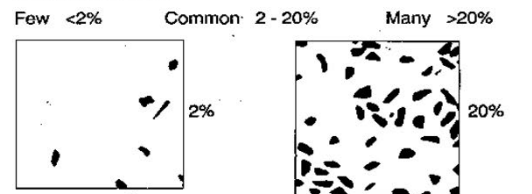


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 25	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS C	SLOPE POSITION C	SLOPE % 3.5	LENGTH
	NO.2	DRAINAGE CLASS R	STONINESS 2	ROCKINESS X	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	15				SL	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Slopes to west @ 8%
Bedrock very close to surface.
On crest of bedrock-ridge

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Few <2% Common 2 - 20% Many >20%

2%

20%

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 26	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS c	SLOPE POSITION M	SLOPE % 2	LENGTH
	NO.2	DRAINAGE CLASS MW	STONINESS 1	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	20				SL	
	B	m		20	40				L	
	B	m		40	75				SCL	
	C	gj		75	100				SCL	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES:

Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).

Few <2% Common 2 - 20% Many >20%

2%

20%

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 27	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

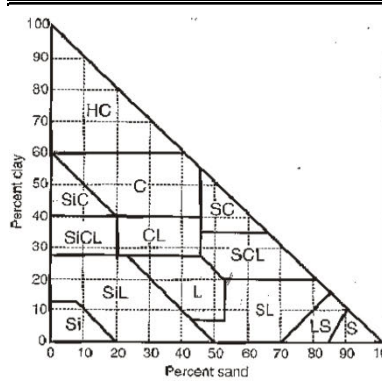
MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast
Constricting Layer				
Carbonates				
Gley Colours				
Water Table				

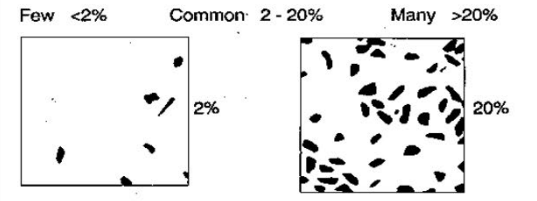
NOTES: _____



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 28	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

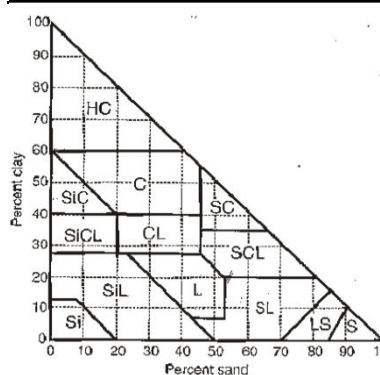
MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	BR									

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Bedrock

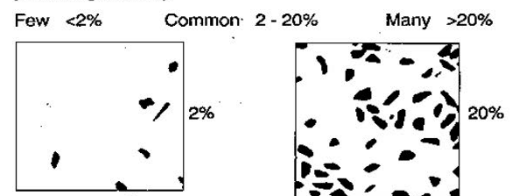


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5-15mm Coarse >15mm

SOIL DATA SHEET

Site No. 29	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

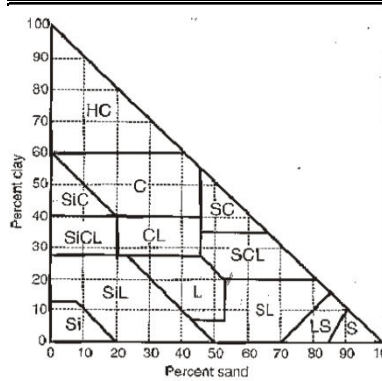
MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast
Constricting Layer				
Carbonates				
Gley Colours				
Water Table				

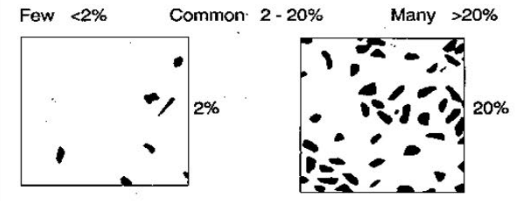
NOTES: _____



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, line, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 30	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

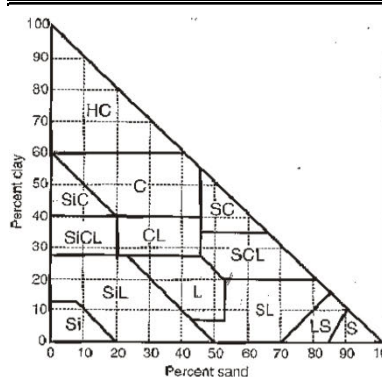
MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	25				L	
	B	mgj	1	25	40				L	
	B	mgj	2	40	70				CL	
	C	gj		70	100				CL	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Very similar to A, B, C - sneden

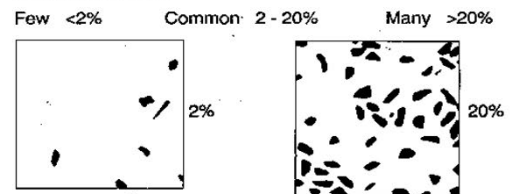


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

SOIL DATA SHEET

Site No. 31	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

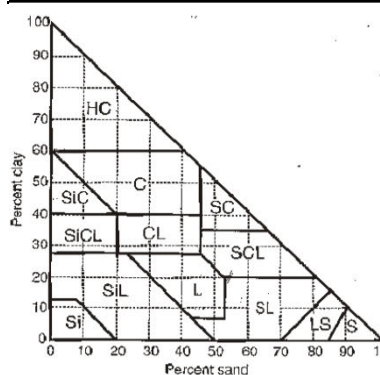
MODE OF DEPOSITION	NO. 1	SLOPE CLASS	SLOPE POSITION	SLOPE %	LENGTH
	NO.2	DRAINAGE CLASS	STONINESS	ROCKINESS	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	30				SL	
	C	g	1	30	45				L	
	C	g	2	45	75				SL	
	C	g	3	75	100				CL	

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

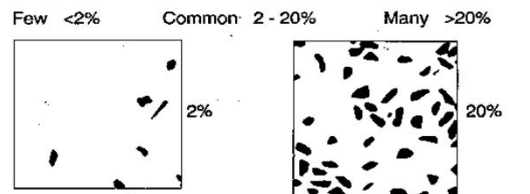
NOTES: Aluvial



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5-15mm Coarse >15mm

SOIL DATA SHEET

Site No. 32	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

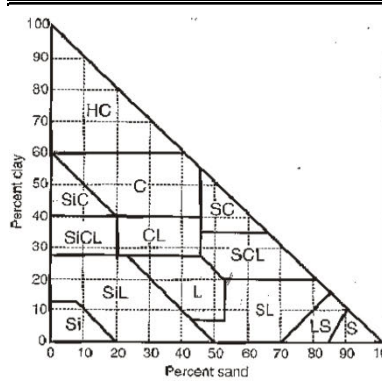
MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS C	SLOPE POSITION C	SLOPE % 3	LENGTH
	NO.2	DRAINAGE CLASS dm	STONINESS 2	ROCKINESS X	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	20				L	
	B	m		20	40				SL	
	BC	gj		40	70				SCL	
	R			70						

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainial Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles	Abundance	Size	Contrast
Bedrock				
Constricting Layer				
Carbonates				
Gley Colours				
Water Table				

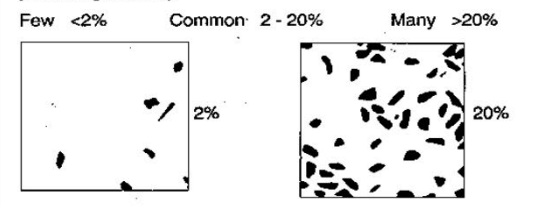
NOTES:



Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥4	≥4
	1	≥2	≥1
	2+	≥0	≥0

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

SOIL DATA SHEET

Site No. 33	Date (DD/MM/YY) 20 7 21	GPS Coordinates	Project Number: C21054
Surveyor SMC	Observation Type A	Project Name LEAR Evaluation in Mississippi Mills - Bill Williamson	

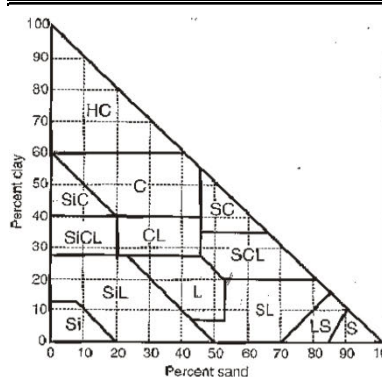
MODE OF DEPOSITION	NO. 1 MT	SLOPE CLASS C	SLOPE POSITION u	SLOPE % 3	LENGTH
	NO.2	DRAINAGE CLASS R	STONINESS 2	ROCKINESS 1	
	NO.3				

HORIZONS				DEPTH (cm)		COLOURS		% C.F.	FIELD TEXTURE	CONSISTENCY
D	Ma	Suffix	Mod.	Upper	Lower	Matrix Colours	Mottle Colours			
	A	p		0	15					
	B	m		15	25			5	SL	
	R			25						

Mode of Deposition	Slope Class	Drainage Class	Stoniness/Rockiness	Consistency
MT Morainal Till	Aa 0-0.5%	RA Rapidly	X Non	L- Loose
LA Lacustrine	Bb 0.5-2.0%	WE Well	1 Slightly	FR - Friable
GF Glacial Fluvial	Cc 2-5%	MW Mod. Well	2 Moderately	F - Firm
GL Glacio Lacustrine	Dd 5-9%	IM Imperfectly	3 Very	VF - Very Firm
AL Aluvial	Ee 9-15%	PO Poorly	4 Excessively	
	Ff 15-30%	VP Very Poorly	5 Exceedingly	
	Gg 30-45%			

Depth to (cm):	Mottles				Abundance	Size	Contrast
Bedrock	Horizon	Abun.	Size	Contrast	F - Few	F - Fine	Faint
Constricting Layer					C - Common	M - Medium	Distinct
Carbonates					M - Many	L - Large	Prominent
Gley Colours							
Water Table							

NOTES: Bedrock @ 25

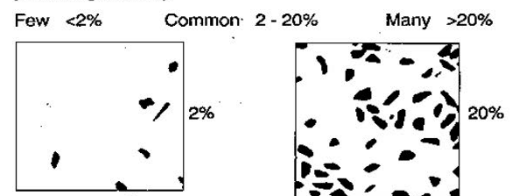


Contrast - the difference between the mottle colour and the matrix colour, using the Munsell Soil Color Charts.

	Difference from matrix in		
	Hue* pages	Value* units	Chroma* units
Faint	0	≤2	≤1
	1	0	0
Distinct	0	3-4	2-4
	1	≤2	≤1
Prominent	0	≥2	≥4
	1	≥2	≥1
	2+	≥0	≥0

*Hue, Value, and Chroma differences are determined using the Munsell Soil Color Charts (see page 25) e.g. common, fine, distinct brown (10YR 5/3) mottles. Values in the table are taken from 1982 CanSIS manual for describing soils in the field.

Abundance - the proportion of the exposed surface occupied by mottles (%) (refer to Appendix II for additional area percentage charts).



Size - the diameter of the mottle if round, or, the greatest dimension if length is not more than 2 or 3 times the width, or, the width if the mottle is long and narrow.

Fine <5mm Medium 5 - 15mm Coarse >15mm

Appendix D:
Regional Soil Survey & CLI
Mapping

Appendix E:
CLI Info

Appendix B

Canada Land Inventory Info

Canada Land Inventory Soil Capability Classification for Agriculture

The Canada Land Inventory (CLI) classification system was developed to classifying soil capability for agricultural use for use across Canada. CLI is an interpretative system which assesses the effects of climate and soil characteristics on the limitations of land for growing common field crops. It classifies soils into one of seven capability classes based on the severity of their inherent limitations to field crop production. Soils descend in quality from Class 1, which is highest, to Class 7 soils which have no agricultural capability for the common field crops. Class 1 soils have no significant limitations. Class 2 through 7 soils have one or more significant limitations, and each of these are denoted by a capability subclass.

In Ontario the document, "Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario" (OMAFRA, 2008) provides a Provincial interpretation of the CLI classification system. These guidelines are based on the "Canada Land Inventory, Soil Capability Classification for Agriculture" (ARDA Report No. 2, 1965) and have been modified for use in Ontario. In Ontario, CLI Classes 1 to 4 lands are generally considered to be arable lands and Classes 1 to 3 soils and specialty crop lands are considered to be prime agricultural lands.

The following definitions were taken from Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario (2008).

Definitions of the Capability Classes

Class 1 - Soils in this class have no significant limitations in use for crops. Soils in Class 1 are level to nearly level, deep, well to imperfectly drained and have good nutrient and water holding capacity. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for the full range of common field crops

Class 2 - Soils in this class have moderate limitations that reduce the choice of crops, or require moderate conservation practices. These soils are deep and may not hold moisture and nutrients as well as Class 1 soils. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately-high to high in productivity for a wide range of common field crops.

Class 3 - Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices. The limitations are more severe than for Class 2 soils. They affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. Under good management these soils are fair to moderately high in productivity for a wide range of common field crops.

Class 4 - Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both. The severe limitations seriously affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. These soils are low to medium in productivity for a narrow to wide range of common field crops, but may have higher productivity for a specially adapted crop.

Class 5 - Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants and may be improved through the use of farm machinery. Feasible improvement practices may include clearing of bush, cultivation, seeding, fertilizing or water control.

Class 6 - Soils in this class are unsuited for cultivation, but are capable of use for unimproved permanent pasture. These soils may provide some sustained grazing for farm animals, but the limitations are so severe that improvement through the use of farm machinery is impractical. The terrain may be unsuitable for the use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.

Class 7 - Soils in this class have no capability for arable culture or permanent pasture. This class includes marsh, rockland and soil on very steep slopes.

Definitions of the Prime and Non-prime Agricultural Lands

In Ontario, CLI Classes 1, 2 and 3 and specialty crop lands are considered prime agricultural lands. Non-prime agricultural lands are comprised of CLI Class 4-7 lands.

Organic soils (Muck) are not classified under the CLI system but are mapped and identified as O in the provincial mapping.

Definitions of the Capability Subclasses

Capability Subclasses indicate the kinds of limitations present for agricultural use. Thirteen Subclasses were described in CLI Report No. 2. Eleven of these Subclasses have been adapted to Ontario soils.

Subclass Definitions:

Subclass E - Erosion: Loss of topsoil and subsoil by erosion has reduced productivity and may in some cases cause difficulties in farming the land e.g. land with gullies.

Class	Soil Characteristics
2E	Loss of the original plough layer, incorporation of original B horizon material into the present plough layer, and general organic matter losses have resulted in moderate losses to soil productivity.
3E	Loss of original solum (A and B horizons) has resulted in a plough layer consisting mostly of Loamy or Clayey parent material. Organic matter content of the cultivated surface is less than 2%.
4E	Loss of original solum (A and B horizons) has resulted in a cultivated layer consisting mainly of Sandy parent material with an organic matter content of less than 2%; shallow gullies and occasionally deep gullies which cannot be crossed by machinery may also be present.
5E	The original solum (A and B horizons) has been removed exposing very gravelly material and/or frequent deep gullies are present which cannot be crossed by machinery.

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Subclass F - Low natural fertility: This subclass is made up of soils having low fertility that is either correctable with careful management in the use of fertilizers and soil amendments or is difficult to correct in a feasible way. The limitation may be due to a lack of available plant nutrients, high acidity, low exchange capacity, or presence of toxic compounds.

Class	Upper Texture Group (>40 and <100 cm from surface)	Lower Texture Group (remaining materials to 100 cm depth)	Drainage Class	Additional Soil Characteristics ¹
2F	Sandy	Sandy or very gravelly	Rapid to imperfect	Neutral or alkaline parent material with a Bt horizon within 100 cm of the surface
3F	Sandy	Sandy or very gravelly	Any drainage class	Neutral or alkaline parent material with no Bt horizon present within 100 cm of surface
3F	Sandy	Loamy or Clayey	Any drainage class	Acid parent material
3F	Loamy or clayey	Any Texture Group	Any drainage class	Acid parent material
4F	Sandy	Sandy or very gravelly	Any drainage class	Acid parent material
4F	Very gravelly	Any texture	Rapid to imperfect	Neutral to alkaline parent material
5F	Very Gravelly	Any texture	All drainage classes	Acid parent material

¹ "Acid" means pH<5.5; "Neutral" pH 5.5 to 7.4; "Alkaline" pH>7.4 as measured in 0.01 M CaCl₂ (CSSC, 1998). PH 's measured in distilled water tend to be slightly higher (up to 0.5 units).

Bt horizon should be fairly continuous and average more than 10cm thickness

			class	material with no Bt horizon present within 100 cm of surface
3F	Sandy	Loamy or Clayey	Any drainage class	Acid parent material
3F	Loamy or clayey	Any Texture Group	Any drainage class	Acid parent material
4F	Sandy	Sandy or very gravelly	Any drainage class	Acid parent material
4F	Very gravelly	Any texture	Rapid to imperfect	Neutral to alkaline parent material
5F	Very Gravelly	Any texture	All drainage classes	Acid parent material

¹ "Acid" means pH<5.5; "Neutral" pH 5.5 to 7.4; "Alkaline" pH>7.4 as measured in 0.01 M CaCl₂ (CSSC, 1998). PH 's measured in distilled water tend to be slightly higher (up to 0.5 units).

Bt horizon should be fairly continuous and average more than 10cm thickness

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Subclass M – Moisture deficiency: Soils in this subclass have lower moisture holding capacities and are more prone to droughtiness.

Class	Soil Texture Groups		Drainage	Additional Soil Characteristics
	Upper materials1	Lower materials2		
2M	15 to 40 cm of loamy or finer materials	Sandy to Very Gravelly	Well	
2M	40 to < 100 cm of sandy to very gravelly material.	Loamy to Very Fine Clayey	Well	
2M	Sandy		Rapid to well	Well developed Bt3 horizon occurs within 100 cm of surface
3M	Sandy material to > 100cm		Rapid	Bt horizon absent within 100 cm of surface
4M	Very Gravelly to > 100 cm		Rapid	Bt horizon present within 100 cm of surface
5M	Very gravelly to > 100cm		Very rapid	Bt horizon absent within 100cm

Subclass T - Topography

The steepness of the surface slope and the pattern or frequency of slopes in different directions are considered topographic limitations if they: 1) increase the cost of farming the land over that of level or less sloping land; 2) decrease the uniformity of growth and maturity of crops; and 3) increase the potential of water and tillage erosion.

Determination of Subclass T for Very Gravelly and Sandy Soils

Slope %	<2		2-5		5-9		9-15		15-30		30-60		>60	
Slope type	S	C	S	C	S	C	S	C	S	C	S	C	S	C
Class				2T	2T	3T	3T	4T	5T	5T	6T	6T	7T	7T

Determination of Subclass T for Loamy, Clayey and Very Fine Clayey Soils

Slope %	<2		2-5		5-9		9-15		15-30		30-60		>60	
Slope type	S	C	S	C	S	C	S	C	S	C	S	C	S	C
Class				2T	3T	3T	4T	4T	5T	5T	6T	6T	7T	7T

S = Simple Slopes >50 m in length

C = Complex Slopes <50 m in length

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Subclass W - Excess water:

The presence of excess soil moisture, other than that brought about by inundation, is a limitation to field crop agriculture. Excess water may result from inadequate soil drainage, a high water table, seepage or runoff from surrounding areas.

Soil Textures and Depths	Depth to Bedrock (cm)	Soil Class (Drainage in place or feasible)	Soil Class (Drainage not feasible)
Very gravelly, sandy, or loamy extending >40 cm from the surface, or, <40 cm of any other textures overlying very gravelly, sandy or loamy textures	>100	2W	4W,5W
>40 cm depth of clayey or very fine clayey textures, or, < 40 cm of any other texture overlying clayey or very fine clayey textures	>100	3W	5W
<40 cm of peaty material overlying any texture	>100	3W	5W
All textures	50-100	4W	5W
All textures	0-50	NA	5W

Appendix F:
Site Photos



Hole 6



Exposed Bedrock (Hole 18)



Hole 11



Hole 1



Exposed Bedrock



Exposed Bedrock



Hole 32



Exposed Bedrock

Appendix AG
Updated LEAR Score for Subject
Lands

LEAR Evaluation in Mississippi Mills - Kurtis Wilson Property															
Land Evaluation Scoring				Area Review Score							LEAR Score				
CLI Rating	Points	% on property	LE Score	Parcel Size		Conflictin g Land Uses		%		% Active Farming	AR Score	Parcel Size + Active Farming + Conflicting Land Use	LEAR Score + AR Score		
1	1	0	0	Parcel Size	Points										
2	0.9	24.71	15.56	<81 acres (<32.7ha)	10	0-5	5			91% or Greater	10				
3	0.8	8.28	4.63			6 to 10	4								
4	0.6	42.76	17.96			11 to 15	3								
5	0.4	4.92	1.38			16 to 20	2								
6	0.2	19.33	2.70			21 to 25	1								
7 or NM	0	0	0			>26	0								
100.00															
				Weight											
LE Score			42.23	Score	10		0				10	20	62.23		

Appendix H:
Email from Drainage Contractor
Peter Neill

From: Neill WMS [REDACTED]
Date: October 21, 2021 at 1:38:36 PM EDT
To: [REDACTED]
Subject: County Road 29 Mississippi Mills

Good Afternoon Kurtis,

Thank you for your interest in agriculture drainage. At your request, I have completed an on-site visit to the property described as County Road 29, Concession 8 NE 1/2 Lot 13 Concession 8 SW 1/2 Lot 13 located in Mississippi Mills. The purpose of the inspection was to determine whether or not the land could be drained for agricultural use.

Unfortunately, the 112.22 acres I inspected cannot be drained for agricultural use as there is not sufficient soil depth to install agricultural drainage in accordance with the Drainage Act of Ontario.

Company information and qualifications to provide this information is as follows:

Peter Neill Water Management Systems Inc.

Peter Neill - Owner/Operator

Licensed under The Agricultural Tile Drainage Installation Act – Drainage Business Licence #2521

Specializing in Agricultural Drainage with over 35 years of experience.

Member of the Land Improvements Contractors of Ontario

If you any questions regarding my findings, please give me a call.

Peter

Peter Neill Water Management Systems Inc.
1818 Russett Drive
Arnprior, ON K7S 3G8

[REDACTED]

Appendix I:
Land Use Notes

Land Use Survey Notes – July 20, 2021 – C21054			
Weather	Temperature	Cloud Conditions	Wind
Sunny	28°C	-	16 km/h S

Site No.	Type of Use	Type of Operation	Description of Operation
1	Agricultural	Retired Livestock Operation	2 bank barns, fair condition. Gated driveway. Pastures, electric fences present. No livestock observed and no evidence of livestock.
2	Agricultural	Hobby Farm	No barn structures. Small amount of chickens and vegetable garden.
3	Non-Agricultural	Storage	Mini mall storage.
4	Non-Agricultural	Contractor	Coamy Construction?
5	Agricultural	Active Operation	1 Bank barn. 2 tractors and other farm implements. Potential beef operation.
6	Non-Agricultural	Recreational	Recreational facility, baseball diamond, soccer field "R.W. McGreggor Memorial Field"
7	Non-Agricultural	Facility	Municipal offices.
8	Non-Agricultural	Autobody Shop	Ramsey Uard Public Works Garage.
9	Non-Agricultural	Facility	Former Town Hall.
10	Agricultural	Retired Livestock Operation	1 barn, poor condition. Not suitable for housing livestock. No livestock observed and evidence of livestock viewed from aerial photo's May, 2020.
11	Agricultural	Hobby Farm	1 small barn structure. 3 pastures. No livestock observed and evidence of livestock, viewed from aerial photo's May, 2020.
12	Agricultural	Active Operation	1 large Bank barn. 2 pastures. 1 implement shed. 1 small garage. Potential beef operation.
13	Agricultural	Retired Livestock Operation	1 barn, poor condition. 1 capped silo. 1 implement shed. Retired beef operation.
14	Agricultural	Hobby Farm	1 bank barn, fair condition. Horses observed in pasture.

Site No.	Type of Use	Type of Operation	Description of Operation
15	Agricultural	Active Operation	1 bank barn. 1 implement shed. 1 uncapped silo. Cows observed in pasture in Google Street view.
16	Non-Agricultural	Utility	Power station.
17	Agricultural	Retired Livestock Operation	1 bank barn, fair condition. No livestock observed and no evidence of livestock.
18	Agricultural	Hobby Farm	1 barn. 2 pastures. No livestock observed and evidence of livestock observed.
19	Agricultural	Cash Crop Operation	550 Country Road, Almonte.
20	Agricultural	Retired Livestock Operation	1 barn in poor condition
21	Non-Agricultural	Event Facility	Almonte Civilian Community Hall
22	Non-Agricultural	Autobody Shop	Eurotek Motors - maintenance and repair of European automobiles, VW Vanagons, Westfailas, Transporters and vintage Volkswagens.
23	Non-Agricultural	Utility	Water and wastewater servicing.
24	Non-Agricultural	Residential	Residential subdivision.
25	Agricultural	Active Operation	1 bank barn 1 implement shed 3 pastures Evidence of livestock, livestock observed in Google Earth aerial photos. OFA Member
26	Agricultural	Active Operation	2 bank barns Beef cattle observed. OFA Member.
27	Agricultural	Hobby Farm	1 small barn with shelters. No livestock observed and evidence of livestock observed. Potentially horses.
28	Agricultural	Agricultural-Related Firewood/Lumbermill	AGD Firewood provider and lumbermill. "To qualify as an agricultural use, crops generally produce a harvestable product such as fruit, vegetables, mushrooms, field crops including cereal crops, corn, soybeans and forage crops, biomass, nursery crops, trees for harvest/agro-forestry, medicinal herbs, sod/turf grass and seeds. Crops

Site No.	Type of Use	Type of Operation	Description of Operation
			may be used for a variety of purposes such as food for humans, livestock feed, bedding, medicinal purposes, bio-products, firewood and Christmas trees.”
29	Agricultural	Agricultural-Related Use	Almonte Ace Country and Garden Centre
30	Non-Agricultural	Fire Protection	Mississippi Mills Station No. 1
31	Agricultural	Agricultural-Related Use	“Whitehouse Nursery and Display Gardens” Garden Centre offers; perennials, shrubs, small trees, conifers and ornamental grasses.
32	Non-Agricultural	Commercial	UPI Energy, Gas & Garage

Land Use Types	Total Number	Active	Retired or Remnant
Agricultural	16	Active Operation – 5 (#’s 5, 12, 15, 19, 25, 26) Hobby Farm – 5 (#’s 2, 11, 14, 18, 27)	Retired livestock – 5 (#’s 1, 10, 13,17, 20)
Agriculture-related	3	Garden Centre – 2 (#29 & #31) Firewood/Lumberyard – 1 (#28)	-
On-farm Diversified		-	-
Non-Agricultural	Total Number	Active	
	13	Residential subdivision	1 (#24)
		Utility	2 (#16 & #23)
		Fire Protection	1 (#30)
		Event Facility	1 (#20)
		Autobody Shop	3 (#8, #22 & #32)
		Facility	2 (#7 & #9)
		Recreational	1 (#6)
		Contractor	1 (#4)
Storage	1 (#3)		

Neill WMS

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Peter

Peter Neill Water Management Systems Inc.

1818 Russett Drive

Arnprior, ON K7S 3G8

From: [REDACTED]
To: [Marc Rivet](#)
Cc: [William \(Bill\) Davidson](#); ["kurtis wilson"](#); [Scott Alain](#); [mknight@mississippimills.ca](#)
Subject: Kurtis Wilson Lands - LEAR Memo
Date: October 4, 2021 11:22:14 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Letter to Mississippi Mills \(Oct 4 2021\).pdf](#)

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Hi Marc,

Fotenn has been engaged by Kurtis Wilson, an owner of rural land southwest of Almonte, to monitor the ongoing LEAR process in Mississippi Mills. After reviewing the materials recently made available to the public, Fotenn has prepared the attached memo, to be shared with Mississippi Mills Council, Staff, and / or Working Group, as necessary.

As summarized in the memo, Mr. Wilson has concerns about the assessment of agricultural potential on his property. Additionally, the memo highlights other considerations for a redesignation of the lands, in light of the existing and planned surrounding context.

Thank you for your attention to this matter. We would be happy to discuss further, as needed.

Jaime Posen, MCIP RPP *(he/him)*
Associate

FOTENN



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Please use code “ *5709 ” to access Fotenn’s head office building at 396 Cooper Street, Suite 300 in Ottawa.

OUT OF OFFICE ALERT - COVID-19

Please be advised that Fotenn staff are currently working remotely in accordance with government recommendations for social distancing. Otherwise I am working regularly and am available by email, phone or video conference.

The Municipality of Mississippi Mills LEAR Working Group
c/o Marc Rivet, JL Richards
3131 Old Perth Rd
Box 400
Almonte ON, K0A 1A0

Via Email: mrivet@jlrichards.ca

RE: Prime Agricultural Designation
Kurtis Wilson Lands (Unaddressed)

Dear Mr. Rivet,

Fotenn has been engaged by Kurtis Wilson (owner) to monitor the ongoing Official Plan Review process at the Municipality of Mississippi Mills. Mr. Wilson, a farmer with landholdings in the Municipality, has a particular interest in Official Plan Amendment 29 ("OPA 29") and the corresponding redesignation of lands as Prime Agricultural Resources. Mr. Wilson's property is unaddressed, but is located on the west side of Highway 29 southwest of Almonte Ward. The property is illustrated in Figure 1 in the Appendix.

The Municipality's recent Land Evaluation and Area Review ("LEAR") study identifies lands classified as Prime Agricultural Lands under the Ontario Provincial Policy Statement ("PPS"). The study evaluates candidate rural lands based on soil capability, parcel size, proximity of conflicting land uses, and active farming. The study establishes a threshold score of 65, with lands exceeding the threshold recommended for designation as Prime Agricultural Lands through OPA 29. The Wilson lands scored within the 80+ bracket and are consequently recommended for agricultural resource protection in the Official Plan.

Despite the assigned LEAR score, the Wilson property features unique attributes that undermine its ability to accommodate successful agricultural operations. As the Municipality reviews the agricultural potential of rural lands, we invite Council and Staff to consider the following factors applicable to the Wilson lands:

- 1) Mr. Wilson informs us that the property has natural limitations to agricultural production, including prominent surface rock on the property. This surface rock:
 - / Significantly limits the safe, effective and timely use of equipment on the lands;
 - / Enhances drought stress, thereby restricting crop rotation; and
 - / Removes the possibility for the lands to be tile drained, inhibiting the viability of an economical agricultural drainage solution and increasing the potential for crop damage and loss during major weather events.
- 2) The property can only be accessed from County Road 29, a significant traffic corridor in Mississippi Mills. During cropping season, the access of this land by farming equipment will result in traffic bottlenecks and safety implications. Increased traffic circulation along the County Road as a result of adjacent urban expansion and commercial activities to the north enhances the potential for traffic and safety impacts.
- 3) As illustrated on Figure 2 in the Appendix, the property is surrounded by non-agricultural uses on three sides:
 - / To the west, an existing rural residential subdivision, which is classified as a conflicting land use in the LEAR evaluation;
 - / To the east, development expansion lands added to the Almonte Ward boundary through OPA 22, which will generate new conflicts between agriculture uses and nearby housing; and

- / To the north, rural lands from which the Agricultural Overlay is proposed to be removed through OPA 29, further increasing the likelihood of a non-agricultural use on the property, such as the industrial and highway commercial uses further north.
- 4) While the property is assigned a high Parcel Score on account of its inclusion in a 250-hectare block, its location on the northern fringe of the block suggests that it is not integral to the core of the block. Indeed, the abutting non-agricultural uses on three sides renders the property an appendage to the core block, adding marginal value to the functioning of the agricultural resources.

Due to the positioning of the property in the surrounding planned context, we invite Council to reconsider inclusion of this property in the Prime Agricultural Area. If the lands were instead designated Rural, the resulting pattern would generate a logical boundary line for the Prime Agricultural designation, aligning with the new southern boundary of Almonte to the east and the southern edge of the existing rural subdivision to the west.

We understand that Council, Staff, and project Consultants are currently deliberating on the question of a rational boundary to the agricultural designation in the absence of a natural feature or road. Given the attributes of the Wilson property that hinder the potential for successful agricultural operations, assigning a Rural rather than an Agricultural designation on the property could create a logical boundary for this designation.

We appreciate your consideration of this matter. Please feel free to contact the undersigned if you wish to discuss further.

Sincerely,



Scott Alain, MCIP RPP
Planner




Jaime Posen, MCIP RPP
Associate



Appendix: Figures



Figure 1: Kurtis Wilson Lands

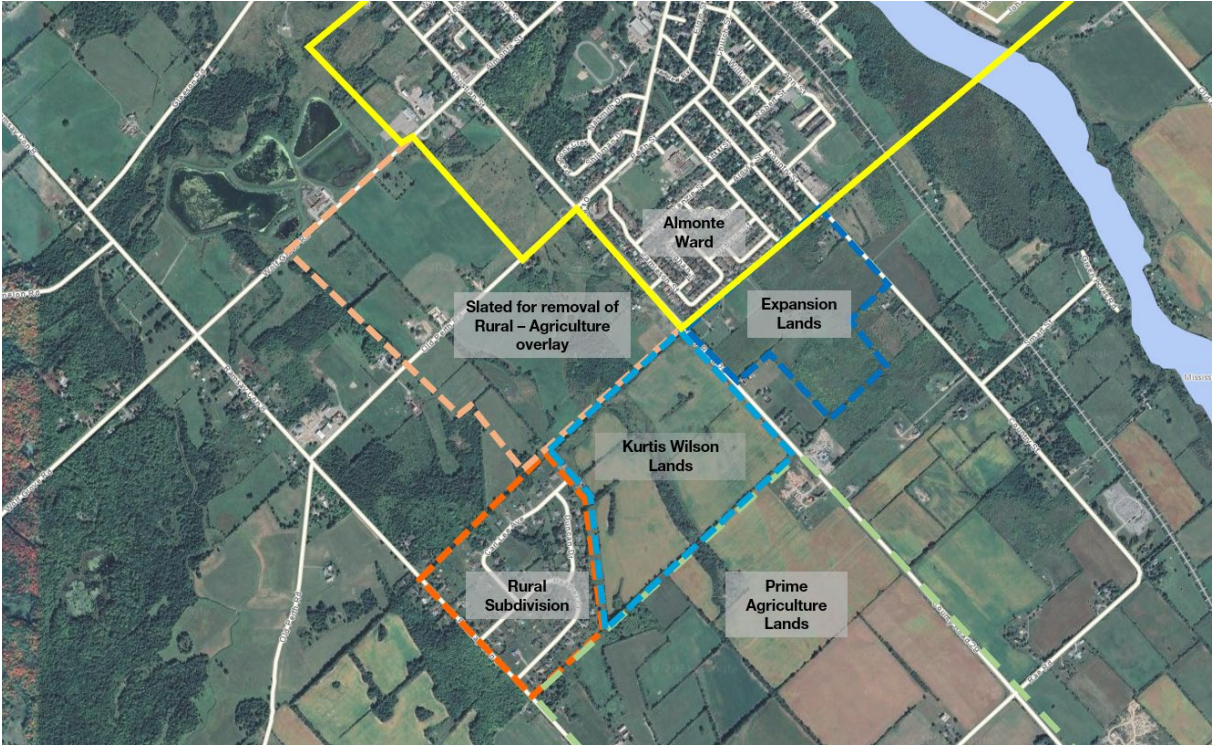


Figure 2: Kurtis Wilson Lands in Context

From: [Ken Kelly](#)
To: [Marc Rivet](#); [Mills Planner](#); [Roxanne Sweeney](#)
Subject: Property owner questions about LEAR
Date: Friday, August 13, 2021 3:51:00 PM

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Laura Rotaoski (spelling of last name is incorrect and did not provide civic address)

██████████ has questions about severance ability . I called her back left voice mail asked for her to send Marc an email with civic address and questions.

Other possible phone number is ██████████

From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Severance
Date: Friday, August 20, 2021 9:14:39 AM

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:18 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Severance

From: Young, Laura M. ([REDACTED])
Sent: Monday, August 16, 2021 8:10 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: FW: Severance

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Hi Marc, further to my email last week, some clarification. The v section of land that we hope to sever is 1.33 acres, and has never grown crops on it (unlike the other acres in the field area). There was a housing unit on it before we purchased it, and it has a well and septic.
Thanks again, I look forward to connecting,

Laura
[REDACTED]

From: Young, Laura M. (OPP)

Sent: 13-Aug-21 4:24 PM

To: mrivet@jlrichards.ca

Cc: Young, Laura M. ([REDACTED])

Subject: Severance

Hi Marc,

I communicated with Ken Kelly and he asked that I reach out to you.

My husband and I own approx 9.5 acres in Mississippi Mills (Pakenham). We are seeking to sever one acre, it is a piece that is already separated out from the rest of that land that is currently used for crops. It has a well and a septic on it. Our address is 242 deer run road, pakenham Ontario, conc 9, E PT Lot 18. 0931 946 030 00500 0000.

My husband, Mike Glofcheski and I own the land. We are looking to build a retirement home on this acre.

I look forward to hearing back, thank you in advance for your time.

Thank you,

Laura Young Glofcheski

Laura Young
Healthy Workplace Team
[REDACTED]

Dianne Dawe

From: Young, Laura M. [REDACTED]
Sent: September 20, 2021 10:54 AM
To: Marc Rivet
Cc: [REDACTED]; Gabrielle Snow
Subject: RE: Request for severance in Pakenham Ontario

Hi Marc thanks for your response. Given the information you provided below what are my next steps?

Thanks again,

Laura

From: Marc Rivet [mailto:mrivet@jlrichards.ca]
Sent: 20-Sep-21 9:33 AM
To: Young, Laura M. (OPP) [REDACTED]
Cc: deerrunroad@hotmail.ca; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Request for severance in Pakenham Ontario

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Good morning,

OPA 29 is being prepared based on a LEAR (Land Evaluation and Area Review) developed with the Ministry of Agriculture Foods and Rural Affairs. It looks at more than just soils and active farming but agricultural AREAS (generally 250 hectare areas).

That said this is still in the public consultation stages and review with the Agricultural Committee. A decision wouldn't be for several months (final Official Plan Amendment needs to be presented to Committee of the Whole, MMills Council then sent to Lanark County). Lanark County is the approval authority (the need to do an agricultural review was a requirement back in 2019 which was deferred – required per provincial policy). Per the Planning Act, Lanark County has 180 days to approve an amendment.

Current consent applications and those granted provisional consent will continue to be reviewed under current policy.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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From: Gabrielle Snow <gsnow@jlrichards.ca>
Sent: Monday, September 20, 2021 9:30 AM
To: Young, Laura M. [REDACTED] Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]
Subject: RE: Request for severance in Pakenham Ontario

Hi Laura,

Thanks for your email.

I wanted to clarify that I am working on the OPA 29 for Mississippi Mills, which is concerned with the redesignation of rural and prime agricultural lands. I am not a planner at the Municipality.

Currently, the majority of your property is designated rural, which would permit a severance assuming the property hasn't been previously severed. Your property is being proposed for redesignated to prime agricultural lands. Should you be concerned about this proposed designation, then Marc and I can review and advise accordingly. However, if you are looking to sever prior to this change in designation, I recommend that you reach out to the Municipal planner at: [REDACTED]. They can help you with the severance application process.

[@Marc Rivet](#) can you please provide additional direction?

Thanks,

Gabrielle

From: Young, Laura M. [REDACTED]
Sent: Monday, September 20, 2021 9:01 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: [REDACTED]; Young, Laura M. [REDACTED]
Subject: Request for severance in Pakenham Ontario

Hi Gabrielle ,
Hope this email finds you well. Are you able to advise on where you are at in review of my request to Mississippi Mills?
Great thanks,

Laura

Laura Young

[REDACTED]

For access to Healthy Workplace Support Services including care navigators, peer support, psychologists, mental health clinicians and other supports please call [REDACTED]

#

From: Gabrielle Snow [<mailto:gsnow@jlrichards.ca>]
Sent: 3-Sep-21 10:34 AM
To: Young, Laura M. [REDACTED]
Subject: RE: Severance

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Hi Laura,

Thanks for reaching out. We will be looking into your request shortly however, we haven't had time to review it yet as we are getting a high number of inquiries. We will touch base with questions and/or direction soon.

Thanks,

Gabrielle

Gabrielle Snow
Planner

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From: Young, Laura M. [REDACTED]
Sent: Friday, September 3, 2021 8:48 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: LauraMike Glofcheski [REDACTED]; Mike Glofcheski BABY [REDACTED]
Subject: RE: Severance

Hi Gabrielle,

Gabrielle thanks for chatting with me a few days ago about our request to sever 1.33 acres; property that has a well and septic on it, has never used for agriculture, our address being 242 deer run road, pakenham Ontario, owners are my husband and I, Mike Glofcheski and Laura young-Glofcheski.

Are you able to advise if there is any updates on our request to sever and if any paperwork is required from our end as part of the process? Great thanks,

Happy Friday,

Laura

Laura Young

On Aug. 20, 2021 9:49 a.m., Gabrielle Snow <gsnow@jlrichards.ca> wrote:

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Thank you,

Gabrielle

Gabrielle Snow
Planner

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Sent: Monday, August 16, 2021 1:18 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Severance

From: Young, Laura M. [REDACTED]
Sent: Monday, August 16, 2021 8:10 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: FW: Severance

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Thank you,

Laura Young Glofcheski

[REDACTED]

Dianne Dawe

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Cc: [REDACTED]
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Subject: FW: Severance

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Hi Marc, further to my email last week, some clarification. The v section of land that we hope to sever is 1.33 acres, and has never grown crops on it (unlike the other acres in the field area). There was a housing unit on it before we purchased it, and it has a well and septic.

Thanks again, I look forward to connecting,

From: Young, Laura M. [REDACTED]

Sent: 13-Aug-21 4:24 PM

To: mrivet@jlrichards.ca

Cc: Young, Laura M. [REDACTED]

Subject: Severance

Hi Marc,

I communicated with Ken Kelly and he asked that I reach out to you.

My husband and I own approx 9.5 acres in Mississippi Mills (Pakenham). We are seeking to sever one acre, it is a piece that is already separated out from the rest of that land that is currently used for crops. It has a well and a septic on it. Our address is 242 deer run road, pakenham Ontario, conc 9, E PT Lot 18. 0931 946 030 00500 0000.

My husband, Mike Glofcheski and I own the land. We are looking to build a retirement home on this acre. I look forward to hearing back, thank you in advance for your time.

Thank you,

Laura Young Glofcheski

From: [Young, Laura M. \(OPP\)](#)
To: [Marc Rivet](#)
Subject: FW: Severance
Date: Monday, August 16, 2021 8:10:06 AM

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Marc, further to my email last week, some clarification. The v section of land that we hope to sever is 1.33 acres, and has never grown crops on it (unlike the other acres in the field area). There was a housing unit on it before we purchased it, and it has a well and septic.
Thanks again, I look forward to connecting,

Laura
613 807 2024

From: Young, Laura M. (OPP)
Sent: 13-Aug-21 4:24 PM
To: mrivet@jlrichards.ca
Cc: Young, Laura M. (OPP) [REDACTED]
Subject: Severance

Hi Marc,
I communicated with Ken Kelly and he asked that I reach out to you.
My husband and I own approx 9.5 acres in Mississippi Mills (Pakenham). We are seeking to sever one acre, it is a piece that is already separated out from the rest of that land that is currently used for crops. It has a well and a septic on it. Our address is 242 deer run road, pakenham Ontario, conc 9, E PT Lot 18. 0931 946 030 00500 0000.
My husband, Mike Glofcheski and I own the land. We are looking to build a retirement home on this acre.
I look forward to hearing back, thank you in advance for your time.
Thank you,

Laura Young Glofcheski

Laura Young
Healthy Workplace Team
[REDACTED]

From: [Denzil Ferguson](#)
To: [Marc Rivet](#)
Cc: [Ken Kelly](#)
Subject: Fwd: 3360 County rd 29 Pakenham and OPA No.29
Date: Friday, May 7, 2021 9:37:47 AM

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

FYI - Denny

Don't like to bother you with these, however, will probably be getting more.

Sent from my iPad

Begin forwarded message:

From: "Hartlin, Leah [REDACTED]"
Date: May 6, 2021 at 8:31:03 PM EDT
To: "dferguson@mississippimills.ca" <dferguson@mississippimills.ca>
Cc: "Hartlin, Leah [REDACTED] [REDACTED]"
Subject: 3360 County rd 29 Pakenham and OPA No.29

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I'm the owner of 3360 Country Rd 29.

We were approved in November 2019 and final decision in March 2020 for an exception (rural with Commercial use) zoning to allow for cabins (to rent for people to come and enjoy nature) and cannabis production (2100 square feet micro cannabis grow).

This permission is very important for my business.

From what I can see on the Youtube video explaining the OPA no.29, my property would be designated prime agricultural land and I would assume, a re-zoning would be following that.

I'm very concerned as we started our project.

Could you let me know how this change will affect the property and what we are allowed to do now?

Hopefully will hear about your response soon as this is adding to my already very high stress levels.

Leah Hartlin



Dianne Dawe

From: kurtis wilson [REDACTED]
Sent: October 29, 2021 2:19 PM
To: Marc Rivet; [REDACTED]
Cc: Jaime Posen; Sean Colville; Bill Davidson
Subject: Lear Reports
Attachments: We found suspicious links; Kurtis Wilson - Mississippi Mills Letter.pdf; Neil WWS Email.html

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Dear Mark,

Here are my cover letter and reports to follow my introductory letter from Fotenn. Please consider reviewing and sharing with council.

Sincerely, Kurtis Wilson
[REDACTED]

Kurtis Wilson

750 603 516 RT0001
1513 Kilmaurs Side Road
Woodlawn, Ontario
K0A 3M0

October 29, 2021

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

Attention: Mark Rivet JL Richards

Re: Prime Agricultural Designation – Kurtis Wilson (Land Unaddressed – on Hwy 29)

Dear Mr. Rivet

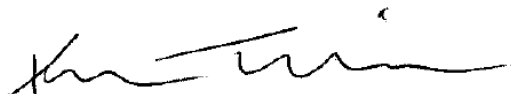
I am Kurtis Wilson, a young farmer farming different land and soil types across multiple counties in Eastern Ontario. I support protecting and respecting prime soil agricultural land. I purchased the property of Mississippi Mills, on Hwy 29, with the intent of farming. Over the past four (4) years I have discovered the lack of good soil and rocks that have greatly hindered my equipment and yields in comparison to other farm land I crop. I have invested in fertilization and other farming techniques with no results. In addition to the forgoing, I have also consulted about tile drainage as some parts of the land are wet and flood easily making it very difficult to plant, grow and harvest crops. The results of such consultation determined the land can not be tile drained.

Attached hereto, please find the soil reports and tile drainage letter supporting my statement(s) above. I would like to apologize for the delay in this submission however, I was not informed of the Mississippi Mills lear report until early summer. My home address/farm is located in the City of Ottawa which put me at a disadvantage for obtaining adequate notice to review and obtain consultation.

I would appreciate these documents being taken into consideration for a rural designation of this property.

Thank you for your time and consideration.

Sincerely,



Kurtis Wilson
Owner

From:

Subject: FW: Additional areas to be considered.

Date: October 6, 2021 9:16:13 AM

Attachments: [image001.jpg](#)

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Good morning,

Scott Sigurdson is unable to make the meeting today.

See below comments from Scott for discussion at today's meeting:

"For Cedar Hill, I don't see why it has to be an island, why not simply attach it to the much larger Ag parcel just to north, so it becomes a part of a much larger block rather than treating it separately? Down as far as the south side of Sugar Bush Road, where I am across from Elmer Boals."

Thanks,

Jennifer Russell
Building and Planning Clerk
Municipality of Mississippi Mills
jrussell@mississippimills.ca
613-256-2064 x 260
3131 Old Perth Rd, PO Box 400
Almonte, ON K0A 1A0
Fax (613) 256-4887
Website: www.mississippimills.ca



From: Lorne Heslop [REDACTED]
Sent: October 6, 2021 6:58 AM
To: Jennifer Russell <jrussell@mississippimills.ca>
Subject: Fwd: Additional areas to be considered.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jennifer

Can you please circulate this note. Scott cannot attend but has included an area for discussion.
Thanks

Sent from my iPhone

Lorne Heslop
164 Spring St.,
Almonte, ON
K0A 1A0

Begin forwarded message:

From: Scott Sigurdson [REDACTED]
Date: October 5, 2021 at 7:01:37 PM EDT
To: [REDACTED]
Subject: Re: Additional areas to be considered.

Hi Lorne

I cannot make it tomorrow. With the recent rains and the ones in the forecast I have a small window to get my garlic crop in the ground. Had hoped to be further along by not but it is what it is. Had hoped we might have reached tomorrow's discussion much sooner, or even last meeting actually. I support your notion of somehow folding the Ag islands into the prime Ag designation somehow, and hope to be a part of that discussion if you are not able to cover all the ground you have laid out in your email tomorrow.

For Cedar Hill, I don't see why it has to be an island, why not simply attach it to the much larger Ag parcel just to north, so it becomes a part of a much larger block rather than treating it separately? Down as far as the south side of Sugar Bush Road, where I am across from Elmer Boals.

Sorry for short notice
Scott

Scott Sigurdson
Organic Farm Operator

Indian Creek Orchard Gardens
919 Sugar Bush Road
Pakenham, ON K0A 2X0

[REDACTED]
[REDACTED]

On Oct 4, 2021, at 1:25 PM, [REDACTED] wrote:

I would like the following areas considered at the October 6 LEAR Working Group Meeting;

1. Parts of east half of Concession 12 Ramsay from Turner Side Road to, and beyond, Hamilton Side Road. This is wetlands, municipal drain and land already used for residential development. I would propose this as an extension of the lands already taken out between the Golden Line and the Village of Appleton. This is not an owner originated request but rather a request based upon living near this area for 35 years.
2. 341 Wilson St, Appleton These 2 areas are at the end of the ag area and appear to be a golf course. This is not an owner originated request.
3. Please clarify the lines at the NE corner of Ramsay Township. Shouldn't more land be excluded? i.e. parcels **093192902539301, 093192902539300, 093192902539400, 093192902539200, and 093192902538700**. This is not an owner originated request.
4. Perhaps more land should be taken out at the top of Ramsay Concession 11B, around the area with the score of 35, i.e. **093192902535800?** This is not an owner originated request.
5. Should areas around Areas around IN7 be reviewed. - 534 12th Concession South, Pakenham ON - Gail O'Connor?
6. The Agriculture Lands Review – February 2018 – JL Richards indicates that approximately 17,574.2 hectares of land or roughly 36% of the total land base of Mississippi Mills is covered by Classes 1 to 3 soils. The proposed LEAR map indicates that it will capture 11,723 ha of that land. Meaning that roughly (17,574.2-11,723= 5,851.2) 5,851.2 ha of Class 1 to 3 soils will be classified as Rural and become available for development. Can some of this land be captured as part of this exercise? We have spoken of the concept of 'islands'. E.g.
 - a. ag land out Campbell Side Road along NW boundary of MM
 - b. out Cedar Hill Road from 29
 - c. 283 Old Union Hall Road

Lorne Heslop
164 Spring St.
Almonte, ON K0A 1A0

[REDACTED]
[REDACTED]

Dianne Dawe

From: Melanie Knight [REDACTED]
Sent: December 23, 2021 3:54 PM
To: Marc Rivet; Gabrielle Snow
Subject: FW: New item in Service Requests - Development (Con 10 E PT LOT 20)

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi again,

Here is a related inquiry.

Melanie

*Please be advised the Municipal Office will be closed for the holidays from noon December 24 to January 3th.

Melanie Knight, Senior Planner

From: SLIMS [REDACTED]
Sent: December 23, 2021 11:36 AM
To: Melanie Knight [REDACTED]
Subject: New item in Service Requests - Development (Con 10 E PT LOT 20)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here are the recent changes in Service Requests - Development.

1 item was added:

ID	89
Status	In Progress
Department	Planning
Assigned To	Tyler Duvall
Email Notification	Jennifer, Melanie, Roxanne, Tyler [REDACTED]

Type	Zoning General Inquiry
Date Received	2021-12-23
Due Date	2022-01-06
Due Date Type	5 business days
Received By	Roxanne Sweeney
Importance	Normal
Reporting Method	Email
From Name	Luis Biggs
From Phone Number	██████████
From Address	
From Email	██████████
Roll #	093192902531500
Location of Concern	Con 10 E PT LOT 20
Description	Wondering if the proposed changes of adjacent lot (Con 10 W PT LOT 20)? can be applied to this property?
Additional Notes	Received by Sadie
Complete Date	
label	2021-12-23 - In Progress - Zoning General Inquiry

Dianne Dawe

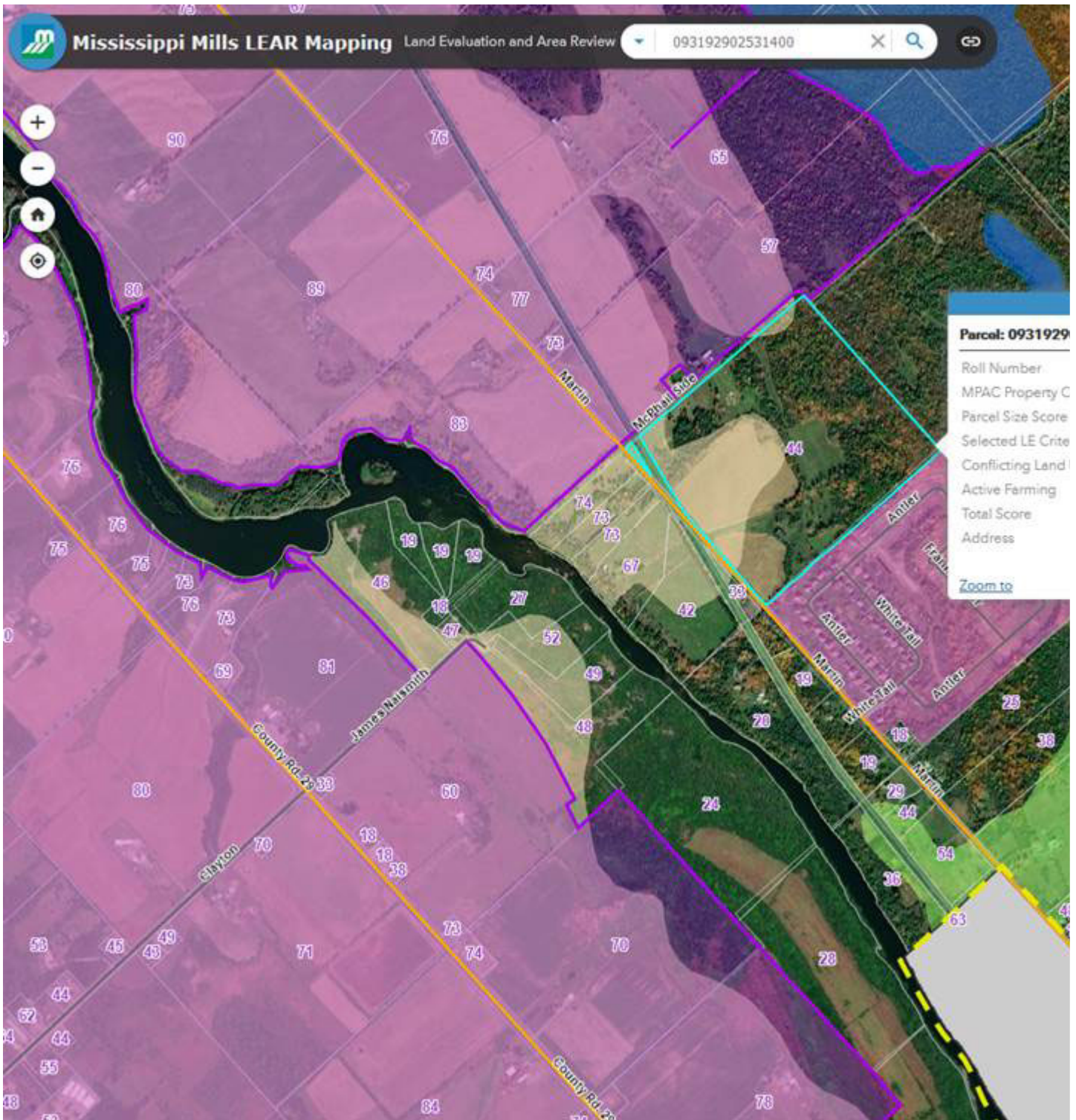
From: Marc Rivet
Sent: January 4, 2022 9:07 AM
To: [REDACTED]
Cc: Melanie Knight
Subject: FW: New item in Service Requests - Development (Con 10 W PT LOT 20)

Hello Mr. Biggs.

Per the latest draft of OPA 29, the OP designation for the property with roll number [093192902531400](#) is changing from partial Prime Agriculture / Rural coverage to full Rural coverage. Both Rural and Agriculture permit rural based uses such as agriculture. Rural could however permit lot creation subject to the lot creation policies.

Not sure which other property you are referring to but what is shown below within the purple outline is the proposed Agricultural limits.

Thanks.
Marc



From: SLIMS [REDACTED]
Sent: December 23, 2021 11:11 AM
To: Melanie Knight [REDACTED]
Subject: New item in Service Requests - Development (Con 10 W PT LOT 20)

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Assigned To	Tyler Duvall
Email Notification	Jennifer, Melanie, Roxanne, Tyler [REDACTED]
Type	Zoning General Inquiry
Date Received	2021-12-23
Due Date	2022-01-06
Due Date Type	5 business days
Received By	Roxanne Sweeney
Importance	Normal
Reporting Method	Email
From Name	Luis Biggs
From Phone Number	[REDACTED]
From Address	
From Email	[REDACTED]
Roll #	093192902531400
Location of Concern	Con 10 W PT LOT 20
Description	Property owner received 2 letters, one from LEAR, one from Corp of MissMills regarding proposed changes to zoning change from agricultural to rural residential. Looking for any further information such as limitations, restrictions, timeline. Also wondering if these changes can be applied to the adjacent property (Con 10 E PT LOT 20)?

Additional Notes	Received by Sadie
Complete Date	
label	2021-12-23 - In Progress - Zoning General Inquiry

Dianne Dawe

From: Melanie Knight [REDACTED]
Sent: December 23, 2021 3:52 PM
To: Marc Rivet; Gabrielle Snow
Subject: FW: New item in Service Requests - Development (Con 10 W PT LOT 20)

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Hi Marc and Gabrielle,

See below an inquiry that has come in regarding LEAR. Trusting we can leave this with you for a response in the new year? If you can kindly cc us on the response, we can update our inquiry tracker in CGIS.

Melanie

***Please be advised the Municipal Office will be closed for the holidays from noon December 24 to January 3th.**

Melanie Knight, Senior Planner

From: SLIMS [REDACTED]
Sent: December 23, 2021 11:11 AM
To: Melanie Knight [REDACTED]
Subject: New item in Service Requests - Development (Con 10 W PT LOT 20)

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1 item was added:

ID	88
Status	In Progress
Department	Planning
Assigned To	Tyler Duvall
Email Notification	Jennifer, Melanie, Roxanne, Tyler [REDACTED]

Type	Zoning General Inquiry
Date Received	2021-12-23
Due Date	2022-01-06
Due Date Type	5 business days
Received By	Roxanne Sweeney
Importance	Normal
Reporting Method	Email
From Name	██████████
From Phone Number	██████████
From Address	
From Email	██████████
Roll #	093192902531400
Location of Concern	Con 10 W PT LOT 20
Description	Property owner received 2 letters, one from LEAR, one from Corp of MissMills regarding proposed changes to zoning change from agricultural to rural residential. Looking for any further information such as limitations, restrictions, timeline. Also wondering if these changes can be applied to the adjacent property (Con 10 E PT LOT 20)?
Additional Notes	Received by Sadie
Complete Date	
label	2021-12-23 - In Progress - Zoning General Inquiry

Dianne Dawe

From: Marc Rivet
Sent: January 4, 2022 9:18 AM
To: [REDACTED]
Cc: Melanie Knight
Subject: FW: New item in Service Requests - Development (Con 10 E PT LOT 20)

Hello Mr. Biggs,

My GIS located the other property – see below.

Thanks.
Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Tuesday, January 4, 2022 9:17 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: New item in Service Requests - Development (Con 10 E PT LOT 20)

Marc,

The OP designation for Mr. Biggs' property with roll number [093192902531500](#) is not affected by the changes to the agriculture layer. The property stays mostly Rural with a small section of Local Wetland.

From: Melanie Knight [REDACTED]
Sent: Thursday, December 23, 2021 3:54 PM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: New item in Service Requests - Development (Con 10 E PT LOT 20)

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Hi again,

Here is a related inquiry.

Melanie

*Please be advised the Municipal Office will be closed for the holidays from noon December 24 to January 3th.

Melanie Knight, Senior Planner

[REDACTED]

From: SLIMS [REDACTED]
Sent: December 23, 2021 11:36 AM
To: Melanie Knight [REDACTED]
Subject: New item in Service Requests - Development (Con 10 E PT LOT 20)

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Here are the recent changes in Service Requests - Development.

1 item was added:

ID	89
Status	In Progress
Department	Planning
Assigned To	Tyler Duvall
Email Notification	Jennifer, Melanie, Roxanne, Tyler [REDACTED]
Type	Zoning General Inquiry

Date Received	2021-12-23
Due Date	2022-01-06
Due Date Type	5 business days
Received By	Roxanne Sweeney
Importance	Normal
Reporting Method	Email
From Name	Luis Biggs
From Phone Number	██████████
From Address	
From Email	██████████
Roll #	093192902531500
Location of Concern	Con 10 E PT LOT 20
Description	Wondering if the proposed changes of adjacent lot (Con 10 W PT LOT 20)? can be applied to this property?
Additional Notes	Received by Sadie
Complete Date	
label	2021-12-23 - In Progress - Zoning General Inquiry

Dianne Dawe

From: Luke [REDACTED]
Sent: August 24, 2021 3:40 PM
To: Marc Rivet
Subject: "Prime Agriculture" designation

Caution: This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi there, I would like to opt out of this new designation being applied to my land. Is there a way I can go about this?

thank you.
Luke

--

L k
[REDACTED]

Dianne Dawe

From: Kris Kerwin
Sent: September 7, 2021 10:30 AM
To: Marc Rivet
Cc: Gabrielle Snow
Subject: RE: LEAR submission Fwd: severance

4396 County rd 29

https://www.google.com/maps/@45.2610848,-76.2569499,3a,75y,54.28h,87.63t/data=!3m6!1e1!3m4!1s_mz4Rh8hqBW7ZOeSo5RX6w!2e0!7i16384!8i8192

4436 County rd 29

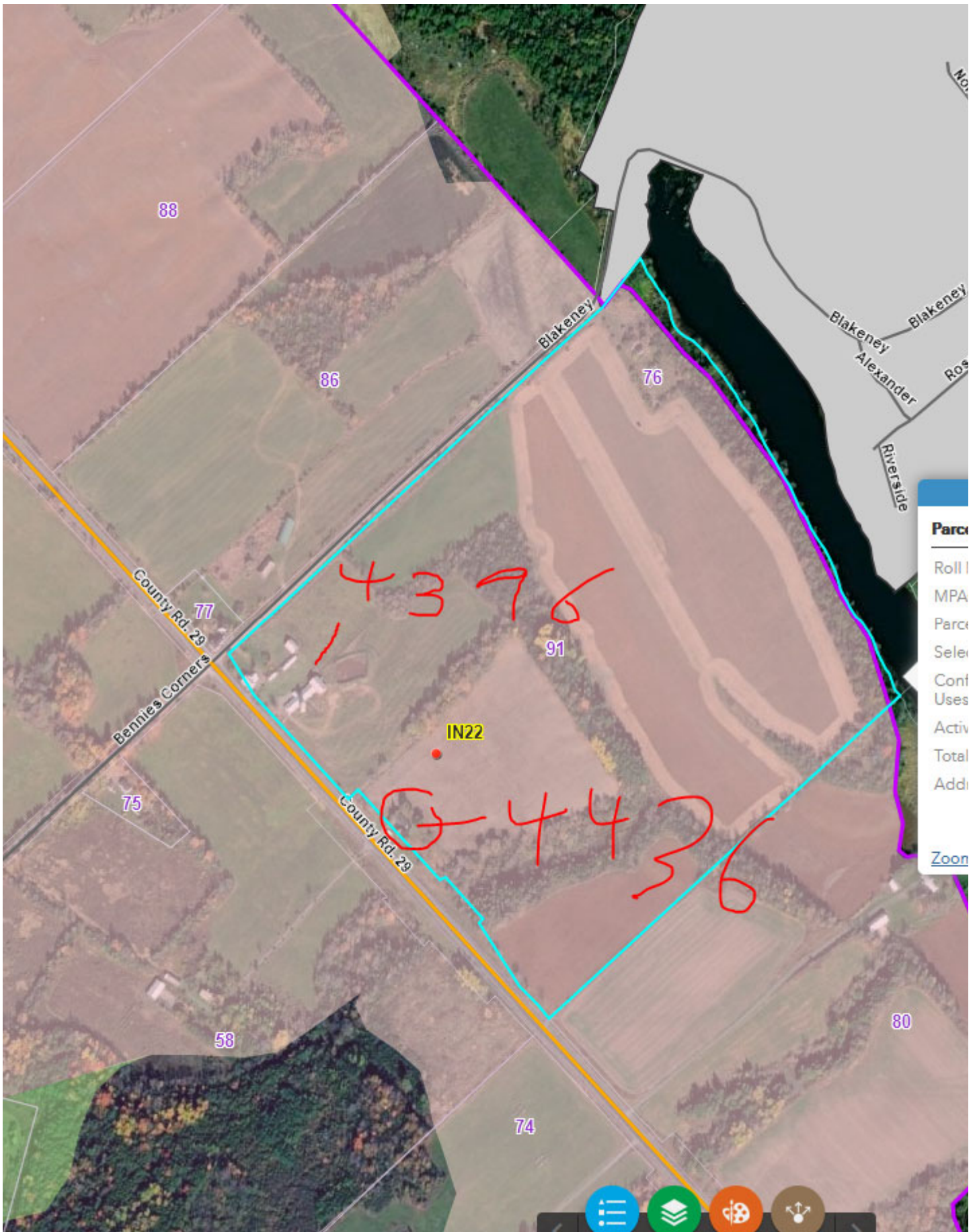
<https://www.google.com/maps/@45.2594105,-76.2548129,3a,51.7y,42.77h,88.58t/data=!3m6!1e1!3m4!1sj9uqOIGbFYgVBcWLdW6yvA!2e0!7i16384!8i8192>

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, September 7, 2021 10:07 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: LEAR submission Fwd: severance

Two dwellings on one lot?

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Tuesday, September 7, 2021 10:01 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: LEAR submission Fwd: severance

Property is [here](#) with inquiry point IN22. Two addresses are located on the same property.



From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, September 7, 2021 9:28 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: LEAR submission Fwd: severance

Do we know where this property is?

From: Ken Kelly [REDACTED]
Sent: Monday, September 6, 2021 6:29 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: LEAR submission Fwd: severance

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Sent from my iPhone

Begin forwarded message:

From: msnedden [REDACTED]
Date: September 6, 2021 at 11:00:50 AM EDT
To: Ken Kelly [REDACTED]
Subject: severance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ken

Here's my submission about changes to severance on agricultural land in the Official Plan.

Marilyn

To the Town of Mississippi Mills

I have spoken to people at the the West half of lot 25 Concession 9 F should also do a written submission to

It concerns the house at #4436 home in 1972. My father-in-law Alex resold later, purchasers might object to have to obtain a severance at the time

I've been told years ago that the and a farmhouse to be severed at the same their needs but they didn't want to make committee members change as well as

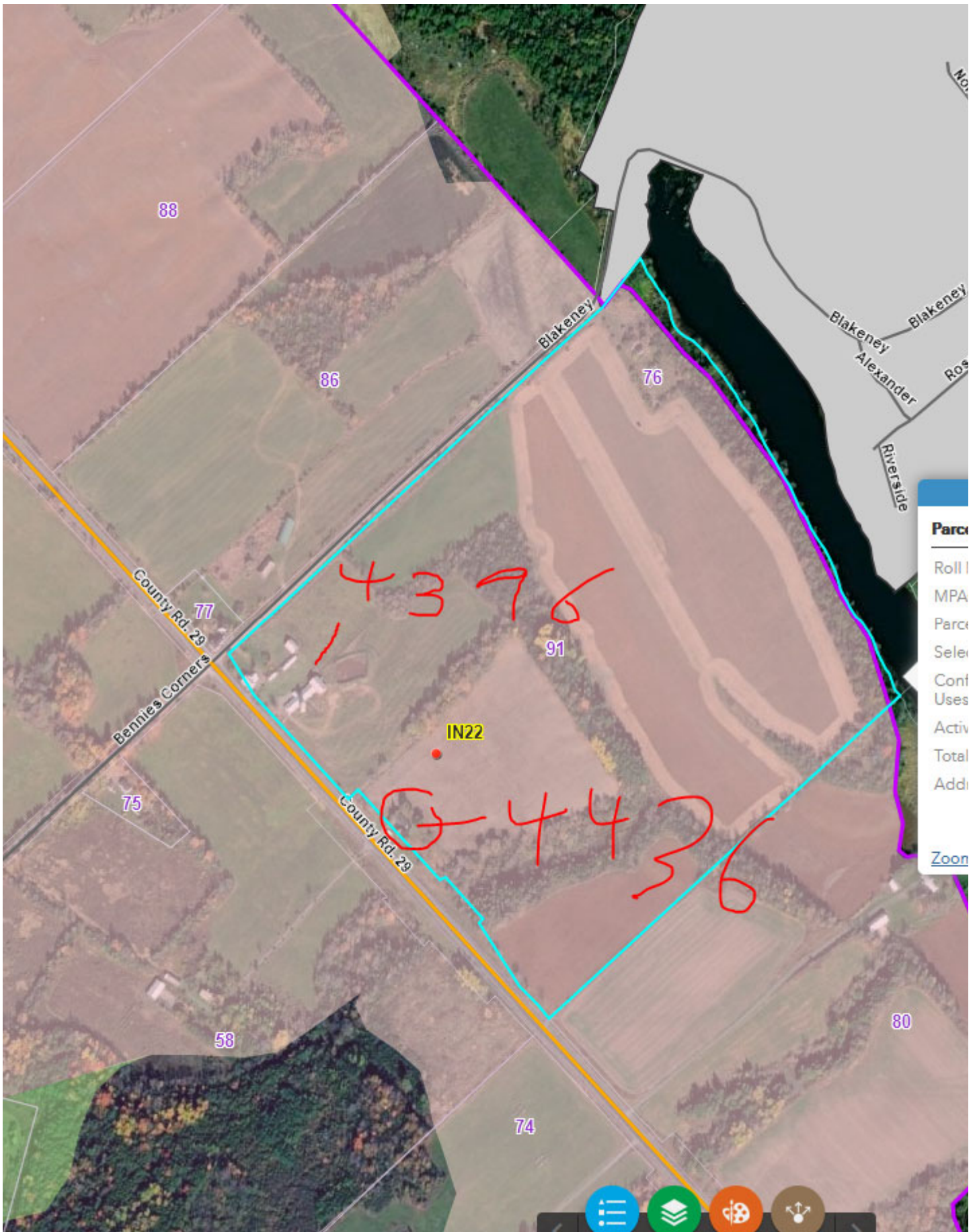
The house is fenced off but the a severance. Also there is a creek to the natural severance to allow the lot to be

I hope to stay living on the farm would like to get problems like this cleared

Dianne Dawe

From: Kris Kerwin
Sent: September 7, 2021 10:01 AM
To: Marc Rivet
Cc: Gabrielle Snow
Subject: RE: LEAR submission Fwd: severance

Property is [here](#) with inquiry point IN22. Two addresses are located on the same property.



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Sent: Tuesday, September 7, 2021 9:28 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: LEAR submission Fwd: severance

Do we know where this property is?

From: Ken Kelly [REDACTED]
Sent: Monday, September 6, 2021 6:29 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: LEAR submission Fwd: severance

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Sent from my iPhone

Begin forwarded message:

From: msnedden [REDACTED]
Date: September 6, 2021 at 11:00:50 AM EDT
To: Ken Kelly [REDACTED]
Subject: severance

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Hi Ken

Here's my submission about changes to severance on agricultural land in the Official Plan.

Marilyn

To the Town of Mississippi Mills

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I hope to stay living on the far would like to get problems like this cl

Dianne Dawe

From: Ken Kelly [REDACTED]
Sent: September 6, 2021 6:29 PM
To: Marc Rivet
Subject: LEAR submission Fwd: severance

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Sent from my iPhone

Begin forwarded message:

From: msnedden [REDACTED]
Date: September 6, 2021 at 11:00:50 AM EDT
To: Ken Kelly [REDACTED]
Subject: severance

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Hi Ken

Here's my submission about changes to severance on agricultural land in the Official Plan.

Marilyn

To the Town of Mississippi Mills

September 6, 2021

I have spoken to people at the Marc Rivet company about a property that is part of my farm on the West half of lot 25 Concession 9 Ramsay Township and they promised to look into it but I thought I should also do a written submission to you as well since I think it is a unique problem.

It concerns the house at #4436 County Road 29 that my husband's parents built as a retirement home in 1972. My father-in-law Alex Snedden didn't get a severance at that time since he felt if it was resold later, purchasers might object to farming practices like spreading manure. I think now one would have to obtain a severance at the time of building but back then it was allowed.

I've been told years ago that the County Severance committee was allowing a retirement home and a farmhouse to be severed at the same time by the farmer who purchased the land as surplus to their needs but they didn't want to make a change to the Official Plan. However councilors and committee members change as well as rules from the Ontario Government so I doubt that holds now.

The house is fenced off but the well head is outside that fence and would need to be included in a severance. Also there is a creek to the north of the well and I've been told that it could be called a natural severance to allow the lot to be increased as far as it.

I hope to stay living on the farm in the original farm house as long as my health allows but would like to get problems like this cleared up sooner than later, if possible. Since this is a major change to the Official Plan regarding agricultural land, I'm putting this property forward for you to consider since it's been fenced off for almost 50 years already.

Sincerely



Marilyn Snedden

Dianne Dawe

From: Mary Daszkowski [REDACTED]
Sent: September 22, 2021 8:46 AM
To: Marc Rivet
Subject: Re: From Mary Daszkowski 386 Needham Side Road, Pakenham, KOA 2x0

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Pursuant to my email from Tuesday, I am including the specific info regarding my property's location.

It is CON10E PT Lot 6RP 27R5372 Parts 1 to 3.

Again, thanks

Mary Daszkowski

On Tue, 21 Sept 2021 at 09:27, Mary Daszkowski [REDACTED] > wrote:

Good morning,

This email is in regard to land use planning of my property. I have approximately 66 acres of land, none of which is agricultural. Rock is as near the surface as an inch in places and the land is scrubland, unfit for agricultural purposes. Please look at a geological map to ascertain the ground or come and see for yourself. A neighbour cuts a couple of "fields" to keep down the weeds.

Please add this into your official planning.

Thank you

Mary Daszkowski
[REDACTED]

Dianne Dawe

From: Mary Daszkowski [REDACTED]
Sent: September 21, 2021 9:28 AM
To: Marc Rivet
Subject: From Mary Daszkowski 386 Needham Side Road, Pakenham, KOA 2x0

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Please add this into your official planning.

Thank you

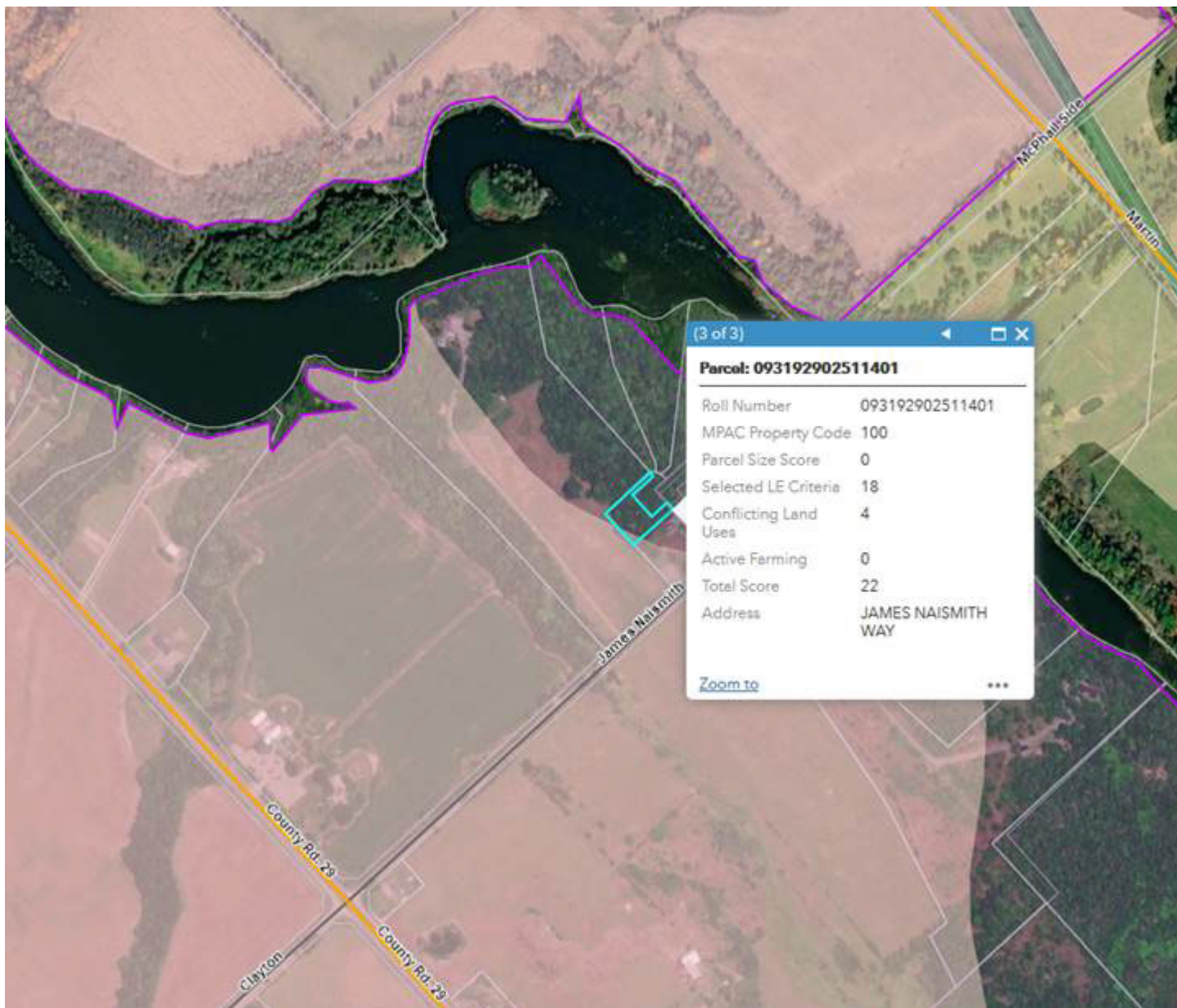
Mary Daszkowski
[REDACTED]

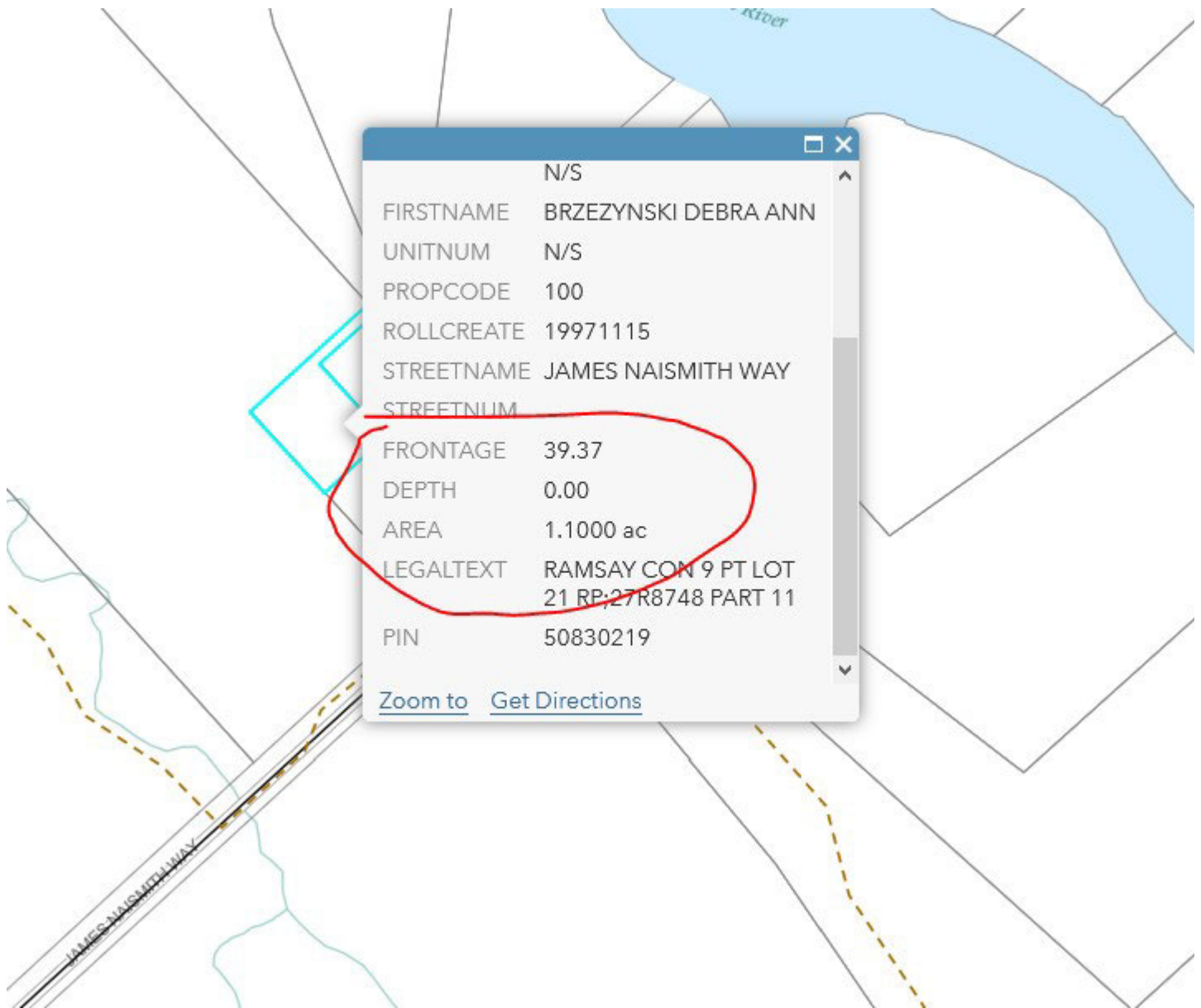
Mélanie Désabrais

From: Kris Kerwin
Sent: May 3, 2021 8:44 AM
To: Marc Rivet
Subject: RE: LEAR Proposal

Marc,

It is a really small rural parcel. View it [here](#).





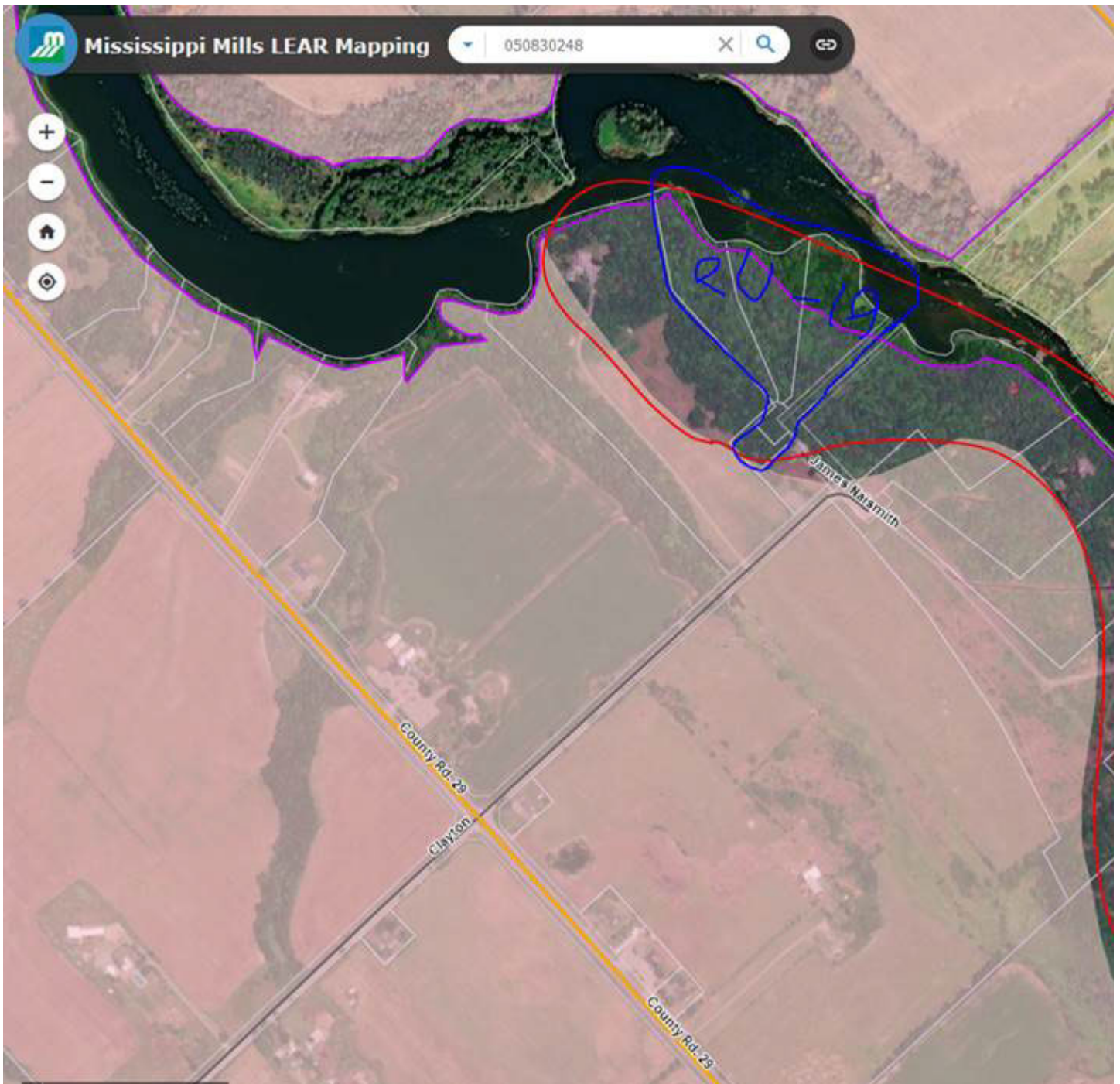
From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, May 3, 2021 8:22 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: RE: LEAR Proposal

Can yo ufind by pin

pin # 05083-0248

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Monday, May 3, 2021 7:49 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: LEAR Proposal

I'm not sure exactly what property they own but the zone RU-19 only covers a few parcels. This [link](#) will get you close.



From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Saturday, May 1, 2021 5:01 PM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: Fwd: LEAR Proposal

Where is this?

Sent from my iPhone

Begin forwarded message:

From: Matthew Pashynsky [REDACTED]
Date: May 1, 2021 at 2:17:15 PM EDT
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: LEAR Proposal

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Hello.

Not sure if you are the correct source we should be reaching out to but we are looking for some clarification on the new proposed change to prime agricultural designations within Almonte, Mississippi Mills, Lanark.

Specifically in regards to a building lot we purchased in 2020, off of James Naismith in Mississippi Mills. The building parcel is legally described by pin # 05083-0248 LT in LRO #27, zoned RU-19.

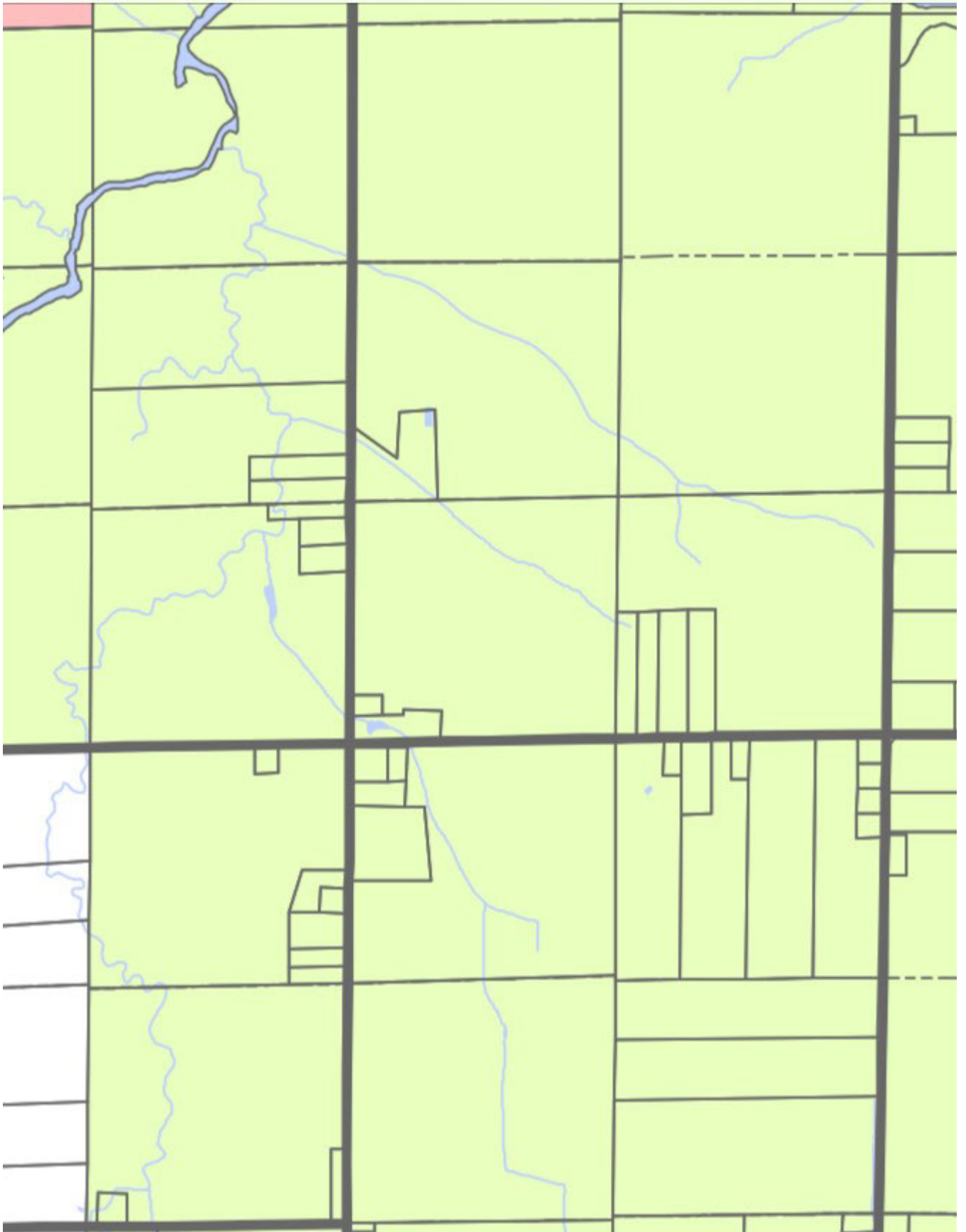
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We are aware that the situation is still in the proposal stages, just doing our due diligence.

Any and all information you are able to provide us, would be greatly appreciated.

Alternately if there is a source better suited to answer our questions, please let us know whom that may be so that we can forward this along.

Thank you,
Matthew and Justyne Pashynsky



Sent from my iPad

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Re: LEAR Proposal
Date: May 4, 2021 11:20:59 AM

Hello. Thank you for your response.

We would like to use this email to formally register our request to have our property removed from the new assignment of the 211 parcels that are in the “list to add”, as it is not at all suitable for the Agricultural designation.

The parcel has exposed rocky conditions, with a shallow soil base over bedrock completely wooded with an area of just barely an acre. As our parcel is simply being added to this proposed designation because of proximity to larger farmed land masses and not of its own viability, we see no need and merit in the Agricultural designation as it pertains to our property.

Thank you in advance for your assistance in this matter.

Matthew and Justyne Pashynsky

Sent from my iPad

On May 4, 2021, at 8:56 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello

We have reviewed your email. The proposed Agricultural designation wouldn't have much change on permitted uses on this property as it's a Rural Residential lot already severed. The Agricultural Zone permits non farm dwellings (a dwelling). This parcel could not be severed today (one of the big changes with the agricultural designation).

This link will bring you to the zoning by-law. You will see that a dwelling is permitted on existing lots within the Agricultural area. (see section 11)

<https://www.mississippimills.ca/en/build-and-invest/zoning.aspx>

Let me know if you have further questions.

Thanks.

Marc

P.S. This is Official Plan designation which would need to be implemented in the zoning at a later date. The area's specific exceptions would most likely just be carried forward.

12.3.19 Notwithstanding their 'RU' zoning designation, lands designated as 'RU-19' to this Bylaw, may be used in compliance with the RU zone provisions contained in this By-law, excepting however, that:

- 1) the minimum lot frontage shall be 7.1 m (23 ft);
- 2) the minimum lot area shall be 1.3 ha (3.2 ac); and
- 3) site-specific setbacks for all development, including septic systems shall be the greater of one of the following:
 - i) a 2 m erosion allowance, plus a stable slope allowance of three times the height of the slope plus a 6 m erosion access allowance:
 - ii) 15 m from the crest of the slope; or
 - iii) 50 m from the highwater mark.
 - iv) The minimum lot frontage shall be measured at the location where the shortest lot line of the individual lot abuts the unopened municipal road allowance which is being used as a private road; and
 - v) Section 6.7 of the Zoning By-law, Frontage on a Public Street shall not apply.

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528
[<0.png>](#)

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To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: LEAR Proposal

Marc,

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<image004.jpg>

<image002.png>

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Thank you,
Matthew and Justyne Pashynsky
<image006.jpg>

Sent from my iPad

Mélanie Désabrais

From: Marc Rivet
Sent: May 4, 2021 8:57 AM
To: [REDACTED]
Subject: FW: LEAR Proposal

Hello

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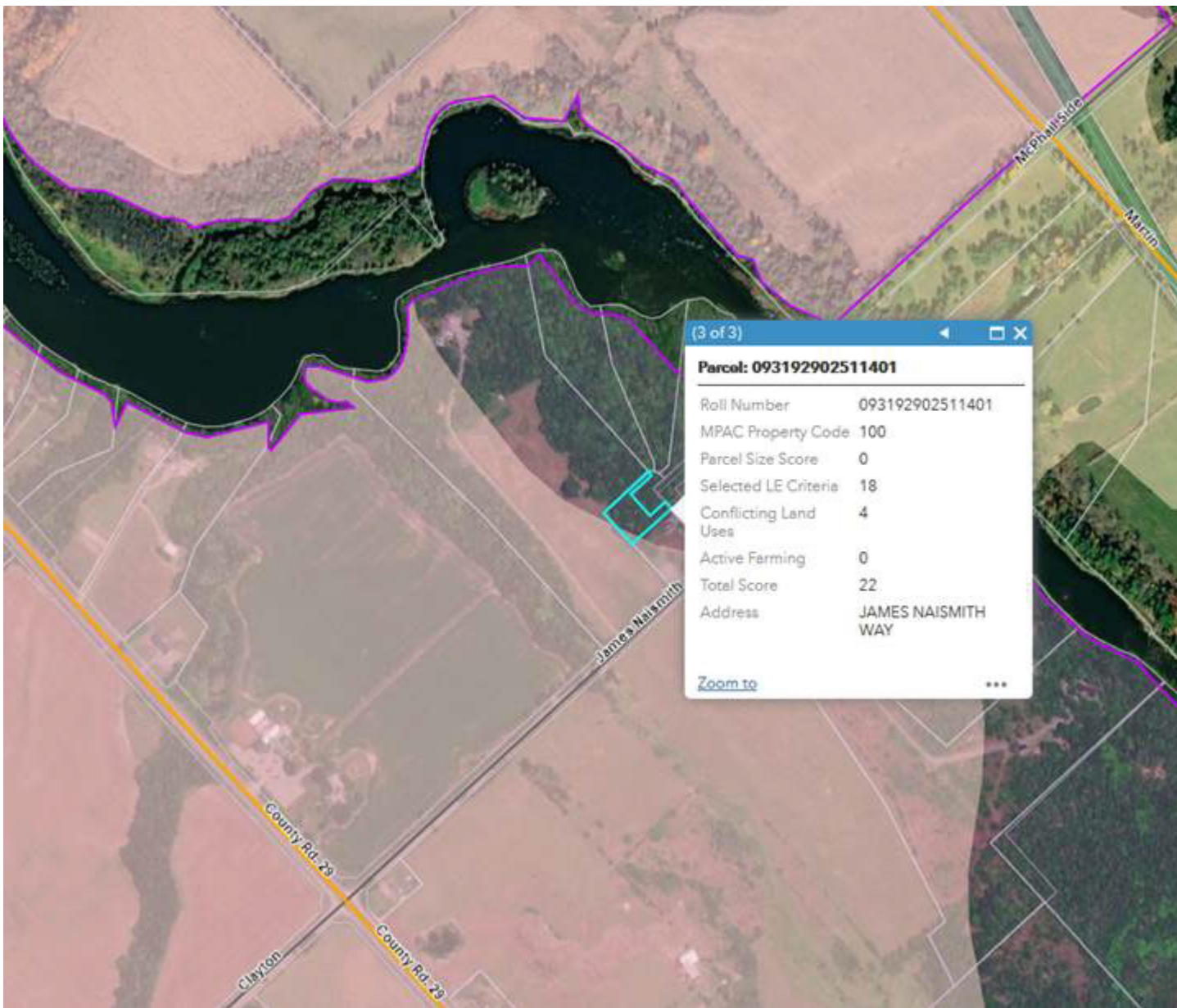
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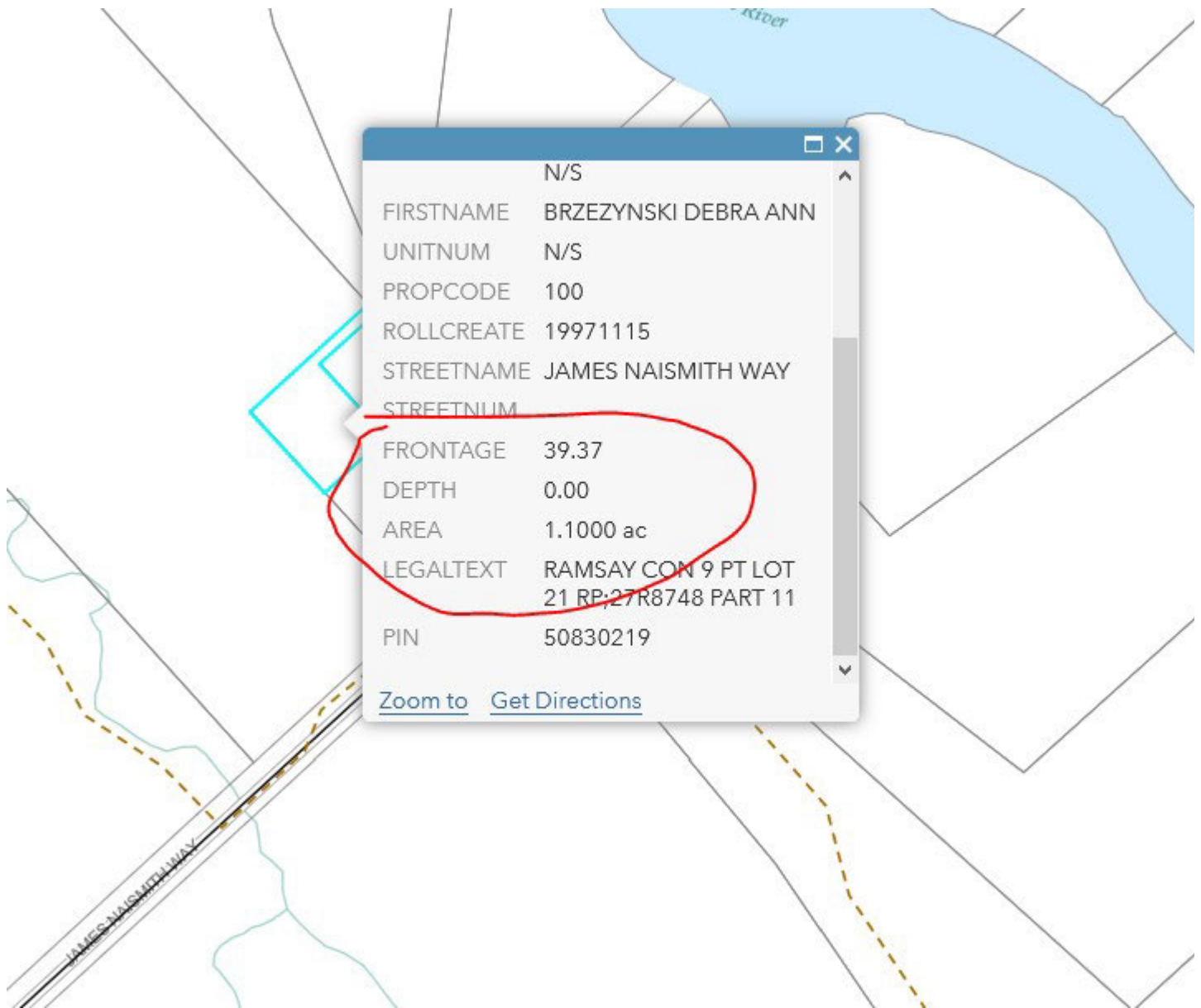
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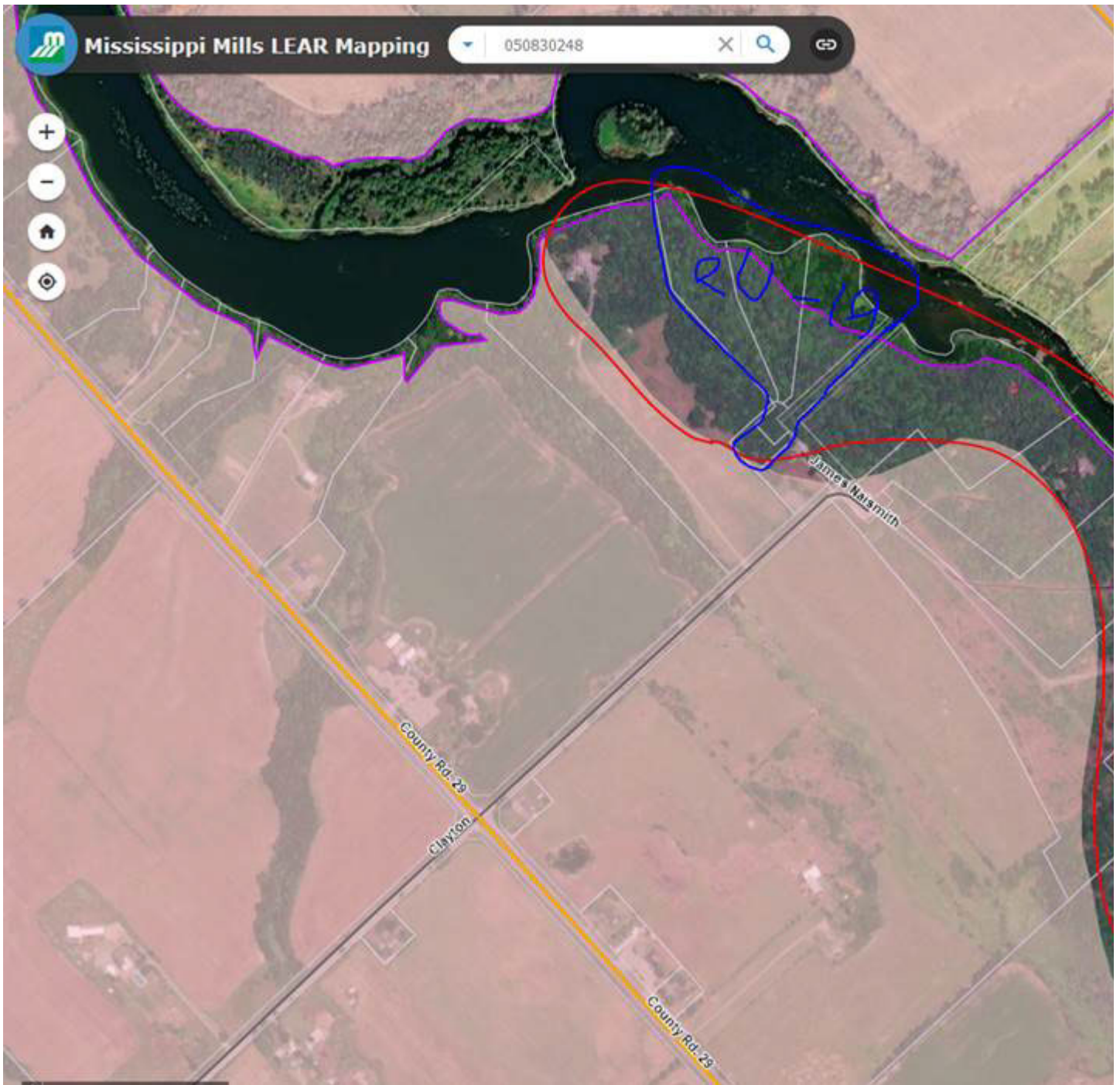
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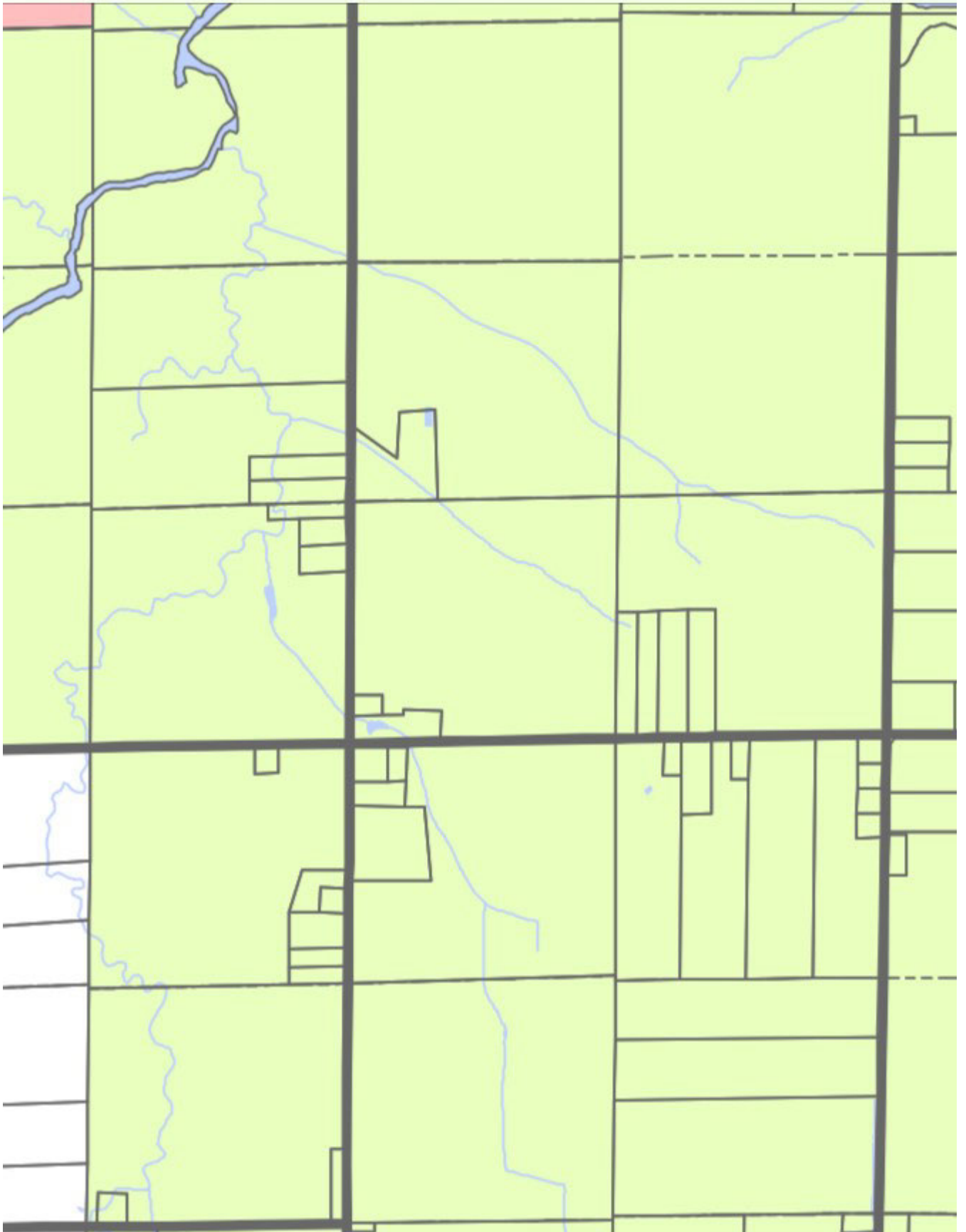
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Sent from my iPad

Dianne Dawe

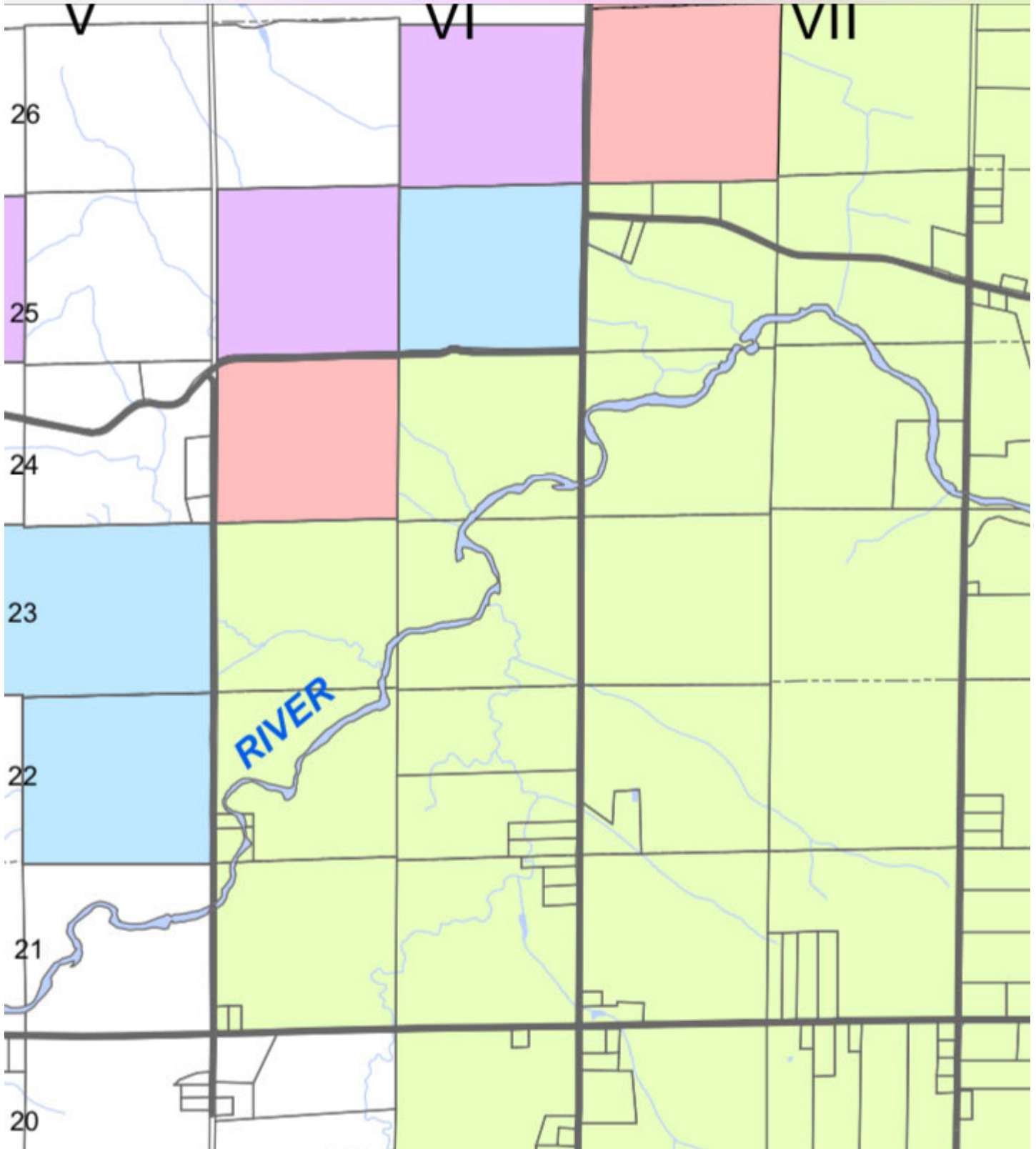
From: Matthew Pashynsky [REDACTED]
Sent: September 9, 2021 9:10 PM
To: Gabrielle Snow
Cc: Marc Rivet
Subject: Re: Building Requirements

Hello Gabrielle.

We are attaching a map(Mississippi Mills -new proposed parcels to be re- designated) for reference with our lot parcel circled in red. Hopefully this helps, as satellite imagery has not been updated to show this new enclave yet.

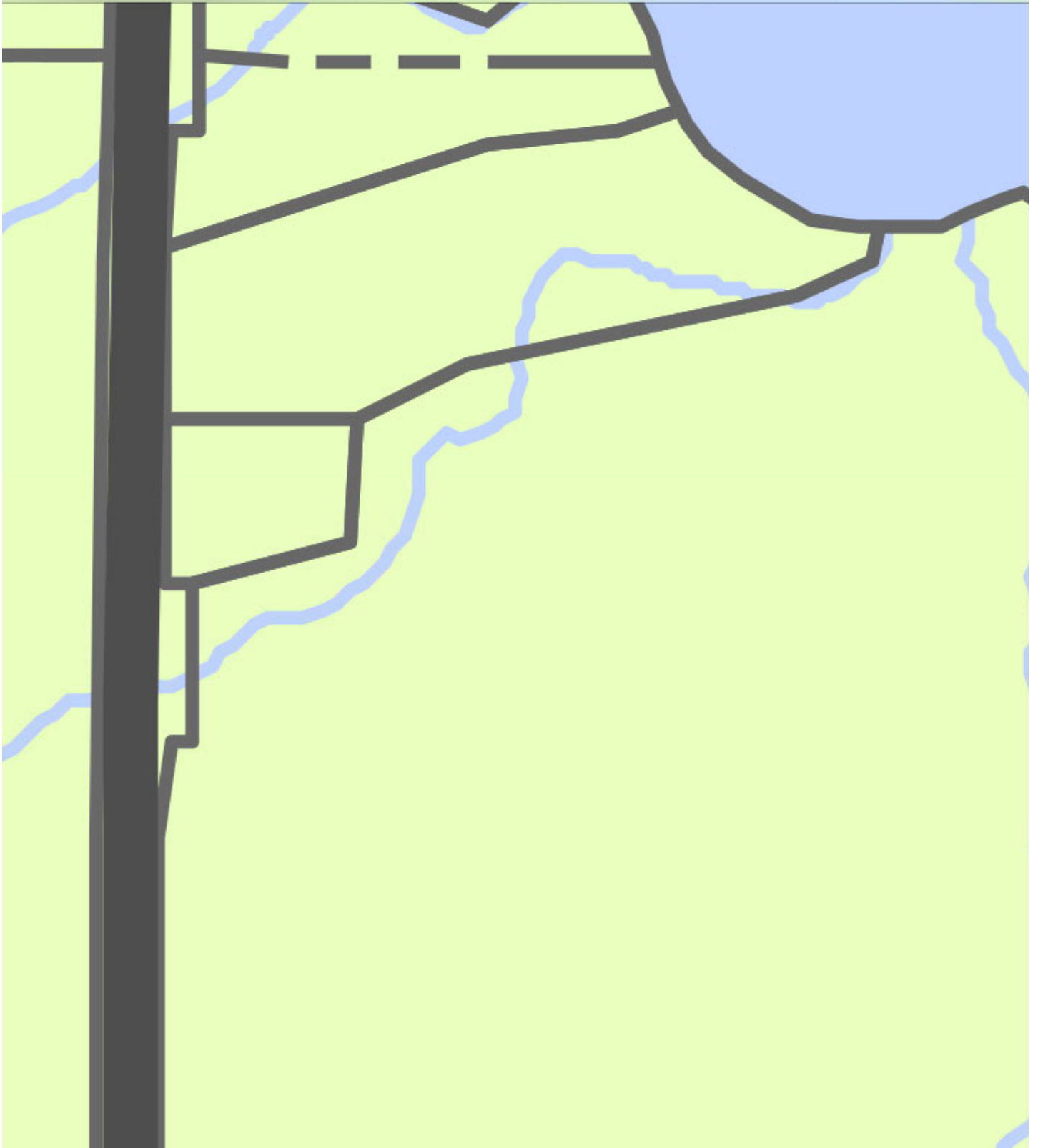
Are you able to advise us on the building setback information we requested or will we be hearing from someone else?

Thanks,
Matt and Justyne
Pashynsky



8:54 PM Thu Sep 9

Done <https://www.mississippimills.ca/enmun>



Sent from my iPad

On Sep 9, 2021, at 4:02 PM, Gabrielle Snow <gsnow@jlrichards.ca> wrote:

Hi Matthew,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing it and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response. **Note that in order to proceed with our review, we require additional information to locate your property. Could you please provide a screenshot of satellite imagery that identifies your property? We cannot use the pin number to find properties within our system.**

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Thank you,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913

[<0.png>](#)

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Sent: Monday, September 6, 2021 7:14 PM
To: Marc Rivet
Subject: Building Requirements

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Hello Marc.

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It is located within a small enclave of lots on James Naismith Way, currently zoned RU19.

Also, as we have received a letter from the municipality in regards to the extended consultation period for Prime Agricultural land re-designation, we would like to ensure that our request for exemption is on file. We sent it to you back in May and understand that no decisions have been made as of yet.

Thanks in advance,
Matthew and Justyne Pashynsky

Sent from my iPad

Dianne Dawe

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Sent from my iPad

Dianne Dawe

From: Gabrielle Snow
Sent: September 13, 2021 10:05 AM
To: Matthew Pashynsky
Cc: Marc Rivet
Subject: RE: Building Requirements

Hi Matthew,

Thanks for your email and for your help with locating the property. It appears that the property is being proposed for agricultural designation based on our Mississippi Mills mapping here and the attached screenshot:

<https://www.arcgis.com/apps/webappviewer/index.html?id=1d0383c302394564a9658c21a30c3f9f&extent=-8496049.782%2C5653098.7668%2C-8486877.3386%2C5658200.9384%2C102100>

Now that we understand where the property is located, we will review this property against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness. We will provide a formal response later this month, as we work through the inquiries we have received.

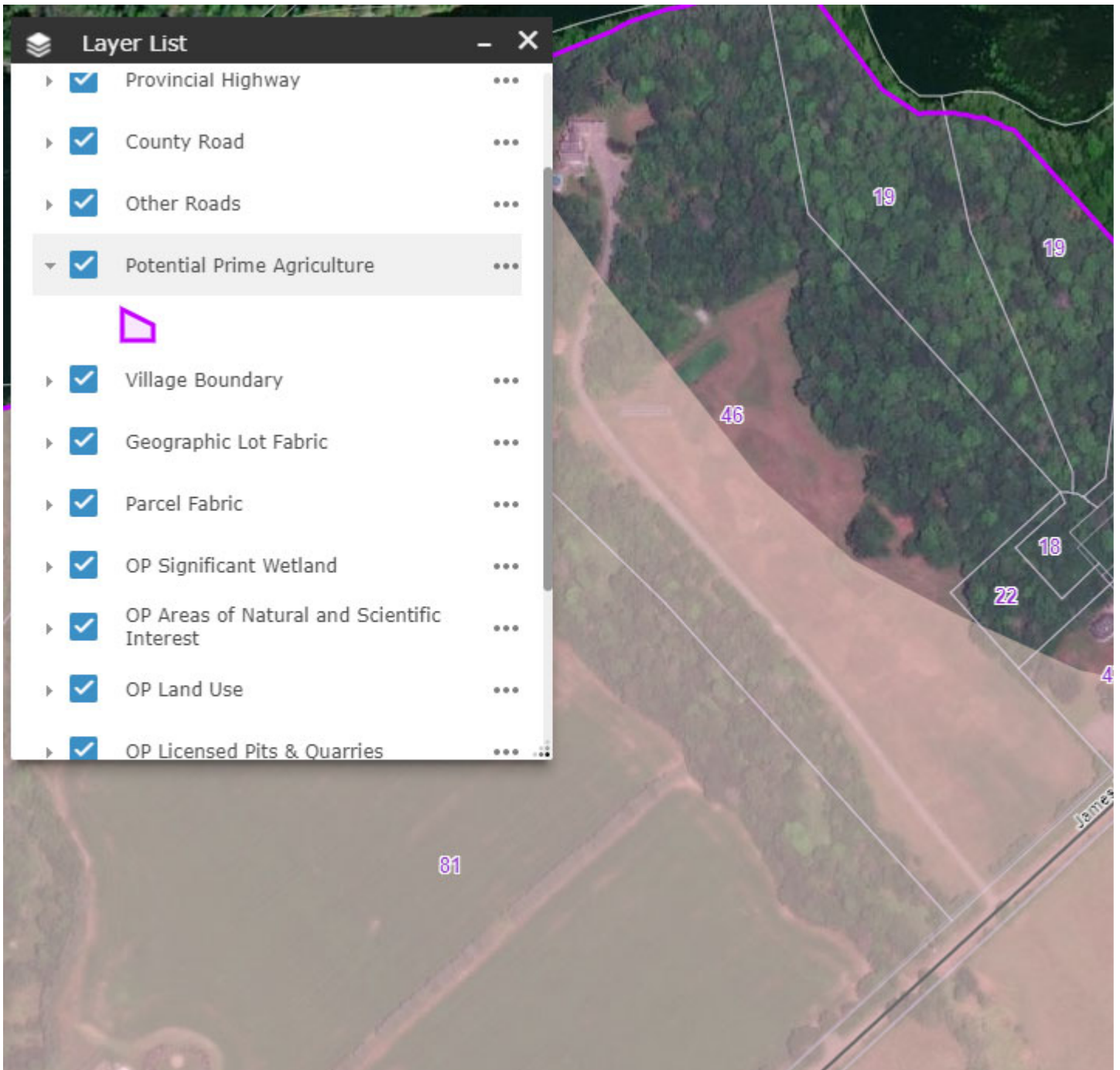
As for information about applicable setback provisions, please reach out to the Mississippi Mills planner at:

[REDACTED]

Should you have any questions, please feel free to reach out.

Thanks,

Gabrielle



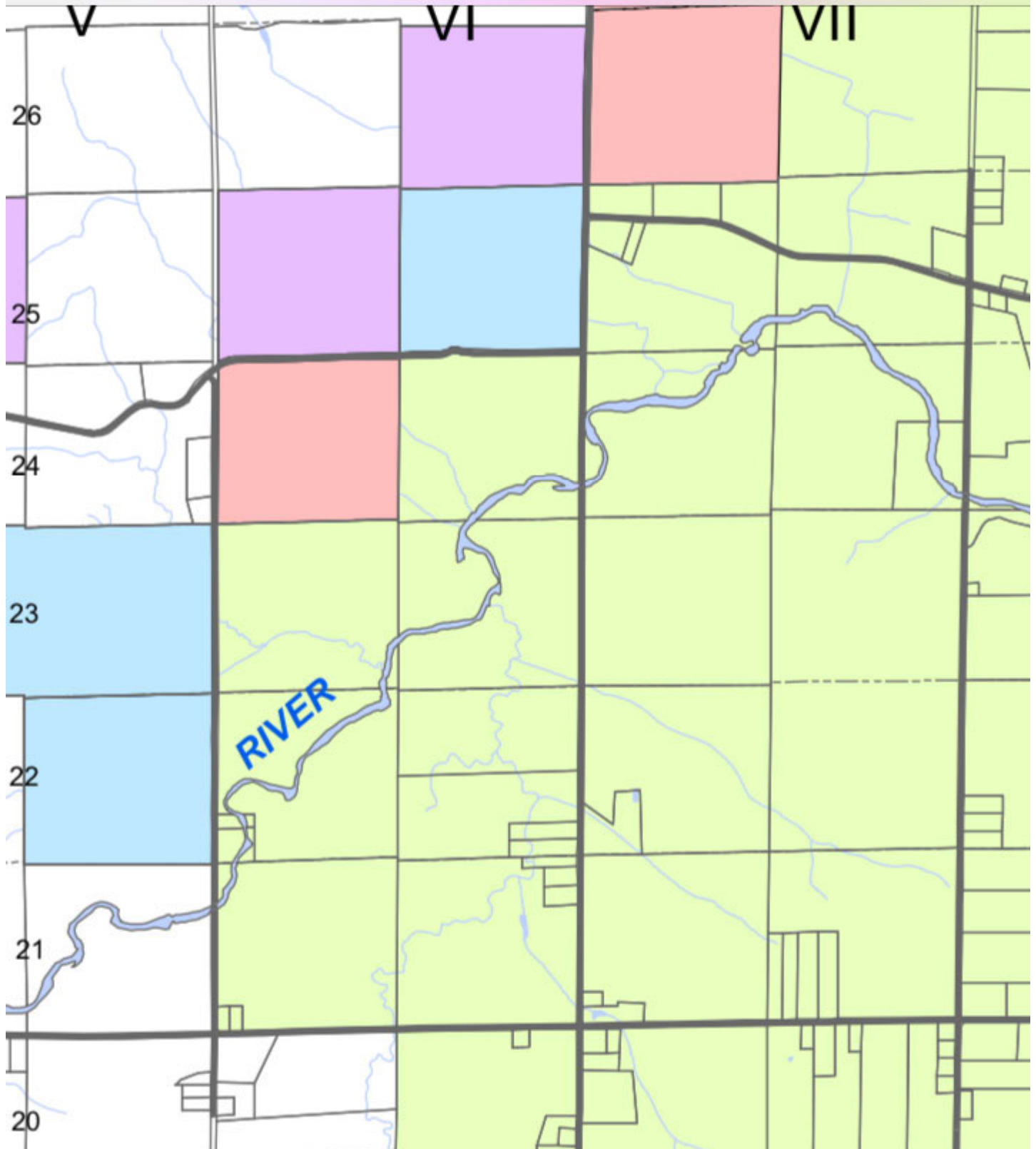
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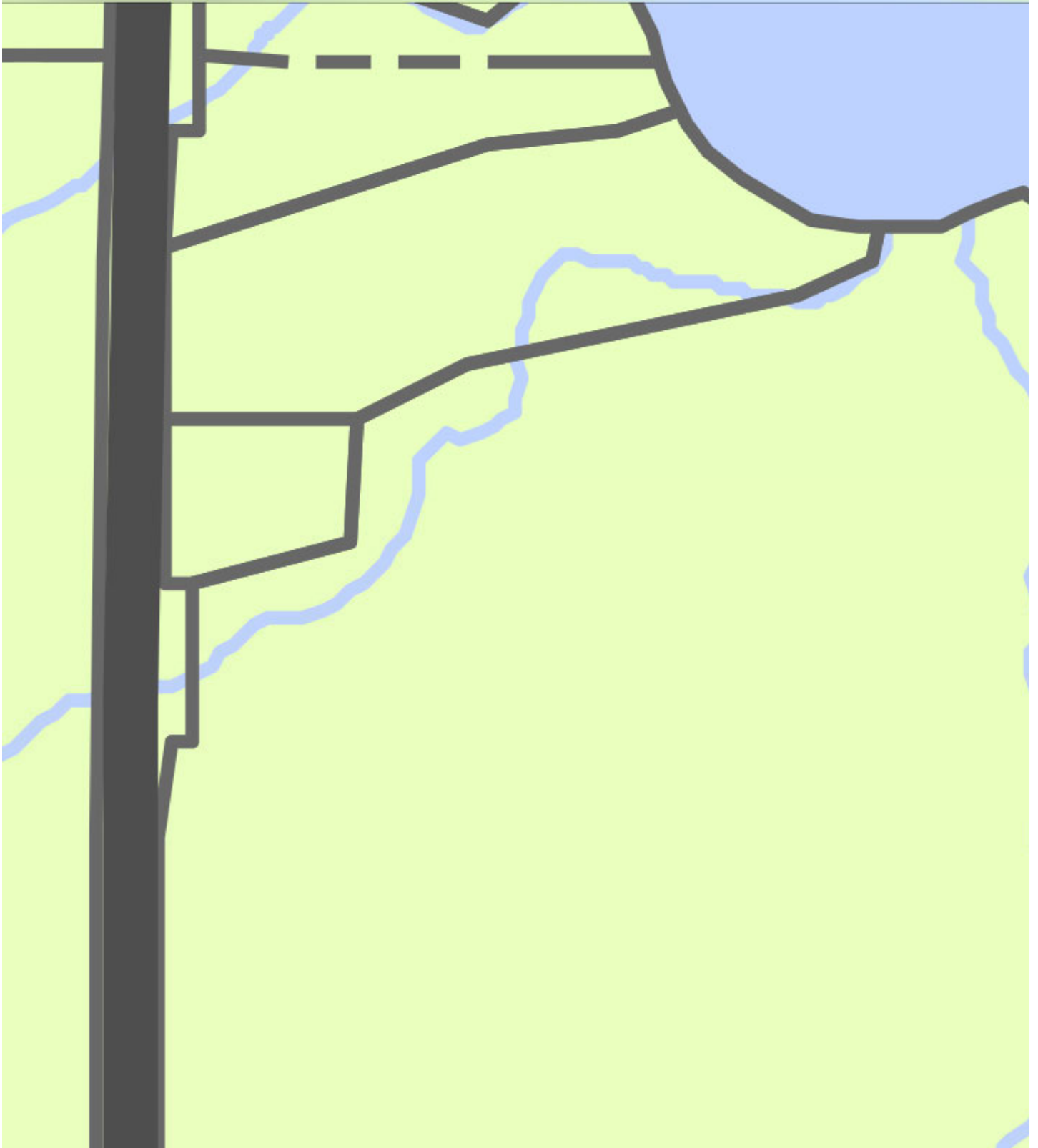
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Sent from my iPad

Dianne Dawe

From: Marc Rivet
Sent: December 13, 2021 3:50 PM
To: [REDACTED]
Cc: Gabrielle Snow; Melanie Knight
Subject: FW: Question re. property
Attachments: Severance History1.pdf; Severance Potential.PNG

Hi again,

We also looked at the potential for creating lots. Based on a cursory review wouldn't appear this change would not affect consents per current policy as the property has already been severed and today's policies don't permit severance (apart from surplus dwelling / farm consolidation) for agricultural properties.

Although the severance history would need to be confirmed with County (write this). It would appear that at least one (1) parcel was created from this property since July 1st 1973:

- 1451 Blakeney Road created in 1980.
- 24 + 25 Blakeney *likely* existed as one lot prior to 1973. It was split in 1979 (and therefore not severed from the subject property)

Based on rural policy (and only for the portion of the land designated as rural), 2 lots plus the remnant are allowed since July 1st 1973 (or Original Township Lot). Since 1973, it would appear that only one (1) rural residential building lot have been severed (created) from the lands.

Today, the only area on the subject property that could have been severed is the area designated Rural (green area in attached image). However, the Rural policies require that a property has a minimum lot size of 1 ha. The area shown is less than a hectare. Minimum Distance Separation to farms would also apply.

So technically, in my opinion, the number of available severances has not changed with OPA 29/ LEAR.

Based on Ag. Policy, I would say only Ag related severances allowed.

Thanks.

Marc

From: [REDACTED]
Sent: Saturday, December 11, 2021 11:08 PM
To: Gabrielle Snow
Cc: Marc Rivet
Subject: RE: Question re. property

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi,

Thank you for your initial response, and I understand that no further information may be available re. the redesignation of the property.

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3. With it's current designation of Rural or partially Rural,
 - a. Am I permitted to build a home?
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4. If it's designation changes to Prime Agriculture,
 - a. Am I permitted to build a home?
 - b. What else am I permitted to do with the property? And/or, what am I not permitted to do?

Thank you so much for your time,
Melanie

From: Gabrielle Snow <gsnow@jlrichards.ca>
Sent: October 29, 2021 2:39 PM
To: [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: Question re. property

Hi Melanie,

Thanks very much for your inquiry regarding this property, the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of properties has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

In the meantime, we invite you to review the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) / LEAR FAQ [here](#) on the Municipality's website. You can also review the [interactive map](#) that has been prepared for this OPA here. The map provides site-by-site information on current and proposed designations.

Thank you,
Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



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From: [REDACTED]
Sent: Thursday, October 28, 2021 3:23 PM
To: Roxanne Sweeney [REDACTED]
Subject: question re. property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Thank you for taking my call earlier.

I was looking to get a bit of information regarding a property that I am planning to purchase from my father.

The property information is as follows:

Roll #: 09 31 946 025 02105 0000

Location: Blakeney Rd

Description: CON 10 PT LOT 7 RP 26R3082 PARTS 4 5 7 AND 8 RP 26R1243 PARTS 1 AND 2

This year, my dad received a letter from the municipality indicating that they were reviewing the designation of his land. At the time, according to the letter, his land was currently designated Rural or partially Rural and the proposal was going to change this designation to Prime Agriculture.



1. Is it known when a decision will be made on this proposal? And, when the current landowners will be notified of the decision?
2. If the designation does change from rural/partially rural to Prime Agriculture,
 - a. Do you have an idea of how much the value of the property will change (the letter mentions that the change would have a significant impact)?
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Thank you kindly in advance,
Melanie





Layer List

-  Potential Prime Agriculture (March2021) ...
- Geographic Lot Fabric ...
- Parcel Fabric ...
- OP Significant Wetland ...
- OP Areas of Natural and Scientific Interest ...
- OP Land Use ...
- OP Licensed Pits & Quarries ...
- OP Existing Prime Agriculture ...
-  OP Rural - Agriculture Overlay ...

From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Gabrielle Snow](#); [Melanie Knight](#)
Subject: FW: Question re. property
Date: December 13, 2021 3:46:00 PM
Attachments: [image001.png](#)
[Figure 1 - Existing OP designation.jpg](#)
[Figure 2 - Proposed - LEAR.jpg](#)
[Zoning Map.jpg](#)
[Zoning Extract - Sommerer.pdf](#)

Hello,

Please see below a response prepared for you based on the most recent LEAR.

Legal description:

CON 10 PT LOT 7 RP 26R3082 PARTS 4 5 7 AND 8 RP 26R1243 PARTS 1 AND 2

Roll:

093194602502105

The current land use designation as per the Municipality's Community Official Plan (COP) is mostly Agricultural, and partially Rural. See **Figure 1** attached.

Based on the latest LEAR mapping, the designation of the property would be changed entirely to Agricultural. See **Figure 2** attached.

As per Zoning By-law #11-83, the current zoning for the subject property reflects the existing land use designation boundaries. See **Figure 3** attached.

Zoning extracts for the Rural (RU) Zone (Section 12) and Agricultural (A) Zone (Section 11) have been attached for your review and reference.

A non-farm detached dwelling is permitted in both the 'RU' Zone and 'A' Zone, provided that all of the standards of the respective zone are met. Please note that a "non-farm detached dwelling" in the 'A' Zone is subject to the provisions of 7.1.3 of By-Law #11-83:

7.1.3 Existing Lots:

(b) In the Agricultural (A) or Rural (RU) Zone, an existing lot or a lot created by the Lanark Land Division Committee may be used for non-farm residential purposes, notwithstanding that such lot may have lesser lot area and/or frontage than the minimum required and provided that such lot and building conforms to the provisions for non-farm residential uses of the zone and all other provisions of this By-law, including the Minimum Distance Separation provisions of Section 6.10.

Until the Zoning By-Law has been updated to reflect the proposed designation changes, the existing zoning will remain in full force and effect – meaning the two (2) zones apply.

Please keep in mind that the following provision applies where there is more than one zone on a lot:

3.2.4 More Than One Zone on a Lot *Where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part as if said part was a separate lot*

Also, Minimum Distance Separation (MDS) requirements may apply. Building permit approval will be required.

As for land value please see Q & A section of municipal website.

<https://www.mississippimills.ca/en/news/frequently-asked-questions-opa-29-prime-agricultural-area-designation-review.aspx#Will-I-pay-more-less-taxes-when-my-land-no-longer-designated-as-agriculture-and-becomes-Rural>

[Will I pay more/less taxes when my land no longer designated as agriculture and becomes Rural?](#)

No, you will **not** pay more in taxes if the property changes from Agricultural to Rural zoning designation. The property taxes for a “Farm” are determined by the use, not the designation. Farmers must belong to one of the recognized farming associations and be included on a Ministry property database. For more information on how property assessment is determined for farm properties please see the following Municipal Property Assessment Corporation link - “**How MPAC Assesses Farm Properties.**” [Farm Property Assessments | MPAC](#)

Please let us know if you have any follow-up questions.

Regards.

Marc

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To: [REDACTED]

Cc: Marc Rivet <mrivet@jlrichards.ca>

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Thank you,

Gabrielle

Gabrielle Snow
Planner

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Sent: Thursday, October 28, 2021 3:23 PM
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The property information is as follows:

Roll #: 09 31 946 025 02105 0000

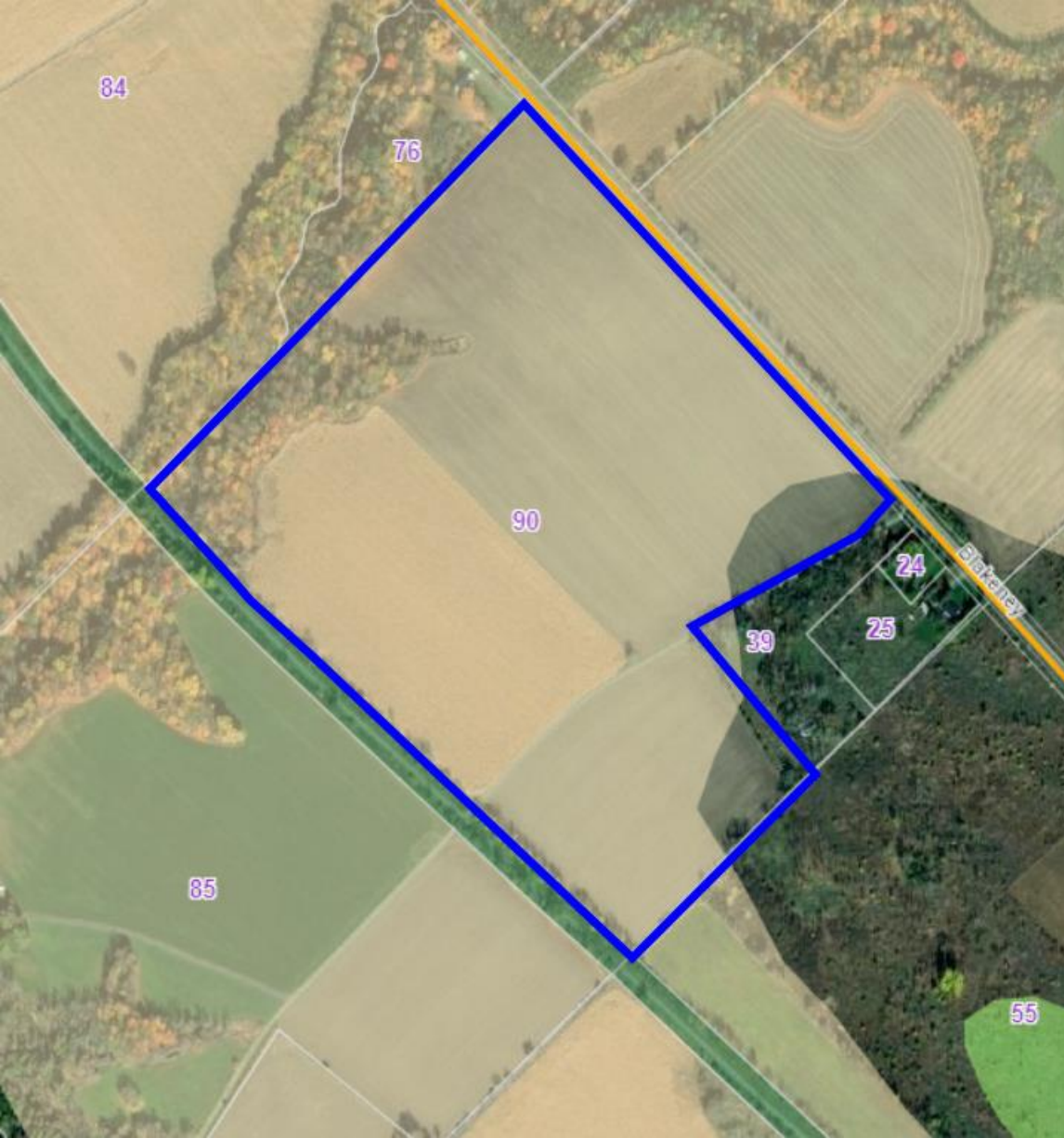
Location: Blakeney Rd

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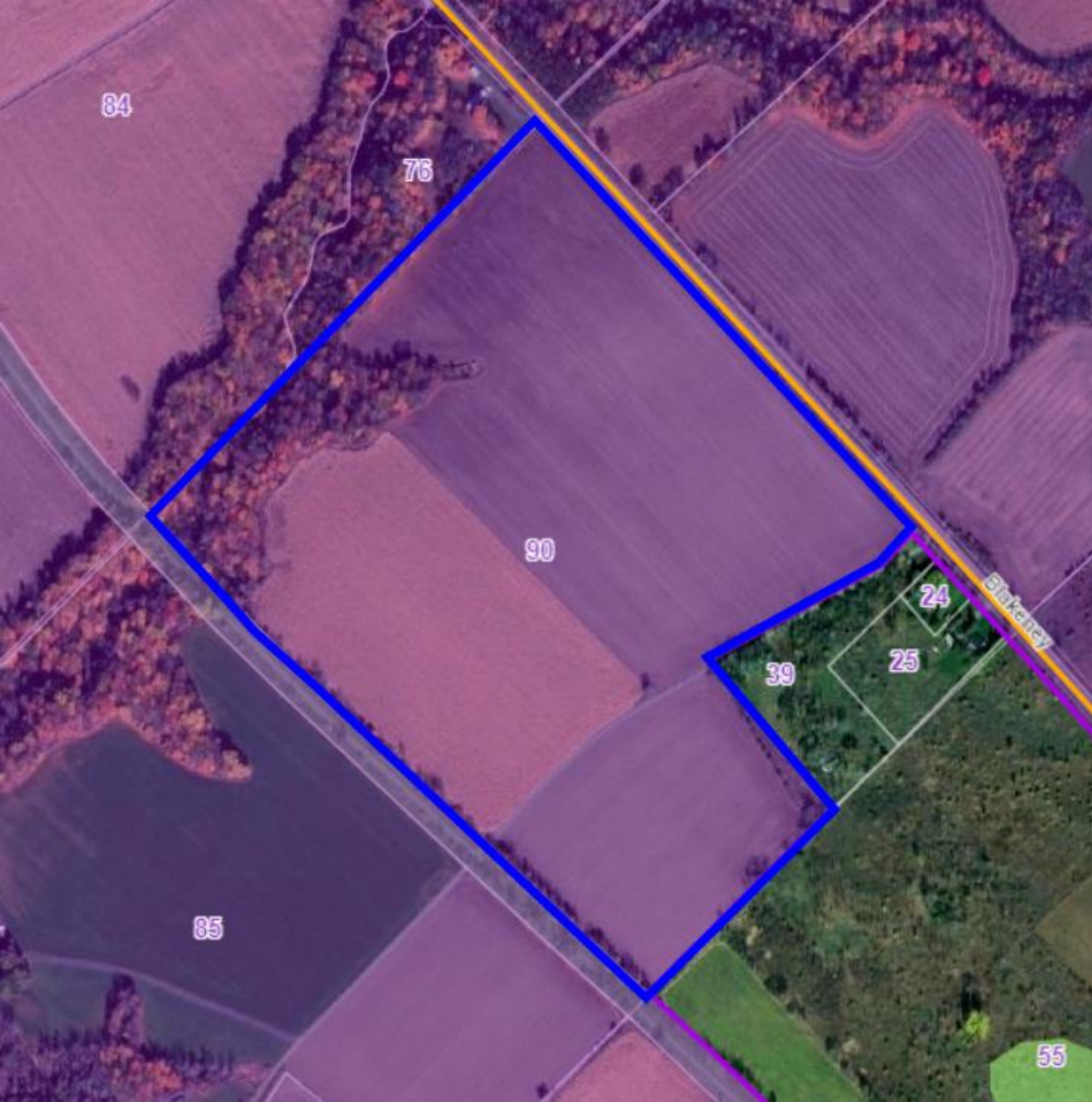
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Thank you kindly in advance,
Melanie



Layer List

-  Potential Prime Agriculture (March 2021) ...
- Geographic Lot Fabric ...
- Parcel Fabric ...
- OP Significant Wetland ...
- OP Areas of Natural and Scientific Interest ...
- OP Land Use ...
- OP Licensed Pits & Quarries ...
- OP Existing Prime Agriculture ...
-  OP Rural - Agriculture Overlay ...



Layer List

- Village Boundary ...
- Potential Prime Agriculture (November 2021) ...
- Potential Prime Agriculture (March 2021) ...
- Geographic Lot Fabric ...
- Parcel Fabric ...
- OP Significant Wetland ...
- OP Areas of Natural and Scientific Interest ...
- OP Land Use ...
- OP Licensed Pits & Quarries ...
- OP Existing Prime Agriculture ...

SECTION 11 – AGRICULTURAL (A) ZONE

PURPOSE OF THE ZONE

The purpose of the A – Agricultural Zone is to:

- (1) recognize and permit agricultural uses in areas designated **Agricultural** in the Community Official Plan;
- (2) restrict the range of uses to agricultural, forestry and related accessory uses in order to preserve these prime agricultural areas from loss to other uses; and
- (3) regulate uses in a manner that respects the character of the area and minimizes land use conflicts.

11.1 USES PERMITTED

No person shall within the "A" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- detached dwelling accessory to an agricultural use
- a non-farm detached dwelling in accordance with Section 7.1.3
- a group home type A within a non-farm detached dwelling
- garden suite
- accessory apartment [*By-law #17-61*]

(b) Non-Residential Uses

- agricultural use
- agricultural use, specialized
- bed and breakfast
- conservation area
- dairy
- equestrian establishment
- forestry operation
- home-based business - professional use
- home-based business - rural business
- home-based business - farm vacation
- pit, Class A
- sugarbush

11.2 ZONE PROVISIONS

No person shall within the "A" zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Provisions	Agricultural	Non-Farm Residential
Lot Area, Minimum (ha)	40	0.4
Lot Frontage, Minimum (m)	150	45
Side Yard, Minimum (m)	20	6
Rear Yard, Minimum (m)	20	9
Front Yard, Minimum (m)	20	9
Exterior Side Yard, Minimum (m)	20	9
Maximum Height of detached dwelling (m)	11	11
Lot Coverage, Maximum	5%	15%
Minimum Separation from an accessory detached dwelling to any structure where animals are housed (m)	30	30

SECTION 12 – RURAL (RU) ZONE

PURPOSE OF THE ZONE

The purpose of the RU – Rural Zone is to:

- (1) accommodate agricultural, forestry, non-farm residential lots by severance in areas designated **Rural** in the Community Official Plan;
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- (3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

12.1 USES PERMITTED

No person shall within the "RU" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- detached dwelling
- detached dwelling accessory to an agricultural use
- garden suite
- group home type A within a non-farm single detached dwelling
- accessory apartment [*By-law #17-61*]

(b) Non-Residential Uses

- agricultural uses
- bed and breakfast
- conservation areas
- forestry
- hobby farm
- home-based business - domestic and household arts
- home-based business - professional use
- home-based business - rural business
- home-based business - farm vacation
- hunt or fishing camp
- pit, Class A
- sugarbush

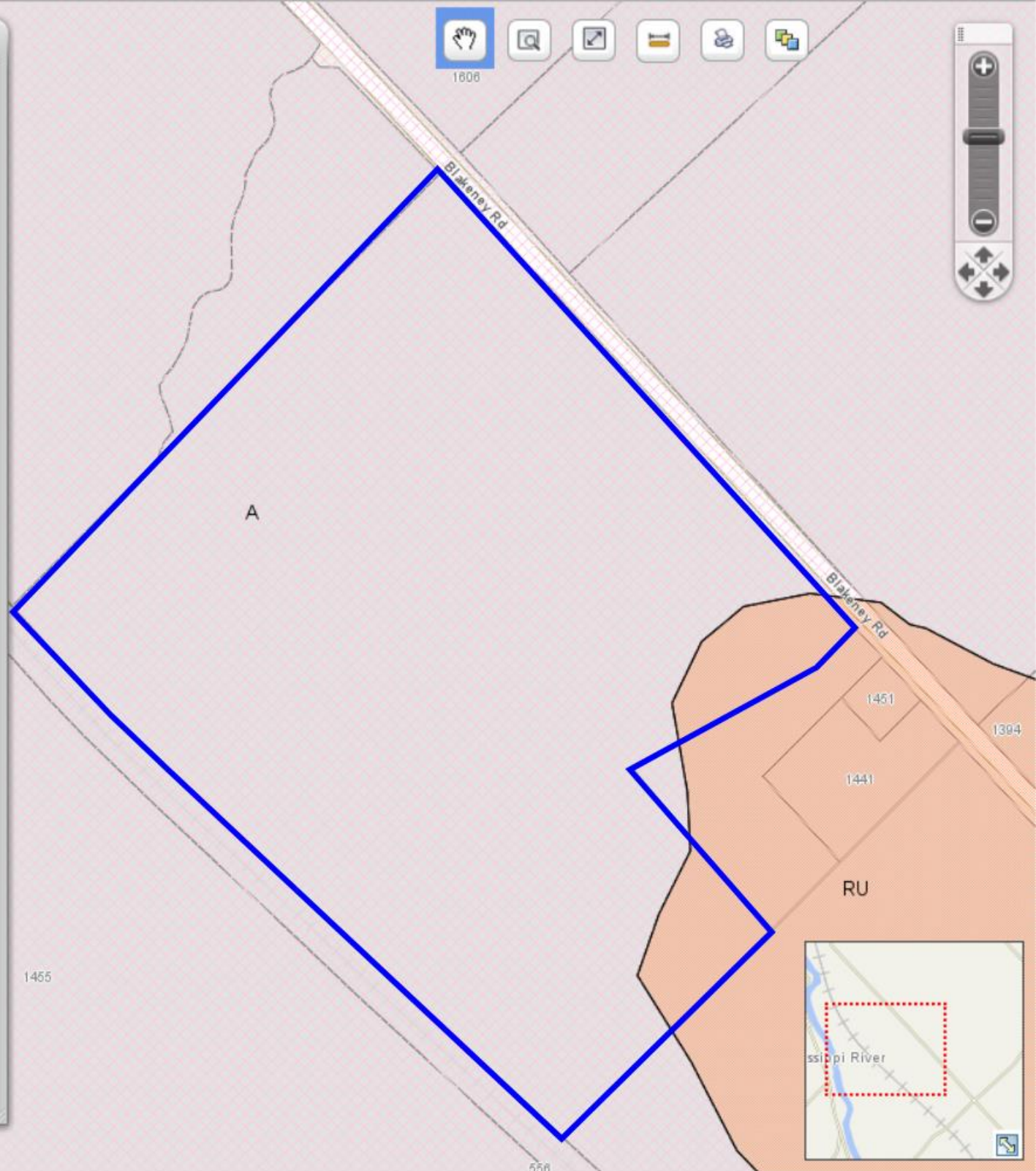
12.2 ZONE PROVISIONS

No person shall within the 'RU' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Provisions	Rural Use	Agricultural Use	Non-Farm Residential
Lot Area, Minimum (ha)	10	40	1
Lot Frontage, Minimum (m)	150	150	45
Side Yard, Minimum (m)	15	20	6
Rear Yard, Minimum (m)	15	20	9
Front Yard, Minimum (m)	15	20	9
Exterior Side Yard, Minimum (m)	15	20	9
Maximum Height of detached dwelling (m)	11	11	11
Lot Coverage, Maximum	5%	5%	15%
Minimum Separation from accessory detached dwelling to any structure where animals are housed (m)	30	30	30
Minimum Separation between non-farm buildings and structures on lands adjacent to the Agricultural designation (m)	150	n/a	150

Layers

- OP - Overlay
- OP - Source Water Protection
- MVCA
- Lanark County - OP - Land Use Designations
- Services
- Zoning - Working Consolidated
 - Agriculture Industrial (M3)
 - Agriculture (A)
 - Agriculture Commercial (C1)
 - Business Park (E1)
 - Community Facility (I)
 - Development (D)
 - Downtown Commercial (C2)
 - Environmental Hazard (EH)
 - Environmental Protection (EP)
 - Highway Commercial (C3)
 - Light Industrial (M1)
 - Limited Service Residential (LSR)
 - Local Commercial (C7)
 - Medium Industrial (M2)
 - Mineral Aggregate Pit (MP)
 - Mineral Aggregate Quarry (MQ)
 - Mineral Aggregate Reserve (MR)
 - Open Space (OS)
 - Residential First Density (R1)
 - Residential Second Density (R2)
 - Residential Third Density (R3)
 - Residential Fourth Density (R4)
 - Rural (RU)
 - Rural Commercial (C5)
 - Rural Industrial (M4)
 - Rural Residential (RR)
 - Shopping Centre Commercial (C4)
 - Tourist Commercial (C6)
 - Village Core (V)
 - Waste Disposal (WD)



Dianne Dawe

From: Melanie Knight [REDACTED]
Sent: October 29, 2021 1:20 PM
To: Marc Rivet
Cc: Ken Kelly; Gabrielle Snow; Roxanne Sweeney
Subject: FW: Part Lot 7, Con 10, Blakeney Road

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Hi Marc,

See below – this sounds like a LEAR inquiry, so I am passing it along to you and Gabrielle for follow up.

Melanie

Melanie Knight, Senior Planner

From: Roxanne Sweeney [REDACTED]
Sent: October 29, 2021 12:59 PM
To: Melanie Knight [REDACTED]
Subject: Part Lot 7, Con 10, Blakeney Road

From: [REDACTED]
Sent: Thursday, October 28, 2021 3:23 PM
To: Roxanne Sweeney [REDACTED]
Subject: question re. property

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1. Is it known when a decision will be made on this proposal? And, when the current landowners will be notified of the decision?
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Thank you kindly in advance,
Melanie

[REDACTED]

From: Gabrielle Snow
Sent: Friday, August 20, 2021 9:20 AM
To: [REDACTED]
Cc: Marc Rivet
Subject: RE: Land Designation - Rural - Prime Agricultural

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Cindy Cook-Langlois [REDACTED]
Sent: Tuesday, August 10, 2021 4:21 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Land Designation - Rural - Prime Agricultural

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Hello,

We have received a notice from the Municipality of Mississippi Mills regarding the land designation of our property. Your name is listed to contact for further information. It advises that proposed changes will affect our property and will change the designation from rural-partially rural to prime agricultural land. As we only have a little under 2 acres, this seems odd. Please provide further info.

Thank you.

Michel and Cindy Langlois
3110 Ramsay Concession 8
Mississippi Mills

Jen Hustler

From: Cindy Cook-Langlois [REDACTED]
Sent: Wednesday, August 18, 2021 4:20 PM
To: Marc Rivet
Cc: [REDACTED]; Gabrielle Snow
Subject: Re: Land Designation - Rural - Prime Agricultural

Hello,

Thank you for your response, however the answer provided does not provide any clarification and does not apply to our property. Our property is being proposed to be changed from rural to prime agricultural land (not the other way around) so the tax answer is not applicable to our situation, although our understanding of that answer is that our property taxes will not change as we are not a farm - please confirm this as well. If you cannot address the resale question regarding new purchasers financing options - ie will they require a commercial mortgage - who do I ask? This is a very important issue and must be addressed.

Regards,
Michel and Cindy Langlois

On Wed, 18 Aug 2021 at 11:18, Marc Rivet <mrivet@jrichards.ca> wrote:

Hello,

I can't comment on what your real estate agent is saying... From land use a detached dwelling is and will continue to be permitted (assuming that is the current and proposed use of this 2 acre property).

The municipality has answered the question in regards to property value / taxes... see below.

[Will I pay more/less taxes when my land no longer designated as agriculture and becomes Rural?](#)

No, you will **not** pay more in taxes if the property changes from Agricultural to Rural zoning designation. The property taxes for a "Farm" are determined by the use, not the designation. Farmers must belong to one of the recognized farming associations and be included on a Ministry property database. For more information on how property assessment is determined for farm properties please see the following Municipal Property Assessment Corporation link - "[How MPAC Assesses Farm Properties.](#)" [Farm Property Assessments | MPAC](#)

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Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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Sent: Wednesday, August 18, 2021 11:09 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: Land Designation - Rural - Prime Agricultural

Hello,

Our main question is about our ability to resell our property. Our real estate agent has informed us that it will be more difficult to sell our property with the change in designation, as the buyer will be required to obtain a commercial mortgage. Please advise.

Thank you.

Michel and Cindy Langlois

On Tue, 10 Aug 2021 at 16:23, Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello,

We have received your email and will be working on responses shortly. Note the model includes large agricultural areas and adjacent lands which create large areas... That being said we are in consultation and reviewing comments / questions.

Thanks.

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Hello,

We have received a notice from the Municipality of Mississippi Mills regarding the land designation of our property. Your name is listed to contact for further information. It advises that proposed changes will affect our property and will change the designation from rural-partially rural to prime agricultural land. As we only have a little under 2 acres, this seems odd. Please provide further info.

Thank you.

Michel and Cindy Langlois

3110 Ramsay Concession 8

Mississippi Mills

From: Kris Kerwin
Sent: Thursday, August 12, 2021 2:18 PM
To: Marc Rivet
Subject: RE: Land Designation - Rural - Prime Agricultural

Can I use

Proposed changes to Prime Agriculture based on LEAR methodology will change the property Official Plan designation to Prime Agriculture.

Did you want a more detailed reason? Neighbouring soil class, farming activity and 250ha groupings.

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Thursday, August 12, 2021 12:10 PM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Land Designation - Rural - Prime Agricultural

Please use language like "is proposed to be changed based on LEAR methodology"...

Thanks.
marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Thursday, August 12, 2021 12:09 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Land Designation - Rural - Prime Agricultural

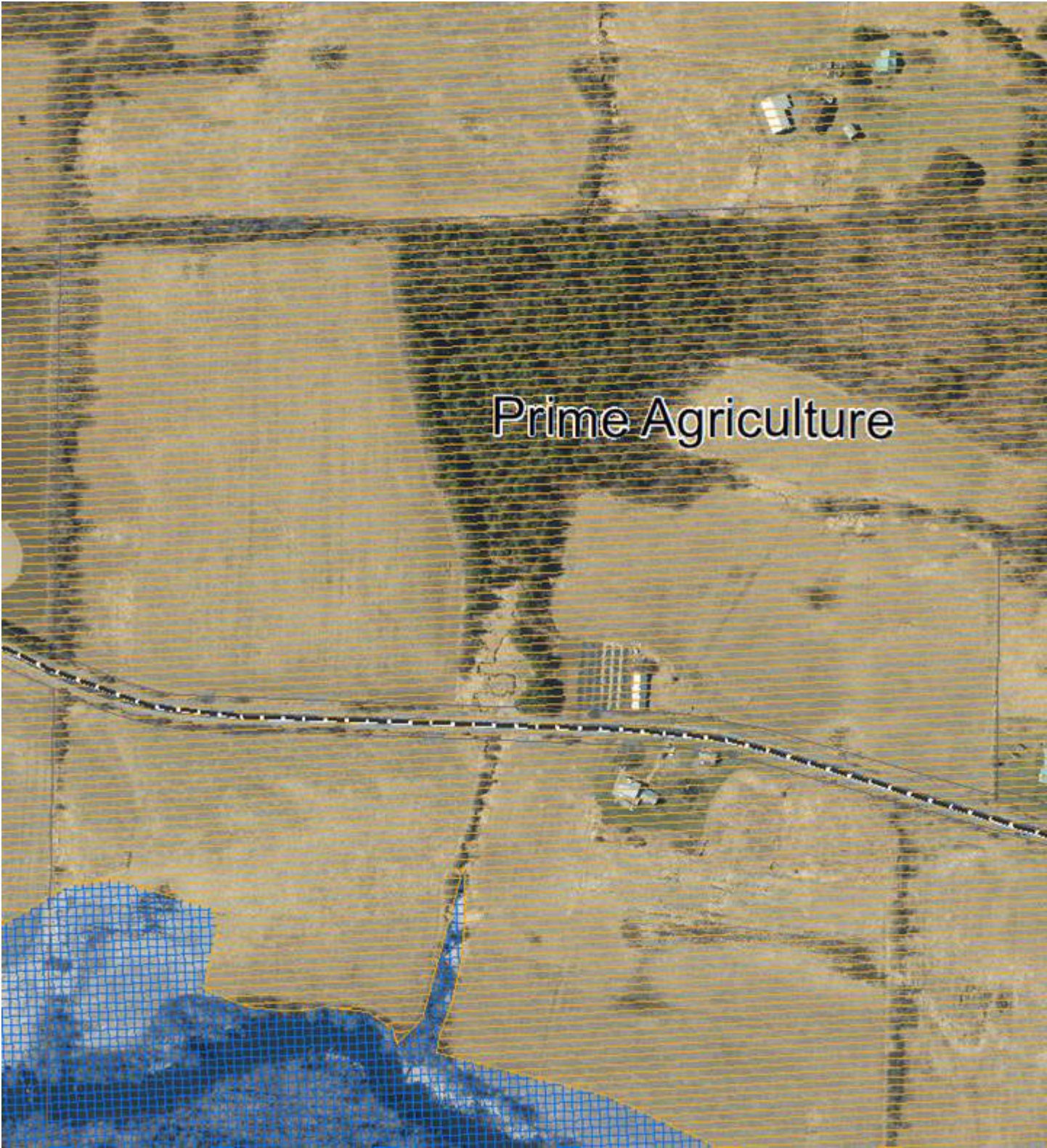
Marc,

Property is [here](#).

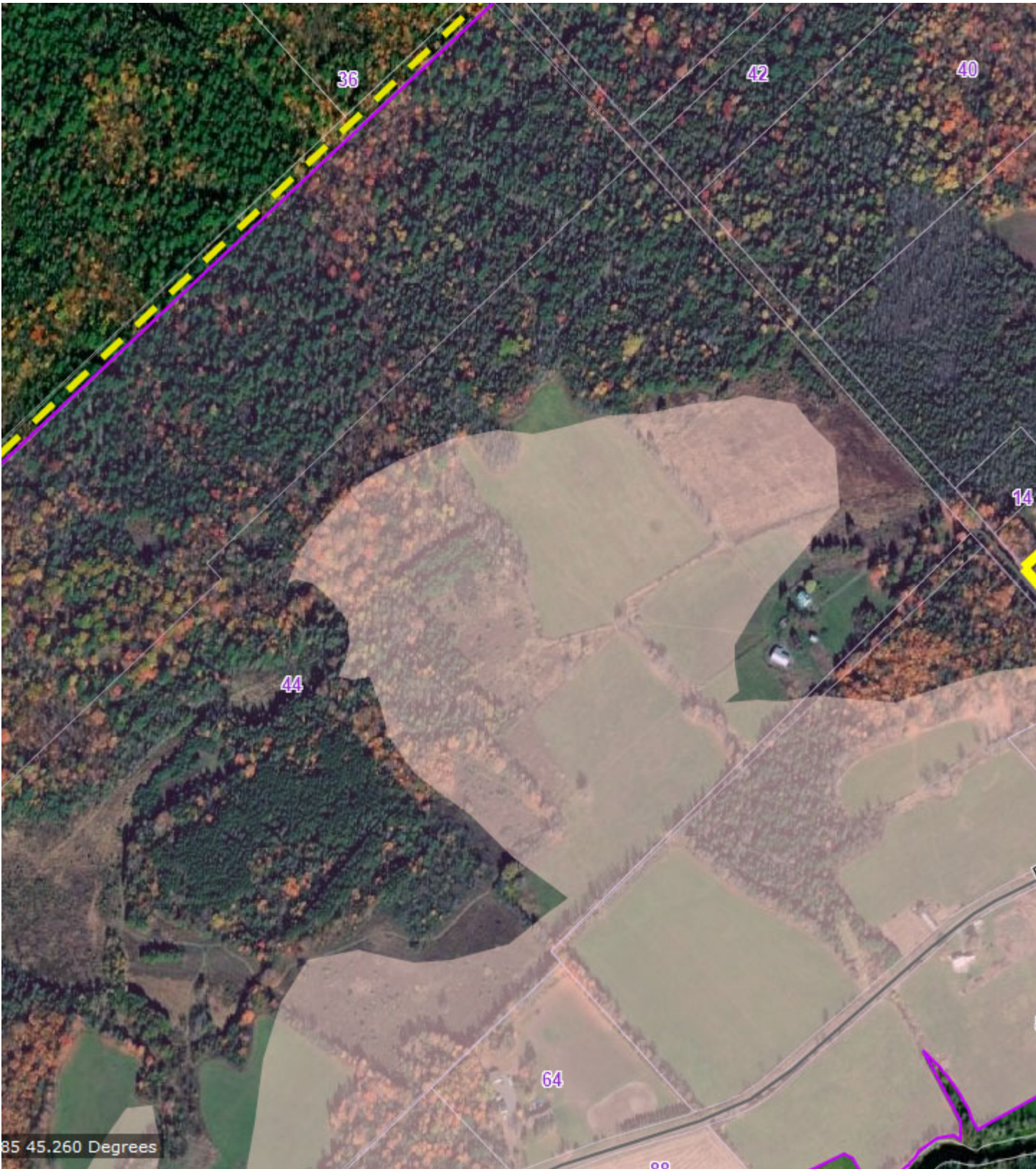
Property is currently designated Rural



Property will change to Prime Agriculture because of the surrounding farming activity



Prime Agriculture



From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Wednesday, August 11, 2021 8:22 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

Subject: FW: Land Designation - Rural - Prime Agricultural

Hi Kris,

Can you highlight this property on our LEAR scoring figure and proposal OPA schedule?

Thanks.
Marc

From: Cindy Cook-Langlois [REDACTED]
Sent: Tuesday, August 10, 2021 4:21 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Land Designation - Rural - Prime Agricultural

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Thank you.

Michel and Cindy Langlois
3110 Ramsay Concession 8
Mississippi Mills

Mélanie Désabrais

From: Cindy Cook-Langlois [REDACTED]
Sent: September 30, 2021 1:12 PM
To: Gabrielle Snow; Marc Rivet; Ken Kelly
Subject: Re: Land Designation - Rural - Prime Agricultural

Hello,

We have reconfirmed with our real estate agent that this proposed redesignation of our property from rural to prime agricultural will cause a hindrance in our ability to sell our property. As stated previously, our property is less than 2 acres and cannot be severed and even if combined with the two neighborhood properties, would not be large enough land mass to attract a real estate developer if that is the concern. As for nearby properties that are farms, it does not benefit them either to have our property listed as prime agricultural land as it is already developed as a private residence and cannot be used as farm land. We see no benefit to anyone to proceed with this change but there are negatives for us that impact our ability to sell. We therefore request that our property not be redesignated. Please keep us informed - we were not even aware of the public meetings held in April and only became aware of this issue when we received the letter in the mail in August.

Regards,
Mike and Cindy Langlois
[REDACTED]

On Fri, 20 Aug 2021 at 09:20, Gabrielle Snow <gsnow@jlrichards.ca> wrote:

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



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From: Cindy Cook-Langlois <csclanglois@gmail.com>
Sent: Tuesday, August 10, 2021 4:21 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Land Designation - Rural - Prime Agricultural

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Hello,

We have received a notice from the Municipality of Mississippi Mills regarding the land designation of our property. Your name is listed to contact for further information. It advises that proposed changes will affect our property and will change the designation from rural-partially rural to prime agricultural land. As we only have a little under 2 acres, this seems odd. Please provide further info.

Thank you.

Michel and Cindy Langlois



From: [REDACTED]
To: [Marc Rivet](#)
Subject: Re: FW: Attend the OPA 29 Virtual Information Session (Open House)
Date: April 27, 2021 1:34:41 PM
Attachments: [0.png](#)

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Marc,
Jennifer sent you some questions I had about the underlying assumptions to agricultural land use changes. Please understand that I am not lobbing grenades at your work. In fact I think your approach is great and the work very well done. The intent of the questions is to poke at some of the assumptions our council are making about land use decision making and community planning writ large. Don't worry, my intent is not to derail or sidetrack your meeting. You have my full support.

Nick Martyn CD BMASc, GMICE
Founder and CEO
RiskLogik, a division of Deep Logic Solutions
14 Bridge Street, Box 1060
Almonte, Ontario, Canada, K0A 1A0



On Tue, Apr 27, 2021 at 1:17 PM Marc Rivet <mrivet@jlrichards.ca> wrote:

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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From: Marc Rivet

Sent: Tuesday, April 27, 2021 8:40 AM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jlrichards.ca>; Christa Lowry <clowry@mississippimills.ca>; Kris Kerwin <kkerwin@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>

Subject: Attend the OPA 29 Virtual Information Session (Open House)

Hi there,

You are invited to a Zoom webinar.

When: Apr 28, 2021 06:30 PM Eastern Time (US and Canada)

Topic: OPA 29 - Information Session PRIME AGRICULTURAL AREA DESIGNATION (COMMUNITY OFFICIAL PLAN)

Register in advance for this webinar:

https://zoom.us/webinar/register/WN_WVaO4186TfmmJo-pqouF1Q

After registering, you will receive a confirmation email containing information about joining the webinar.

Preparing to participate in the meeting can take a few minutes. If you have never used the Zoom application on your device you will need to start the process 10-15 minutes before the meeting.

We've attached an agenda for the evening. As we have many registered for this event, we ask that you log in 5 minutes before the session.

Agenda

- 6:30 to 6:35 p.m. - Welcome and Introductions by Mayor Lowry
- 6:35 to 6:45 p.m. - Zoom Protocol by Ken Kelly, CAO
- 6:45 to 7:25 p.m. - Presentation by Marc Rivet, MCIP, RPP and Gabrielle Snow, Planner, J.L. Richards & Associates Consultants
- 7:25 to 7:30 p.m. - Break
- 7:30 to 8:25 p.m. - Q&A
- 8:25 to 8:30 p.m. - Closing Remarks by Mayor Lowry

As you will note in the “Virtual Information Session” document you can send a question via the Q&A link or raise your hand to speak. Questions will be grouped into themes and directed to our consultant team by Mr. Ken Kelly (CAO Mississippi Mills). If you would prefer to speak we ask that you keep it brief and avoid topics that have already been discussed.

All information pertaining to OPA 29, including information session details, public meeting details, meeting recordings and presentations, can be found on the municipal website here:

<https://www.mississippimills.ca/en/municipal-hall/official-plan-amendment-29-prime-agricultural-area-designation-review.aspx>

Here is the link to the GIS LEAR mapping for Mississippi Mills:

<https://arcg.is/05LaOG>

Here is the link to JLRichards presentation from Thursday night’s meeting with the Agricultural Committee which can also be found on the website:

<https://www.mississippimills.ca/en/municipal-hall/resources/Documents/Public-Engagement/April-22-2021-MMills-LEAR-Approach-Presentation.pdf>

Have a great day and Stay Safe!

Marc

If you experience any issues joining the meeting, please contact:

KRIS KERWIN

Email: kkerwin@jlrichards.ca

Phone: (343) 804-5370

From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Property designation change 5993 Martin Street North, Almonte, ON
Date: Friday, August 20, 2021 10:33:16 AM

Hi Nurlan,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: July 30, 2021 at 11:03:46 PM EDT
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: **Property designation change 5993 Martin Street North, Almonte, ON**

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Hello Mr.Rivet,

I am the owner of the property on 5993 Martin Street North in Almonte, ON, and I received a note from the municipality advising about the proposed land designation change.

I have a few questions:

1) What is the current land designation of my property?

- 2) What designation it will receive under the proposed plan?
- 3) Where I can find more information about the permitted uses of my land under the current and future designations?

And finally I wanted to flag that the parcels indicating my property at 5993 Martin Street North and those of my two neighbours are incorrect. Appreciate if you could let the officials responsible for the mapping know about it.

Thank you

Nurlan Karybekov

From: [Marc Rivet](#)
To: [REDACTED]
Cc: "[Ken Kelly](#)"; "[Christa Lowry](#)"; "[Jennifer Russell](#)"
Subject: RE: Mississippi Mills prime ag land
Date: May 3, 2021 1:09:44 PM
Attachments: [image001.png](#)

Hello,

Here are some highlights but all documents need to be read together...

On **rural lands** located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

In **prime agricultural areas**, permitted uses and activities are: **(Note - designation within the Rural Area)**

agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; c) a residence surplus to a farming operation as a result of farm consolidation, provided that:
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the

Province, or based on municipal approaches which achieve the same objective; and
d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with applicable policy(ies).

Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with applicable policy(ies).

Sent: Monday, May 3, 2021 1:02 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Mississippi Mills prime ag land

Hi Marc

What I was hoping for was a simple, point form document with the main differences between the prime agricultural designation and rural. I'm sure all the info is in the attachments you supplied but there must be a simpler format to quickly reference. I know others would also like to know and maybe that information could be included on May 4.

Thanks
Pam Martin

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: April 29, 2021 9:46 AM
To: Pam Martin [REDACTED]
Subject: RE: Mississippi Mills prime ag land

Hello,

Policies are found in the Community Official Plan (see attached) which must conform to the County Official Plan and Provincial Policy Statement (these can be found online).

<https://www.lanarkcounty.ca/en/doing-business/development-and-land-use-planning.aspx>

<https://www.ontario.ca/page/provincial-policy-statement-2020>

Regulations are then made through the Zoning By-law

<https://www.mississippimills.ca/en/build-and-invest/zoning.aspx>

Many uses are similar and zoning provisions are similar. Big difference is the lot creation policies Ag versus Rural.

Thanks,

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

[J.L. Richards & Associates Limited](#)



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From: Pam Martin [REDACTED]
Sent: Thursday, April 29, 2021 9:16 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: Mississippi Mills prime ag land

Hi Marc

Thanks for your information in the meeting last night regarding Mississippi Mills OPA 29. I had another question. What are the guidelines/regulations/restrictions for lands designated as prime agricultural vs rural?

Thanks
Pam Martin

Sent from my iPhone

> On Apr 27, 2021, at 8:25 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

>

> Received.

> Marc

>

>

> Marc Rivet, RPP, MCIP

> Associate
> Senior Planner

>

> J.L. Richards & Associates Limited
> 700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
> Direct: 343-803-4533 Cell: 613-867-8528
> www.jlrichards.ca

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>

>

> -----Original Message-----

> From: Pam Martin [REDACTED]
> Sent: Tuesday, April 27, 2021 8:12 AM
> To: Marc Rivet <mrivet@jlrichards.ca>
> Subject: Mississippi Mills prime ag land

>

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>

> Hi Mike

>

> Can I please be added to tomorrow nights virtual info session?

>

> Thanks

> Pam Martin

> Cedar Hill Christmas Tree Farm

>

> Sent from my iPhone

Dianne Dawe

From: Pamela Steele [REDACTED]
Sent: March 6, 2022 4:05 PM
To: Melanie Knight
Cc: Marc Rivet; Gabrielle Snow; Roxanne Sweeney
Subject: Re: notification request on the decision of the Municipality of Mississippi Mills on the proposed Official Plan Amendment and Zoning By-law Amendment, - OPA 29 Z-04-22 LEAR

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Sure - thank you. My mailing address is 475 Bennies Corners Road, Almonte, ON K0A1A0

Pam Steele

On Mar6, 2022, at 11:35 AM, Melanie Knight [REDACTED] wrote:

Hi Pam,

Thanks for notifying us, you will be added to our notification list.

Could you please also provide your mailing address?

Thanks,

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills

[REDACTED]

From: Pamela Steele [REDACTED]
Sent: March 4, 2022 2:04 PM
To: Melanie Knight [REDACTED]
Subject: notification request on the decision of the Municipality of Mississippi Mills on the proposed Official Plan Amendment and Zoning By-law Amendment,

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Ms. Knight,

I would very much like to be notified of the decision of the Municipality of Mississippi Mills on the proposed Official Plan Amendment and Zoning By-law Amendment. I can not attend the meeting virtually so this would be a great bonus for me. Thank you for your time to do this.

Pamela Steele

From: [REDACTED]
To: [Marc Rivet](#)
Subject: A question for you
Date: April 8, 2021 11:13:21 PM

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Hello Marc,

CONCERNING A PROPOSED AMENDMENT TO THE MUNICIPALITY OF MISSISSIPPI
MILLS COMMUNITY OFFICIAL PLAN

My husband and I are owners of Class 1 agricultural land in Bennies Corners. We are planning to build a house on our newly created roll number (the north half of our 96 acres). It's mostly class 1 agricultural land with 7 acres of rural residential land (no house/buildings on it at all).

We were told when we started this process last spring, that we could build our new house anywhere on this land - on the agricultural land or on the rural residential land section.

Will this change that is being explored, will it affect where we can put our house? Could it allow the municipality to tell us we are not allowed to put out house on the agricultural section?

Thank you for your time Marc.

Pam Steele

Dianne Dawe

From: Gabrielle Snow
Sent: September 28, 2021 11:34 AM
To: Marc Rivet
Subject: RE: Voice Mail (35 seconds)

General note about this inquiry based on message left and discussion with them via phone :

Concerned about Agricultural to rural designation being proposed, concerned this can lead to inappropriate residential development.

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:57 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Voice Mail (35 seconds)

From: PARKER D . [REDACTED]
Sent: Tuesday, August 3, 2021 9:28 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Voice Mail (35 seconds)

You received a voice mail from [PARKER D..](#)

[Set Up Voice Mail](#)

Dianne Dawe

From: [REDACTED]
Sent: November 17, 2021 10:57 AM
To: Marc Rivet
Cc: Mills Planner; Eric Forhan; Melanie Knight; Gabrielle Snow; Ken Kelly
Subject: RE: Consent - 1072 Clayton Road

Thanks for the email, looking forward to sever and building.
Please advise as to when we can move forward.
Thanks

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: Marc Rivet <mrivet@jlrichards.ca>
Date: 2021-11-17 9:38 a.m. (GMT-05:00)
To: [REDACTED]
Cc: Mills Planner [REDACTED], Eric Forhan <eforhan@jlrichards.ca>, Melanie Knight [REDACTED], Gabrielle Snow <gsnow@jlrichards.ca>, Ken Kelly [REDACTED]
Subject: RE: Consent - 1072 Clayton Road

Hello,

We are currently finalizing a draft of OPA 29 for the AG Committee's review. We will then be providing a response in table format that will be included in an upcoming Committee of the Whole report. We will send an email to inform people of upcoming Committee of the Whole meeting.

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
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From: [REDACTED]
Sent: Thursday, November 11, 2021 12:14 PM
To: Eric Forhan <eforhan@jlrichards.ca>
Cc: Roxanne Sweeney [REDACTED]; Mills Planner [REDACTED]; Melanie Knight [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Consent - 1072 Clayton Road

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Hi Eric.

Not sure if you saw our latest email, we are wondering if there has been any progress on us severing and building on our property at 1072 clayton road.

Thanks

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: [REDACTED]

Date: 2021-11-07 9:49 a.m. (GMT-05:00)

To: Eric Forhan <eforhan@jlrichards.ca>

Cc: Roxanne Sweeney [REDACTED], Mills Planner [REDACTED], Melanie Knight [REDACTED], Marc Rivet <mrivet@jlrichards.ca>

Subject: RE: Consent - 1072 Clayton Road

Hi Eric,

Just a quick follow up, are we able to sever and build ?

Thanks

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: Eric Forhan <eforhan@jlrichards.ca>

Date: 2021-10-08 9:12 a.m. (GMT-05:00)

To: [REDACTED]

Cc: Roxanne Sweeney [REDACTED], Mills Planner [REDACTED], Melanie Knight [REDACTED], Marc Rivet <mrivet@jlrichards.ca>

Subject: RE: Consent - 1072 Clayton Road

Hello Pat,

We do not have an update on approval timelines associated OPA 29.

OPA 29 is going through a very thorough public consultation / engagement process that involves the Municipality's Agriculture Committee, made up of landowners and various members of the farming community.

Please let us know if you have any further questions.

Thank you,

Eric

Eric Forhan, MScPI
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-804-5364



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From: [REDACTED]
Sent: Thursday, October 7, 2021 11:24 AM
To: Eric Forhan <eforhan@jlrichards.ca>
Cc: Roxanne Sweeney [REDACTED]; Mills Planner [REDACTED]; Melanie Knight [REDACTED]
Subject: RE: Consent - 1072 Clayton Road

Hi Eric,

Just a quick follow up.

When is OPA 29 scheduled to be completed?

Thanks

Pat McKinnon



Sent from my Bell Samsung device over Canada's largest network.

Dianne Dawe

From: Melanie Knight [REDACTED]
Sent: March 6, 2022 12:15 PM
To: Paul LArrivee
Cc: Marc Rivet; Roxanne Sweeney
Subject: RE: OPA 29 Amendment LEAR and Z-04-22

Hi Paul,

Thanks for reaching out. Please see the link here for the website information regarding the LEAR study (Official Plan Amendment 29) [Planning and Land Use - Mississippi Mills](#)

We'll be posting on our website, the draft schedules (maps) that identify the affected lands this week.

If you would like to be added to our notification list for this project, please let me know and kindly provide your mailing address.

I hope this information helps. After reviewing the material online, if you have any follow up questions, don't hesitate to contact us.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills

[REDACTED]

From: Marc Rivet <mrivet@jlrichards.ca>

Sent: March 5, 2022 9:59 AM

To: Paul LArrivee [REDACTED]; Melanie Knight [REDACTED]

Subject: Re: OPA 29 Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

You sent this to Marc only - please see municipal website there is a full list of reports, background materials, etc...

Project has been ongoing for the past year to review agricultural lands.

Thanks

Marc

Get [Outlook for iOS](#)

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited

700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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*J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. **We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office.** We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.*

From: Paul LArrivee [REDACTED]
Sent: Saturday, March 5, 2022 8:58 AM
To: Marc Rivet
Subject: OPA 29 Amendment

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Melanie, what is the amendment and could I please get a copy by email, including a list of the affected properties ?

It is nice to get a notice of a meeting on the matter but without knowing what it says and what the impact will be, it is not feasible to assess whether one should comment at the meeting. Perhaps in future, including a link to the amendment text would be beneficial to residents when sending such a consultation notice.

Thanks, Paul

From: [REDACTED]
To: [Marc Rivet](#); [bev holmes](#); [Christa Lowry](#)
Subject: Comments RE: Prime Agricultural Area Zoning
Date: September 30, 2021 11:03:15 AM
Attachments: [We found suspicious links.msg](#)

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Mark and All,

Attached is a letter outlining my comments regarding OPA29. I appreciate the opportunity to comment and would be happy to clarify anything or discuss in more detail.

Paul

Paul Smith
1137 Ramsay Concession 3A
Almonte, ON
K0A 1A0

30 September 2021

Municipality of Mississippi Mills
c/o Mr. Mark Rivet, J.L. Richards
mrivet@jlrichards.ca

RE: comments regarding OPA29

To whom it may concern,

I am following with interest OPA29, and wish to register the comments below as part of the public consultation. I am a landowner in Mississippi Mills, and while my land does not qualify as Prime Agricultural Land, I feel very strongly that the landuse planning decisions being made today have the potential to preserve or destroy the character of our municipality in the years to come.

According to the PPS, the COP and the letter to landowners, the Prime Agricultural Land designation is intended to “protect larger areas to avoid conflicting land uses that could affect current or future farming operations”. In general, I applaud the community for limiting severance opportunities in this way. The rural sprawl taking place in many portions of the municipality is eroding the rural character of our municipality, and damaging the Natural Heritage Features that provide important “ecosystem services” to people. The value of these ecosystem services are increasingly recognized by progressive governments, from flood control offered by intact wetlands¹ to the measurable effects of local bird diversity on people’s mental health².

While I am in support of designating areas for agricultural use, I wish to point out that some of the proposed designations are in conflict with the pre-existing boundaries of the Provincially Significant Burnt Lands Alvar Life Science ANSI. An area to the east of Blakeney has a number of properties within the boundaries of the ANSI, where LEAR scores were below 66, but where the Prime Agricultural designation was nevertheless proposed. This rezoning implies that agricultural uses are appropriate for these areas, whereas I would argue that most agricultural uses would contravene the PPS requirements of no negative impacts on ecological features or functions. The municipality already has a poor track record of protecting this extremely rare and important Alvar habitat. An EP zoning for these areas, or more clarity regarding permitted uses within the life science ANSI lands if zoned as Prime Agriculture, would be a more transparent and, in my view, appropriate approach.

¹ A relevant study from Ontario: <https://alus.ca/wp-content/uploads/2016/08/estimation-of-ecosystem.pdf>

² A relevant study form Ottawa: <https://www.mdpi.com/2073-445X/10/2/153/htm>

Small municipalities often seek to achieve the “best and highest use” for their lands, and in most cases, this translates into small municipalities trying to encourage development of any sort in order to grow. Take, for example, the tone of the statement regarding ANSIs in our COP:

“Within the area identified as ANSI, existing development shall be permitted. The establishment of single dwellings on existing lots of record shall be permitted, subject to all of the relevant policies of this Plan”

And contrast this with the tone of the PPS requirement for ANSIs:

“2.1.5 Development and site alteration shall not be permitted in: ...e) significant areas of natural and scientific interest...unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.”

An emphasis on development of any sort, without a vision for balance with both Agricultural AND Environmental Protection designations, would be a short-sighted approach. I encourage municipal staff and council to reflect on what they have enjoyed about their community over the past 18 months in particular. I expect that many have spent time outdoors, enjoying a hike at the Mill of Kintail, or a drive along a scenic concession of farm and forest. I would wager that no one wishes they had more opportunities to stroll through the Cul-de-sacs of Carleton Place’s awful new subdivisions. More development does not translate into a higher quality of life. Mississauga is not better than Niagara on the Lake.

In Mississippi Mills, Natural Heritage is among our greatest assets, acting as a draw for tourists and a lever for increased property values. Nature has measurable value, and in many cases, it is cost effective to protect it. I would encourage council to consider enhanced protections for the ANSI lands, either through rezoning, or through more restrictive permitted uses within the Prime Agriculture zoning.

Thank you for the opportunity to comment on this important work.

Sincerely,



Dr. Paul A. Smith,
Research Scientist, Environment and Climate Change Canada
And Adjunct Professor in the Biology Dept.'s of Carleton and Trent Universities

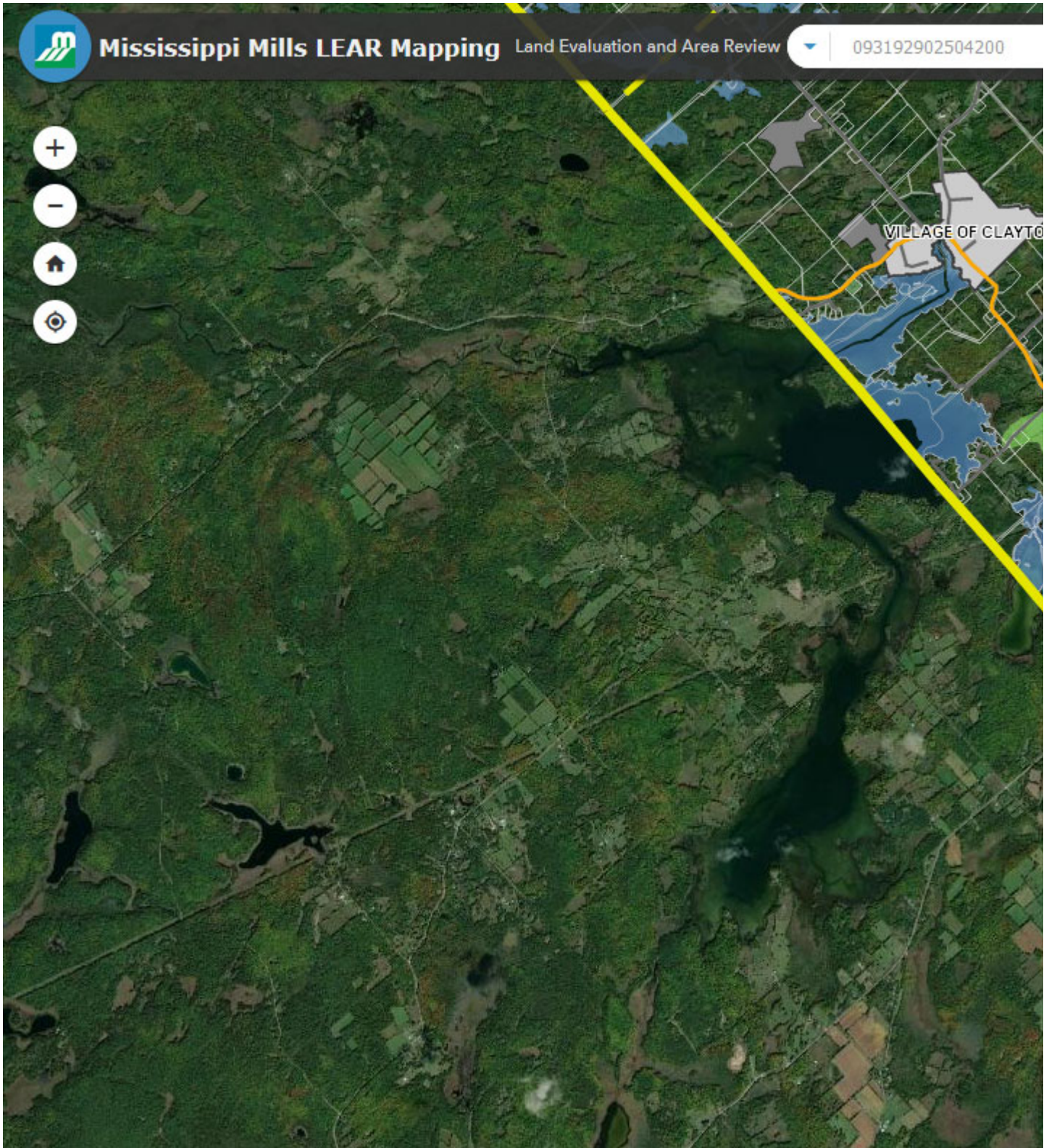
Dianne Dawe

From: Kris Kerwin
Sent: January 6, 2022 4:51 PM
To: Marc Rivet
Subject: RE: LEAR inquiry

Marc,

Peggy's property is located far away from the prime agriculture layer so I'm not sure why she received a letter in the mail for this particular property. I searched my mailing list spreadsheets and I couldn't locate her name or the roll number for her property. Her property will stay Rural and lose the Rural – Agriculture Overlay.

[Click to view property](#)



From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Thursday, January 6, 2022 1:23 PM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: FW: LEAR inquiry

Can you let me know?

From: Melanie Knight [REDACTED]
Sent: Thursday, January 6, 2022 12:35 PM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Ken Kelly [REDACTED]
Subject: LEAR inquiry

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Hi Marc and Gabrielle,

I received a voicemail from Peggy Broadbent [REDACTED] – Concession 1, Lot 15, Pt. 3 – she said she received a notice that the property is changing as part of LEAR and would like to know some more information/update.

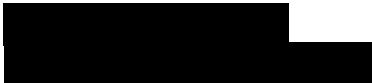
Thanks,

Melanie

Please note that due to the current Provincial restrictions, the Municipal Building on Old Perth Road will be open for appointment only no drop-ins are permitted.

Virtual meetings and telephone appointments are preferred at this time.

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
3131 Old Perth Rd.
P.O. Box 400
Almonte, ON K0A 1A0



Dianne Dawe

From: [REDACTED]
Sent: September 26, 2021 9:59 AM
To: Marc Rivet
Cc: Melanie Sommerer; Peter Sommerer
Subject: LEAR Pakenham
Attachments: LRO 27 - Parcel Register (PIN 05077-0073) - OrderID 4379520.pdf

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Dear Sir,

I am owner of the property as identified in the enclosure which is subject to LEAR as part of the Official Plan Amendment (OPA 29) of the Municipality of Mississippi Mills.

Per this email I would like to draw your attention to the following matters if and when making changes to the Official Plan:

Without having access to a professional assessment, I do consider most of the land owed by me as prime agricultural land with two exceptions:

- a. There is a ravine at the North of the property which is unsuitable for agricultural purposes. I would like that the ravine together with a buffer zone on the main piece of land, be exempted from a prime agricultural area designation
- b. At the South of the property, three other lots already exist facing Blakeney Road, two of them with existing housing. I would like that the area between these lots and the railway line, the very southern border of the land and the existing driveway subject to a right-of-way for the benefit of residences located on the other side of the railway be exempted from a prime agricultural area designation

It should also be noted that my daughter plans to buy this property from me in order to

- a. Pursue agricultural business by breeding and raising goats
- b. Build her prime residence plus any building associated with her agricultural activities in the area identified in paragraph b) above.

You may reach me for any questions at my email address or under [REDACTED].

May I also ask you to acknowledge receipt of this email by return email.

Kind regards

Peter Sommerer

LAND
REGISTRY
OFFICE #27

05077-0073 (LT)

PREPARED FOR Peter Sommerer
ON 2021/08/09 AT 13:35:21

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 7 CON 10 PAKENHAM PTS 4, 5, 7, & 8, 26R3082 & PT 1 & 2, 26R1243, EXCEPT PTS 1, 2, & 3, 27R6680; T/W RS177144, S/T RN28405 ; S/T RN21307 TOWN MISSISSIPPI MILLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1999/09/13

OWNERS' NAMES

SOMMERER, PETER

CAPACITY SHARE

BENO

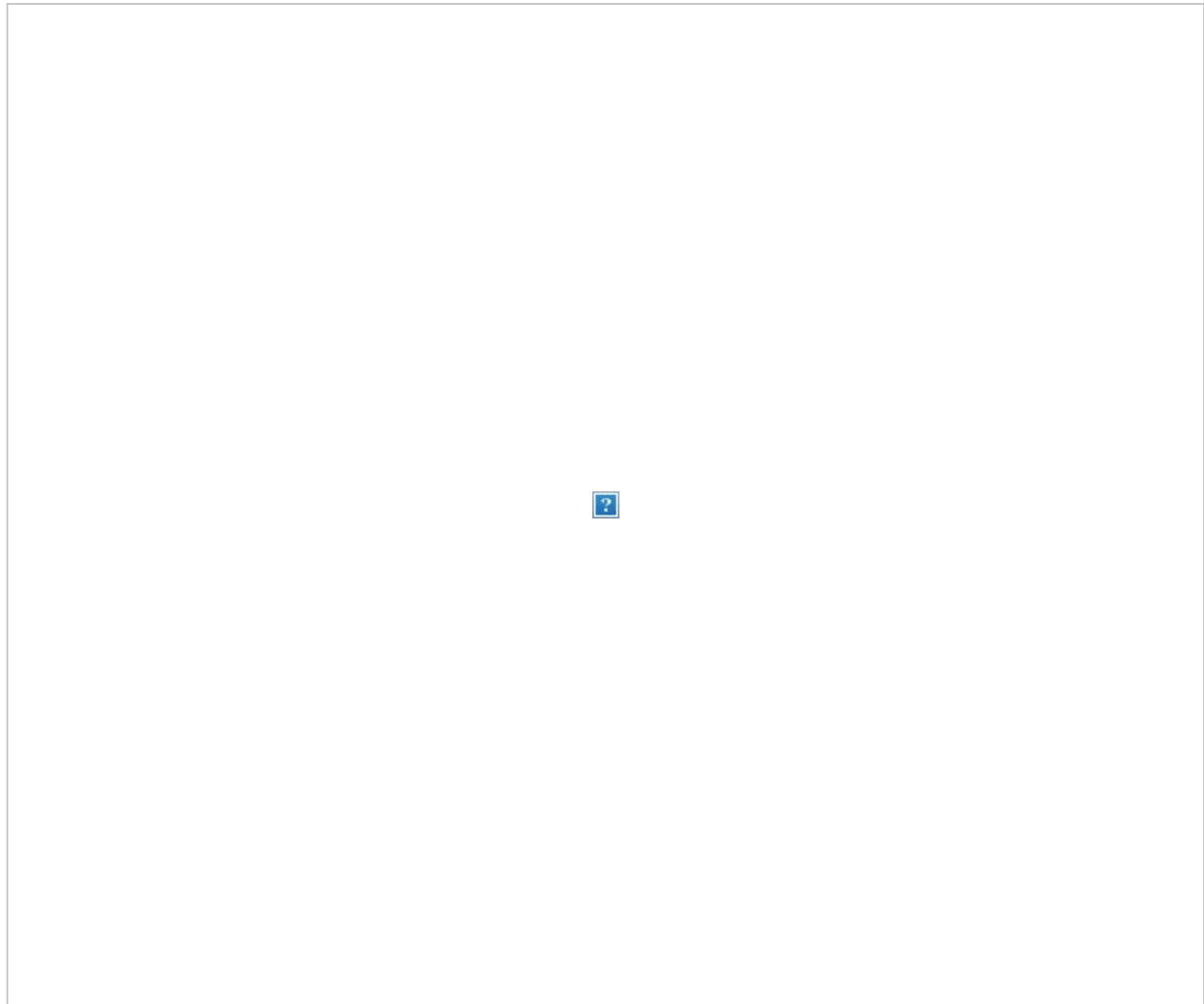
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/09/13 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/09/13**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/09/10 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/09/13 **</p>						
RN21307	1966/11/30	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA	C
26R1243	1980/09/10	PLAN REFERENCE				C
26R3082	1990/12/18	PLAN REFERENCE				C
RS177144	1996/08/29	TRANSFER	\$72,500		SOMMERER, PETER	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

From: [Kris Kerwin](#)
To: [Marc Rivet](#); [Gabrielle Snow](#)
Subject: RE: IN 13
Date: October 4, 2021 2:43:55 PM
Attachments: [Properties East of Blakeney Village - LEAR Mailing list.msg](#)
[image001.png](#)

Marc,

Similar to 424 ridge road in the attached email the properties below including 5511 County Rd 29 (IN13) were included in the mailing list because a small sliver of Prime Agriculture is located on the Southern edge of the property. This is because the existing prime agriculture was based off the old parcel fabric and for this exercise we are using the new CGIS parcels so it doesn't match up perfectly with the old dataset. When I performed an intersection between the new CGIS parcels and the existing agriculture dataset to figure out how many parcels (approx. 900) currently have prime agriculture it picked up a few properties that shouldn't have been included. I did manually fix a bunch of properties but unfortunately missed a few. Let me know if you have any questions.



Similar to

From: Marc Rivet <mrivet@jrichards.ca>
Sent: Monday, October 4, 2021 1:15 PM
To: Gabrielle Snow <gsnow@jrichards.ca>; Kris Kerwin <kkerwin@jrichards.ca>
Subject: IN 13

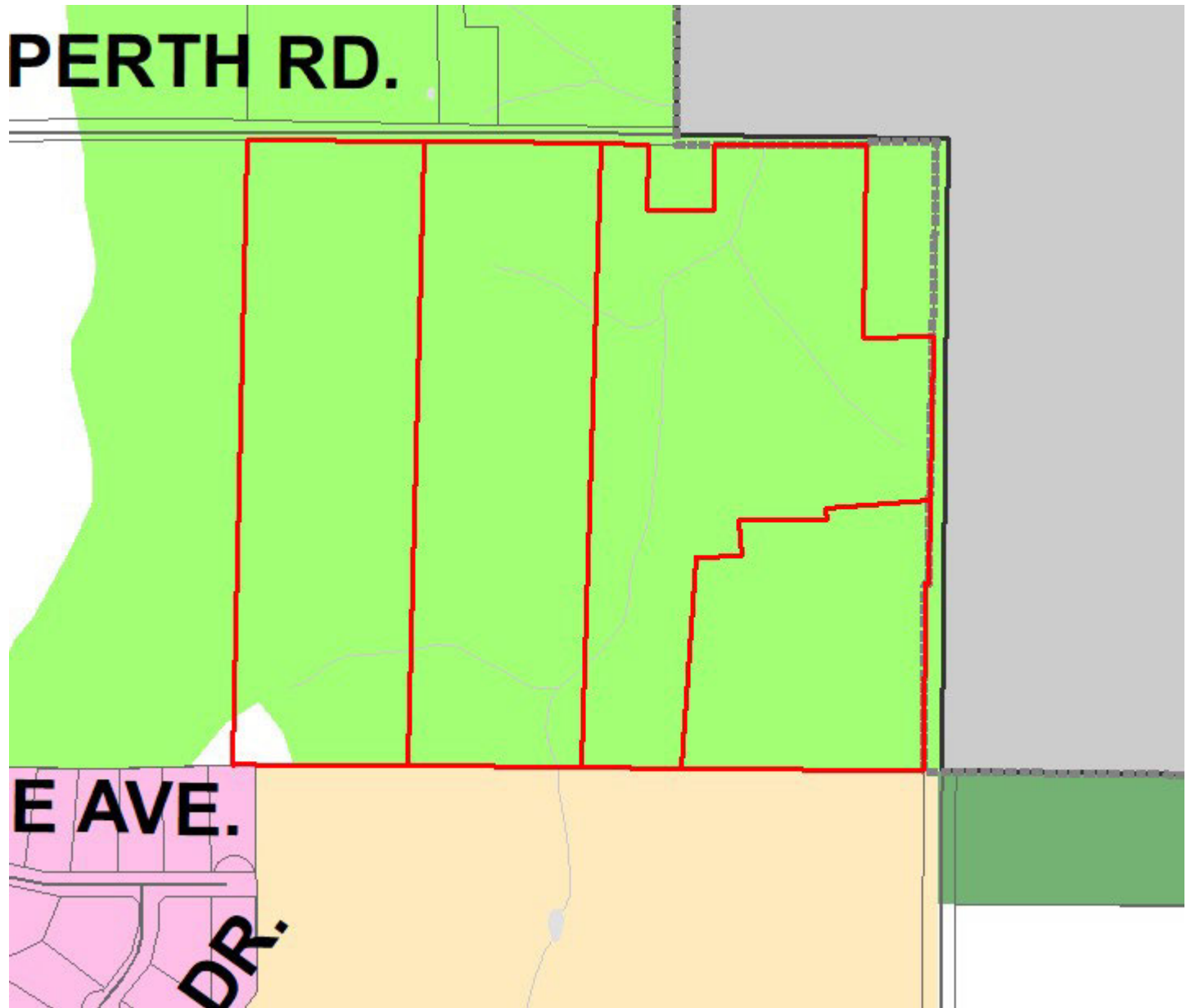
Why are they saying Prime Ag to Rural? Shows Rural now?

Mélanie Désabrais

From: Kris Kerwin
Sent: October 4, 2021 2:44 PM
To: Marc Rivet; Gabrielle Snow
Subject: RE: IN 13
Attachments: Properties East of Blakeney Village - LEAR Mailing list

Marc,

Similar to 424 ridge road in the attached email the properties below including 5511 County Rd 29 (IN13) were included in the mailing list because a small sliver of Prime Agriculture is located on the Southern edge of the property. This is because the existing prime agriculture was based off the old parcel fabric and for this exercise we are using the new CGIS parcels so it doesn't match up perfectly with the old dataset. When I performed an intersection between the new CGIS parcels and the existing agriculture dataset to figure out how many parcels (approx. 900) currently have prime agriculture it picked up a few properties that shouldn't have been included. I did manually fix a bunch of properties but unfortunately missed a few. Let me know if you have any questions.



Similar to

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, October 4, 2021 1:15 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>
Subject: IN 13

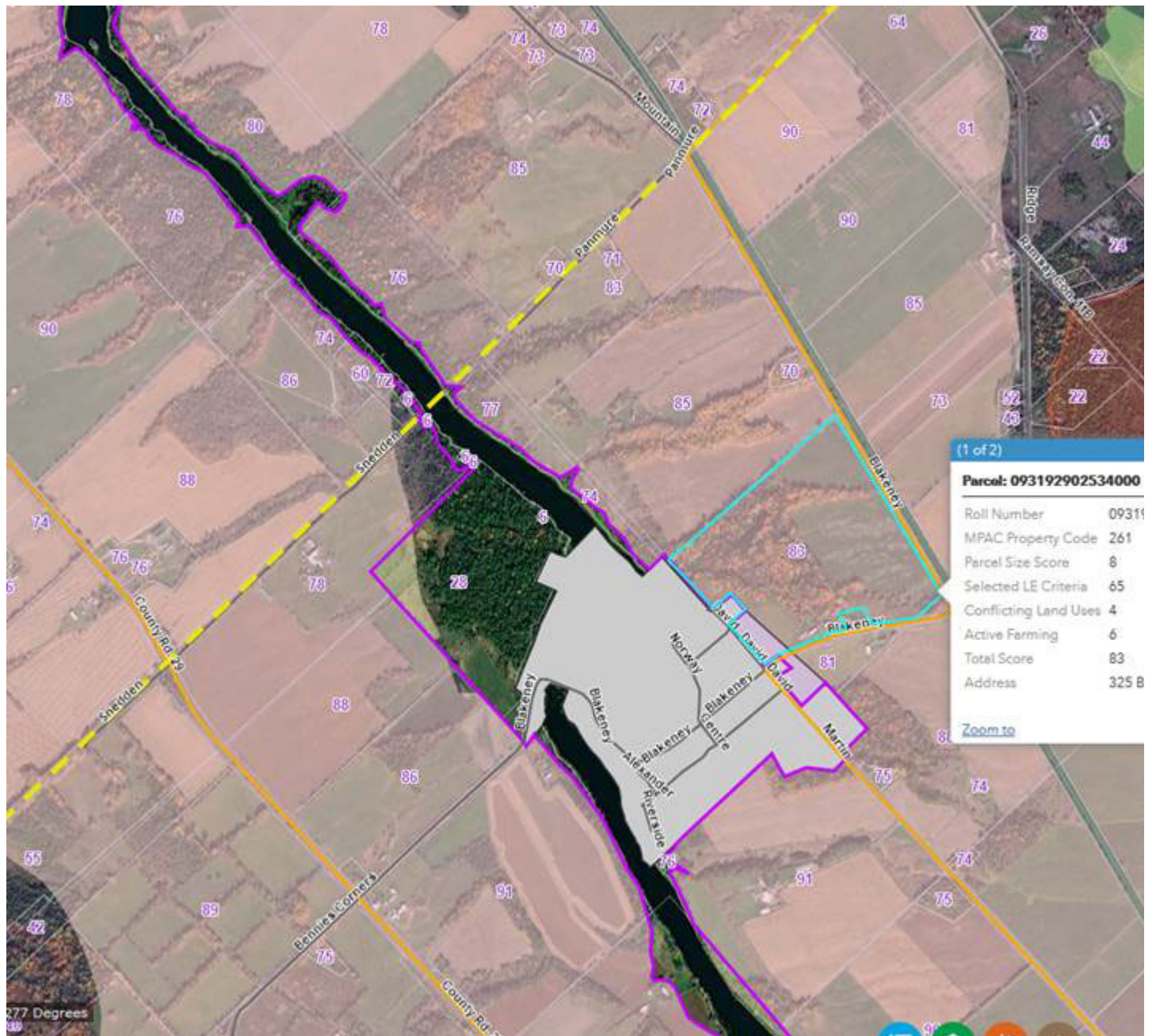
Why are they saying Prime Ag to Rural? Shows Rural now?

Dianne Dawe

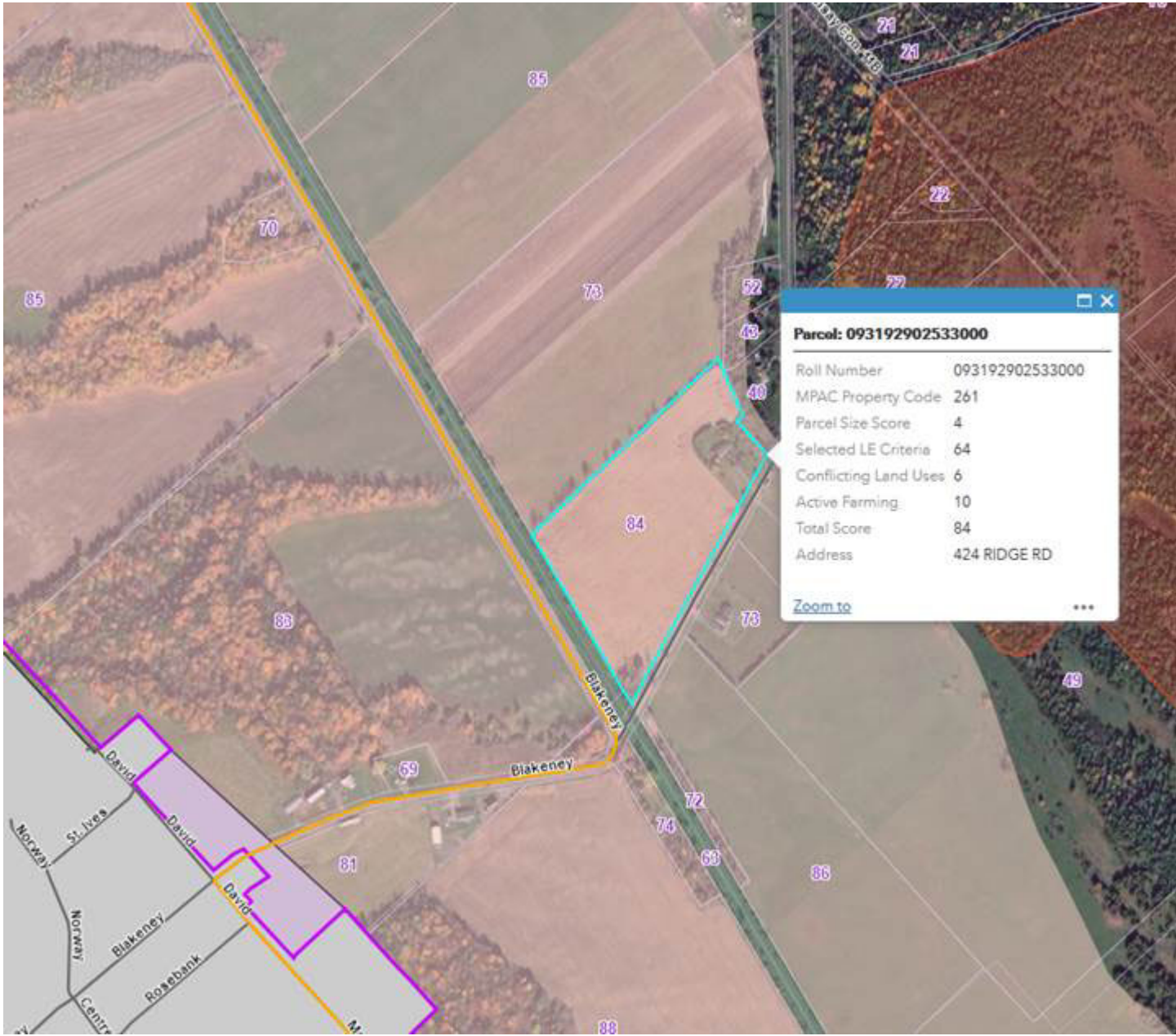
From: Kris Kerwin
Sent: August 25, 2021 2:44 PM
To: Marc Rivet
Cc: Gabrielle Snow
Subject: Properties East of Blakeney Village - LEAR Mailing list

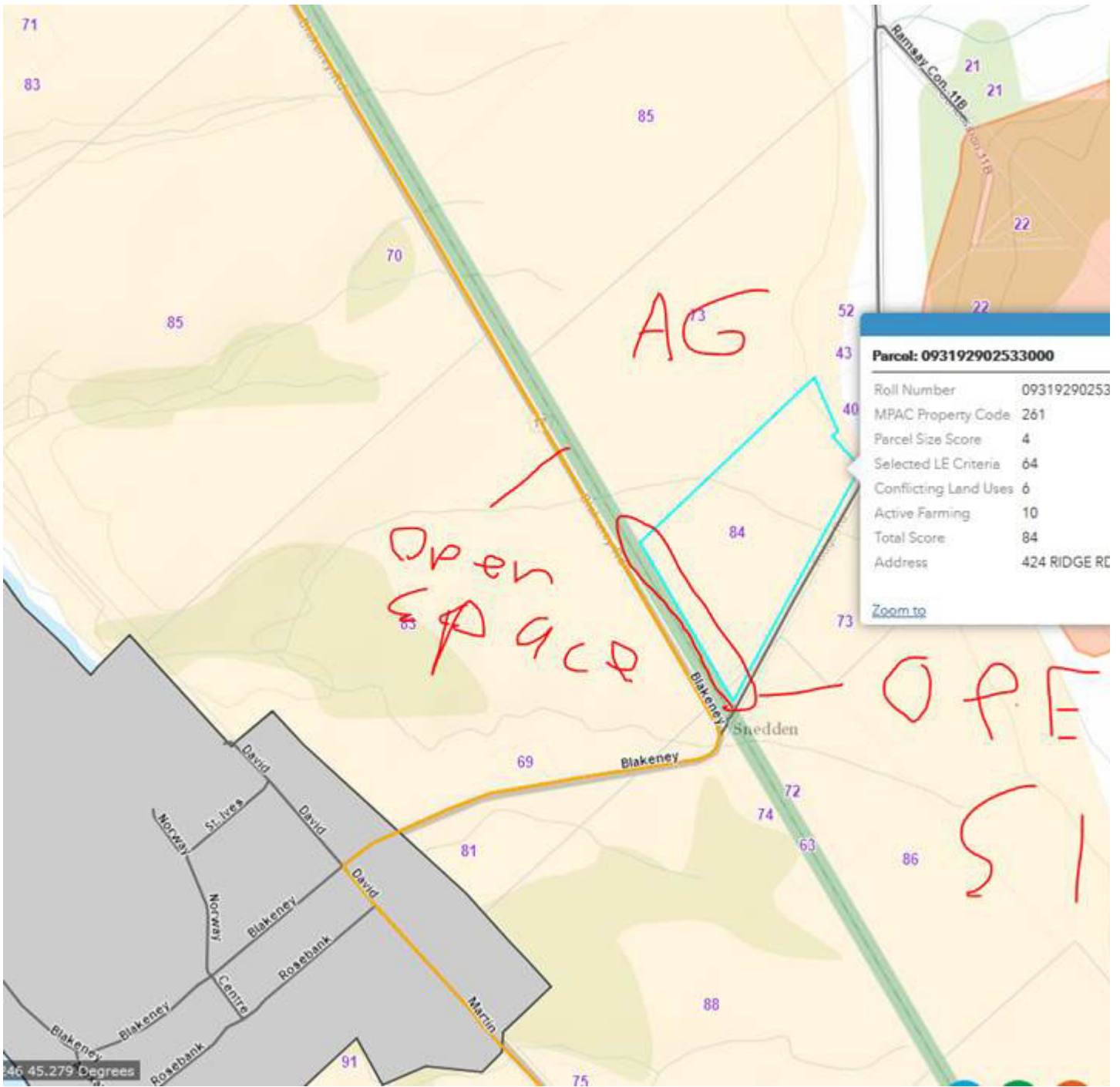
Marc,

325 Blakeney Road was sent a letter because I didn't notice the portion of Prime Agriculture inside the village boundary.



424 Ridge road was included in the mailing list and it shouldn't. The ex OP GIS layers don't match up perfectly with the CGIS parcels so we have a small sliver of Open Space (Rail Trail) on the Western edge of this property. Even though you can't see the sliver unless you really zoom in the GIS still considers this partial coverage and included it in the mailing list. I was able to visually pick up some of these problems but obviously I missed a few. Probably a few more errors out there.





Dianne Dawe

From: Gabrielle Snow
Sent: September 21, 2021 8:46 AM
To: [REDACTED]
Cc: Marc Rivet
Subject: RE: OPA 29 - Objection to Redesignation of Rural and Agricultural Land

Hi Ralph,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

We have received your inquiry and are currently reviewing it and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of property has not yet taken place and recommendations to redesignate have not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, September 20, 2021 8:42 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: OPA 29 - Objection to Redesignation of Rural and Agricultural Land

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From: Ralph Henry [REDACTED]
Sent: Monday, September 20, 2021 8:39 PM
To: Marc Rivet
Subject: OPA 29 - Objection to Redesignation of Rural and Agricultural Land

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Dear Mr. Rivet,

We, Ralph and Leona Henry, are the owners of 6306 Martin Street North. 6306 Martin Street North is comprised of three separate PINS: 050830059, 050830073 and 050830229, a small lot, roughly 0.7 acres in area, fronting on Blakeney Road. Recently, we received notice from the Municipality of Mississippi Mills that a portion of our property, under

Official Plan Amendment 29 (OPA 29), was to be redesignated from Rural to Prime Agricultural. Please consider this email as our formal objection to the proposed redesignation.

Under the current Official Plan, approximately half of our property closest to Martin Street North (see attached OP Schedule Excerpt) is designated Prime Agricultural, a designation with which we generally agree with. The majority of these lands are tile drained and have historically been planted with a variety of crops. The portion of our property which is currently designated Rural is largely characterized by bush and pasture. Furthermore, a large portion of these lands are characterized by rocky conditions with minimal soil depth (approximately 2 inches) and cannot accommodate the growing of crops. Elevation changes in this area further hinder the growing of crops.

AgMaps from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), which provides mapping for the capability of soils to support agriculture, classifies approximately half of our property closest to Martin Street North as Class 1 soils, while the majority of the “back” half of our property is classified as Class 6 soils (see attached excerpt). It is our understanding that Prime Agricultural lands are to be comprised of Class 1-3 soils and that Class 6 soils are not Prime Agricultural Lands.

Therefore, due to the rocky characteristics, topography and Class 6 soils, we do not believe that the “back” portion of our property should be redesignated from Rural to Prime Agricultural.

In addition to the above noted items, our property is currently for sale. The proposed redesignation of the “back” portion of our property would eliminate any severance potential and reduce the marketability of our property. We understand that severing a maximum of two lots fronting on Ramsay Concession 11B is not without its issues, but it remains possible with a Rural designation.

Lastly, we believe that two portions of our land, which are currently designed Prime Agricultural should be redesigned to Rural. The first portion is an approximately 10 acre “bush lot” fronting on Martin Street North adjacent to 6404 Martin Street North and running to the Ottawa Valley Recreational Trail. This parcel of land is generally tree covered and cannot be used for agricultural purposes. The second parcel is the approximately 0.7 acre portion of our property fronting on Blakeney Road, which is currently designated Prime Agricultural. This designation is proposed to remain. We request that this parcel be redesignated to Rural. The parcel is too small to farm or contribute to agricultural production and is currently largely covered in trees. It is our opinion that the only suitable use for this parcel is residential on its own or through a lot addition to enlarge the parcel.

In conclusion, we respectfully disagree with the proposed redesignation of the “back” portion of our property. We believe that this portion of our land does not constitute Prime Agricultural land as it is largely characterized by rocky terrain with minimal topsoil. OMAFRA has also classified the soil as Class 6 and not Class 1-3, which is considered Prime Agricultural soil. We also request that the roughly 10 acre “bush lot” adjacent to 6404 Martin Street North and the approximately 0.7 acre parcel fronting on Blakeney Road be redesignated to Rural.

We also respectfully request that future correspondence and notice of any future meetings or decision regarding OPA 29 be made to us in writing to:

Ralph and Leona Henry
6306 Martin St. North
Almonte, ON K0A 1A0

We look forward to speaking with you regarding this matter.

Sincerely,

Ralph and Leona Henry

A solid black rectangular redaction box covering the signature area.

Dianne Dawe

From: Ralph Henry [REDACTED]
Sent: September 20, 2021 8:38 PM
To: Marc Rivet
Subject: OPA 29 - Objection to Redesignation of Rural and Agricultural Land
Attachments: OP Excerpt.png; Proposed Mapping.png; AgMaps.jpg

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Dear Mr. Rivet,

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Therefore, due to the rocky characteristics, topography and Class 6 soils, we do not believe that the “back” portion of our property should be redesignated from Rural to Prime Agricultural.

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understand that severing a maximum of two lots fronting on Ramsay Concession 11B is not without its issues, but it remains possible with a Rural designation.

Lastly, we believe that two portions of our land, which are currently designed Prime Agricultural should be redesigned to Rural. The first portion is an approximately 10 acre “bush lot” fronting on Martin Street North adjacent to 6404 Martin Street North and running to the Ottawa Valley Recreational Trail. This parcel of land is generally tree covered and cannot be used for agricultural purposes. The second parcel is the approximately 0.7 acre portion of our property fronting on Blakeney Road, which is currently designated Prime Agricultural. This designation is proposed to remain. We request that this parcel be redesignated to Rural. The parcel is too small to farm or contribute to agricultural production and is currently largely covered in trees. It is our opinion that the only suitable use for this parcel is residential on its own or through a lot addition to enlarge the parcel.

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We also respectfully request that future correspondence and notice of any future meetings or decision regarding OPA 29 be made to us in writing to:

Ralph and Leona Henry
6306 Martin St. North
Almonte, ON K0A 1A0

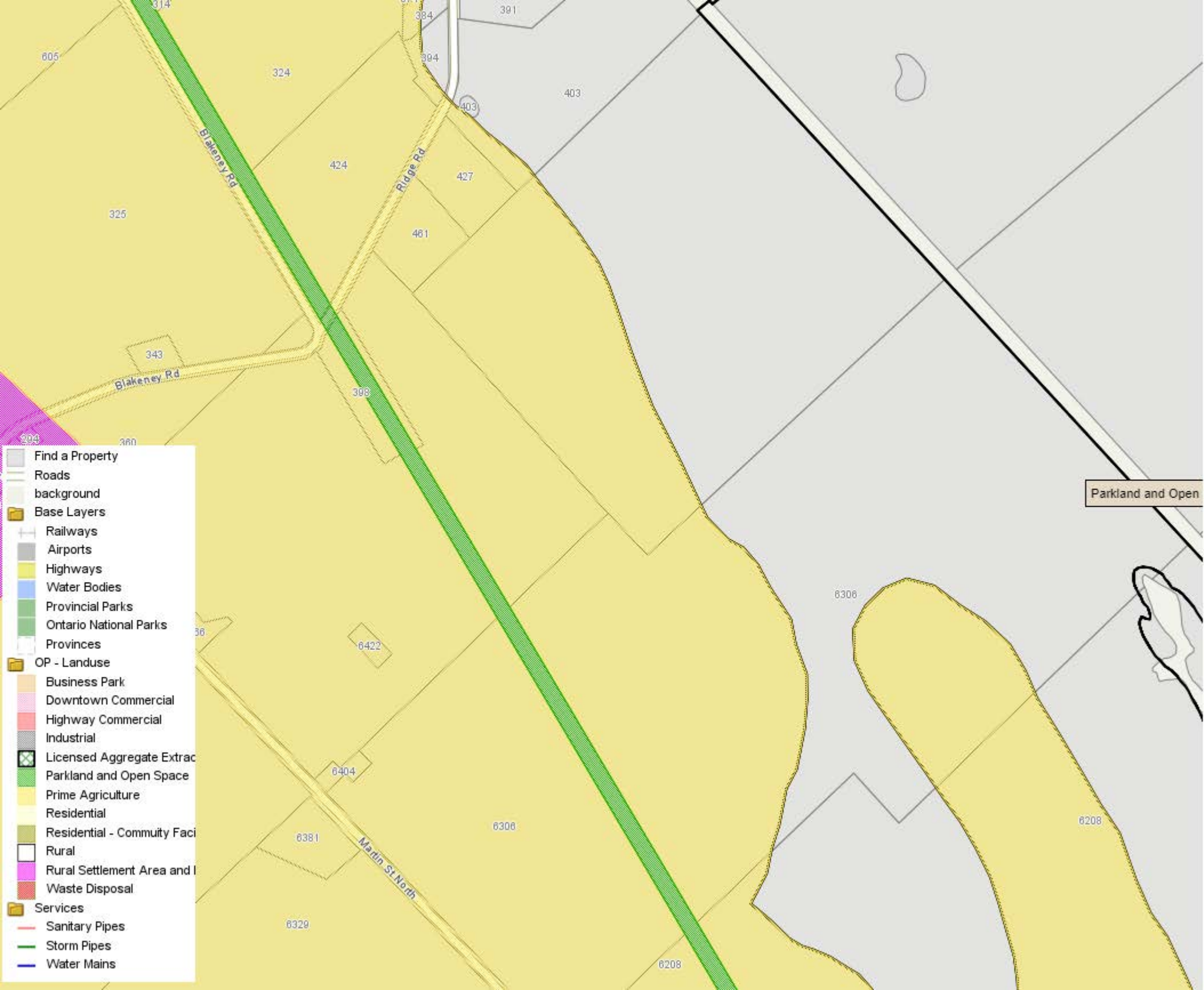
We look forward to speaking with you regarding this matter.

Sincerely,

Ralph and Leona Henry

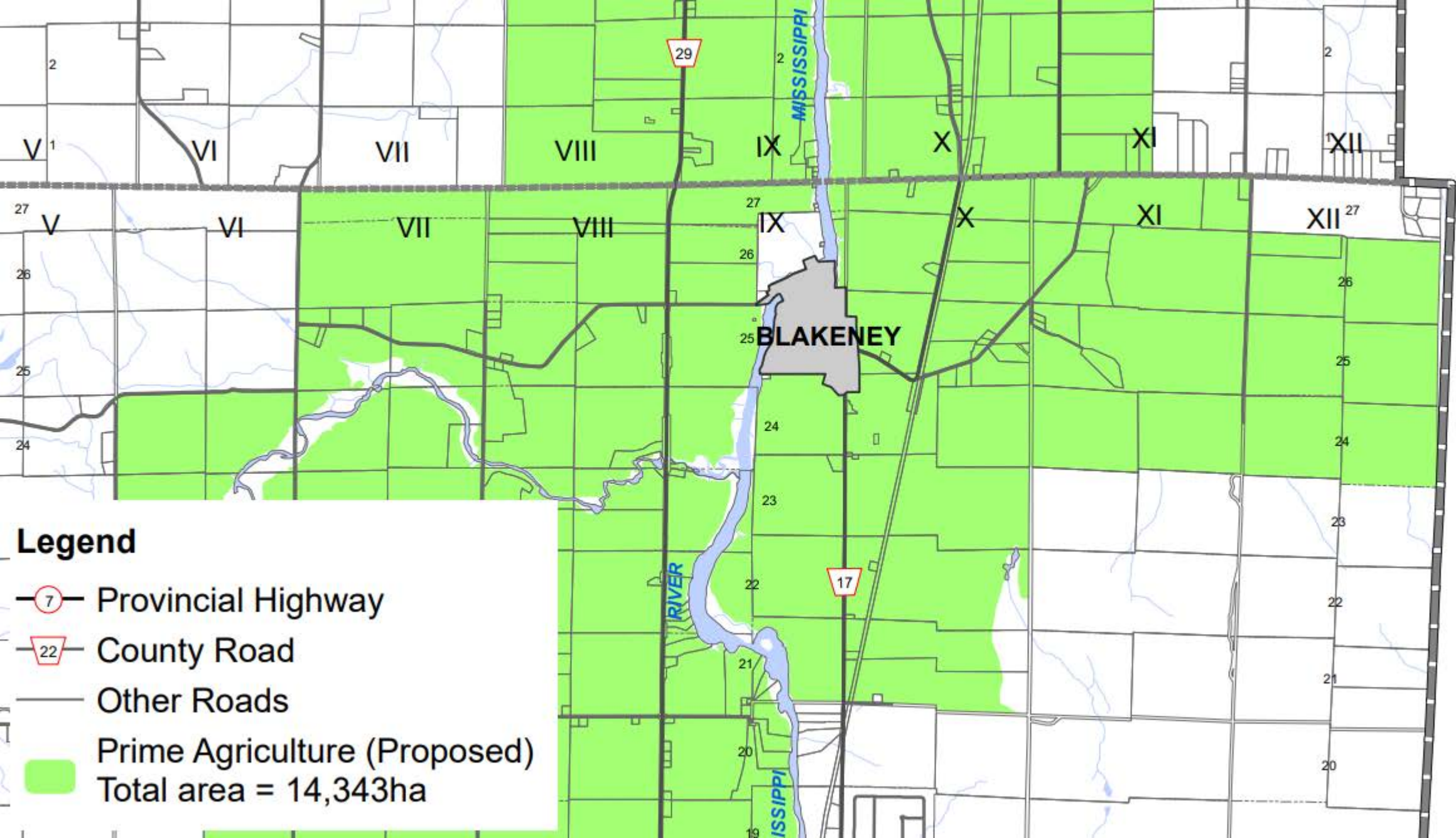










- Find a Property
- Roads
- background
- Base Layers
- Railways
- Airports
- Highways
- Water Bodies
- Provincial Parks
- Ontario National Parks
- Provinces
- OP - Landuse
- Business Park
- Downtown Commercial
- Highway Commercial
- Industrial
- Licensed Aggregate Extrac
- Parkland and Open Space
- Prime Agriculture
- Residential
- Residential - Community Faci
- Rural
- Rural Settlement Area and I
- Waste Disposal
- Services
- Sanitary Pipes
- Storm Pipes
- Water Mains

Parkland and Open



Legend

-  Provincial Highway
-  County Road
-  Other Roads
-  Prime Agriculture (Proposed)
Total area = 14,343ha

Dianne Dawe

From: Gabrielle Snow
Sent: September 9, 2021 2:57 PM
To: [REDACTED]
Cc: Marc Rivet
Subject: RE: Mississippi Mills Community official plan

Hi Robert,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing it and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of properties has not yet taken place and recommendations to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to see whether the proposed redesignation applies to your properties and if they do, we will review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Saturday, August 28, 2021 2:48 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: Mississippi Mills Community official plan

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From: Robert Abramenko [REDACTED]
Sent: Saturday, August 28, 2021 9:15 AM
To: Marc Rivet
Subject: Mississippi Mills Community official plan

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Correspondence on redesignation from rural to Prime Agricultural refers. Please advise if this proposed redesignation would apply to lots that have already been severed. I have 2 lots that have been severed at 3879 hwy 29 but not as yet developed. Thank you.

Rob Abramenko

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Rural Land switch
Date: October 3, 2021 2:48:53 PM

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Mark,

I hope this email finds you in good spirits and health. I realize I have missed the September 30th deadline with regard to voicing my concerns in redesignating part of our land to rural. With fall harvest in place, time seems to move faster than you realize.

I would like to meet with you to discuss why you feel that there is a need to make these changes.

Sincerely,

Tracy Holmes-Payne and Phil Payne

Mélanie Désabrais

From: Kris Kerwin
Sent: April 28, 2021 12:48 PM
To: Marc Rivet
Cc: Gabrielle Snow
Subject: RE: 2486 Ramsay Conc 8

Marc,

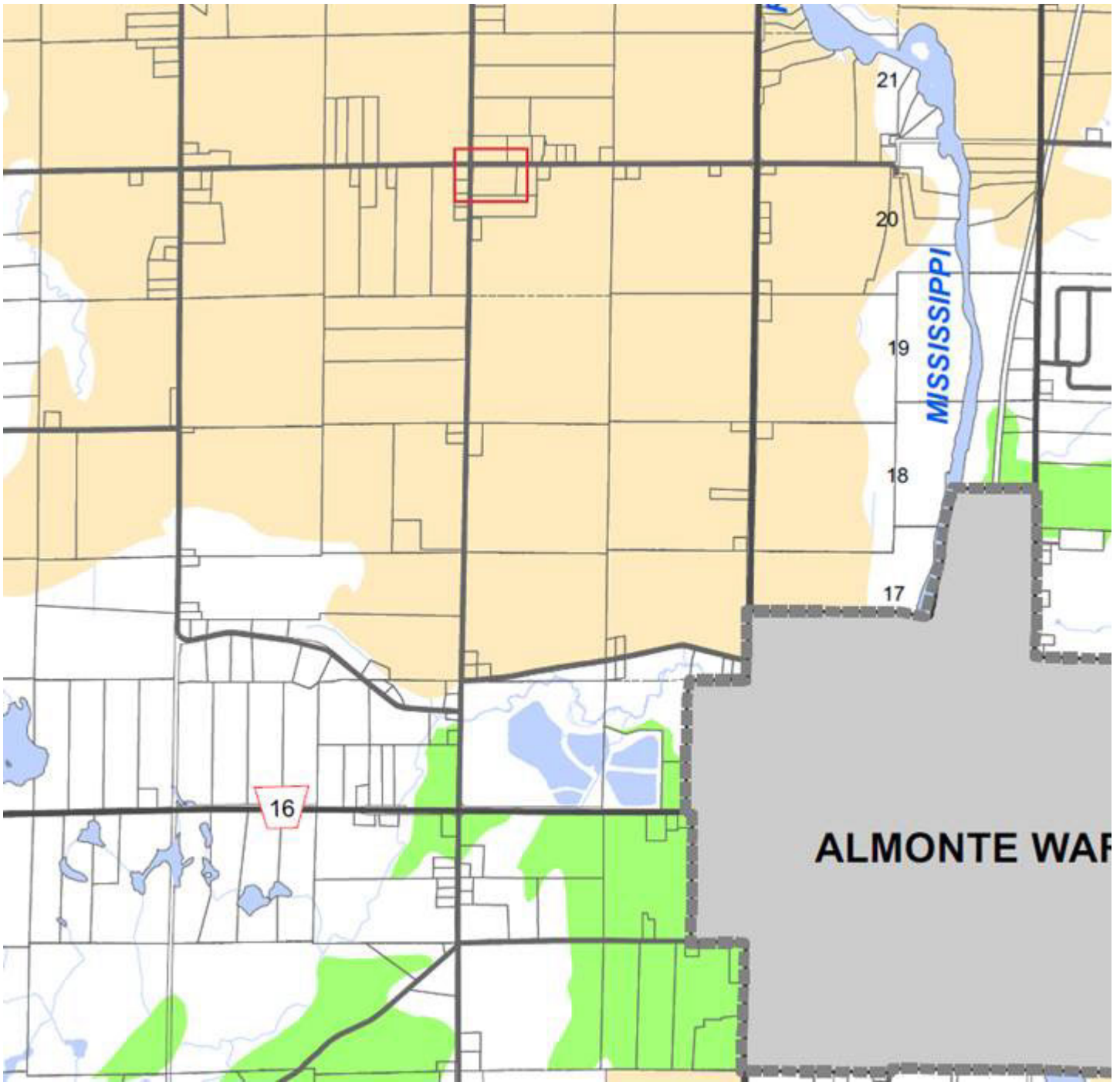
I played hockey with her husband [REDACTED] in Almonte. Really nice guy.

Unfortunately they sit smack-dab in the middle of Prime Agriculture country with no chance of converting to Rural unless you can work your planning magic. Original dwelling is fronting Conc 8 and they built a second house on the property fronting Clayton road approx. five years ago.

View the property [here](#).



Existing Prime Ag



From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Wednesday, April 28, 2021 11:48 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: 2486 Ramsay Conc 8

Where is this.. being proposed... and are consents an option?

M

From: Jennifer Russell <jrussell@mississippimills.ca>
Sent: Wednesday, April 28, 2021 11:37 AM
To: Marc Rivet <mrivet@jrichards.ca>
Subject: FW: 2486 Ramsay Conc 8

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Marc,

See below comments for OPA 29.

Jennifer Russell
Deputy Clerk
Municipality of Mississippi Mills
jrussell@mississippimills.ca
613-256-2064 x 225
3131 Old Perth Rd, PO Box 400
Almonte, ON K0A 1A0
Fax (613) 256-4887
Website: www.mississippimills.ca



From: Sharon Gourgon [REDACTED]
Sent: April 28, 2021 11:33 AM
To: Jennifer Russell <jrussell@mississippimills.ca>
Subject: 2486 Ramsay Conc 8

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Good morning.....I plan to try and join zoom but in the event I don't get on my interest lies with rezoning for starters. We are zoned Agricultural and based on our property quality, we would like to be considered for Rural zoning. We sit on 7 acres and would love to be able to move forward at some point and sever to build a much smaller home. We have an entrance and well/septic in place off Clayton Rd. I suppose for starters we will see what we can do regarding zoning.....leaving us as Ag certainly puts more restrictions in place I'm sure.
Thanks for your time...
Sharon Gourgon

From: [Marc Rivet](#)
To: [REDACTED]
Subject: RE: 2486 Ramsay Conc 8
Date: April 28, 2021 5:58:00 PM

Hello,

Based on current and proposed agricultural mapping (now using the LEAR approach) that larger area was and is still proposed to remain Prime Agricultural Area.

You are free to review and send a submission but the OMAFRA approach is to look / protect areas that meet at least 250 hectares of Prime Agricultural Area which this area clearly does...

Thanks,
Marc

From: Sharon Gourgon [REDACTED]
Sent: Wednesday, April 28, 2021 4:18 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: 2486 Ramsay Conc 8

Thanks for your reply..... there is a shop on property off Clayton Road. I am wondering if the properties across road etc (west)(North) are zoned rural. They claim to think they are not? In your opinion should I seek out a planner for a more accurate description of land? Could they provide a variance and determine I'm not agricultural? Or not suitable for ag use....

Any feedback is truly appreciated.

Thks

Sent from my iPhone

On Apr 28, 2021, at 3:32 PM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello,

Your property is smack-dab in the middle of Prime Agriculture area and no change in designation is being proposed. Are there two dwellings on this property?

Thanks.
Marc

View the property [here](#).

<image003.png>

Existing Prime Ag

<image001.jpg>

Marc Rivet, RPP, MCIP

Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

[<0.png>](#)

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Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: 2486 Ramsay Conc 8

Where is this.. being proposed... and are consents an option?

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From: Jennifer Russell <jrussell@mississippimills.ca>
Sent: Wednesday, April 28, 2021 11:37 AM
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Subject: FW: 2486 Ramsay Conc 8

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Almonte, ON K0A 1A0
Fax (613) 256-4887
Website: www.mississippimills.ca
<image004.jpg>

From: Sharon Gourgon [REDACTED]
Sent: April 28, 2021 11:33 AM
To: Jennifer Russell <jrussell@mississippimills.ca>
Subject: 2486 Ramsay Conc 8

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From: [REDACTED]
To: [Marc Rivet](#)
Subject: FW: 2486 Ramsay Conc 8
Date: April 28, 2021 11:37:19 AM
Attachments: [image001.jpg](#)

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Hi Marc,

See below comments for OPA 29.

Jennifer Russell
Deputy Clerk
Municipality of Mississippi Mills
[REDACTED]
[REDACTED]
3131 Old Perth Rd, PO Box 400
Almonte, ON K0A 1A0
[REDACTED]
Website: www.mississippimills.ca



From: Sharon Gourgon [REDACTED]
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Subject: 2486 Ramsay Conc 8

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I suppose for starters we will see what we can do regarding zoning.....leaving us as Ag certainly puts more restrictions in place I'm sure.

Thanks for your time...

Sharon Gourgon

From: [REDACTED]
To: [Marc Rivet](#)
Cc: [Christa Lowry](#)
Subject: Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.
Date: May 3, 2021 2:41:48 PM
Attachments: [image004.jpg](#)
[image005.png](#)
[image001.jpg](#)
[0.png](#)
[image001.jpg](#)
[image004.jpg](#)
[0.png](#)
[image005.png](#)
[Farms.pdf](#)

Thank you very much for your help. This helps ease our minds tremendously.

Sheena Stewart
Broker, MCNE
Coldwell Banker Valley Wide Real Estate, Brokerage

[REDACTED]
Making Your Home Wishes Come True

On May 3, 2021, at 2:31 PM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello,

Most of that parcel is within Agriculture. There is a poor pocket of Rural (would most likely be designated Agriculture with the review / update). Note would not be able to sever that portion today as the Rural is simply a poor pocket (see below) and no frontage on road. However, as this is an existing / vacant lot a detached dwelling would be permitted.... The Owner could choose to build it in that general area (Rural – poor pocket). Of course all would need to be reviewed / confirmed at time of building permit. In the future, should a farmer want the farm field then it might be possible to severe dwelling as a surplus dwelling.

Thanks.
Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Monday, May 3, 2021 2:23 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Existing: RU / Agriculture
Proposed : All Prime Agriculture

From: Marc Rivet <mrivet@jlrichards.ca>

Sent: Monday, May 3, 2021 1:48 PM

To: Kris Kerwin <kkerwin@jrichards.ca>

Subject: RE: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Sorry... what about existing / proposed designation?

From: Kris Kerwin <kkerwin@jrichards.ca>

Sent: Monday, May 3, 2021 1:27 PM

To: Marc Rivet <mrivet@jrichards.ca>

Subject: RE: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

From: Marc Rivet <mrivet@jrichards.ca>

Sent: Monday, May 3, 2021 11:56 AM

To: Kris Kerwin <kkerwin@jrichards.ca>

Subject: FW: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Can you show me existing / proposed / severances barns in the area?

From: Sheena Stewart [REDACTED]

Sent: Monday, May 3, 2021 11:45 AM

To: Marc Rivet <mrivet@jrichards.ca>

Cc: Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jrichards.ca>; Christa Lowry <clowry@mississippimills.ca>

Subject: Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Thank you for the quick reply. Property in question is Pt Lt 6 Conc 11 Pakenham. ARN is 093194602505600. I have attached a photo. Highlighted in yellow is the area that is marginal land. There has been an intention to have a home built there for our daughter when ready. A creek runs through the property

Sheena Stewart

Broker, MCNE

Coldwell Banker Valley Wide Real Estate, Brokerage

[REDACTED]

[REDACTED]

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On May 3, 2021, at 11:37 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

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Hello,

I would need a little more information (legal description, is the lot(s) vacant, are they all legally transferrable lots). But, generally if there is an EXISTING vacant lot (that is legally transferrable) then yes a dwelling can be built. However, Minimum Distance Separation (MDS) would apply (does apply today as well) - which is a formula to calculate distance between dwellings and barns/manure facilities.

Lot creation is / would not be permitted except to sever a surplus dwelling (where land is consolidated with another farm and dwelling is not needed – therefore surplus – to the farmer's operation).

Hope this helps.

Thanks.
Marc

From: Sheena Stewart [REDACTED]
Sent: Monday, May 3, 2021 10:45 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jlrichards.ca>; Christa Lowry <clowry@mississippimills.ca>
Subject: Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

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Good morning,

I found the meeting last week very informative. Could you clarify something for us. If the proposed amendment is accepted will residences be permitted to be built on vacant farmland?

I ask because we own several farms and the intention was always to leave each of our children a farm. All have homes already constructed but one farm does not. It currently has a Rural and Agricultural zoning. The rural section is useless farmland maybe about 10 acres with frontage. It has an older barn on it. Would this land still be able to built on? This is very concerning for us as we have set up our estate planning with this intention.

Thank you for taking the time to address this concern,

Sheena Stewart
Broker, MCNE
Coldwell Banker Valley Wide Real Estate, Brokerage

██████████
██████████
Making Your Home Wishes Come True

On May 3, 2021, at 10:25 AM, Marc Rivet
<mrivet@jlrichards.ca> wrote:

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Senior Planner

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dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.

Good day,

The public meeting for OPA 29 - Prime Agricultural Area Designation Review, is scheduled for Tuesday May 4, 2021 at 6:00 pm.

The below link will allow residents to join the Council meeting by computer, or use the "Dial by your location" numbers listed at the bottom of this email to join the meeting by phone. I'll ask that if you're joining by computer you keep your video and microphone off until you are asked to speak.

Join Zoom Meeting

[https://zoom.us/j/92265124524?
pwd=WUFBcTkxNHRvWDE3M2VydmVaVWFUZz09](https://zoom.us/j/92265124524?pwd=WUFBcTkxNHRvWDE3M2VydmVaVWFUZz09)

Meeting ID: 922 6512 4524

Passcode: 356284

If residents would like to watch the meeting live, but do not want to participate in the meeting, they can use the following link to view the meeting:

<https://events.mississippimills.ca/council/Detail/2021-05-04-1745-Council-Meeting>

A recording of the meeting will be posted on the municipal website the following day.

A reminder that written comments regarding OPA 29 can still be sent to Marc Rivet

mrivet@mississippimills.ca for consideration.

Please let me know if you have any questions regarding the process for this Public Meeting.

Have a great day!

Dial by your location

+1 204 272 7920 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada
+1 778 907 2071 Canada

Meeting ID: 922 6512 4524
Passcode: 356284

Thanks and Stay Safe.

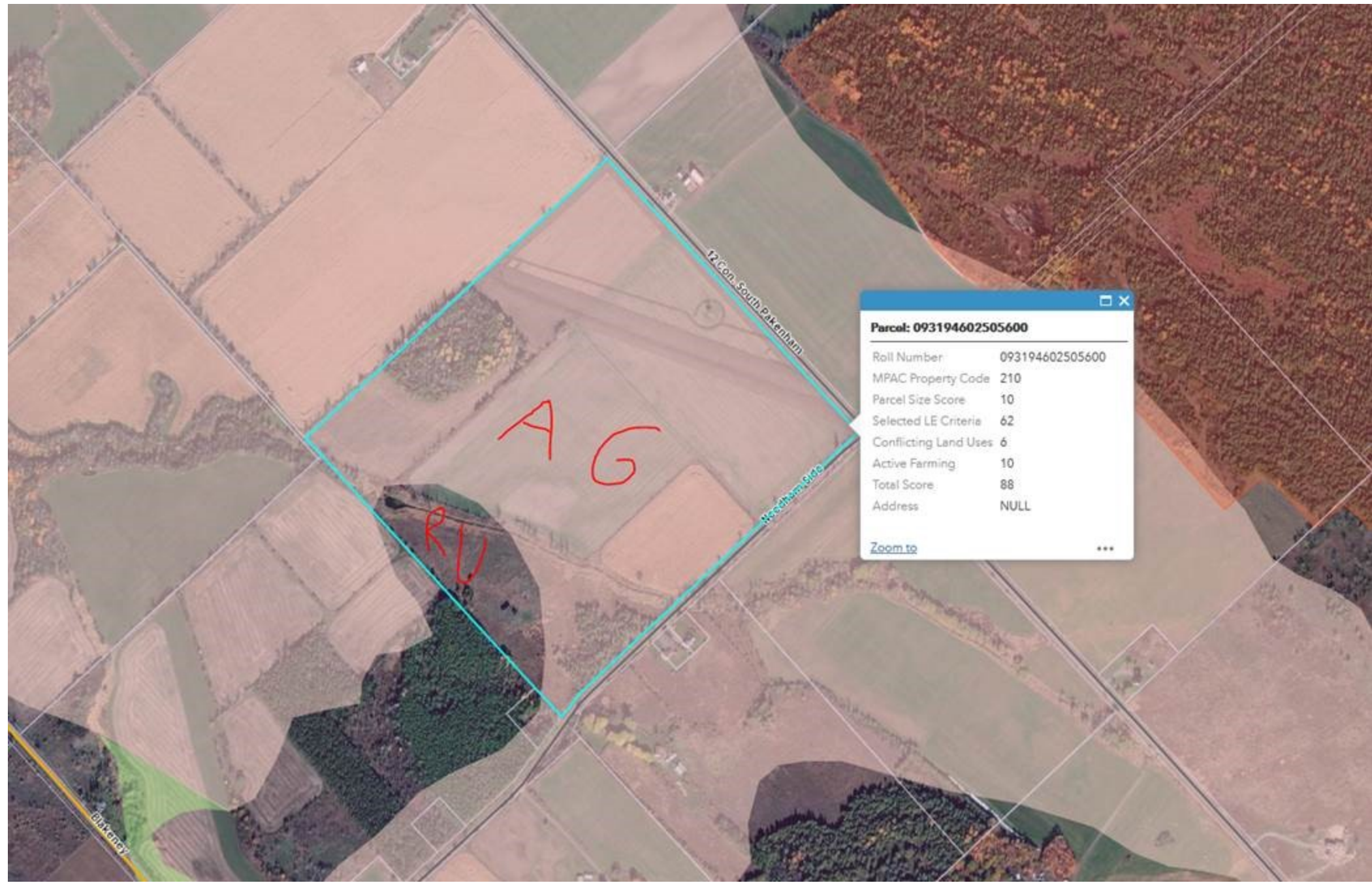
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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[<0.png>](#)

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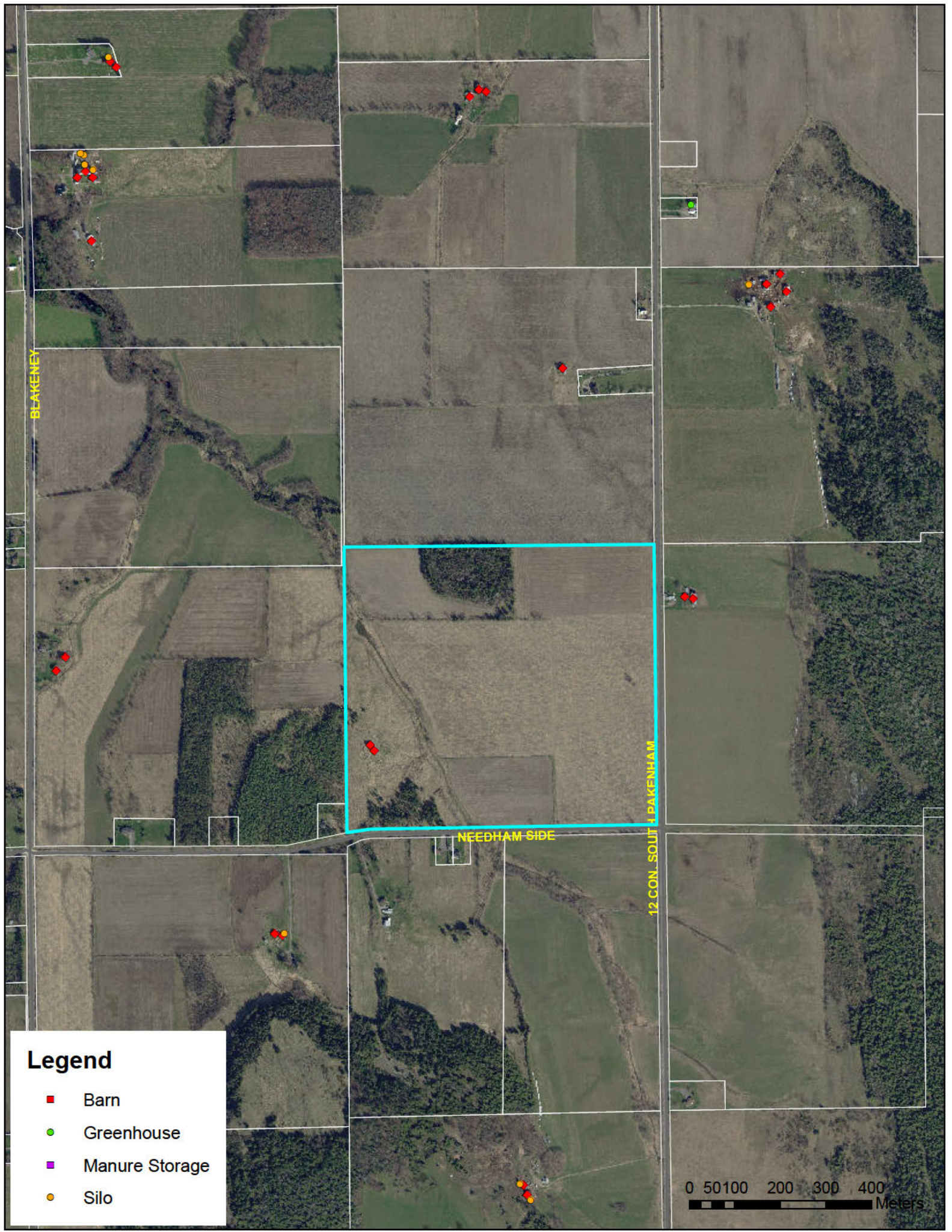


Parcel: 093194602505600

Roll Number	093194602505600
MPAC Property Code	210
Parcel Size Score	10
Selected LE Criteria	62
Conflicting Land Uses	6
Active Farming	10
Total Score	88
Address	NULL

[Zoom to](#) ***





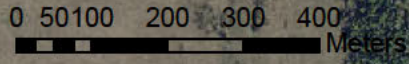
BLAKENEY

NEEDHAM SIDE

12 CON. SOUT. PAKENHAM

Legend

- Barn
- Greenhouse
- Manure Storage
- Silo



Mélanie Désabrais

From: Sheena Stewart [REDACTED]
Sent: May 3, 2021 12:47 PM
To: Marc Rivet
Subject: Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

At this point we just have the intention that at some point our daughter can build a home there. The idea is to gift each child with a property.

We own abutting farmland so we may rent it (the land) from her.

Sheena Stewart
Broker, MCNE
Coldwell Banker Valley Wide Real Estate, Brokerage
[REDACTED]

Making Your Home Wishes Come True

On May 3, 2021, at 12:34 PM, Marc Rivet <mrivet@jlrichards.ca> wrote:

... and what is the intention for the rest of the property (vacant correct)?

From: Sheena Stewart [REDACTED]
Sent: Monday, May 3, 2021 11:45 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jlrichards.ca>; Christa Lowry <clowry@mississippimills.ca>
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11:40 AM Mon May 3



AA

collaborat



OREB



Matrix



The Stand



Measure



Sheena Stewart
Broker, MCNE
Coldwell Banker Valley Wide Real Estate, Brokerage

[REDACTED]
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& Associates Limited**
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Passcode: 356284

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Dial by your location

- +1 204 272 7920 Canada
- +1 438 809 7799 Canada
- +1 587 328 1099 Canada
- +1 647 374 4685 Canada
- +1 647 558 0588 Canada
- +1 778 907 2071 Canada

Meeting ID: 922 6512 4524

Passcode: 356284

Thanks and Stay Safe.

Marc

Marc Rivet, RPP, MCIP

Associate

Senior Planner

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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1

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[<0.png>](#)

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Mélanie Désabrais

From: Marc Rivet
Sent: May 3, 2021 2:32 PM
To: [REDACTED]
Subject: FW: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.
Attachments: Farms.pdf

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From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Monday, May 3, 2021 2:23 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Existing: RU / Agriculture
Proposed : All Prime Agriculture



From: Marc Rivet <mrivet@jrichards.ca>

Sent: Monday, May 3, 2021 1:48 PM

To: Kris Kerwin <kkerwin@jrichards.ca>

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To: Marc Rivet <mrivet@jrichards.ca>

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To: Kris Kerwin <kkerwin@jrichards.ca>
Subject: FW: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

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Sent: Monday, May 3, 2021 11:45 AM
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Cc: Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jrichards.ca>; Christa Lowry <clowry@mississippimills.ca>
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Sheena Stewart
Broker, MCNE
Coldwell Banker Valley Wide Real Estate, Brokerage

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I would need a little more information (legal description, is the lot(s) vacant, are they all legally transferrable lots). But, generally if there is an EXISTING vacant lot (that is legally transferrable) then yes a dwelling can be built. However, Minimum Distance Separation (MDS) would apply (does apply today as well) - which is a formula to calculate distance between dwellings and barns/manure facilities.

Lot creation is / would not be permitted except to sever a surplus dwelling (where land is consolidated with another farm and dwelling is not needed – therefore surplus – to the farmer's operation).

Hope this helps.

Thanks.
Marc

From: Sheena Stewart <██████████>
Sent: Monday, May 3, 2021 10:45 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jlrichards.ca>; Christa Lowry <clowry@mississippimills.ca>
Subject: Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

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Good morning,

I found the meeting last week very informative. Could you clarify something for us. If the proposed amendment is accepted will residences be permitted to be built on vacant farmland?

I ask because we own several farms and the intention was always to leave each of our children a farm. All have homes already constructed but one farm does not. It currently has a Rural and Agricultural zoning. The rural section is useless farmland maybe about 10 acres with frontage. It has an older barn on it. Would this land still be able to built on? This is very concerning for us as we have set up our estate planning with this intention.

Thank you for taking the time to address this concern,

Sheena Stewart
Broker, MCNE
Coldwell Banker Valley Wide Real Estate, Brokerage

[REDACTED]
Making Your Home Wishes Come True

On May 3, 2021, at 10:25 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



**J.L. Richards
& Associates Limited**
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Good day,

The public meeting for OPA 29 - Prime Agricultural Area Designation Review, is schedule for Tuesday May 4, 2021 at 6:00 pm.

The below link will allow residents to join the Council meeting by computer, or use the “Dial by your location” numbers listed at the bottom of this email to join the meeting by phone. I’ll ask that if you’re joining by computer you keep your video and microphone off until you are asked to speak.

Join Zoom Meeting

<https://zoom.us/j/92265124524?pwd=WUFBcTkxNHRvWDE3M2VydmVaVWFUZz09>

Meeting ID: 922 6512 4524
Passcode: 356284

If residents would like to watch the meeting live, but do not want to participate in the meeting, they can use the following link to view the meeting:

<https://events.mississippimills.ca/council/Detail/2021-05-04-1745-Council-Meeting>

A recording of the meeting will be posted on the municipal website the following day.

A reminder that written comments regarding OPA 29 can still be sent to Marc Rivet mrivet@mississippimills.ca for consideration.

Please let me know if you have any questions regarding the process for this Public Meeting.

Have a great day!

Dial by your location

- +1 204 272 7920 Canada
- +1 438 809 7799 Canada
- +1 587 328 1099 Canada
- +1 647 374 4685 Canada
- +1 647 558 0588 Canada
- +1 778 907 2071 Canada

Meeting ID: 922 6512 4524
Passcode: 356284

Thanks and Stay Safe.

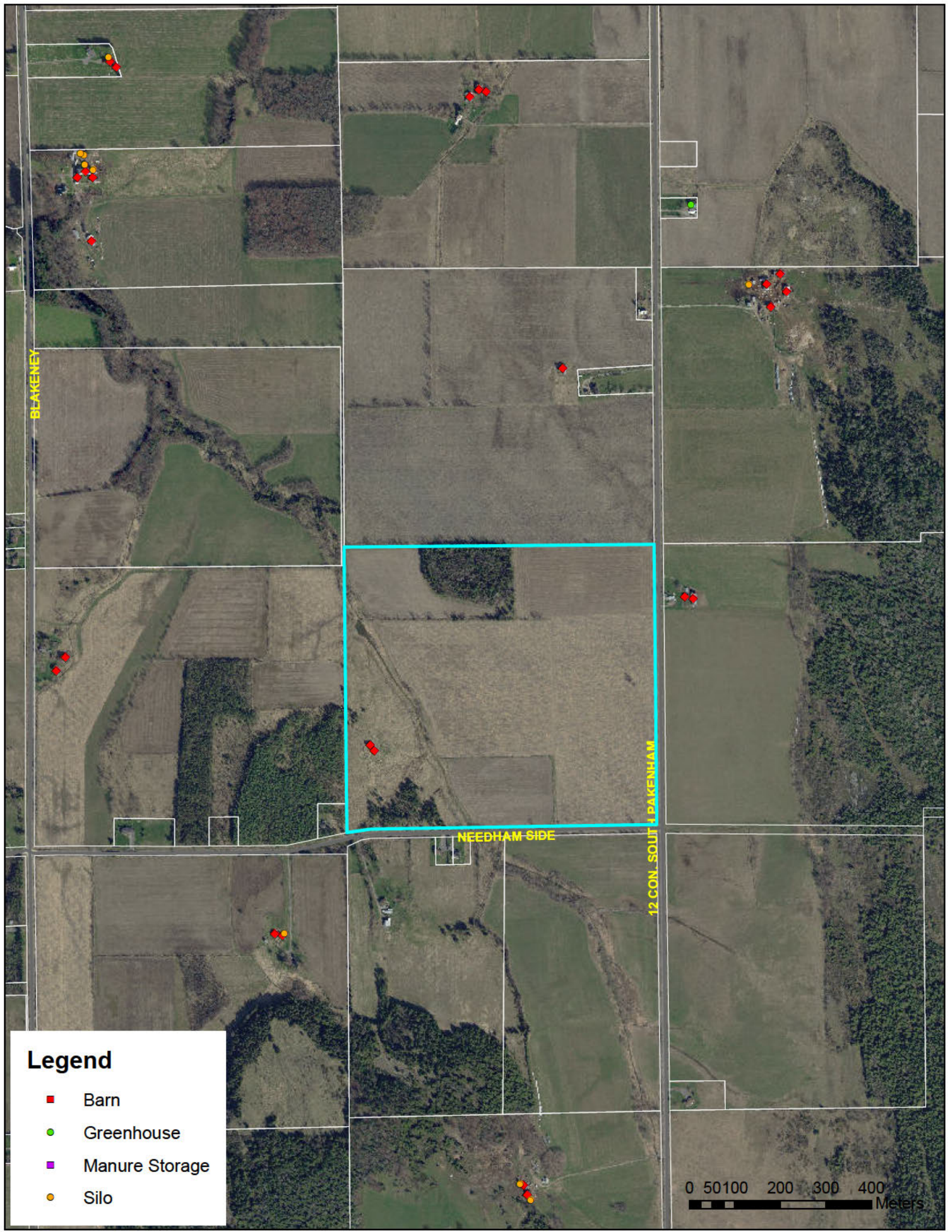
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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[<0.png>](#)

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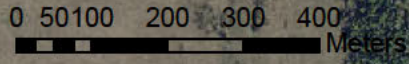
BLAKENEY

NEEDHAM SIDE

12 CON. SOUT 4 PAKENHAM

Legend

- Barn
- Greenhouse
- Manure Storage
- Silo



Mélanie Désabrais

From: Marc Rivet
Sent: May 3, 2021 4:16 PM
To: [REDACTED]
Cc: Gabrielle Snow
Subject: RE: FW: Attend the OPA 29 Virtual Information Session (Open House)
Attachments: 24473- OPA 29 AG Review_Rev02.pdf

Hello,

Slide 14 shows the 66+ threshold results from the LEAR. LEAR does not equal designation but assists in determining the proposal Agricultural areas.

OPA 29 (draft) is attached.

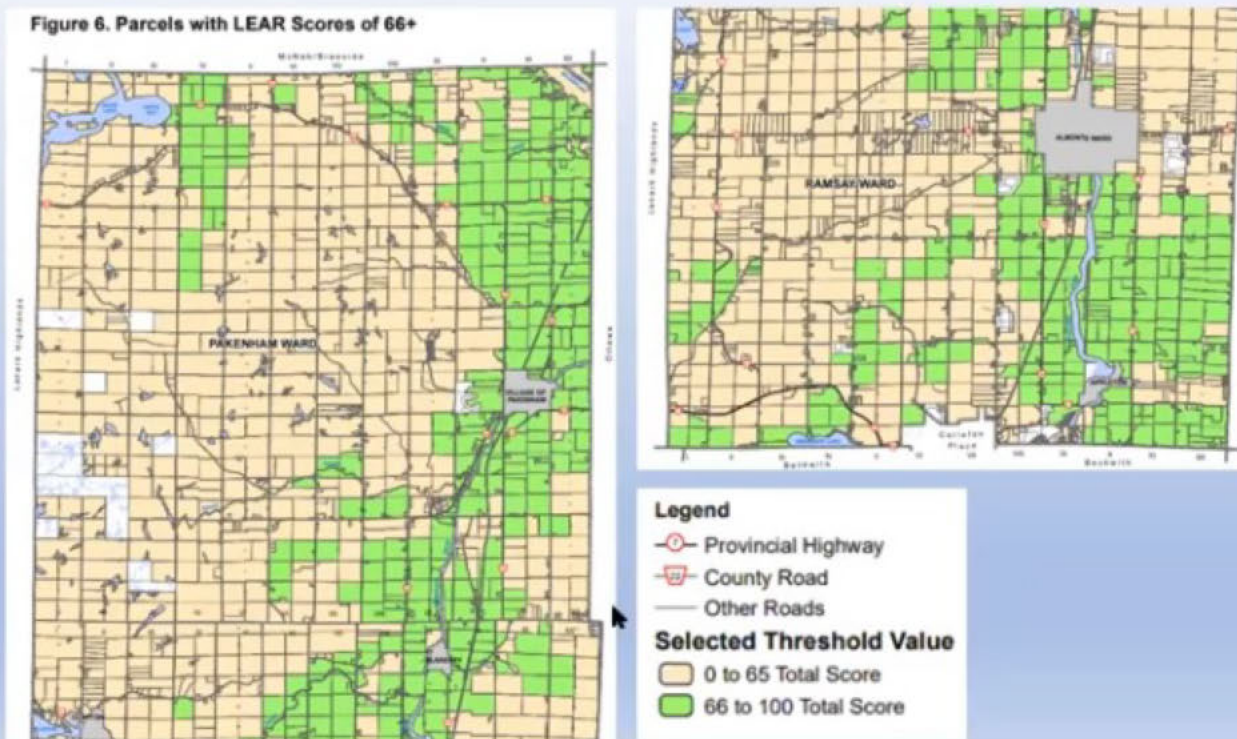
Thanks.
Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Monday, May 3, 2021 4:11 PM
To: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: FW: Attend the OPA 29 Virtual Information Session (Open House)

Slide 14 shows the 66+ threshold results. If this is correct it shouldn't match the final result.

66+ Score Threshold Results

Figure 6. Parcels with LEAR Scores of 66+



From: Sheila Wark & Tim Gladwin [REDACTED]
 Sent: Monday, May 3, 2021 3:58 PM
 To: Marc Rivet <mrivet@jlrichards.ca>
 Subject: Re: FW: Attend the OPA 29 Virtual Information Session (Open House)

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I also notice that the Maps in the April 28 presentation that compare current and recommended Ag lands do not jive with Slide 14 of the LEAR approach presentation on the MM website.

Please email the current maps or links to them.

Thank you for understanding the urgency and questions; this is the first we have heard of this and we apparently need to formulate an opinion and response by tomorrow at 6pm ET.

Sheila Wark/Tim Gladwin

On Mon, May 3, 2021 at 12:50 PM Sheila Wark & Tim Gladwin [REDACTED] wrote:

Hi Marc,

Next question:

How do we determine the 250Ha block boundaries? Please provide a map showing the boundaries of each block.

Thanks,

Sheila Wark/Tim Gladwin

On Mon, May 3, 2021 at 7:32 AM Marc Rivet <mrivet@jlrichards.ca> wrote:

From the Virtual Info Session invitation...

All information pertaining to OPA 29, including information session details, public meeting details, meeting recordings and presentations, can be found on the municipal website here:

<https://www.mississippimills.ca/en/municipal-hall/official-plan-amendment-29-prime-agricultural-area-designation-review.aspx>

Here is the link to the GIS LEAR mapping for Mississippi Mills:

<https://arcg.is/05LaOG>

Here is the link to JLRichards presentation from Thursday night's meeting with the Agricultural Committee which can also be found on the website:

<https://www.mississippimills.ca/en/municipal-hall/resources/Documents/Public-Engagement/April-22-2021-MMills-LEAR-Approach-Presentation.pdf>

Have a great day and Stay Safe!

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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OFFICIAL PLAN AMENDMENT
No. 29
“Prime Agricultural Area Review”

Prepared for:

THE MUNICIPALITY OF MISSISSIPPI MILLS

April 8, 2021

J.L. RICHARDS & ASSOCIATES LIMITED

Engineers • Architects • Planners
1565 Carling Avenue, Suite 700
Ottawa, Ontario
K1Z 8R1

JLR 24473-007.1

PART A - THE PREAMBLE, contains an explanation of the purpose and basis for the amendment, as well as the lands affected, but does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and schedule constitutes Amendment No. 29 to the Municipality of Mississippi Mills' Community Official Plan (COP).

PART C - THE APPENDICES, which are listed or attached hereto, do not constitute a part of this amendment. These appendices include the public involvement associated with this amendment.

PART A – THE PREAMBLE

BACKGROUND

The first Mississippi Mills Community Official Plan (COP) was adopted by Council on December 13, 2005 and approved with modifications by the Minister of Municipal Affairs and Housing on August 29, 2006.

The Prime Agricultural Area designation consisted mostly of Canada Land Inventory Class 1 to 3 soils and active farming areas following consultation with area residents and the Ministry of Agriculture, Foods and Rural Affairs (OMAFRA).

As part of OPA 21 (Five Year Review), OMAFRA staff was consulted to discuss the need to update the Prime Agricultural Areas and related policies. OMAFRA had noted (email from John O'Neill dated June 27, 2016):

“... the current agricultural policies of the Mississippi Mills Official Plan (2006), agriculture is deemed to be a major economic and social contributor to the municipality. The plan highlights the changing nature of the agriculture industry and the challenges that the introduction of conflicting land uses can have on the ability of agriculture to prosper. In response the 2006 plan sought to establish policy direction to ensure the protection of agriculture and the agricultural land base. While it is encouraging to see the inclusion of policies that aim to achieve these goals, it is recommended that the policies be updated to ensure consistency with the PPS.”

“Section 3.2.1 (Goals and Objectives) indicates that the Agricultural designation is intended to be those lands which have large contiguous areas of Classes 1, 2 and 3 soils. While the presence of prime agricultural lands (Canada Land Inventory (CLI) Class 1, 2 and 3 soils) is a predominate characteristic to consider in identifying prime agricultural areas it is requested that the full definition of a prime agricultural area be taken in to consideration when mapping the municipalities Agricultural designation.”

“Prime agricultural area: means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture....”

The Provincial Policy Statement 2020 defines prime agricultural area as:

“areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.”

Furthermore, prime agricultural land is defined as:

“specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.”

LANARK COUNTY DECISION ON OPA 21:

The Official Plan Amendment - OPA 21 (Five Year Review) was adopted by the Municipality of Mississippi Mills on June 26, 2018 by By-law No. 18-76 and forwarded to the County of Lanark for a decision under subsection 17(34) of the Planning Act. The County of Lanark is the approval authority for all changes to the Community Official Plan for Mississippi Mills.

The County of Lanark decided to partially approve Official Plan Amendment No. 21 to the Community Official Plan for the Municipality of Mississippi Mills, as adopted by By-law No. 2019-38 on December 4, 2019 under Section 17 of the *Planning Act*.

The following modification was made by the County (approval authority):

35. Schedule A – Rural Land Use is hereby modified by:

- b. Deferring the delineation of a Prime Agricultural designation on Schedule “A” – Rural Land Use pending the completion of an Agricultural Land Evaluation Area Review (LEAR).

PURPOSE

As per Lanark County’s approval decision on Official Plan Amendment No. 21 (OPA 21), which was a Five-Year Review of the Municipality of Mississippi Mills’ Community Official Plan, the Municipality was to identify its Prime Agricultural Areas (and related policies) using an alternative agricultural land evaluation system approved by the Province (LEAR).

LOCATION

The lands affected by this Amendment include all Rural lands within the Municipality of Mississippi Mills.

Appendix ‘A’ attached hereto shows the affected lands and the proposed changes to the land use designations and changes to Schedule A – Rural Land Use.

BASIS

The LEAR Study included as Appendix ‘B’ attached hereto forms the basis to this amendment.

PART B – THE AMENDMENT

All of this part of the document, entitled Part B – The Amendment, consisting of the following text and schedule to Amendment No. 29, constitutes Amendment No. 29 to the Community Official Plan (COP) of the Municipality of Mississippi Mills.

Note, a concurrent application is being filed to amend the Lanark County Sustainable Community Official Plan to change the Rural and Agricultural Lands shown on Schedule A to match with this amendment.

DETAILS OF THE AMENDMENT

The Municipality of Mississippi Mills Community Official Plan (COP) is hereby amended as follows:

- Item 1:** In accordance with Schedule “A” attached hereto, “Schedule ‘A’ Rural Land Use of the Municipality of Mississippi Mills Community Official Plan (COP) is hereby modified by remove the “Rural Agriculture Overlay”, remove the existing “Agriculture” and proposing a new “Agriculture” area.
- Item 2:** Delete the 5th paragraph under Section 3.2 Agriculture and replace with the following: “The “Agricultural” designation has been placed on provincially significant prime agricultural areas identified through an alternative agricultural land evaluation system (LEAR) approved by the Province followed public consultation.”
- Item 3:** Delete the 6th paragraph under Section 3.2 Agriculture of this Plan which reads: “This Plan also recognizes that there are productive locally significant agricultural operations located outside of the Agricultural designation on smaller pockets of good soils, as well as on poorer soils. These operations also require protection from conflicting land uses. The specific policies related to these areas are found in Section 3.3 of this Plan.”
- Item 4.** Delete item 3.2.3.4 General Policies which reads: “Council undertakes to complete a review of its prime agricultural lands through an alternative agricultural land evaluation area review (LEAR) approved by the Province including a review of related policies prior to the next Community Official Plan Five Year Review.”
- Item 5.** Delete item 3.3.1.1 which reads: “Identify locally significant agricultural lands as those which have soils within Classes 1 to 3 of the Canada Land Inventory located outside of the “Agricultural” designation and that are part of a productive agricultural operation. Schedule A shall identify such lands as an overlay referred to as “Rural – Agriculture”.
- Item 6.** Delete Section 3.3.4 Locally Significant Agricultural Operations. Agriculture is permitted across the Rural Area but only Prime Agricultural Areas will be designated.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Municipality of Mississippi Mills Community Official Plan (COP). OPA 22 will not be in effect until a concurrent LCSCOP is approved.

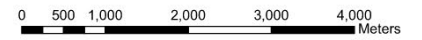
Schedule 'A' - Affected Lands



Official Plan

Municipality of Mississippi Mills

Rural Land Use (Schedule A)



Legend

Roads

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

Boundary

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

Water Features

- Stream / Creek
- Waterbody

Land Use Designation

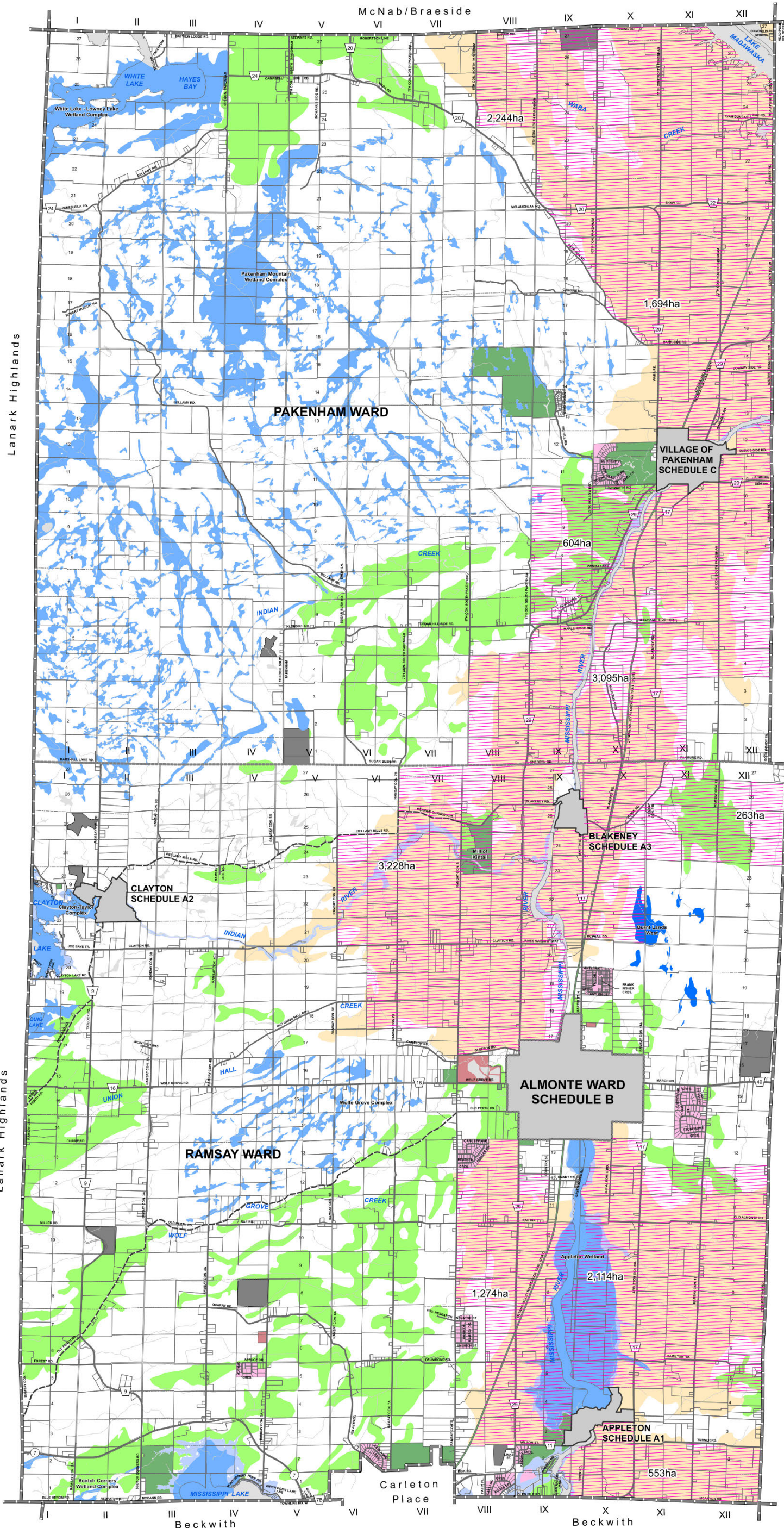
- Rural
- Rural Settlement Area and Hamlet
- Parkland and Open Space
- Waste Disposal
- Significant Wetlands Evaluated Local
- Significant Wetlands Evaluated Provincial
- Flood Plain
- Licensed Pits & Quarries

To be removed

- Prime Agriculture (11,723 ha)
- Rural - Agriculture Overlay (5,558 ha)

To be added

- Potential Prime Agriculture (15068ha)



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

Schedule 'B' - LEAR STUDY

I. What is a LEAR?

Land Evaluation and Area Review (LEAR) is a tool used by Ontario Municipalities to identify lands that may be suitable for designation as Prime Agricultural Areas in their Official Plans. Developed by OMAFRA, LEAR uses quantitative datasets to evaluate the agricultural suitability of lands based on soil capability as well as other factors that affect agricultural potential, within the context of a given Municipality. LEARs score individual land parcels based on their agricultural potential whereby high-scoring parcels have the greatest agricultural potential. LEARs also established a score threshold. Parcels that score below the selected score threshold are typically considered as poor candidates for Prime Agricultural Areas designation while those scoring above the score threshold are typically considered as good or excellent candidates for designation.

LEARs are intended to provide municipalities with a starting point for designating Prime Agricultural Areas. A parcel can receive a high LEAR score but may not be designated as a Prime Agricultural Area. A number of other factors play a role in the identification of Prime Agricultural Areas including field verification, property owner/community feedback, additional reports and analysis and other planning priorities.

Each LEAR evaluation has two key components:

- Land Evaluation (LE): This component evaluates soil capability as it relates to agriculture. The Canada Land Inventory (CLI) Soil Capacity Classification dataset is used for this component of the tool; providing 7 soil classifications as well as an organic soil classification to establish soil capacity.
- Area Review (AR): This component allows Municipalities to consider other factors that impact agricultural potential. This may include onsite factors such as parcel size or current land use or may include offsite factors such as conflicting land uses.

II. Background Research

Background research was conducted to achieve three objectives that are necessary for building a LEAR:

- Understand the formal LEAR requirements as per OMAFRA guidelines;
- Understand how Ontario Municipalities have interpreted OMAFRA guidelines to create LEARs that utilize available data, manage LEAR model limitations and consider community input and local conditions and priorities; and,
- To obtain local context and priorities as it relates to agriculture by reviewing existing work prepared for the Mississippi Mills.

Review of the OMAFRA guidelines was conducted prior to reviewing the LEAR models developed by Ontario Municipalities.

Though a number of LEARs were reviewed, a total of three LEAR models developed by Ontario Municipalities were selected for review as precedents: Prince Edward County, Halton Region, Peel Region and Town of Caledon. Findings from this research is summarized in the table below:

LEAR APPROACH SUMMARY					
Region	Year Conducted	LE factors	AR Factors	Weighting	Threshold
Prince Edward County	2018	CLI s classifications	>Agricultural as existing use >% of property being farmed >Conflicting land uses Parcel Size	Total possible score of 200 LE 50%, AR 50%	140/200
Halton Region	2009	CLI classifications, Greenbelt LEAR Halton soil maps/reports	>Property fabric >Farm infrastructure >Conflicting land uses	Total possible score of 10 LE 65%, AR 35%	6/10
Peel Region and Town of Caledon	2015	CLI classifications with consideration for topography (OMAFRA soils data and slope data)	>Fragmentation >% land used for agriculture >% of Land in Agricultural Production Within 1km Evaluation Unit >Conflicting land uses	LE 50%, AR 50%	535/800

III. Methodology

The Mississippi Mills LEAR was developed according to the following respective tasks: a) Background research, b) Review of existing data, c) Creation of draft approach, d) Review of Draft Approach, e) Model creation and validation, and, f) LEAR model finalization.

A) Background Research

Research was conducted to obtain additional information about the OMAFRA LEAR guidelines as well as how these guidelines were implemented in a number of Ontario municipalities. Specifically, the OMAFRA LEAR guidelines were reviewed to obtain LEAR requirements. Examples of LEAR requirements include:

- The Land Evaluation factor must account for a minimum of 50% of the total LEAR score;
- Organic soils must now be included in the Land Evaluation score as a CLI soil class as per updated and current OMAFRA guidance regarding the incorporation of organic soils as part of the LE component;
- Settlement areas shall not be evaluated under the LEAR;
- Area Review factors should be mutually exclusive and selected so as to avoid 'double counting' (i.e. Conflicting land uses and parcel fragmentation represent a similar consideration and therefore should not both be included in a given LEAR model).

Meanwhile, review of LEAR precedents provided insight into how said models were developed and adjusted to satisfy municipal conditions and priorities.

To gain context about agricultural land in Mississippi Mills, the 2018 document prepared by JL Richards, "Agricultural Lands Review", was reviewed. The review of this document provided valuable information on agricultural land conditions and typologies which was foundational in the selection and justification of criteria for the Mississippi Mills LEAR model.

B) Review of Existing Data

Prior to selecting criteria for the Mississippi Mills LEAR, several meetings were held with GIS experts at JL Richards to determine data availability. Given the project timeframe, possible criteria was limited to pre-existing, available data. Available data included but was not limited to:

- Canada Land Inventory (CLI) Soil Capacity Classification dataset;
- Municipal Property Assessment Corporation (MPAC) property codes dataset, including ownership and land use (Provided February 10, 2021 by the Municipality of Mississippi Mills);
- Municipal infrastructure datasets (i.e. servicing, roads);
- Ministry of Natural Resources datasets;
- Agriculture and Agri-Food Canada (AAFC) 2019 Annual Crop Inventory;
- Existing Official Plan Designation datasets (i.e. Village Boundaries, Agriculture, Rural-Agricultural Overlay); And,
- Land cover, topography and drainage datasets.

C) Creation of Draft Approach

Considering both research insights and data availability, Land Evaluation (LE) and Area Review (AR) criteria and criteria weighting and scoring breakdown were selected, constituting the draft approach. Components of this approach were organized into a PowerPoint presentation.

D) Review of Draft LEAR Approach

A total of three meetings were held to review the draft LEAR approach. The intent of these meetings was to get key feedback and comments to guide revisions to the draft approach. Respectively, these meetings included:

- An internal meeting for JL Richards consultants involved in the project to discuss and provide feedback on the first draft of the draft LEAR approach. Revisions to the draft approach were made following the meeting.
- Multiple meetings with John O'Neil from OMAFRA to discuss conformity of the draft LEAR approach with OMAFRA requirements and to get additional comments and recommendations.
- A third meeting with the JL Richards team, John O'Neil and Mississippi Mills staff.

Following the meetings, the draft model was revised according to comments and feedback.

E) Model creation and validation

Once the LEAR approach was finalized in terms of the selection of criteria and criteria weighting and scoring, the framework was developed into a GIS model using the appropriate datasets. Several internal meetings were held to verify the accuracy of the GIS model in scoring parcels.

LEAR model finalization

Following the development of the LEAR model in GIS, analysis' were performed to determine the appropriate LEAR score threshold. The score threshold would serve as the cutoff value for recommending evaluated parcels for Prime Agricultural Area designation under the LEAR model.

IV. LEAR Approach

The LEAR approach for Mississippi Mills can be summarized by the selected LE and AR score weighting and criteria and the selection of a threshold value. These aspects of the approach will be reviewed in the following sections.

A) Score Weighting

OMAFRA guidelines require that a minimum of 50 percent of the overall score be reserved to the Land Evaluation (LE) component of the overall LEAR score. No maximum percent was established by OMAFRA. For the Mississippi Mill LEAR, we decided to attribute 70 percent of the overall score to the Land Evaluation component. The remaining 30 percent of the score was attributed to Area Review (AR) factors. This weighting breakdown was selected as soil capability is a significant determinant of agricultural potential and we wanted the weighting scheme to be reflective of this. Additionally, we believed that AR factors are secondary to soil capability in determining agricultural potential and therefore, a total weight of 30 percent would be appropriate to attribute to these factors.

B) Selected LE Criteria

As mandated by OMAFRA, the Canada Land Inventory (CLI) Soil Capacity Classification dataset was used to evaluate soils in Mississippi Mills (see Figure 1). Consistent with OMAFRA requirements, the following scoring scheme was used:

Soil Capability Class	CLI score (field crop points) FCP	Total Score (/70 points)
1	1	70
Organics	0.9	63
2	0.9	63
3	0.8	56
4	0.6	42
5	0.4	28
6	0.2	14
7	0	0

C) Selected AR Criteria

After careful review of OMAFRA recommendations and the selected LEAR precedents, the following AR criteria were selected:

- Parcel Size;
- Conflicting Land Uses; and,
- Active Farming (Parcel Currently Used for Agriculture)

Each of these three criteria had a maximum of 10 points, for a total of 30 percent of the overall LEAR score. The scoring schemes for the AR factors are explained in more detail below:

Parcel Size

Parcel Size	Score
<81 Acres	10
51-80 Acres	8
26-50 Acres	6
11-25 Acres	4
6-10 Acres	2
1-5 Acres	1
>1 Acre	0

Parcel sizes were determined using MPAC data. Larger parcels were scored higher than smaller parcels as shown in the table above. Figure 2 shows a map of evaluated parcels scored by size.

Conflicting Land Uses

The Conflicting Land Uses factor considers individual parcels with one of the following land uses: open space, industrial, or residential dwelling. A 750-meter radius was created for each evaluated parcel to determine the number of individual conflicting land uses that were this distance or in closer proximity to said parcel. MPAC data was used to identify conflicting land uses. As per OMAFRA direction, settlement areas such as urban and village areas and residential subdivisions were disregarded and were not scored under this conflicting land uses factor. The following scoring breakdown was used:

Number of Individual Conflicting Land Uses within 750m	0-5	6-10	11-15	16-20	21-25	>26
Score	10	8	6	4	2	0

Figure 3 shows a map of conflicting land use scores for evaluated parcels.

Active Farming

Both MPAC and Agriculture and Agri-Food Canada’s (AAFC) 2019 Cropland Data was used to determine whether and to what extent evaluated parcels are actively used for agriculture. A scaled scoring scheme was used for this criterion. Specifically, parcels are scored based on the percentage of total area actively farmed or used for agriculture. The following scoring breakdown was used:

Percentage of Evaluation Unit (Parcel) Currently Used for Agriculture	Score
0%	0
1% - 9%	1
10% - 20%	2
21% - 30%	3
31% - 40%	4
41% - 50%	5
51% - 60%	6
61% - 70%	7
71% - 80%	8
81% - 90%	9
91% or Greater	10

Figure 4 shows a map of active farming scores for evaluated parcels.

We believe that the selection of these criteria were appropriate given that they are commonly-used and widely-accepted criteria used for LEARs, reflect local conditions and priorities, can be analyzed using available data and all represent distinct and mutually-exclusive considerations for agriculture; mitigating the risk of 'double counting'.

Selected Threshold Value

Possible scores for evaluated parcels ranged from 0 to 100. After the GIS model was adjusted and reviewed for accuracy, the team decided on a threshold score of 65. This threshold was selected as— more than other threshold values that were considered— it was effective in identifying parcels appropriate for designation while excluding parcels less suitable for designation. OMAFRA also requires that, in addition to scoring above the selected threshold, parcels recommended for designation should also be located within blocks of agricultural land that are 250 ha or larger. The table below summarizes existing total areas designated as Prime Agriculture and Rural-Agriculture as well as total area scoring 66+ in the LEAR. Figure 5 shows a map of total LEAR scores for evaluated parcels. Figure 6 shows all parcels with total LEAR scores of 66 or greater.

Designation	Total Area (ha)
Existing Agricultural Designation	11,705.55
Existing Rural-Agricultural Designation	5,558.11
Area scoring 66+ in the LEAR Model	14,563.00

Figure 1. Land Evaluation: Soil Capacity Score

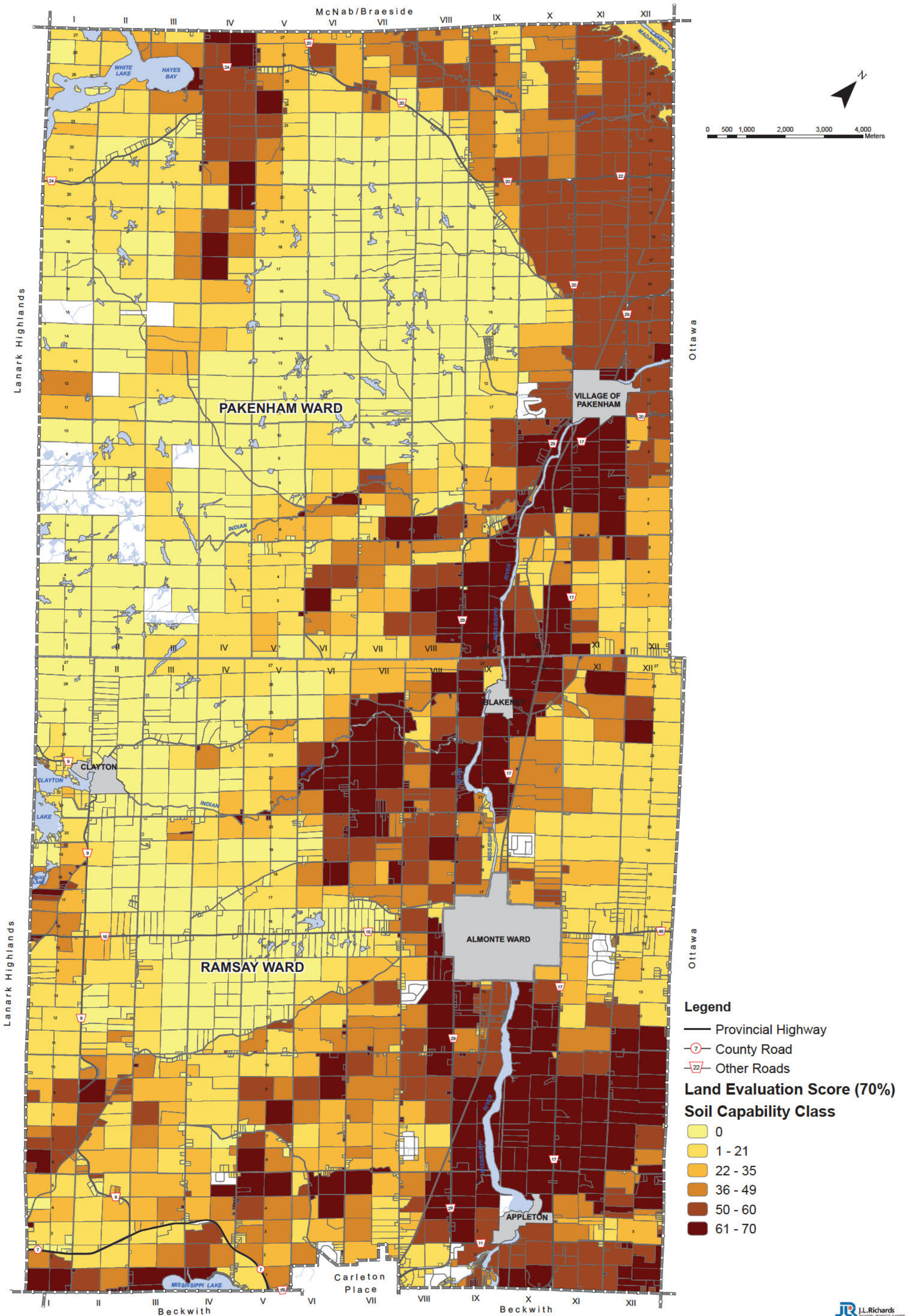
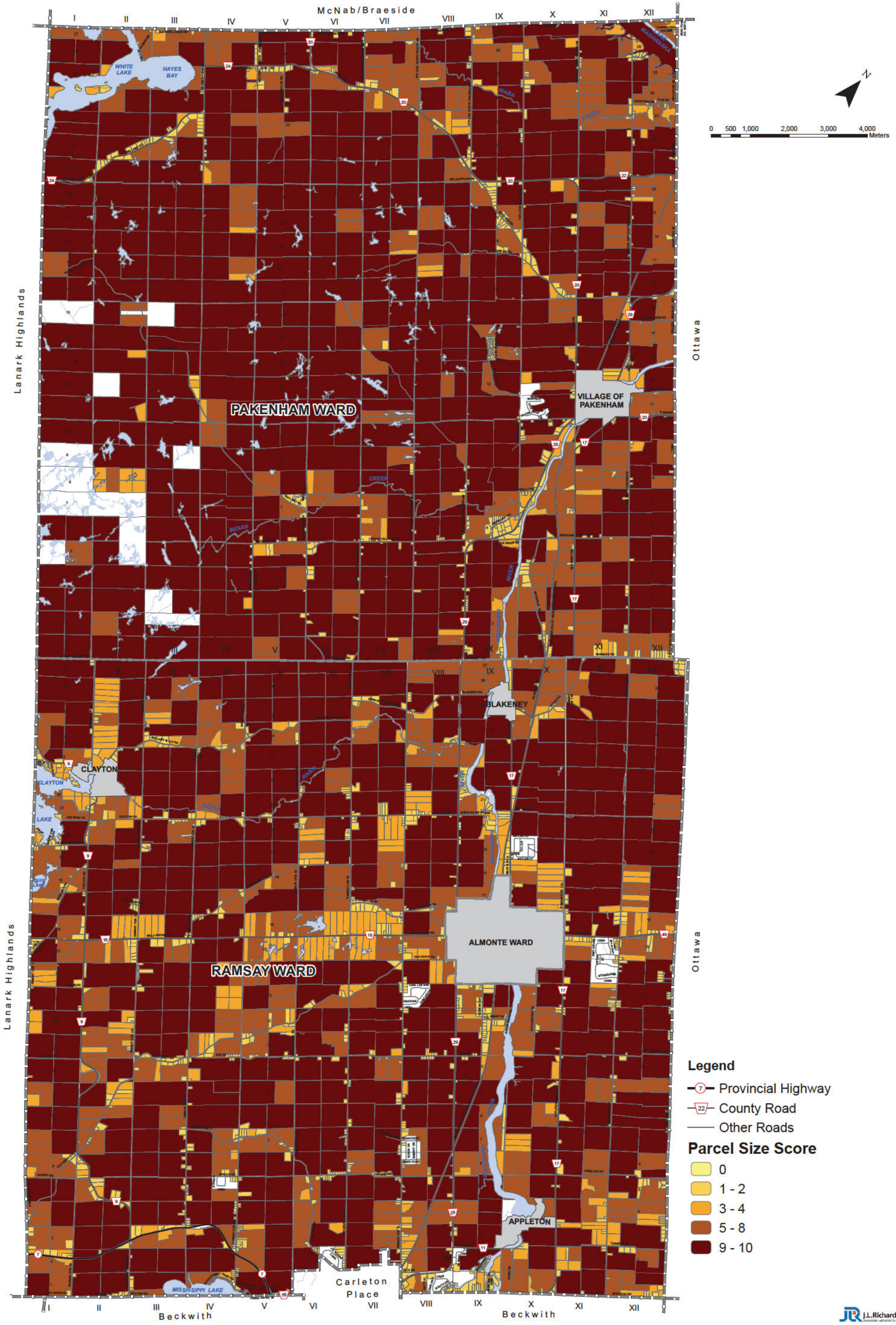


Figure 2. Area Review: Parcel Size Score



- Legend**
- Provincial Highway
 - County Road
 - Other Roads
- Parcel Size Score**
- 0
 - 1 - 2
 - 3 - 4
 - 5 - 8
 - 9 - 10

Figure 3. Area Review: Conflicting Land Uses Score

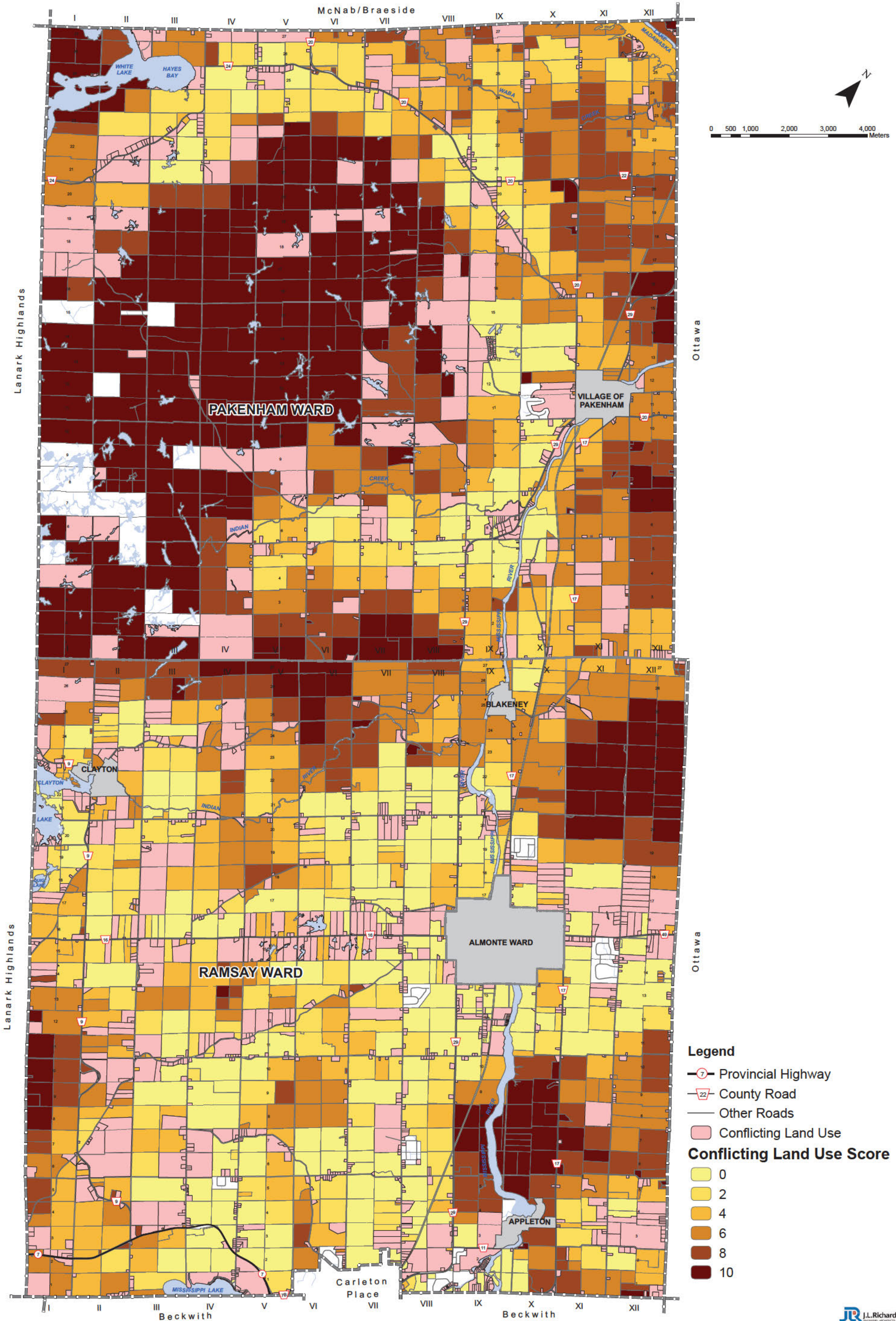


Figure 4. Area Review: Active Farming Score

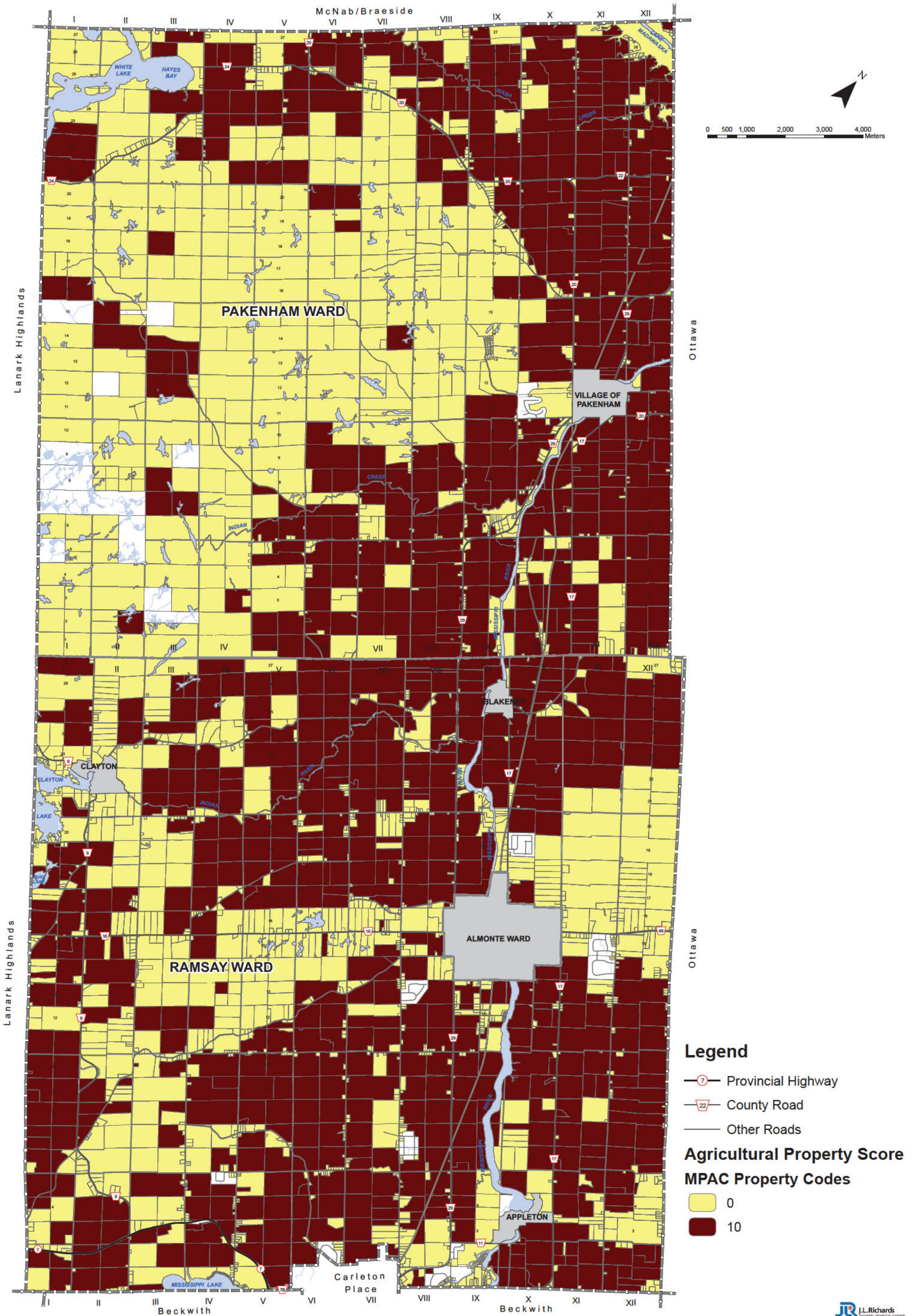


Figure 5. Total LEAR Score per Evaluated Parcel

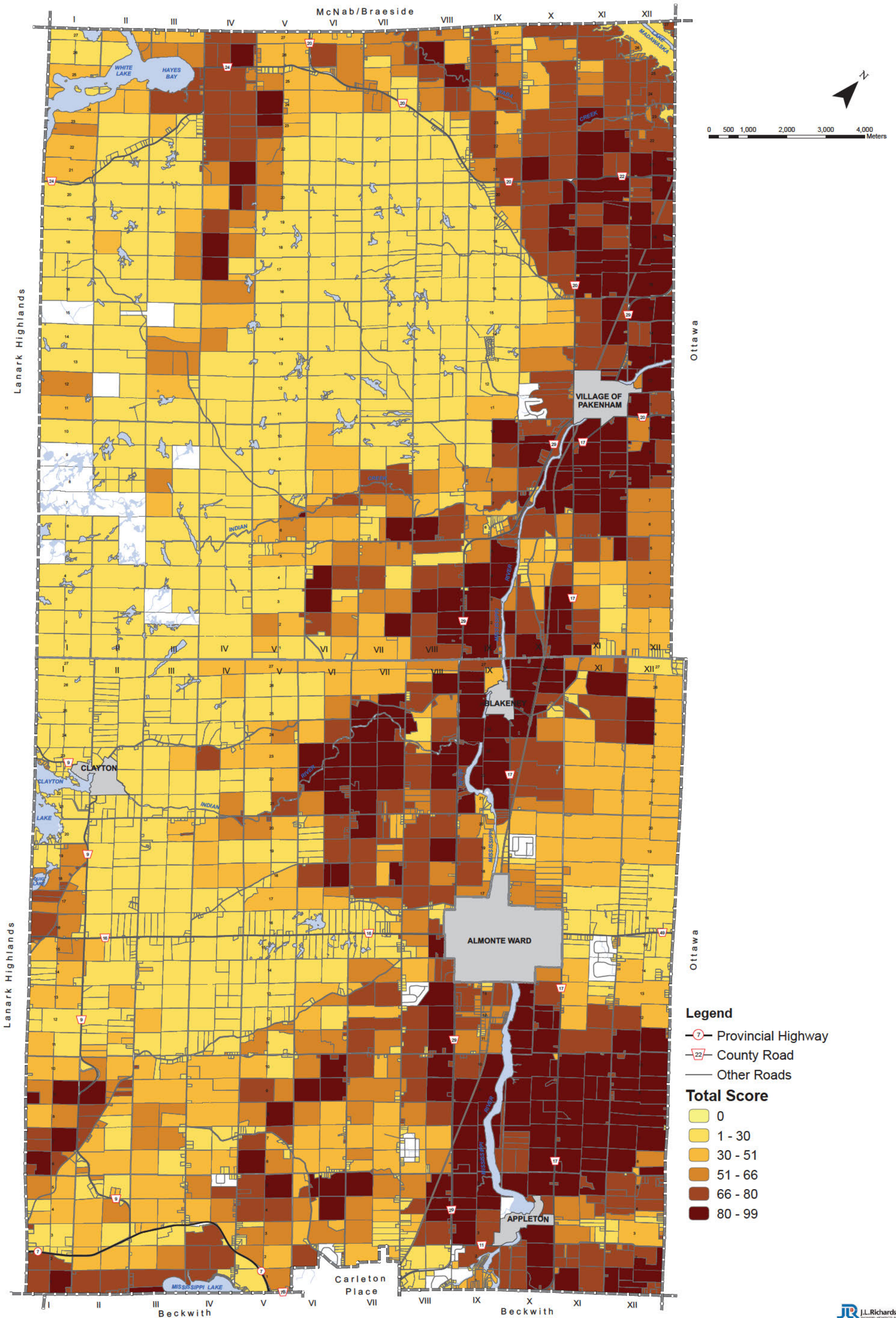
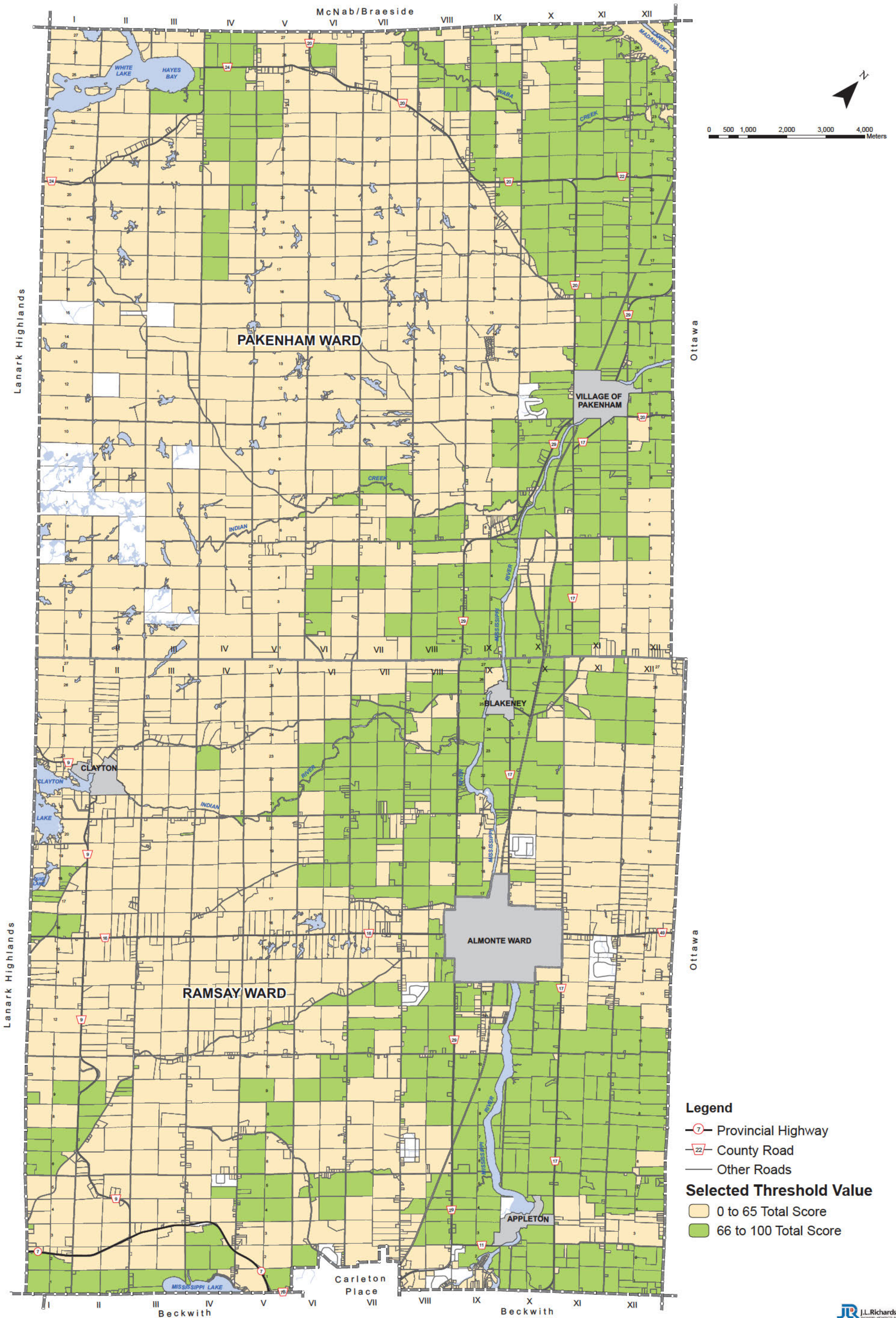


Figure 6. Parcels with LEAR Scores of 66+



PART C - THE APPENDICES

From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Gabrielle Snow](#)
Subject: RE: FW: Attend the OPA 29 Virtual Information Session (Open House)
Date: May 4, 2021 2:05:25 PM
Attachments: [24473_250haBlocks.pdf](#)
[image001.png](#)

Hello,

We've prepared this figure to illustrate 250 ha block sizes... Per OMAFRA guidelines the 250 ha areas are generally minimum 'block' sizes and you keep adding lands per the LEAR evaluation until there is a natural break (i.e. river, highway, where the LEAR scoring starts to be less than 66+) – some interpretation is required to come up with a proposed Agricultural Area based on this which is part of the consultation / discussions.

Thanks.
Marc

From: Sheila Wark & Tim Gladwin [REDACTED]
Sent: Monday, May 3, 2021 3:51 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: FW: Attend the OPA 29 Virtual Information Session (Open House)

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Marc,

Next question:

How do we determine the 250Ha block boundaries? Please provide a map showing the boundaries of each block.

Thanks,

Sheila Wark/Tim Gladwin

On Mon, May 3, 2021 at 7:32 AM Marc Rivet <mrivet@jlrichards.ca> wrote:

From the Virtual Info Session invitation...

All information pertaining to OPA 29, including information session details, public meeting details,

meeting recordings and presentations, can be found on the municipal website here:

<https://www.mississippimills.ca/en/municipal-hall/official-plan-amendment-29-prime-agricultural-area-designation-review.aspx>

Here is the link to the GIS LEAR mapping for Mississippi Mills:

<https://arcg.is/05LaOG>

Here is the link to JLRichards presentation from Thursday night's meeting with the Agricultural Committee which can also be found on the website:

<https://www.mississippimills.ca/en/municipal-hall/resources/Documents/Public-Engagement/April-22-2021-MMills-LEAR-Approach-Presentation.pdf>

Have a great day and Stay Safe!

Marc

Marc Rivet, RPP, MCIP

Associate

Senior Planner

J.L. Richards & Associates Limited

700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1

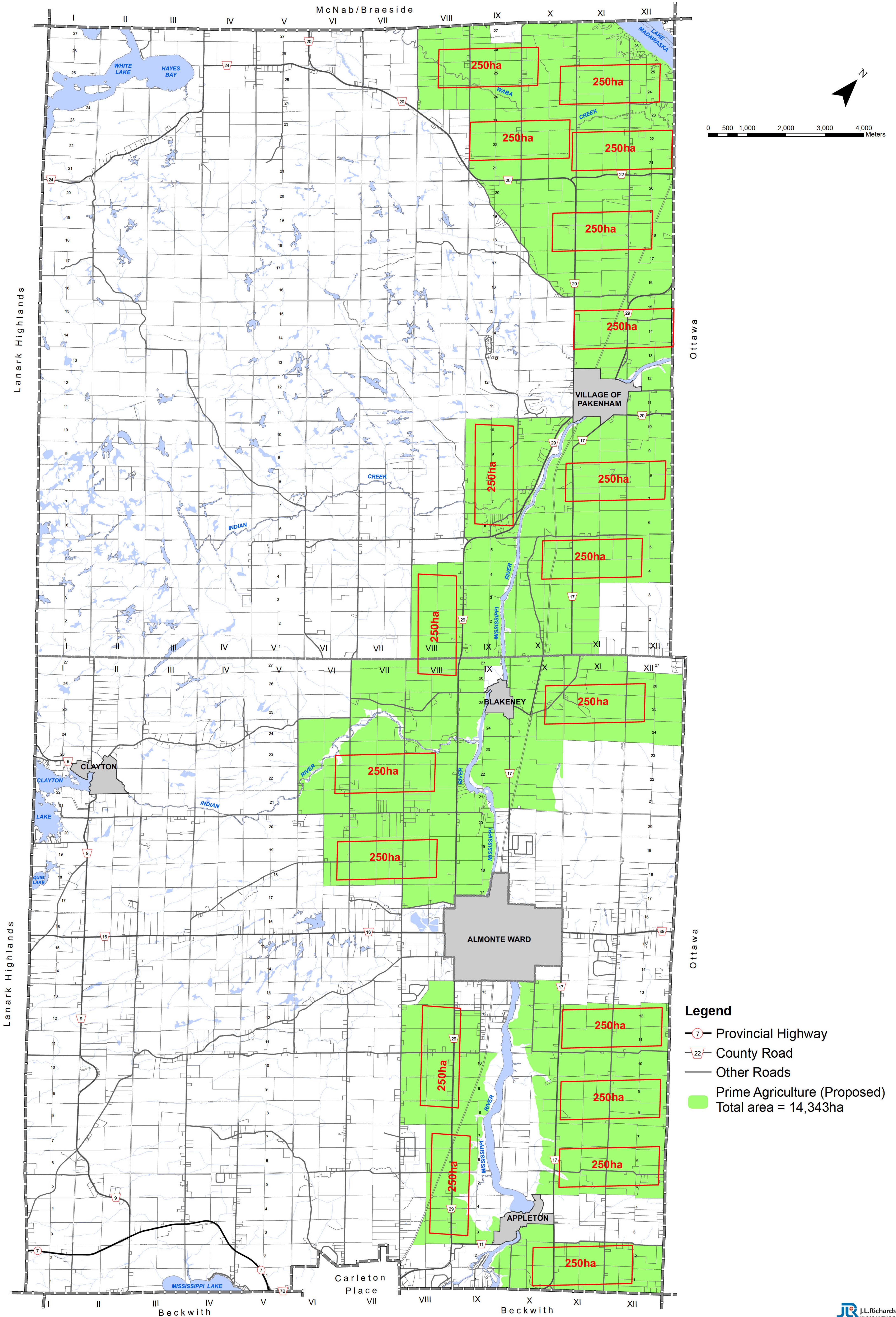
Direct: 343-803-4533 Cell: 613-867-8528

[J.L. Richards & Associates Limited](#)



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250ha Blocks



Dianne Dawe

From: Sheila Wark & Tim Gladwin [REDACTED]
Sent: September 29, 2021 1:51 PM
To: Marc Rivet
Cc: Gabrielle Snow
Subject: Re: FW: Attend the OPA 29 Virtual Information Session (Open House)

Hi Mark,

With the new federal holiday September 30, is Sept. 30 still the final date to provide input on this? Will the township office be open Sept. 30 to accept input?
Or does that mean the final day is really today ?

Thanks

Sheila Wark/Tim Gladwin

On Tue, May 4, 2021 at 2:05 PM Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello,

We've prepared this figure to illustrate 250 ha block sizes... Per OMAFRA guidelines the 250 ha areas are generally minimum 'block' sizes and you keep adding lands per the LEAR evaluation until there is a natural break (i.e. river, highway, where the LEAR scoring starts to be less than 66+) – some interpretation is required to come up with a proposed Agricultural Area based on this which is part of the consultation / discussions.

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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From: Sheila Wark & Tim Gladwin [REDACTED]
Sent: Monday, May 3, 2021 3:51 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: FW: Attend the OPA 29 Virtual Information Session (Open House)

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Hi Marc,

Next question:

How do we determine the 250Ha block boundaries? Please provide a map showing the boundaries of each block.

Thanks,

Sheila Wark/Tim Gladwin

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Here is the link to the GIS LEAR mapping for Mississippi Mills:

<https://arcg.is/05LaOG>

Here is the link to JLRichards presentation from Thursday night's meeting with the Agricultural Committee which can also be found on the website:

<https://www.mississippimills.ca/en/municipal-hall/resources/Documents/Public-Engagement/April-22-2021-MMills-LEAR-Approach-Presentation.pdf>

Have a great day and Stay Safe!

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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Direct: 343-803-4533 Cell: 613-867-8528



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or in the office. We are dedicated to delivering quality services to you through value and commitment, as always.
Please reach out to us if you have any questions about your project.

From: [REDACTED]
To: [Marc Rivet](#)
Cc: [Gabrielle Snow](#); [Ken Kelly](#); [REDACTED]
Subject: OPA 29 notice of objection
Date: September 30, 2021 4:26:56 PM
Attachments: [0.png](#)
[We found suspicious links.msg](#)

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Marc,

Thanks for the advice.
Attached please find our Notice of Objection.
Please confirm receipt and that the file is readable.
Please forward to the appropriate person if it is not you.

Please keep us informed of any developments.

Thanks,

Sheila Wark/Tim Gladwin

On Wed, Sep 29, 2021 at 2:08 PM Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello,

We are requesting input via email if possible (we are not working at the Township office) and JLR will be open Thursday.

Regards.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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Dianne Dawe

From: Stella Mazzarolo [REDACTED]
Sent: September 20, 2021 10:53 AM
To: Marc Rivet
Subject: Fwd: tax rate change

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Hi there,

I was given your email address by the township of Mississippi Mills. Please see the correspondence below and please let me know how this potential change will affect my property taxes.

Many thanks
Stella

Begin forwarded message:

From: Joanne Silieff [REDACTED]
Date: September 20, 2021 at 10:33:51 AM EDT
To: [REDACTED]
Subject: RE: tax rate change

Hi Stella,

Please contact Marc Rivet mrivet@jlrichards.ca for any questions regarding the letter.

Thanks,

Joanne Silieff
Tax/Water Clerk
Municipality of Mississippi Mills
[REDACTED]



From: Stella Mazzarolo [REDACTED]
Sent: Thursday, September 16, 2021 4:14 PM
To: Town of Mills Mailbox [REDACTED]
Subject: tax rate change

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We recently received a letter from the Corporation of the Municipality of Mississippi Mills about revising land designation, including my property. The letter isn't dated but refers to proposed changes due to an update in the process to identify prime agricultural areas. The deadline for input is September 30, 2021.

If my property designation changes from Rural/partially Rural to Prime agriculture, how will that impact my property taxes?

Thanks,
Stella Mazzarolo
2756 County Road 29
Pakenham, ON K0A 2X0
and
300C Lett St
Unity 517
Ottawa, ON K1R 0B8
[REDACTED]

From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Bev Holmes](#); [Cynthia Guerard](#); [Jan Maydan](#); [John Dalgity](#); [Bill Duncan](#); [Gabrielle Snow](#); [Kris Kerwin](#)
Subject: RE: COPA 29 LEAR
Date: May 4, 2021 2:02:00 PM
Attachments: [24473_250haBlocks.pdf](#)

Hello Mr. Maynard,

As you know, the LEAR concept was discussed with the AG Committee back in 2018 I believe it was. OPA 21 was a public meeting where the decision to differ the Prime Agricultural Area designation was discussed which was later approved by the County December 2019.

The current proposed LEAR was presented as an information item to Council earlier this year.

A meeting was held with the AG committee a couple of weeks ago.

We've also reached out to:

William Hansgen with the National Farmers Union (no response)
Deb Knapton with the Ontario Federation of Agriculture
Bruce Hudson with the Ontario Federation of Agriculture
Christian Farmers (no contact / response)

Statutory Public Meeting Notice was published a month ago with a copy of the proposed OPA 29.

We've been communicating with close to 75 people over the past month or so.

We've prepared this figure to illustrate 250 ha block sizes... Per OMAFRA guidelines the 250 ha areas are generally minimum 'block' sizes and you keep adding lands per the LEAR evaluation until there is a natural break (i.e. river, highway, where the LEAR scoring starts to be less than 66+) – some interpretation is required to come up with a proposed Agricultural Area based on this which is part of the consultation / discussions.

Thanks.
Marc

From: Steve Maynard [REDACTED]
Sent: Monday, May 3, 2021 1:38 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Bev Holmes <bholmes@mississippimills.ca>; Cynthia Guerard <cguerard@mississippimills.ca>; Jan Maydan <jmaydan@mississippimills.ca>; John Dalgity <jdalgity@mississippimills.ca>; Bill Duncan <billduncan201@hotmail.com>
Subject: COPA 29 LEAR

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Good Afternoon Mr. Rivet:

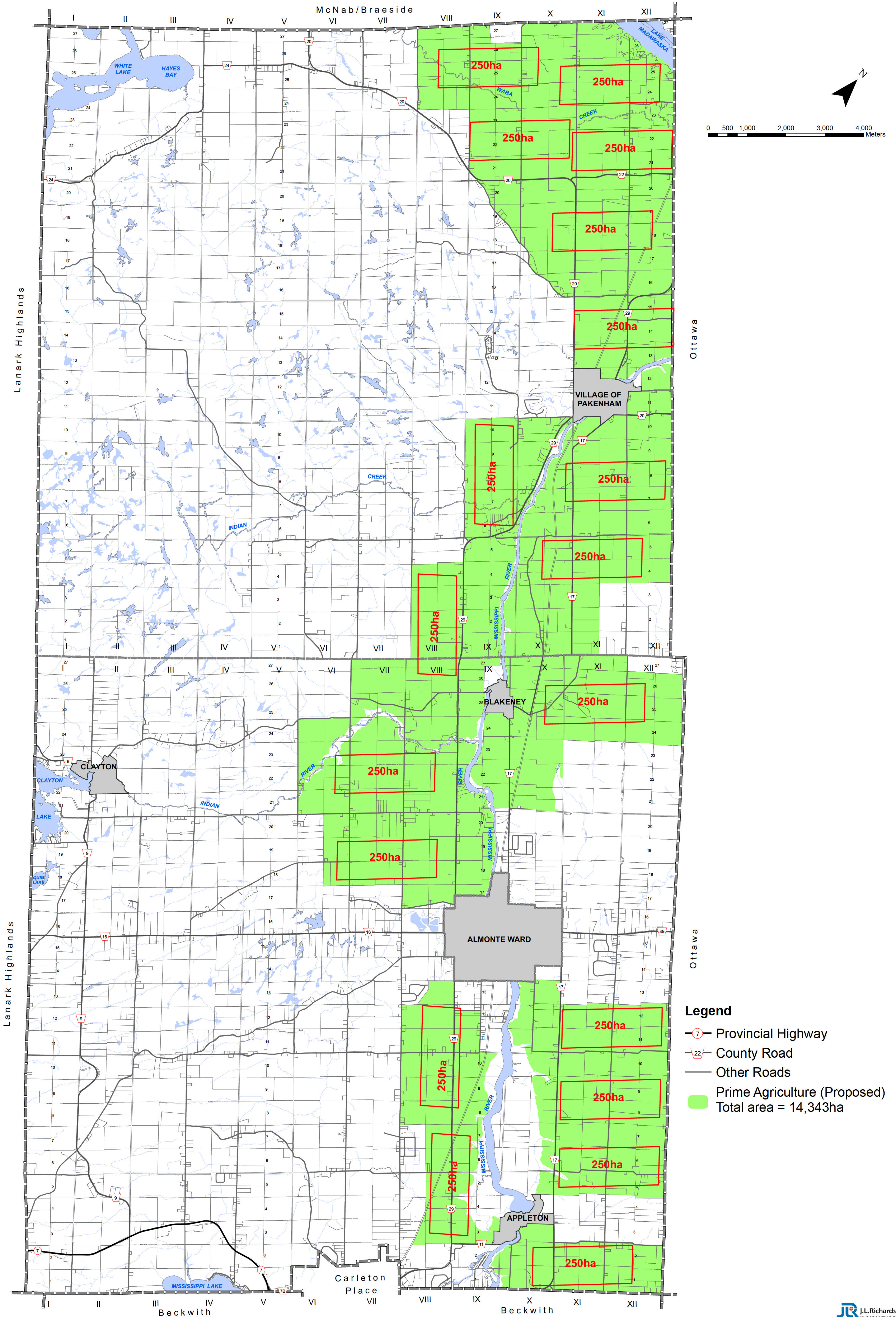
Would you please tell me who all were consulted for the LEAR?

Would you also please provide me with a map showing the 250 acre blocks used to determine the classification of lands?

Thanks you.

Steve Maynard

250ha Blocks



From: [Marc Rivet](#)
To: [REDACTED]
Cc: "[Cynthia Guerard](#)"; "[Bev Holmes](#)"; "[Jan Maydan](#)"; "[John Dalgity](#)"; "[Bill Duncan](#)"; "[Gabrielle Snow](#)"; "[O'Neill, John \(OMAFRA\)](#)"; "[Kris Kerwin](#)"
Subject: RE: COPA 29
Date: April 29, 2021 12:10:35 PM
Attachments: [image001.png](#)

Hello,

The 250 hectare areas (or more) are guided by the LEAR results and not just if they are CLI 1, 2, 3. It can happen that a larger area being proposed also include additional lands (ie. CLI 4 to 7) as the guideline (OMAFRA direction) is to extend these areas to natural dividers ie. river.

Poor pockets within larger / proposed areas would be designated Prime Ag – intent is to avoid conflicting land use for farmers in the future as the presence of a dwelling triggers minimum distance separation requirements.

We acknowledge there are existing dwellings and existing lots of record and these are permitted... per zoning.

Hope this helps.
Thanks.

Marc

From: Steve Maynard [REDACTED]
Sent: Thursday, April 29, 2021 11:58 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: 'Cynthia Guerard ' <cguerard@mississippimills.ca>; 'Bev Holmes' <bholmes@mississippimills.ca>; 'Jan Maydan' <jmaydan@mississippimills.ca>; 'John Dalgity' <jdalgity@mississippimills.ca>; 'Bill [REDACTED] Gabrielle Snow <gsnow@jlrichards.ca>; 'O'Neill, John (OMAFRA)' <John.O'Neill@ontario.ca>; Kris Kerwin <kkerwin@jlrichards.ca>
Subject: RE: COPA 29

Good Morning Mr. Rivet:

Would you please answer:

“Also, if one of the 250 hectare areas has 100 hectares of prime agricultural land and 150 acres of non-prime, the entire 250 hectares will not be classified as a “prime agricultural area”? And if one of the parcels has 100 hectares of non-prime and 150 acres of prime, the parcel will be classified as “prime agricultural area” and severances will not be permitted on the scrub land?”

This will be all for today.

Thanks for your help.

Steve Maynard

From: Marc Rivet [<mailto:mrivet@jlrichards.ca>]
Sent: April 29, 2021 11:23 AM
To: Steve Maynard
Cc: 'Cynthia Guerard'; 'Bev Holmes'; 'Jan Maydan'; 'John Dalgity'; 'Bill Duncan'; Gabrielle Snow; 'O'Neill, John (OMAFRA)'; Kris Kerwin
Subject: RE: COPA 29

Hello,

Not sure what you mean by improperly scored. The data from CLI mapping was applied to each parcel and the GIS model creates the output... We don't manually score for each parcel... the benefit of having GIS experts who can use this data and create a model from the data sources.

If you go on the arcgis link provided and choose a parcel the full breakdown is available. Again LEAR doesn't equal proposed prime ag designation. If there are specific areas you want us to consider please provide and we can look into the 'why'.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

[J.L. Richards & Associates Limited](#)



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From: Steve Maynard [REDACTED]
Sent: Thursday, April 29, 2021 11:07 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: 'Cynthia Guerard' <cguerard@mississippimills.ca>; 'Bev Holmes' <bholmes@mississippimills.ca>; 'Jan Maydan' <jmaydan@mississippimills.ca>; 'John Dalgity' <jdalgity@mississippimills.ca>; 'Bill Duncan' [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; 'O'Neill, John (OMAFRA)' <John.O'Neill@ontario.ca>
Subject: RE: COPA 29

Good Morning Mr. Rivet:

So lands that I see as CLI 1, 2 or 3 that are proposed to be removed from “prime agricultural areas” and improperly scored on the LEAR can be corrected?

Also, if one of the 250 hectare areas has 100 hectares of prime agricultural land and 150 acres of non-prime, the entire 250 hectares will not be classified as a “prime agricultural area”? And if one of the parcels has 100 hectares of non-prime and 150 acres of prime, the parcel will be classified as “prime agricultural area” and severances will not be permitted on the scrub land?

Finally, is there a map that shows the individual 250 hectare parcels?

Regards,

Steve Maynard

From: Marc Rivet [<mailto:mrivet@jlrichards.ca>]

Sent: April 29, 2021 10:30 AM

To: Steve Maynard

Cc: 'Cynthia Guerard '; 'Bev Holmes'; 'Jan Maydan'; 'John Dalgity'; 'Bill Duncan'; Gabrielle Snow; 'O'Neill, John (OMAFRA)'

Subject: RE: COPA 29

Hello,

We are not changing / removing the CLI of lands... CLI and organic soils are components to the LEAR (LE 70 points) which are built into the model and identify for each parcel using GIS.

Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

The LEAR is the alternative land evaluation system being used with OMAFRA to identify prime agricultural areas. Note the results of the LEAR doesn't equal Prime Agricultural Area designation but provides input to what could be designated. OMAFRA uses 40 hectare farm sizes and groupings of +/- 250 hectare areas as an approach to identify Prime Agricultural Areas.

Thanks.

Marc

Marc Rivet, RPP, MCIP

Associate

Senior Planner

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From: Steve Maynard [REDACTED]
Sent: Thursday, April 29, 2021 10:19 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: 'Cynthia Guerard ' <cguerard@mississippimills.ca>; 'Bev Holmes' <bholmes@mississippimills.ca>; 'Jan Maydan' <jmaydan@mississippimills.ca>; 'John Dalgity' <jdalgity@mississippimills.ca>; 'Bill Duncan' [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; 'O'Neill, John (OMAFRA)' <John.O'Neill@ontario.ca>
Subject: RE: COPA 29

Good Morning Mr. Rivet:

I understand the definitions but my question was where does the municipality get the authority to change the CLI of prime agricultural lands?

In other words would you please direct me to the Section of the PPS that permits this, "MMills can use LEAR to determine its Prime Agricultural Areas (as per PPS)"?

Thank you.

Steve Maynard

From: Marc Rivet [<mailto:mrivet@jlrichards.ca>]
Sent: April 29, 2021 10:00 AM
To: Steve Maynard
Cc: Cynthia Guerard ; Bev Holmes; Jan Maydan; John Dalgity; Bill Duncan; Gabrielle Snow; O'Neill, John (OMAFRA)
Subject: RE: COPA 29

Hello Mr. Maynard,

Prime agricultural areas are areas where prime agricultural lands predominate ; where prime agricultural lands are CLI 1, 2, 3 (not ALL prime agricultural lands) and includes associated CLI 4 to 7 and areas concentrated with farms... Note OMAFRA has added organic soils to this mix.

Lanark County has agreed (OPA 21) that MMills can use LEAR to determine its Prime Agricultural Areas (as per PPS) and the methodology has been developed with the Province (OMAFRA). The Land Evaluation component to the LEAR is based on CLI 1, organic soils, 2, and 3 with a potential 70 points allocated to this category.

I hope this helps.

Regards.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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From: Steve Maynard [REDACTED]
Sent: Thursday, April 29, 2021 9:49 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Cynthia Guerard <cguerard@mississippimills.ca>; Bev Holmes <bholmes@mississippimills.ca>;
Jan Maydan <imaydan@mississippimills.ca>; John Dalgity <jdalgity@mississippimills.ca>; Bill Duncan
[REDACTED]
Subject: COPA 29

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Good Morning Mr. Rivet:

Given that Section 2.3 Agriculture of the Provincial Policy Statement 2020 refers to "Prime Agricultural Areas" and "Prime Agricultural Land, and the PPS defines these as:

Prime agricultural area: means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime

agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

how is it possible for the municipality to use the results of the LEAR to change any Canada Land Inventory Class 1, 2 and 3 to non-prime Classes 4 – 7?

Regards,

Steve Maynard

From: [REDACTED]
To: [Marc Rivet](#)
Subject: RE: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.
Date: May 4, 2021 6:54:46 PM
Attachments: [image001.png](#)

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I don't have the "Written Question" option.

My question is

The information provided says that the Proposed for Prime Agricultural Designation is based on considering 250ha blocks.

Are designations actually based on many larger than 250 hectare blocks as seems to be indicated on the block map provided to me and others?

From: Marc Rivet [mailto:mrivet@jlrichards.ca]
Sent: May 3, 2021 10:26 AM
To: Marc Rivet
Cc: Ken Kelly; Gabrielle Snow; Christa Lowry
Subject: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Good day,

The public meeting for OPA 29 - Prime Agricultural Area Designation Review, is schedule for Tuesday May 4, 2021 at 6:00 pm.

The below link will allow residents to join the Council meeting by computer, or use the "Dial by your location" numbers listed at the bottom of this email to join the meeting by phone. I'll ask that if you're joining by computer you keep your video and microphone off until you are asked to speak.

Join Zoom Meeting

<https://zoom.us/j/92265124524?pwd=WUFBcTkxNHRvWDE3M2VydmVaVWFUZz09>

Meeting ID: 922 6512 4524

Passcode: 356284

If residents would like to watch the meeting live, but do not want to participate in the meeting, they can use the following link to view the meeting:

<https://events.mississippimills.ca/council/Detail/2021-05-04-1745-Council-Meeting>

A recording of the meeting will be posted on the municipal website the following day.

A reminder that written comments regarding OPA 29 can still be sent to Marc Rivet mrivet@mississippimills.ca for consideration.

Please let me know if you have any questions regarding the process for this Public Meeting.

Have a great day!

Dial by your location

+1 204 272 7920 Canada

+1 438 809 7799 Canada

+1 587 328 1099 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

Meeting ID: 922 6512 4524

Passcode: 356284

Thanks and Stay Safe.

Marc

Marc Rivet, RPP, MCIP

Associate

Senior Planner

J.L. Richards & Associates Limited

700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1

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From: [REDACTED]
To: Marc Rivet
Cc: ["Bev Holmes"](#); ["Cynthia Guerard "](#); ["Jan Maydan"](#); ["John Dalgity"](#); ["Bill Duncan"](#); [Gabrielle Snow](#); [Kris Kerwin](#)
Subject: RE: COPA 29 LEAR
Date: May 4, 2021 3:09:47 PM
Attachments: [image001.png](#)

Good Afternoon Mr. Rivet:

What aren't the 250 hectare blocks contiguous?

Regards,

Steve Maynard

From: Marc Rivet [mailto:mrivet@jlrichards.ca]
Sent: May 4, 2021 2:02 PM
To: Steve Maynard
Cc: Bev Holmes; Cynthia Guerard ; Jan Maydan; John Dalgity; Bill Duncan; Gabrielle Snow; Kris Kerwin
Subject: RE: COPA 29 LEAR

Hello Mr. Maynard,

As you know, the LEAR concept was discussed with the AG Committee back in 2018 I believe it was. OPA 21 was a public meeting where the decision to differ the Prime Agricultural Area designation was discussed which was later approved by the County December 2019.

The current proposed LEAR was presented as an information item to Council earlier this year.

A meeting was held with the AG committee a couple of weeks ago.

We've also reached out to:
William Hansgen with the National Farmers Union (no response)
Deb Knapton with the Ontario Federation of Agriculture
Bruce Hudson with the Ontario Federation of Agriculture
Christian Farmers (no contact / response)

Statutory Public Meeting Notice was published a month ago with a copy of the proposed OPA 29.

We've been communicating with close to 75 people over the past month or so.

We've prepared this figure to illustrate 250 ha block sizes... Per OMAFRA guidelines the 250 ha areas are generally minimum 'block' sizes and you keep adding lands per the LEAR evaluation until there is a natural break (i.e. river, highway, where the LEAR scoring starts to be less than 66+) – some interpretation is required to come up with a proposed Agricultural Area based on this which is part of the consultation / discussions.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate

Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

[J.L. Richards & Associates Limited](#)



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From: Steve Maynard [REDACTED]
Sent: Monday, May 3, 2021 1:38 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Bev Holmes <bholmes@mississippimills.ca>; Cynthia Guerard <cguerard@mississippimills.ca>; Jan Maydan <jmaydan@mississippimills.ca>; John Dalgity <jdalgity@mississippimills.ca>; Bill Duncan [REDACTED]
Subject: COPA 29 LEAR

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Good Afternoon Mr. Rivet:

Would you please tell me who all were consulted for the LEAR?

Would you also please provide me with a map showing the 250 acre blocks used to determine the classification of lands?

Thanks you.

Steve Maynard

From: [Steve Ma](#)
To: [Marc Rivet](#)
Cc: [Bill Duncan](#)
Subject: RE: LEAR
Date: Wednesday, May 5, 2021 9:12:07 AM
Attachments: [image001.png](#)

Mr. Rivet:

This is totally confusing. Would you please send me the information that OMAFRA provided to you for the LEAR?

Thank you.

Steve Maynard

From: Marc Rivet [mailto:mrivet@jlrichards.ca]
Sent: May 5, 2021 9:05 AM
To: [REDACTED]
Subject: RE: LEAR

Hello,

We start with 250 hectare blocks and add to them where the LEAR supports it... proposed areas can include adjacent lands with a lower score – OMAFRA says to include these areas within the proposed AG until there is a clear delineation in land use or natural severance.

If you compare current vs proposed you will note most of the areas are the same but we are no longer doing partial designation.

Hope this helps.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
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quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.

From: Steve Maynard <stevemaynard@bell.net>
Sent: Wednesday, May 5, 2021 8:58 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: LEAR

Mr. Rivet:

I know there is a parcel by parcel GIS Classification but you have told Council and the public that you used 2350 hectare blocks. My request was to see the mapping of all of the blocks in Mississippi Mills

Thank you.

Steve Maynard

From: Marc Rivet [<mailto:mrivet@jlrichards.ca>]
Sent: May 5, 2021 8:54 AM
To: [REDACTED]
Cc: Bill D. [REDACTED]
Subject: RE: LEAR

Hello Mr. Maynard,

We have created a GIS program just for this project that has all this information per parcel.

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

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From: Steve Maynard [REDACTED]
Sent: Wednesday, May 5, 2021 8:52 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Bill Duncan [REDACTED]
Subject: LEAR

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Good Morning Mr. Rivet:

Thank you for the map showing the 250 hectare blocks of land used for the LEAR. Would you please send me a complete map of the blocks including the “white” areas?

Thank you.

Steve Maynard

Dianne Dawe

From: Gabrielle Snow
Sent: September 29, 2021 9:35 AM
To: Marc Rivet
Subject: RE: Zoning change for 514 Ramsay Conc. 12
Attachments: Rural Zone Permitted Uses.PNG; Agriculture Zone Permitted Uses.PNG; OP Designation - 514 Ramsay Concession 12.PNG; Zoning - 514 Ramsay Concession 12.PNG

Hi Marc,

The 514 Ramsay Conc. 12 property is currently designated Prime Agriculture and is zoned Agriculture (A) zone (see screenshots). OPA is proposing to redesignate the property to Rural.

As per the zoning by-law, an Equine Establishment is permitted on properties zoned Agriculture (A) but not those zoned Rural (RU). This would be considered an existing permitted use and therefore it would be permitted to continue.

Please let me know what you think and if you'd like me to send this response to Susan.

Thanks,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, September 28, 2021 8:24 AM
To: Susan Allan [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Des Clair [REDACTED]; Melanie Knight [REDACTED]
Subject: RE: Zoning change for 514 Ramsay Conc. 12

Good morning,

The proposal is not affecting zoning (zoning would come at a later date) – the current proposal is to determine / review what are prime agricultural areas according to provincial methodology in the Community Official Plan (a policy document). Agricultural uses are permitted in both Agricultural and Rural designations. Furthermore, existing uses (permitted) can continue.

I will ask Gabriele to review your current designation and zoning as it relates to equine related activities.

Thanks.
Marc

From: Susan Allan [REDACTED]
Sent: Monday, September 27, 2021 9:40 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Des Clair [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>
Subject: Zoning change for 514 Ramsay Conc. 12

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Hello,

Please confirm that the zoning change under consideration will allow me to continue to operate my equestrian business.

Please also confirm the exact equine related activities allowed under the proposed new zoning.

Thank you,

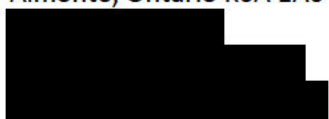
Susan Allan

Susan Allan

Willaway Farm Inc.

514 Ramsay Conc. 12,

Almonte, Ontario KOA 1A0



"Where there is a will, there is a way!"

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11.1 USES PERMITTED

No person shall within the "A" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:



(a) Residential Uses

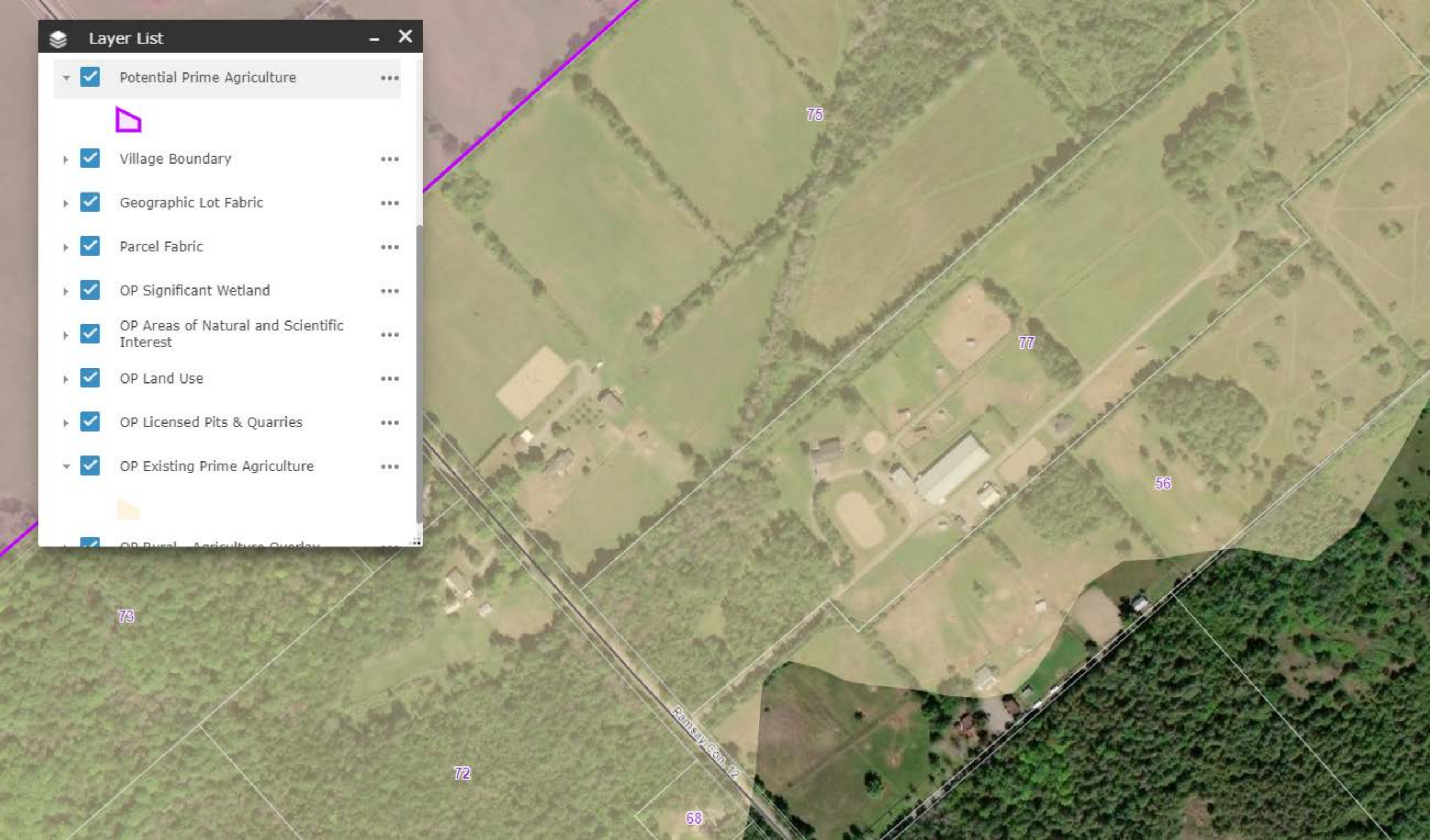
- detached dwelling accessory to an agricultural use
- a non-farm detached dwelling in accordance with Section 7.1.3
- a group home type A within a non-farm detached dwelling
- garden suite
- accessory apartment [By-law #17-61]

(b) Non-Residential Uses

- agricultural use
- agricultural use, specialized
- bed and breakfast
- conservation area
- dairy
- equestrian establishment
- forestry operation
- home-based business - professional use
- home-based business - rural business
- home-based business - farm vacation
- pit, Class A
- sugarbush

Layer List - X

- Potential Prime Agriculture ...
- 
- Village Boundary ...
- Geographic Lot Fabric ...
- Parcel Fabric ...
- OP Significant Wetland ...
- OP Areas of Natural and Scientific Interest ...
- OP Land Use ...
- OP Licensed Pits & Quarries ...
- OP Existing Prime Agriculture ...
- 
- OP Rural Agriculture Overlay ...



12.1 USES PERMITTED

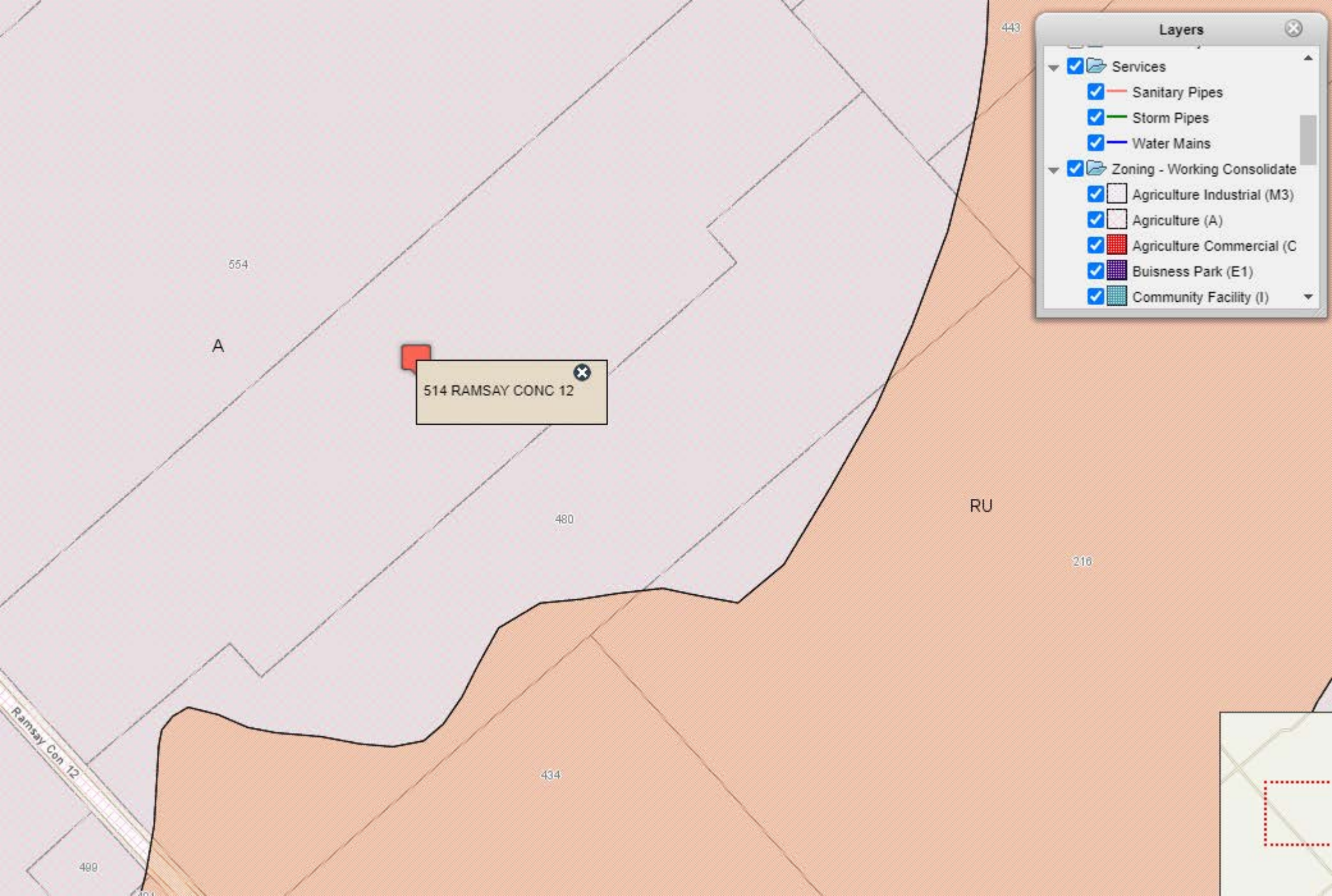
No person shall within the "RU" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Residential Uses

- detached dwelling
- detached dwelling accessory to an agricultural use
- garden suite
- group home type A within a non-farm single detached dwelling
- accessory apartment [*By-law #17-61*]

(b) Non-Residential Uses

- agricultural uses
- bed and breakfast
- conservation areas
- forestry
- hobby farm
- home-based business - domestic and household arts
- home-based business - professional use
- home-based business - rural business
- home-based business - farm vacation
- hunt or fishing camp
- pit, Class A
- sugarbush



Layers

- Services
 - Sanitary Pipes
 - Storm Pipes
 - Water Mains
- Zoning - Working Consolidate
 - Agriculture Industrial (M3)
 - Agriculture (A)
 - Agriculture Commercial (C)
 - Buisness Park (E1)
 - Community Facility (I)

Dianne Dawe

From: Susan Allan [REDACTED]
Sent: September 28, 2021 10:16 AM
To: Marc Rivet
Cc: Gabrielle Snow; Des Clair; Melanie Knight
Subject: Re: Zoning change for 514 Ramsay Conc. 12

Good morning,

Thank you.

Susan Allan

Susan Allan
Willaway Farm Inc.
514 Ramsay Conc. 12,
Almonte, Ontario K0A 1A0

"Where there is a will, there is a way!"

To Unsubscribe at any time, please just reply with the word "Unsubscribe" in the Subject line.

On Sep 28, 2021, at 8:23 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Good morning,

The proposal is not affecting zoning (zoning would come at a later date) – the current proposal is to determine / review what are prime agricultural areas according to provincial methodology in the Community Official Plan (a policy document). Agricultural uses are permitted in both Agricultural and Rural designations. Furthermore, existing uses (permitted) can continue.

I will ask Gabriele to review your current designation and zoning as it relates to equine related activities.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited

700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

[<0.png>](#)

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From: Susan Allan [REDACTED]
Sent: Monday, September 27, 2021 9:40 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Des Clair [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>
Subject: Zoning change for 514 Ramsay Conc. 12

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Hello,

Please confirm that the zoning change under consideration will allow me to continue to operate my equestrian business.

Please also confirm the exact equine related activities allowed under the proposed new zoning.

Thank you,

Susan Allan

Susan Allan
Willaway Farm Inc.
514 Ramsay Conc. 12,
Almonte, Ontario K0A 1A0



"Where there is a will, there is a way!"

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Dianne Dawe

From: Susan Allan [REDACTED]
Sent: September 27, 2021 9:40 PM
To: Gabrielle Snow
Cc: Des Clair; Marc Rivet
Subject: Zoning change for 514 Ramsay Conc. 12

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Hello,

Please confirm that the zoning change under consideration will allow me to continue to operate my equestrian business.

Please also confirm the exact equine related activities allowed under the proposed new zoning.

Thank you,

Susan Allan

Susan Allan
Willaway Farm Inc.
514 Ramsay Conc. 12,
Almonte, Ontario K0A 1A0



"Where there is a will, there is a way!"

To Unsubscribe at any time, please just reply with the word "Unsubscribe" in the Subject line.

Dianne Dawe

From: Gabrielle Snow
Sent: September 9, 2021 2:46 PM
To: [REDACTED]
Cc: Marc Rivet
Subject: RE: Question on how OPA 29 affects my property

Hi Susan,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing it and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Thursday, August 26, 2021 5:52 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: Question on how OPA 29 affects my property

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From: Susan Scott [REDACTED]
Sent: Thursday, August 26, 2021 4:36 PM
To: Marc Rivet
Subject: Question on how OPA 29 affects my property

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Hi there, I have property at 3090 Concession 10 in Pakeham. I received a notice telling me that my property is going to change from rural to Prime agricultural. My property is in the bush. I can't see how that would be prime Agricultural. Can you tell me exactly how that is?

Susan Scott

From: [Susan](#) [REDACTED]
To: [Marc Rivet](#)
Subject: Question on how OPA 29 affects my property
Date: August 26, 2021 4:36:01 PM

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Hi there, I have property at 3090 Concession 10 in Pakeham. I received a notice telling me that my property is going to change from rural to Prime agricultural. My property is in the bush. I can't see how that would be prime Agricultural. Can you tell me exactly how that is?

Susan Scott

Dianne Dawe

From: Sylvia Kornherr [REDACTED]
Sent: February 4, 2022 2:17 AM
To: Gabrielle Snow
Cc: [REDACTED]; Marc Rivet
Subject: RE: Objection to: Mississippi Mills Official Plan Amendment 29A Agricultural designation changes
Attachments: We found suspicious links

Good morning.
Could you please give me a status report on this matter?
Thank you kindly
Sylvia

From: Gabrielle Snow [mailto:gsnow@jlrichards.ca]
Sent: September-15-21 11:27 AM
To: Sylvia Kornherr
Cc: [REDACTED]; Marc Rivet
Subject: RE: Objection to: Mississippi Mills Official Plan Amendment 29A Agricultural designation changes

Hello Sylvia,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry/objection. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of properties has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



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From: Sylvia Kornherr [REDACTED]
Sent: Monday, September 13, 2021 6:30 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>; Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]
Subject: Objection to: Mississippi Mills Official Plan Amendment 29A Agricultural designation changes
Importance: High

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September 13, 2021

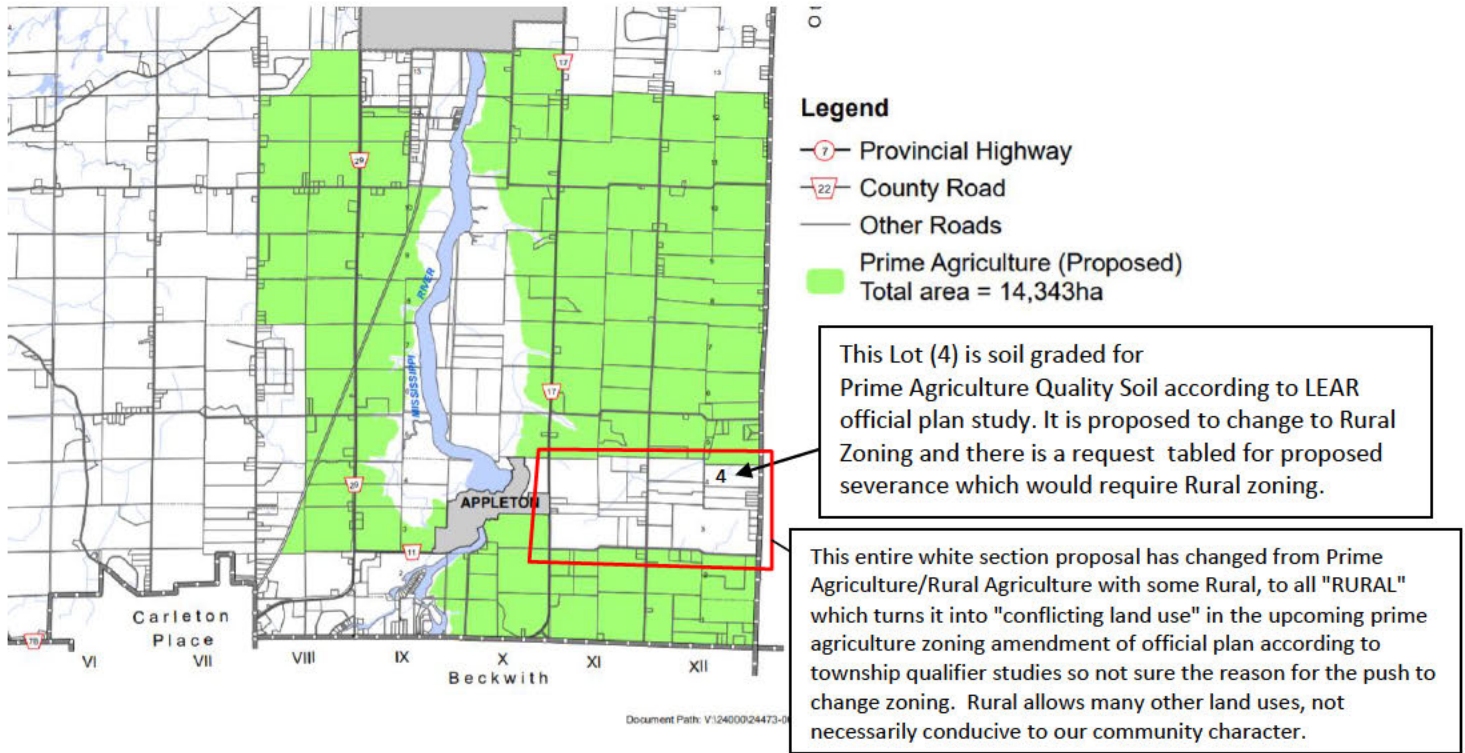
To: Gabrielle Snow, Planner. J.L. Richards & Associates Limited
To: Marc Rivet, Consultant Planner Mississippi Mills Plan Amendment 29A
cc: Ken T. Kelly Chief Administrator Officer Mississippi Mills

From: Sylvia & Peter Kornherr, landowners, 341 Golden Line Road
CON 12 PART LOT 3 PART 1 RP 26R1937

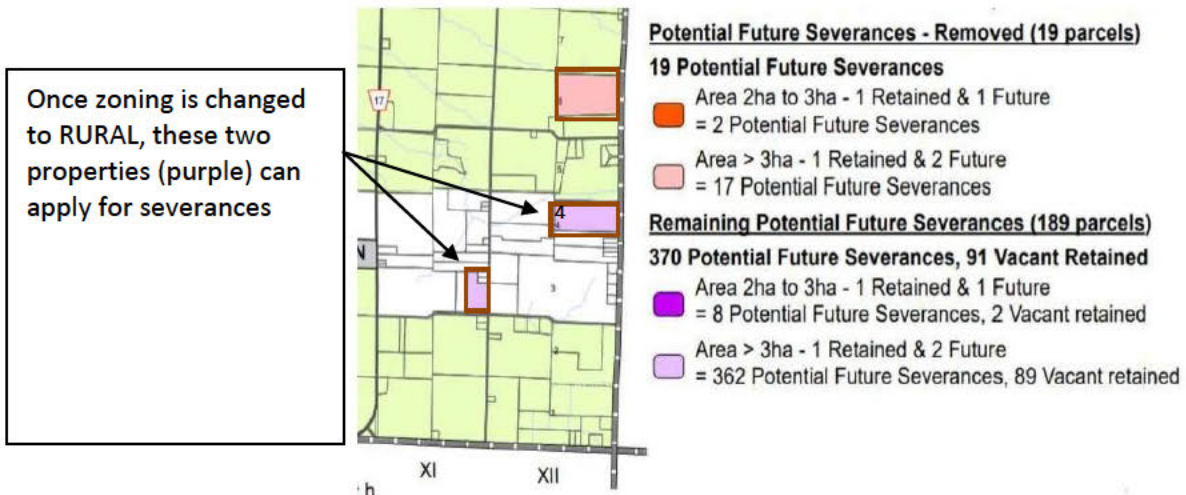
Please see attached our objection to the rezoning of our property from Prime Agriculture to Rural.
Please let me know if you require anything further from us to remove this proposed change from our land.

Best regards
Sylvia & Peter Kornherr

Figure 8. Proposed Prime Agriculture Designation



Further, there is a proposed severance plan that could divide current lands under the proposed zoning change to RURAL. Particularly on the larger parcel on Golden Line Road. Few hobby farms exist for self sufficiency- enough land to take hay crop off of, and this particular land, has that capability, as well as a high LEAR qualification - quality soil for agricultural purposes and should not be changed to rural zoning in order to act on potential severance opportunities otherwise not possible. Keep in mind we are surrounded by commercial cropping and livestock- and housing development is not conducive to the noise, smells, character of our neighbourhood/working farms nor is increased traffic.



EXCERPTS (Full plans/amendments listed in links, last page)

Our concerns in BLUE. Changing our lands to RURAL creates a CONFLICT OF INTEREST- removing valuable agricultural land and bringing in zones that encourage hunting too close to neighbouring homes and livestock. (We have stray bullet holes in barn walls, near misses from poachers hunting our lands).

3.2 AGRICULTURAL POLICIES The agricultural industry found in Pakenham and Ramsay is a major economic and social contributor in Mississippi Mills. Directing approximately \$30 million per year into the local economy based on farm gate sales of \$12.1 million, Mississippi Mills' agricultural industry is one of the largest in Lanark County. Approximately 16,000 hectares (38,500 acres) of land or 30% of the total land base of Mississippi Mills is covered by Classes 1 to 3 soils. This represents roughly 35% of the prime agricultural lands and 70% of the Class 1 soils found within Lanark County. Over the last 30 years, there has been a fundamental change in our rural areas with the influx of non-farm residential development. This influx has placed pressures on the available agricultural lands and the way in which modern agriculture is carried out. Farmers need to be assured that their investment in and commitment to agricultural production shall not be adversely affected by conflicting land uses. Recognizing the importance of the agricultural industry and the threats faced by the urbanization of the rural lands, this Plan establishes a policy direction which shall ensure the protection of the agricultural land base within Mississippi Mills from conflicting land uses. This Plan recognizes the significance of local farmers and the positive impact both large scale and small-scale agricultural operations have on the local economy. The Municipality shall work with local commodity groups, the Ontario Federation of Agriculture, the County of Lanark Agricultural Committee and other groups supportive of the agricultural industry in order to maintain a positive climate for farmers to invest into the local agricultural industry. The "Agricultural" designation has been placed on provincially significant prime agricultural areas which are predominantly characterized as having soils within Classes 1 to 3 of the Canada Land Inventory. The soil classification of lands within Mississippi Mills was determined by the federal Ministry of Agriculture in 2001 through a comprehensive soil survey. **In determining the Agricultural designation, the objective is to create areas predominately comprised of Class 1 to 3 agricultural soils which are as large as practical and uninterrupted by non- agricultural designations.** This recognizes and accepts that Class 4, 5, 6 and 7 soils will occur within prime agricultural areas as part of the soil complex. This Plan also recognizes that there are productive locally significant agricultural operations located outside of the Agricultural designation on smaller pockets of good soils, as well as on poorer soils. **These operations also require protection from conflicting land uses.** The specific policies related to these areas are found in Section 3.3 of this Plan. This Plan recognizes that **traditional rural uses of land, notably agricultural uses, forestry uses, rural recreational activities such as hunting, fishing and snowmobiling, and pit and quarry operations take place in the rural area and should be allowed to continue to take place.** Through the specific land use policies of this Plan, these traditional uses shall be permitted as integral parts of the rural character of the Municipality. In this regard, **future developers and residents should be aware that there are certain activities associated with these uses which result in noise, odours, traffic, hours or seasons of operations, etc. which may be viewed as being incompatible with other uses, particularly rural non-farm residential uses.** The Plan attempts to separate non-compatible rural land uses and protect all aspects of rural character of the Town Municipality. However, those who live in the rural areas must expect to continue to encounter traditional rural land uses.

3.2.1 Goal and Objectives It is a goal of this Plan to:

Protect agricultural resources for agricultural use. The following objectives are designed to implement the goal: 1. Identify the Agricultural designation as those lands which have large contiguous areas of Classes 1, 2 and 3 soils as per the Canada Land Inventory. 2. **Restrict development on agricultural lands to those uses which are compatible with or supportive of the agricultural industry.** 3. Prohibit farmer "retirement lot" severances within the Agricultural designation. 4. Require development within rural areas to be buffered and setback from the boundary of the Agricultural designation. 5. Encourage the agricultural industry to carry out sustainable stewardship of the land in accordance with Environmental Farm Plans, Nutrient Management Plans and Provincial Best Management Practices.

3.2.2 Permitted Uses On lands designated as “Agricultural”, permitted uses shall include:

i. agricultural uses including the growing of crops (including nursery, market gardens and horticultural crops), the raising of livestock and other animals for food or fur, (including dairy or beef cattle, poultry, swine, sheep, fish and non-traditional livestock, such as deer, bison, emu, pheasant, etc.), **equine related activities***, aquaculture, apiaries, forestry, maple syrup production, orchards and associated farm buildings and structures. ii. agriculturally related businesses and services, such as farm implement dealers, feed mill or seed cleaning plants, livestock assembly points, grain drying, animal husbandry services, storage for farm produce, abattoirs, custom machinery operators, or similar agri-businesses.

* equine related activities are part of Agricultural zoning permitted use.
But equine related activities is removed in Rural designation section i.

3.3.2 Permitted Uses On lands designated as “Rural” the following shall be permitted:

This Official Plan recognizes that traditional rural uses of land, notably **agricultural uses***, forestry uses, rural recreational activities such as **hunting**, fishing and snowmobiling, and **pit and quarry operations** take place in the rural area and should be allowed to continue to take place. Through the specific land use policies of this Plan, these traditional uses shall be permitted as integral parts of the rural character of the Municipality. In this regard, **future developers and residents should be aware that there are certain activities associated with these uses which result in noise, odours, traffic, hours or seasons of operations and other nuisances associated with traditional rural land uses which may be viewed as being incompatible with other uses, particularly rural non-farm residential uses.** The Plan attempts to separate non-compatible rural land uses and protect all aspects of rural character of the Municipality. However, those who live in the rural areas must expect to continue to encounter traditional rural land uses. The following goals, objectives and policies apply to lands placed within the “Rural” land use designation.

* i. **agricultural uses** including the growing of crops (including nursery, market gardens and horticultural crops), the raising of livestock and other animals for food or fur, (including dairy or beef cattle, poultry, swine, sheep, fish and non-traditional livestock, such as deer, bison, emu, pheasant, etc.), aquaculture, apiaries, forestry, maple syrup production, orchards and associated farm buildings and structures;
NOTE: Equestrian related activities/husbandry are OMITTED.

ix. Rural commercial and industrial uses shall be limited to those that can operate on private services without danger of pollution or a serious drawdown of groundwater supplies and which create minimal obnoxious sound, odour, dust, vibration, fumes, smoke or solid waste disposal problems and are not deemed to be obnoxious uses in accordance with Ministry of Environment Guidelines.

NOTE: That never stopped the designation of mineral aggregate on our lands with brand new homes and agriculture and animal hobby farms in 1996 so not much comfort of protection whereas agriculture designation will continue to protect our current land use and match the adjacent prime agriculture designations around us, plus bring us into alignment, not a "conflict of interest" "rural" designated zone.

xiii. The following tourist commercial uses shall be permitted: a. tourist lodging facilities (such as hotels, motels, resorts, country inns, rental cottages), summer camps, clubs, places of entertainment, recreational facilities (such as **hunt camps**, and marinas; b. retail commercial establishments catering to the day-to-day needs of the tourist; c. cultural uses, such as sites of historic interest, museums and related facilities; d. maple syrup bushes, maple syrup processing facilities, accessory pancake houses, museums and meeting rooms shall be permitted; and, e. an accessory residential dwelling for the owner or operator of a permitted principal commercial/industrial use. The identified permitted uses are set out in the Zoning By-law

In summary, we have roosters crowing at 4am, smell of cow and horse dung, flies at certain times of the year, two large scale cattle farms abutting us on Concession XII and Hamilton Side road, calves crying during weaning season, horse hobby farms on almost every homestead on Golden Line and Conc. XII, young children able to have a life on their hobby farms with no worries from COVID, chased by the chickens and ducks, playing in healthy soil, biking and riding ponies. We all signed up for this and its part of our rural design. Rezoning to rural usages and further development will become a conflict of interest to our agricultural lands, increase traffic and not be compatible with any new home development seeking more pristine, sterile community living. It is conducive to our rural character to keep local and thru-traffic controlled- we share the roads with the Ottawa Valley Hunt club- oldest drag fox hunting equine sports club in North America- they utilize our roads and lands; 2 equine facilities- stabling and lesson & equine wellness facilities abutting our properties that are on Conc.XII in the proposed rural zoning area and a 3rd equestrian facility just down the road that offers children pony lessons. Our community shares like-behaviours and lifestyle; we support each other both in our common land use for agricultural purposes and economically to our local businesses. We generate a lot of revenue for farmers, feed supply stores, truck and trailer industry, area veterinarians, support our equine teaching facilities and don't mind the early noise when our large scale farmers are taking down crop, harvesting and replanting long hours overnight and into the wee hours of the morning. In short we are an integral part of the agricultural community and should remain so- not become a conflict of interest! Our lands, soils, activities all support agricultural designation keeping with the surrounding existing zoning of Prime agriculture usage and should NOT be changed to Rural, with potential negative impacts, conflict of interest and potential severances on some lots that should remain protected and whole.

The following maps are a compilation of the planner's criteria to formulate our land-zoning without any real data/input from the community/land owners involved. I have spoken with home-owners and many share these concerns. I have asked them to individually notify you with their concerns, but have summarized general points here.

I urge you to re-consider these draft proposal changes due to long & short term implications that will directly impact our homestead/farm properties and unique rural character unlike anywhere else in Canada.

Best regards
Sylvia Kornherr, President
Four Corner's North Association
341 Golden Line Road

[REDACTED]
[REDACTED]

References:

Severance map: https://www.mississippimills.ca/en/municipal-hall/resources/Documents/Public-Engagement/PotSeverance_Change.pdf

DRAFT OFFICIAL PLAN AMMENDMENT 29A

https://www.mississippimills.ca/en/news/resources/24473--OPA-29-AG-Review_Rev02.pdf

CURRENT OFFICIAL PLAN

https://www.mississippimills.ca/en/municipal-services/resources/Documents/Planning/MUNICIPALITY-OF-MISSISSIPPI-MILLS-COMMUNITY-OFFICIAL-PLANAdopted-OPA-21COPA-No.-21_24_26_Consolidated.pdf

Dianne Dawe

From: Gabrielle Snow
Sent: September 15, 2021 11:27 AM
To: Sylvia Kornherr
Cc: [REDACTED] Marc Rivet
Subject: RE: Objection to: Mississippi Mills Official Plan Amendment 29A Agricultural designation changes

Hello Sylvia,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry/objection. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of properties has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Sylvia Kornherr [REDACTED]
Sent: Monday, September 13, 2021 6:30 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>; Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]
Subject: Objection to: Mississippi Mills Official Plan Amendment 29A Agricultural designation changes
Importance: High

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September 13, 2021

To: Gabrielle Snow, Planner. J.L. Richards & Associates Limited
To: Marc Rivet, Consultant Planner Mississippi Mills Plan Amendment 29A
cc: Ken T. Kelly Chief Administrator Officer Mississippi Mills

From: Sylvia & Peter Kornherr, landowners, 341 Golden Line Road
CON 12 PART LOT 3 PART 1 RP 26R1937

Please see attached our objection to the rezoning of our property from Prime Agriculture to Rural.
Please let me know if you require anything further from us to remove this proposed change from our land.

Best regards
Sylvia & Peter Kornherr

Dianne Dawe

From: Sylvia Kornherr [REDACTED]
Sent: September 13, 2021 6:30 PM
To: Gabrielle Snow; Marc Rivet
Cc: [REDACTED]
Subject: Objection to: Mississippi Mills Official Plan Amendment 29A Agricultural designation changes
Attachments: SUBMISSION LETTER-KORNHERR.pdf

Importance: High

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September 13, 2021

To: Gabrielle Snow, Planner. J.L. Richards & Associates Limited
To: Marc Rivet, Consultant Planner Mississippi Mills Plan Amendment 29A
cc: Ken T. Kelly Chief Administrator Officer Mississippi Mills

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Please let me know if you require anything further from us to remove this proposed change from our land.

Best regards
Sylvia & Peter Kornherr

From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Mississippi Mills Prime Ag Amend 29
Date: Friday, August 20, 2021 9:47:15 AM
Attachments: [image001.jpg](#)

Hello,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation. Would you feel comfortable providing us with a list of your questions via email?

Receiving your questions via email will allow us to have a record of your inquiry and provide you with quicker response.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:52 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Mississippi Mills Prime Ag Amend 29

From: Sylvia Kornherr [REDACTED]
Sent: Tuesday, August 3, 2021 1:50 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Mississippi Mills Prime Ag Amend 29

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Hello Marc.

I left you a quick VM of introduction.

I live on Golden Line Road and am the president of the Four Corners' North Association.

We worked closely with the township in the 1996's reversal of Mineral Aggregate designations from our properties and later worked to find a good road upgrade solution during the 2003 International Plowing Match era where funds were attained to upgrade our roads to hard top and again in 2017 for resurfacing. Also had some input during the transition of Ministry of Natural Resources hand-off to The Conservation Authority and proposed protection designations to our properties.

We have mostly new residents on our road over the last 5 years, not familiar with our history or with the full understanding of the new Amendment 29's Leer grading system and proposed zoning changes.

There are some common questions I would like to discuss with you before sending out a letter to our residents.

Can we set a time to chat tomorrow or Thursday?

I am available tomorrow afternoon anytime after 2pm and Thursday is pretty open.

Looking forward to your response.

Best regards

Sylvia H. Kornherr



Four Corners' North, President

Four Corners' North representative, Mississippi Mills and Ottawa

[REDACTED]

[REDACTED]

Dianne Dawe

From: Sylvia Kornherr [REDACTED]
Sent: September 13, 2021 5:23 PM
To: Gabrielle Snow; Marc Rivet
Subject: Objection to: Mississippi Mills Official Plan Amendment 29A Agricultural designation changes
Attachments: We found suspicious links

Importance: High

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Hello, thank you for taking the time to get back to me.
Please see attached grievances from concerned community members regarding proposed changes to our land zoning. Your attention to this matter for resolve is greatly appreciated.
Let me know if I can be of further assistance.
Best regards

Sylvia Kornherr
[REDACTED]

From: Gabrielle Snow [mailto:gsnow@jrichards.ca]
Sent: August-20-21 9:47 AM
To: sylvia.kornherr [REDACTED]
Cc: Marc Rivet
Subject: RE: Mississippi Mills Prime Ag Amend 29

Hello,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation. Would you feel comfortable providing us with a list of your questions via email?

Receiving your questions via email will allow us to have a record of your inquiry and provide you with quicker response.

Thank you,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



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Looking forward to your response.

Best regards

Sylvia H. Kornherr

[REDACTED]

[REDACTED]

Dianne Dawe

From: H.J Investments [REDACTED]
Sent: September 7, 2021 2:37 PM
To: Marc Rivet
Cc: [REDACTED]; Gabrielle Snow; Eric Forhan; Kris Kerwin; Ken Kelly
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

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Anyway, those are my dreams for the land and the motivation for me to have made an agreement with my mother to purchase the land from her. To keep it in the family, accessible to everyone and enjoyed for generations.

Thanks,
Terri-Lynn

P.S I was looking on your link and reading it and I have a really hard time understanding what I am reading. **What is my property designated as of today** and on the map am I in **the green area**, where it is trying to be added to Agricultural land? Is my property in the green area of the map. Will it be explained to me why my land is agricultural and can't be severed on, if that is the case? Do I have a point value for my property?

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To: H.J Investments [REDACTED]
Cc: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>; Ken Kelly [REDACTED]
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

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It is a proposed amendment under the Planning Act therefore includes public consultation.

We will review and provide a response in our report to Committee of the Whole (date to be determined).

We will keep you informed.

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



**J.L. Richards
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member

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Cc: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

Role number is 0931-946-015-22200-0000,

Should I be writing you a letter saying what I want to happen to the property or the general Mississippi Mills email box? Or is there an email address you can provide me to send my letter to? Will my purpose for the land make a difference in what the property is designated for? Does the provincial methodology consider the owners opinions? Or if the criteria from the provincial methodology approach is a match, then will the property fall into the designation of its choice, regardless of the owner's views?

Thanks,
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From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, September 7, 2021 12:58 PM
To: H.J Investments [REDACTED]
Cc: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

Hello,

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You are correct – whether or not you could sever to is the question.

What is the role number (PIN) of the subject property or do you have a plan?

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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From: H.J Investments [REDACTED]
Sent: Tuesday, September 7, 2021 12:48 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]
Subject: Property off County Road 29N by the River between Pakenham and Almonte

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To: Mark Rivet

Hi, my name is Terri-Lynn Levi, and I am emailing you on behalf of my mother Helen Levi and myself. We have a sale agreement between my mother Helen Levi, the current owner and myself, her daughter, Terri-Lynn Levi the purchaser of a piece of property off county road 29, 25 acres down by the river. My mother received the notice letter in the mail that the Municipality of Mississippi Mills is reviewing the designation of her land soon to be my land in the Community Official Plan.

How do we find out if this property is what you are speaking about? What do I put in my letter to the town? I want this property to be eligible for future severances for my three children to build homes on or to just have their own individual parcels to utilize with their family's or I want to be able to build a home for myself on this

land. I don't know what this land is currently designated as so if these things aren't possible today, then I guess it won't make much of a difference down the road. I know before my father passed away this land was part of his homestead, and he was looking into the above options. I would really like to speak to someone and understand what the land is classified as today and what options it possesses or what potential purpose could this land be designated as if things change after this assessment is done and the town decides what our property is eligible for.

I would like to speak to you. Also, I'm not sure how to address the letter to the town? Do I just give my wants for the property as I have expressed in this email? I am not familiar with any of this and do not have enough time to research and seek advice from I don't know who, to have the property explained to me as it stands today and what impact these decisions or assessments could have on it in the future.

Thanks,
Terri-Lynn Levi



From: [H.J Investments](#)
To: [Marc Rivet](#)
Cc: [helen \[REDACTED\]](#); [Gabrielle Snow](#); [Eric Forhan](#); [Kris Kerwin](#)
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte
Date: September 7, 2021 1:17:45 PM
Attachments: [image001.png](#)

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Sent: Tuesday, September 7, 2021 12:58 PM
To: H.J Investments [REDACTED]
Cc: [REDACTED]; [Gabrielle Snow <ggsnow@jlrichards.ca>](mailto:ggsnow@jlrichards.ca); [Eric Forhan <eforhan@jlrichards.ca>](mailto:eforhan@jlrichards.ca); [Kris Kerwin <kkerwin@jlrichards.ca>](mailto:kkerwin@jlrichards.ca)
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Cc: [helen](#) [REDACTED]
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Thanks,

Terri-Lynn Levi

[REDACTED]

[REDACTED]

Dianne Dawe

From: Marc Rivet
Sent: September 8, 2021 2:32 PM
To: [REDACTED]
Cc: helen [REDACTED]; Gabrielle Snow
Subject: FW: Property off County Road 29N by the River between Pakenham and Almonte

Good afternoon,

According to our records Role number 0931-946-015-22200-0000 no changes are proposed to this property and we don't believe a letter was sent for this property? A letter was sent to 2210 Ramsay Conc 6D because a very small corner of that property was designated Agriculture and this is proposed to be removed. It appears that severances have already been granted to this parcel (2 new lots from the original lot of record 1973).

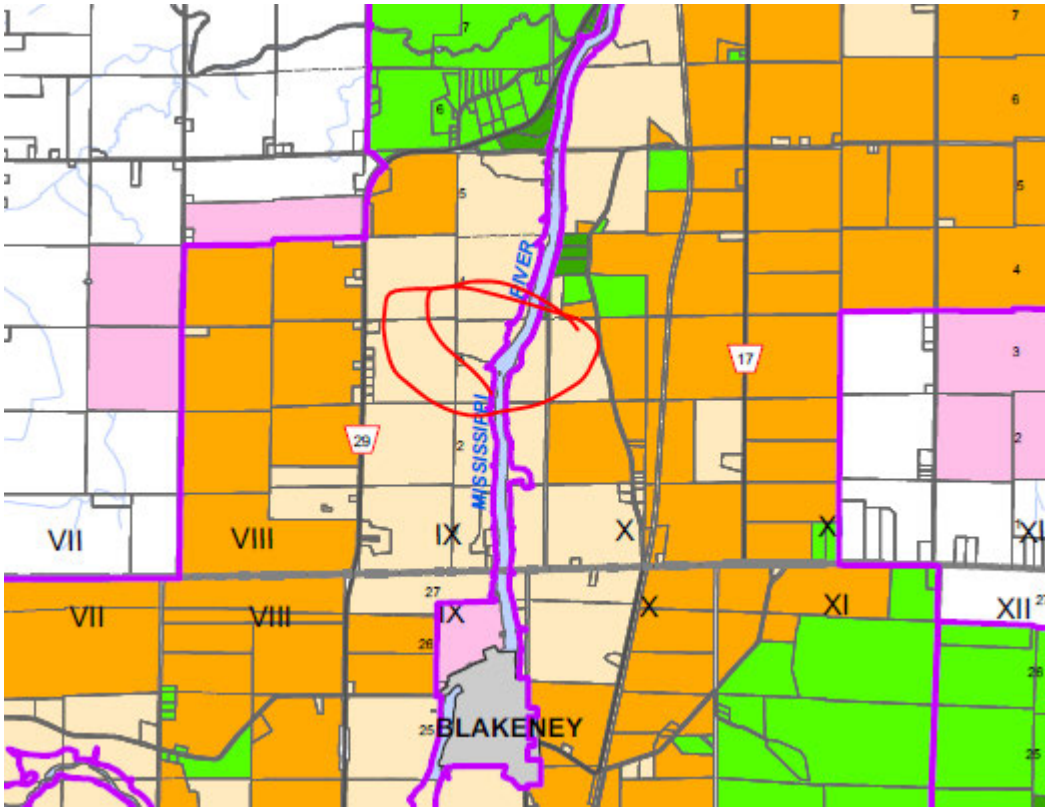
Role number 0931-946-015-22200-0000 is designated Agricultural Resource Area (no change proposed) and severances are not permitted since 2006 in Agricultural Resource Areas.

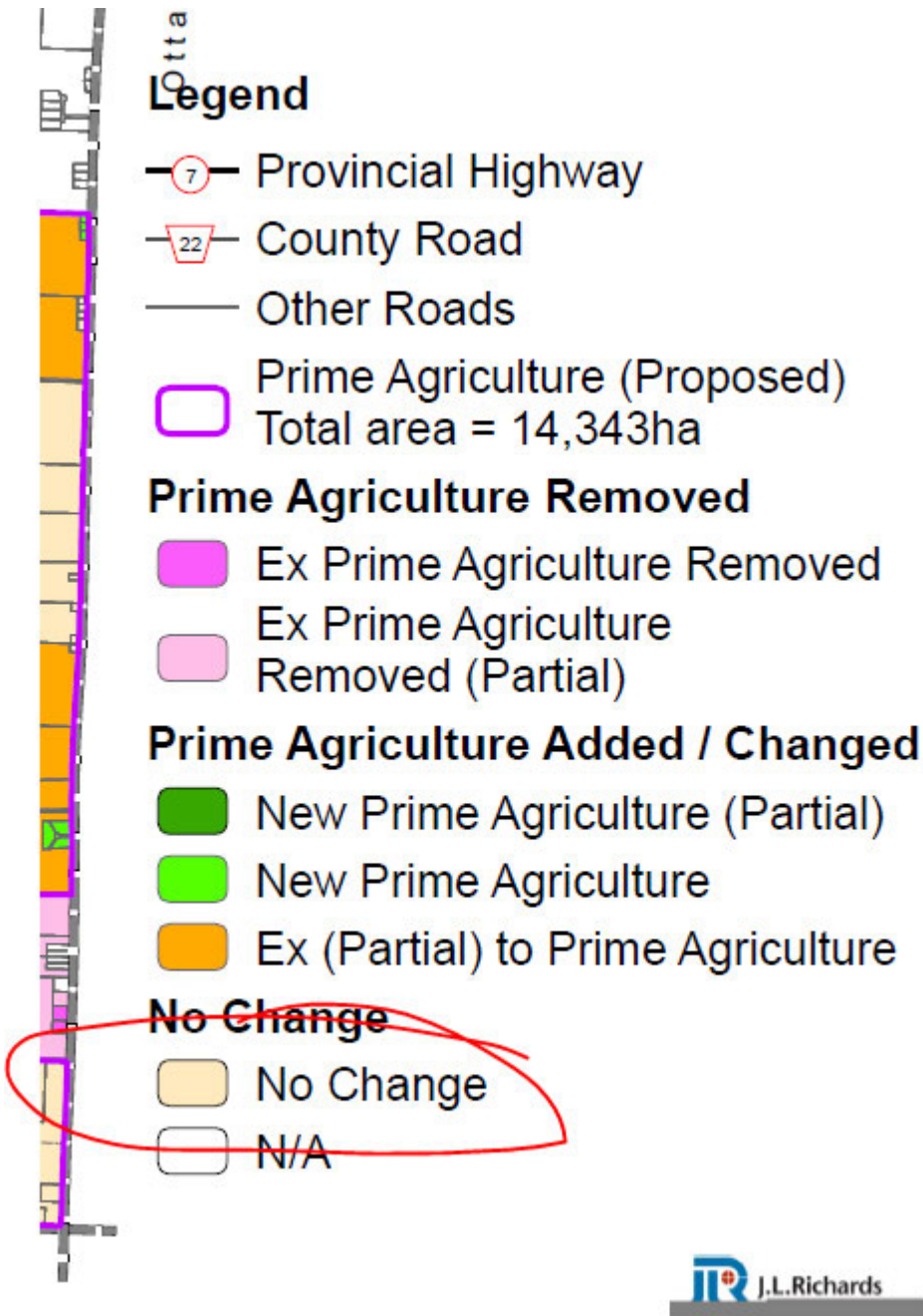
Regards,
Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Wednesday, September 8, 2021 2:17 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

Marc,

My records show the property hasn't changed and going through the mailing list spreadsheet it wasn't included in the mailing list. My ownership records show the owner is LEVI HELEN NOREEN and she did receive a letter in the mail for [2210 RAMSAY CONC 6D](#) because the partial prime agriculture designation could be removed if Mmills moves forward with proposed AG limits. Wrong property.





From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, September 7, 2021 2:56 PM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: FW: Property off County Road 29N by the River between Pakenham and Almonte

Why did 0931-946-015-22200-0000 get notice... no change in this area?

From: H.J Investments [REDACTED]
Sent: Tuesday, September 7, 2021 2:37 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: helen [REDACTED] Gabrielle Snow <gsnow@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>; Ken Kelly [REDACTED]
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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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From: H.J Investments [REDACTED]
Sent: Tuesday, September 7, 2021 12:48 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: [helen](#) [REDACTED]
Subject: Property off County Road 29N by the River between Pakenham and Almonte

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To: Mark Rivet

Hi, my name is Terri-Lynn Levi, and I am emailing you on behalf of my mother Helen Levi and myself. We have a sale agreement between my mother Helen Levi, the current owner and myself, her daughter, Terri-Lynn Levi the purchaser of a piece of property off county road 29, 25 acres down by the river. My mother received the notice letter in the mail that the Municipality of Mississippi Mills is reviewing the designation of her land soon to be my land in the Community Official Plan.

How do we find out if this property is what you are speaking about? What do I put in my letter to the town? I want this property to be eligible for future severances for my three children to build homes on or to just have their own individual parcels to utilize with their family's or I want to be able to build a home for myself on this land. I don't know what this land is currently designated as so if these things aren't possible today, then I guess it won't make much of a difference down the road. I know before my father passed away this land was part of his homestead, and he was looking into the above options. I would really like to speak to someone and understand what the land is classified as today and what options it possesses or what potential purpose could this land be designated as if things change after this assessment is done and the town decides what our property is eligible for.

I would like to speak to you. Also, I'm not sure how to address the letter to the town? Do I just give my wants for the property as I have expressed in this email? I am not familiar with any of this and do not have enough

time to research and seek advice from I don't know who, to have the property explained to me as it stands today and what impact these decisions or assessments could have on it in the future.

Thanks,
Terri-Lynn Levi



From: [REDACTED]
To: [Marc Rivet](#)
Cc: [REDACTED]
Subject: Fwd: Terry Scheel Property
Date: Friday, August 20, 2021 9:33:42 AM
Attachments: [TFS - Prime Farm Designation 2021 b .20210802.jpg](#)

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Hi again Marc! I have not heard back from you and was wondering if you are not getting my emails.

If you are still planning to designate our property as prime farmland, I would appreciate the information requested below in my original message sent August 2, 2021.

Thank you.

Terry Scheel

-----Original Message-----

From: [REDACTED]
To: mrivet@jlrichards.ca <mrivet@jlrichards.ca>
Sent: Mon, Aug 16, 2021 9:19 am
Subject: Terry Scheel Property

Hi Marc, here is the original message. Thank you. Terry Scheel

-----Original Message-----

From: [REDACTED]
To: mrivet@jlrichards.ca <mrivet@jlrichards.ca>
Sent: Mon, Aug 2, 2021 8:00 am
Subject: Fwd: Failure Notice

Hi Marc, thank you for the opportunity to address the proposed designation of our land to Prime Agricultural status (Part Lot 10

Concession 10 bordered by McWatty Road, Pakenham ON).

As stated in our email to Denny Ferguson, we are shocked that our land would be considered prime agricultural! We are hoping a closer look will clearly demonstrate that this land is, in fact, not prime agricultural land.

Would you be so kind as to provide us with the exact rationale and scoring used to designate the property in question?

I have attached a marked up Google Earth shot of the property in question. It shows the actual boundaries (in red).

Thank you.

Terry Scheel

From: [terry \[REDACTED\]](#)
To: [Gabrielle Snow](#)
Cc: [Marc Rivet](#); [REDACTED]
Subject: Re: Terry Scheel Property
Date: September 6, 2021 9:28:30 AM
Attachments: [image001.png](#)
[0.png](#)

Hi Gabrielle, I would like to clarify a point please. I say "The actual arable land is less than 50 acres....". By this, I mean the map's solid blue annual arable land plus the hay areas. The remaining land -- gullies, hills, unusable and inaccessible land makes up 20-some acres of the property.

Thanks again.

Terry

-----Original Message-----

From: Gabrielle Snow <gsnow@jlrichards.ca>
To: terry [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]
Sent: Mon, Aug 30, 2021 8:53 am
Subject: RE: Terry Scheel Property

Hi Terry,

Thank you for preparing these additional notes and materials to support your inquiry.

We will review and let you know if we have any questions.

Best,

Gabrielle

Gabrielle Snow

Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



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From: terry [REDACTED]

Sent: Thursday, August 26, 2021 10:56 AM

To: Gabrielle Snow <gsnow@jlrichards.ca>

Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]

Subject: Re: Terry Scheel Property

Hi Gabrielle, I have prepared some additional notes in the attachment. I also included two overhead google shots of the property which clearly show the deficiency of this land as a viable, effective and efficient farming operation; plus the significant conflict to high number of nearby residences. One google view shows just the land boundaries and the other is notated to better illustrate the situation.

Should you have any questions or further clarification, please contact me by this email or by telephone [REDACTED]

We thank you in advance for your consideration.

Terry Scheel

-----Original Message-----

From: Gabrielle Snow <gsnow@jlrichards.ca>

To: terry [REDACTED]

Cc: Marc Rivet <mrivet@jlrichards.ca>

Sent: Thu, Aug 26, 2021 8:58 am

Subject: RE: Terry Scheel Property

Hi Terry,

Thanks for your email.

We welcome any additional supporting information you would like to provide. Please feel free to send it my way and cc Marc so we stay on the same page in terms of incoming emails/information.

Thanks,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913

J.L. Richards & Associates Limited

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From: terry [REDACTED]
Sent: Wednesday, August 25, 2021 9:55 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: Terry Scheel Property

Hello Gabrielle.

I wish to thank you for the information and response (I was not sure my messages were getting through).

I appreciate the task before you and it helps to know what is happening.

I have attached again an overhead view of the property at 231 McWatty Road. It clearly shows the non-ideal state of this property.

I am preparing some **additional information** for you and will get it to you shortly.

Thanks again.

Terry Scheel

-----Original Message-----

From: Gabrielle Snow <gsnow@jlrichards.ca>
To: terry [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
Sent: Wed, Aug 25, 2021 8:54 am
Subject: FW: Terry Scheel Property

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913

[J.L. Richards & Associates Limited](#)



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From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:17 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Terry Scheel Property

From: [terry](#) [REDACTED]
Sent: Monday, August 16, 2021 9:20 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Terry Scheel Property

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Hi Marc, here is the original message. Thank you. Terry Scheel

-----Original Message-----

From: terry [REDACTED]

To: mrivet@jlrichards.ca <mrivet@jlrichards.ca>

Sent: Mon, Aug 2, 2021 8:00 am

Subject: Fwd: Failure Notice

Hi Marc, thank you for the opportunity to address the proposed designation of our land to Prime Agricultural status (Part Lot 10 Concession 10 bordered by McWatty Road, Pakenham ON).

As stated in our email to Denny Ferguson, we are shocked that our land would be considered prime agricultural! We are hoping a closer look will clearly demonstrate that this land is, in fact, not prime agricultural land.

Would you be so kind as to provide us with the exact rationale and scoring used to designate the property in question?

I have attached a marked up Google Earth shot of the property in question. It shows the actual boundaries (in red).

Thank you.

Terry Scheel

August 26, 2021

To: Gabrielle Snow, Planner

Proposed Prime Agricultural Land Designation

Thank you for the opportunity for additional comments to the proposed Prime Agricultural Land designation.

The property is located at 231 McWatty Rd., Pakenham. The total property is about 72 acres (outlined in red on the attached google picture). The topography represents a property made up of the following as shown on the other notated google picture.

- a. several odd shaped arable areas (shown in solid blue);
- b. several restrictive crop areas – hay only (shown in blue with silver overlay)
- c. a number of heavy gully areas (Green – as shown on the global earth satellite shot)
- c. significant hills (Green - global earth satellite shot)

The actual arable land is less than 50 acres due to the topography of the slopes, gullies and hills. The gullies are significant with some over 50 feet wide and 25- 30 feet deep. The farmland effectiveness is further reduced when the restricted acreage and limited crop type (hay) is considered (shown in blue with silver overlay). Crops such as corn or soybeans will not effectively grow here.

Safety is also an issue on some of this land and limits the type of farm equipment that can be used on certain parts, while other parts are not accessible to machinery at all. The better arable land (shown in solid blue) is also oddly shaped due to its surroundings and with the previous severed lands / homes. Tight turning corners further reduces effective working of the land and the loss of even more usable land.

I understand the soil has been classified as Class 4 with elements of Class 5 (i.e. requiring the limited crop of hay -- shown in blue with silver overlay). The soil is sandy in areas with some topical sandy layers, or a shallow topsoil area which is above thick pure sandy belts. The lower natural fertility needs to be augmented heavily with fertilizers. The moisture holding capacity is also limited leading to some drought situations. Stone removal is also an annual task.

The property directly borders a municipal road and is across from a 70-home housing development. It is also surrounded by 16 other homes that border or are very close, plus an active golf course. The village of Pakenham proper is very close with some parts visible from the land. The only somewhat compatible property is the abattoir.

McWatty Road is a busy road on the north side of the property. The road is the only entrance to the property, the housing development, some of the other surrounding residences, the golf course, and the Mount Pakenham Ski Resort. Interaction with farm machinery on this road is a common occurrence, and unfortunately, several close calls of collision due to speeding vehicles passing close to the machinery. As well, egress to the equipment storage barn entrance is simply dangerous! It is the only available entrance and is half way up a fairly steep hill and in a bad blind spot for vehicles approaching the hill from the south west.

The close proximity to the homes in the area have resulted in complaints of dust and noise from the operation of the machinery. I have been flagged down and complained to with one other lady going so far as banging her fists on my tractor tires.

These issues reflect serious conflict between what the land use is now, and into the future. The very close proximity to the housing development, the other surrounding homes, the village closeness, and even the golf course patrons present a clear conflict to the use of our land as any agricultural unit. If the land is designated Prime, the additional restrictions now and others imposed in the future make this situation even worse.

Therefore, by the combination of these factors, the property has very limited agricultural usefulness and this land should not be designated or classified as Prime Agricultural land.

I would also appreciate it if you could let me know if our property will be excluded from a Prime Agricultural land designation.

Again, thank you very much for your time!

Sincerely,

Terry Scheel



RED = FARM BOUNDARY.
GOOGLE MAP.



RED = FARM LAND BROADLY

BLUE = ARABLE LAND

GREEN = GULLIES & HILLS

BLACK = CURRENT RESIDENTIAL

 - LIMITED CROP TYPE (HAY ONLY)
DUE TO STEEP HILL / SAFETY

 - LIMITED CROP TYPE (HAY ONLY)
DUE TO SOIL QUALITY.

Mélanie Désabrais

From: Marc Rivet
Sent: March 11, 2022 9:58 AM
To: [REDACTED]
Cc: Kris Kerwin; [REDACTED] Gabrielle Snow; mknight@mississippimills.ca; Ken Kelly
Subject: RE: Classification of Property Land - Scheel AG status

Hi Terry,

The LEAR methodology was developed in partnership with OMAFRA (for this region) and input from the LEAR Working Committee.

CLI mapping is a provincial data set and I understand was verified (sorry don't have more info as was not involved) in 2005-2006.

All properties were evaluating based on the same GIS / Scoring methodology (input / output).

You would need to contact an agrologist for a quote.

Thanks.

Marc

From: [REDACTED]
Sent: Friday, March 11, 2022 9:52 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Kris Kerwin <kkerwin@jlrichards.ca>; [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; mknight@mississippimills.ca
Subject: Re: Classification of Property Land - Scheel AG status

Thank you Marc. The information is helpful. Could you please provide an answer / information for the following:

You have scored my property as follows:

Parcel Size - 10 out of 10

LE - 57 out of 70

Conflicting Land Uses - 0 out of 10

Active Farming - 9 out of 10

Total 76

1. CLI Mapping:

The screenshot of the CLI mapping of our property is blurred and I cannot read it. Would you have a clearer map please? If not, where do we access it?

a. When was the CLI mapping done on our property?

b. How accurate is the CLI mapping conclusions shown on the map?

c. Would you have any idea how much an agrologist's report would cost me?

2. Parcel Size:

a. According to our records, the total property is 72 acres. The score assigned would be an 8 and not a 10.

3. Active farming:

a. Based on our 72 acres, approximately 48 acres are farmable when you take into account the 3 major gullies, hills and buildings and lanes. Therefore, 66% of the available land would be available for farming, at best.

b. If my property was not farmed and left to natural growth (trees, grass and weeds), would the 9 points assigned under "% Farmed" be reduced by 9 points?

4. LEAR Scoring:

a. Why has a high 70% weight assigned to the LE portion? Obviously, any additional scoring in the other categories has minimal impact on achieving a below 66 score.

b. Is the Mississippi Mills LEAR scoring point breakdown and methodology the same as other parts of Ontario?

c.1. Is the impact of LEAR the same in other parts of the province with much more farmland and larger farms?

c.2. Is the impact on property owners here and in other parts of the province equal? For instance, is a rural property used for farming with a soil class of 3 + similar AR factors everywhere in the province assigned a Prime Agricultural status?

d. Was there a government requirement / objective to achieve a certain percentage of rural land assigned as Prime Agricultural?

d.1. If so, what is this target?

d.2. How does this affect the assignment of such a high 70% percentage, for soil classification?

Thanks again and I look forward to the answers above.

Regards,

Terry Scheel

-----Original Message-----

From: Marc Rivet <mrivet@jlrichards.ca>

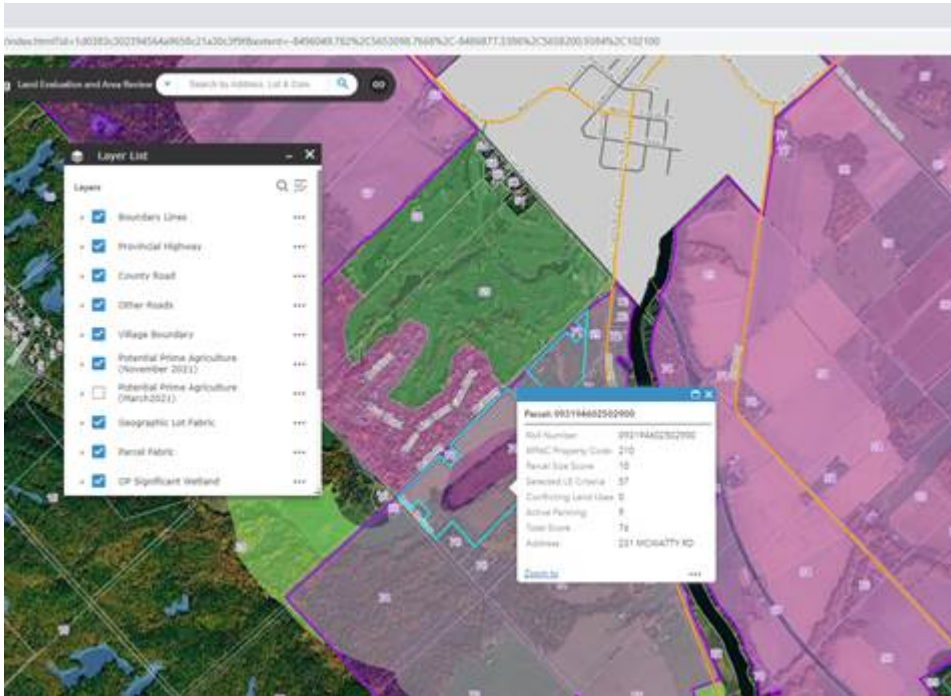
To: [REDACTED]

Sent: Mon, Mar 7, 2022 1:11 pm

Subject: RE: Classification of Property Land - Scheel AG status

Scored low on size and conflicting use but the soils themselves scored 57... As we are using Canada Land Inventory (CLI) mapping for all parcels you would need to provide an agrologist's report which reviews the soil mapping (Class 1, 2, 3).

M



Marc Rivet, RPP, MCIP

Associate

Senior Planner

J.L. Richards & Associates Limited

700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1

Direct: 343-803-4533 Cell: 613-867-8528



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From: terrymaverick@aol.com <terrymaverick@aol.com>

Sent: Monday, March 7, 2022 11:50 AM

To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: Classification of Property Land - Scheel AG status

Marc, thanks very much. Could you kindly tell me how I would be able to find out the parcel description ie. is there a map that you used where I could point this out to you?

Terry

-----Original Message-----

From: Marc Rivet <mrivet@jlrichards.ca>
To: [REDACTED]; Kris Kerwin <kkerwin@jlrichards.ca>
Cc: [REDACTED] <denmarg2@sympatico.ca>; Gabrielle Snow <gsnow@jlrichards.ca>;
mknight@mississippimills.ca <mknight@mississippimills.ca>
Sent: Mon, Mar 7, 2022 11:21 am
Subject: RE: Classification of Property Land - Scheel AG status

Hello

I would need to know what parcel you are talking about along White Lake Road?

Kris can you provide me with the breakdown for Terry's property (see below) – and see if you know what this other property is?

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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From: [REDACTED]
Sent: Monday, March 7, 2022 10:11 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; mknight@mississippimills.ca
Subject: Re: Classification of Property Land - Scheel AG status

Marc, thank you very much for the information. **Could I please obtain the exact breakdown of the scoring that applied to our property?** I am really surprised that this land based on the reasons previously submitted can be remotely designated Prime Agricultural land.

Also, there was land outside the village on the White Lake road that was deemed to be non-prime agricultural land (based on the previous map). I cannot understand how that land can be classified as such while our parcel is classified as Prime....this does not make any sense. **Therefore, could I obtain the scoring for that land also for comparison?**

Thanking you in advance.

Terry Scheel

-----Original Message-----

From: Marc Rivet <mrivet@jlrichards.ca>

To: [REDACTED] >

Cc: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; Melanie Knight <mknight@mississippimills.ca>

Sent: Mon, Mar 7, 2022 9:38 am

Subject: RE: Classification of Property Land - Scheel AG status

Good morning Mr. Scheel,

The agricultural working committee has recently finished its work and the Agricultural Committee has just (last meeting) passed a recommendation for Council's consideration.

At Council's request – another public meeting has been scheduled to permit the public an opportunity to provide Council with comments.

Subsequent to the Public Meeting – a staff report will be prepared and the Committee of the Whole will then make a recommendation to Council.

Council will then be asked to adopt a by-law, make revisions, or send back to staff.

If adopted, the By-law would then be sent to Lanark County for approval, approval with modifications, or refusal.

Public meeting notice was just published.

A link to all background materials, etc. can be found on the municipality's website as can then last Ag Committee recommendation.

As per the Working Committee's established goals and objectives – a minimum threshold of 66 + points scored based on LEAR (with revisions per Committee's recommendation) was used – without an agrologist's report re-evaluating the soils your property still scored above 66 therefore is proposed to remain as Agricultural Area.

OPA 29 Documents and Additional Resources:

<https://www.mississippimills.ca/en/build-and-invest/planning-and-land-use.aspx?mid=76816>

Notice of Public Meeting - Tuesday, April 5, 2022 - Proposed Amendments to the COP and Zoning By-law

MUNICIPALITY OF MISSISSIPPI MILLS

NOTICE OF COMPLETE APPLICATIONS, VIRTUAL INFORMATION SESSION AND PUBLIC MEETING PURSUANT TO SECTIONS 17 & 34 OF THE *PLANNING ACT* R.S.O. 1990, CHAPTER P.13.

CONCERNING PROPOSED AMENDMENTS TO THE MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN & ZONING BY-LAW #11-83

LAND EVALUATION AREA REVIEW (LEAR)

TAKE NOTICE that the Municipality of Mississippi Mills has initiated a review of its Prime Agricultural Area designation. This amendment applies to various lands within Mississippi Mills' Rural Area (no key map is therefore provided).

A PUBLIC MEETING will be held on **Tuesday, April 5, 2022 at 6:00 p.m.** to consider proposed Official Plan and Zoning By-law Amendments under Sections 17 and 34, respectively, of the *Planning Act*, R.S.O. 1990, Chapter P.13., in the Municipality of Mississippi Mills Council Chambers, 3131 Old Perth Road, Almonte, Ontario.

AND TAKE NOTICE that the Municipality continues to take significant steps to limit the transmission of the COVID-19 virus while at the same time processing Planning Act applications. Therefore, in accordance with the Municipality's Procedural By-law 20-127, the Council of the Municipality will hold public meetings in accordance with the Planning Act.

AND THAT members of the public are not currently permitted to attend the public meeting in person, to help prevent the spread of COVID-19. The Public Meeting will be held virtually through the Municipal 'Zoom' platform.

THE PURPOSE AND INTENT of the Official Plan and the Zoning By-law Amendments are to accordingly re-designate and re-zone the rural and agricultural properties affected by the LEAR exercise related to Official Plan Amendment 29 (OPA 29). Schedule 'B' of Zoning By-Law #11-83 will be amended so as to conform to the amended Official Plan Schedules resulting from OPA 29.

IF YOU WISH TO MAKE AN ORAL SUBMISSION before Council, please send an email to mknight@mississippimills.ca with the subject line "**Z-04-22 LEAR Registered Speaker Request**". The Municipality will make arrangements for you to actively participate in the meeting. The maximum allotted time per delegation will be 5 minutes.

IF YOU WISH TO VIEW THE ONLINE MEETING please follow this link to the Municipality's web page: <https://events.mississippimills.ca/council>. When the meeting is live, this link will give you viewing privileges only, there will be no opportunity to speak via this link.

IF YOU WISH TO BE NOTIFIED of the decision of the Municipality of Mississippi Mills on the proposed Official Plan Amendment and Zoning By-law Amendment, you must make a

written request to 3131 Old Perth Road, P.O. Box 400, Almonte, Ontario, K0A 1A0, or send a request to mknight@mississippimills.ca.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Municipality of Mississippi Mills to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the virtual public meeting or make written submissions to Municipality of Mississippi Mills before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not provide written submissions or participate in the hearing, the Council may proceed in your absence and you will not be entitled to any further notice of the proceedings. It is the practice of the Council, after hearing all evidence, to make a decision in public to approve, deny or defer a provisional consent. Persons taking part in the virtual public meeting and wishing a copy of the decision must make a written request to the undersigned.

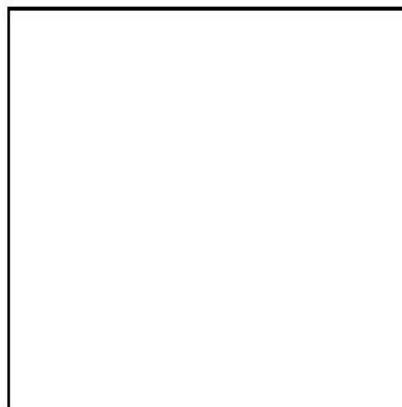
AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk a Notice of Appeal accompanied with the Board's fee to the Local Planning Appeal Tribunal setting out the objection and the reasons in support of the objection.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment, OPA 29 or the LEAR, or submitting comments please contact Marc Rivet at (343) 803-4533 or by e-mail at mrivet@jlrichards.ca. You may also contact Melanie Knight of the Municipal Planning Department at 613-256-2064 (ext. 259) or by e-mail at [REDACTED] for additional information.

DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS THIS 3rd DAY OF MARCH 2022.

Melanie Knight
Senior Planner
Municipality of Mississippi Mills

[Read this article on our website.](#)



CONTACT US

3131 Old Perth Rd, Box 400
Almonte, ON K0A 1A0

613-256-2064 | [The Municipality of Mississippi Mills](#)

[Unsubscribe](#)

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Marc Rivet, RPP, MCIP
Associate
Senior Planner

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Platinum member

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From: [REDACTED]
Sent: Monday, March 7, 2022 9:09 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>; Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]
Subject: Classification of Property Land

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi, it is Terry Scheel form Lot 10 Concession 10 Pakenham ON.

Would you please provide me with an update on this issue as it applies to this piece of property?

You indicated that I would be kept updated / decision yet I have not heard anything despite several requests.

This would be appreciated.

Many thanks,

Terry Scheel

From: [terry \[REDACTED\]](#)
To: [Marc Rivet](#)
Subject: Re: Terry Scheel Property
Date: August 26, 2021 8:45:00 AM
Attachments: [0.png](#)

Yes I did where she highlighted the situation in the message below. I have prepared some additional notes and will get this to you shortly for your consideration.

Thanks again.

Terry

-----Original Message-----

From: Marc Rivet <mrivet@jlrichards.ca>

To: terry [REDACTED]

Cc: Gabrielle Snow <gsnow@jlrichards.ca>; [REDACTED]

Sent: Wed, Aug 25, 2021 6:47 pm

Subject: RE: Terry Scheel Property

Hello,

Did you not received Gabrielle's earlier response?

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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From: Gabrielle Snow <gsnow@jlrichards.ca>
Sent: Wednesday, August 25, 2021 8:54 AM
To: terry [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>

Subject: FW: Terry Scheel Property

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:17 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Terry Scheel Property

From: [terry](#) [REDACTED]
Sent: Monday, August 16, 2021 9:20 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Terry Scheel Property

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Hi Marc, here is the original message. Thank you. Terry Scheel

-----Original Message-----

From: [terry](#) [REDACTED]
To: mrivet@jlrichards.ca <mrivet@jlrichards.ca>
Sent: Mon, Aug 2, 2021 8:00 am
Subject: Fwd: Failure Notice

Hi Marc, thank you for the opportunity to address the proposed designation of our land to Prime Agricultural status (Part Lot 10 Concession 10 bordered by McWatty Road, Pakenham ON).

As stated in our email to Denny Ferguson, we are shocked that our land

would be considered prime agricultural! We are hoping a closer look will clearly demonstrate that this land is, in fact, not prime agricultural land.

Would you be so kind as to provide us with the exact rationale and scoring used to designate the property in question?

I have attached a marked up Google Earth shot of the property in question. It shows the actual boundaries (in red).

Thank you.

Terry Scheel

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Hi again Marc! I have not heard back from you and was wondering if you are not getting my emails.

If you are still planning to designate our property as prime farmland, I would appreciate the information requested below in my original message sent August 2, 2021.

Thank you.

Terry Scheel

-----Original Message-----

From: terry [REDACTED]
To: mrivet@jlrichards.ca <mrivet@jlrichards.ca>
Sent: Mon, Aug 16, 2021 9:19 am

Subject: Terry Scheel Property

Hi Marc, here is the original message. Thank you. Terry Scheel

-----Original Message-----

From: terry [REDACTED]
To: mrivet@jlrichards.ca <mrivet@jlrichards.ca>
Sent: Mon, Aug 2, 2021 8:00 am
Subject: Fwd: Failure Notice

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As stated in our email to Denny Ferguson, we are shocked that our land would be considered prime agricultural! We are hoping a closer look will clearly demonstrate that this land is, in fact, not prime agricultural land.

Would you be so kind as to provide us with the exact rationale and scoring used to designate the property in question?

I have attached a marked up Google Earth shot of the property in question. It shows the actual boundaries (in red).

Thank you.

Terry Scheel

From: [REDACTED]
To: [Gabrielle Snow](#)
Cc: [Marc Rivet](#); [REDACTED]
Subject: Re: Terry Scheel Property
Date: October 19, 2021 9:30:03 AM
Attachments: [0.png](#)
[image001.png](#)

Hi Gabrielle, I am just touching base to determine if you will be excluding our property from a "Prime Farmland" designation recommendation -- as previously discussed.

Thanks for your time!

Terry

-----Original Message-----

From: Gabrielle Snow <gsnow@jlrichards.ca>

To: [REDACTED]

Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]

Sent: Wed, Sep 8, 2021 8:57 am

Subject: RE: Terry Scheel Property

Hi Terry,

Thanks for the clarification. We will review and will provide you with a response afterwards.

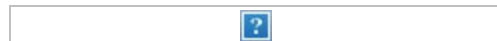
Thanks,

Gabrielle

Gabrielle Snow

Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



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From: terrymaverick@aol.com <terrymaverick@aol.com>

Sent: Monday, September 6, 2021 9:28 AM

To: Gabrielle Snow <gsnow@jlrichards.ca>

Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]

Subject: Re: Terry Scheel Property

Hi Gabrielle, I would like to clarify a point please. I say "The actual arable land is less than 50 acres....". By this, I mean the map's solid blue annual arable land plus the hay areas. The remaining land -- gullies, hills, unusable and inaccessible land makes up 20-some acres of the property.

Thanks again.

Terry

-----Original Message-----

From: Gabrielle Snow <gsnow@jlrichards.ca>

To: [REDACTED]

Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]

Sent: Mon, Aug 30, 2021 8:53 am

Subject: RE: Terry Scheel Property

Hi Terry,

Thank you for preparing these additional notes and materials to support your inquiry.

We will review and let you know if we have any questions.

Best,

Gabrielle

Gabrielle Snow

Planner

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From: [REDACTED]
Sent: Thursday, August 26, 2021 10:56 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]
Subject: Re: Terry Scheel Property

Hi Gabrielle, I have prepared some additional notes in the attachment. I also included two overhead google shots of the property which clearly show the deficiency of this land as a viable, effective and efficient farming operation; plus the significant conflict to high number of nearby residences. One google view shows just the land boundaries and the other is notated to better illustrate the situation.

Should you have any questions or further clarification, please contact me by this email or by telephone 613 624 5566.

We thank you in advance for your consideration.

Terry Scheel

-----Original Message-----

From: Gabrielle Snow <gsnow@jlrichards.ca>
To: [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
Sent: Thu, Aug 26, 2021 8:58 am
Subject: RE: Terry Scheel Property

Hi Terry,

Thanks for your email.

We welcome any additional supporting information you would like to provide. Please feel free to send it my way and cc Marc so we stay on the same page in terms of incoming emails/information.

Thanks,

Gabrielle

Gabrielle Snow
Planner

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Sent: Wednesday, August 25, 2021 9:55 AM
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Subject: Re: Terry Scheel Property

Hello Gabrielle.

I wish to thank you for the information and response (I was not sure my messages were getting through).

I appreciate the task before you and it helps to know what is happening.

I have attached again an overhead view of the property at 231 McWatty Road. It clearly shows the non-ideal state of this property.

I am preparing some **additional information** for you and will get it to you shortly.

Thanks again.

Terry Scheel

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Gabrielle

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I have attached a marked up Google Earth shot of the property in question. It shows the actual boundaries (in red).

Thank you.

Terry Scheel

Dianne Dawe

From: terry [REDACTED]
Sent: March 7, 2022 11:50 AM
To: Marc Rivet
Subject: Re: Classification of Property Land - Scheel AG status

Marc, thanks very much. Could you kindly tell me how I would be able to find out the parcel description ie. is there a map that you used where I could point this out to you?

Terry

-----Original Message-----

From: Marc Rivet <mrivet@jlrichards.ca>
To: terry [REDACTED]; Kris Kerwin <kkerwin@jlrichards.ca>
Cc: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>;
mknigh [REDACTED]
Sent: Mon, Mar 7, 2022 11:21 am
Subject: RE: Classification of Property Land - Scheel AG status

Hello

I would need to know what parcel you are talking about along White Lake Road?

Kris can you provide me with the breakdown for Terry's property (see below) – and see if you know what this other property is?

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



Platinum member

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From: terry [REDACTED]
Sent: Monday, March 7, 2022 10:11 AM
To: Marc Rivet <mrivet@jlrichards.ca>

Cc: [REDACTED] Gabrielle Snow <gsnow@ilrichards.ca>; mknight@mississippimills.ca
Subject: Re: Classification of Property Land - Scheel AG status

Marc, thank you very much for the information. **Could I please obtain the exact breakdown of the scoring that applied to our property?** I am really surprised that this land based on the reasons previously submitted can be remotely designated Prime Agricultural land.

Also, there was land outside the village on the White Lake road that was deemed to be non-prime agricultural land (based on the previous map). I cannot understand how that land can be classified as such while our parcel is classified as Prime....this does not make any sense. **Therefore, could I obtain the scoring for that land also for comparison?**

Thanking you in advance.

Terry Scheel

-----Original Message-----

From: Marc Rivet <mrivet@ilrichards.ca>

To: [terry](mailto:terry@ilrichards.ca)

Cc: [REDACTED] Gabrielle Snow <gsnow@ilrichards.ca>; Melanie Knight <mknight@mississippimills.ca>

Sent: Mon, Mar 7, 2022 9:38 am

Subject: RE: Classification of Property Land - Scheel AG status

Good morning Mr. Scheel,

The agricultural working committee has recently finished its work and the Agricultural Committee has just (last meeting) passed a recommendation for Council's consideration.

At Council's request – another public meeting has been scheduled to permit the public an opportunity to provide Council with comments.

Subsequent to the Public Meeting – a staff report will be prepared and the Committee of the Whole will then make a recommendation to Council.

Council will then be asked to adopt a by-law, make revisions, or send back to staff.

If adopted, the By-law would then be sent to Lanark County for approval, approval with modifications, or refusal.

Public meeting notice was just published.

A link to all background materials, etc. can be found on the municipality's website as can then last Ag Committee recommendation.

As per the Working Committee's established goals and objectives – a minimum threshold of 66 + points scored based on LEAR (with revisions per Committee's recommendation) was used – without an agrologist's report re-evaluating the soils your property still scored above 66 therefore is proposed to remain as Agricultural Area.

OPA 29 Documents and Additional Resources:

Notice of Public Meeting - Tuesday, April 5, 2022 - Proposed Amendments to the COP and Zoning By-law

MUNICIPALITY OF MISSISSIPPI MILLS

NOTICE OF COMPLETE APPLICATIONS, VIRTUAL INFORMATION SESSION AND PUBLIC MEETING PURSUANT TO SECTIONS 17 & 34 OF THE *PLANNING ACT* R.S.O. 1990, CHAPTER P.13.

CONCERNING PROPOSED AMENDMENTS TO THE MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN & ZONING BY-LAW #11-83

LAND EVALUATION AREA REVIEW (LEAR)

TAKE NOTICE that the Municipality of Mississippi Mills has initiated a review of its Prime Agricultural Area designation. This amendment applies to various lands within Mississippi Mills' Rural Area (no key map is therefore provided).

A PUBLIC MEETING will be held on **Tuesday, April 5, 2022 at 6:00 p.m.** to consider proposed Official Plan and Zoning By-law Amendments under Sections 17 and 34, respectively, of the *Planning Act*, R.S.O. 1990, Chapter P.13., in the Municipality of Mississippi Mills Council Chambers, 3131 Old Perth Road, Almonte, Ontario.

AND TAKE NOTICE that the Municipality continues to take significant steps to limit the transmission of the COVID-19 virus while at the same time processing Planning Act applications. Therefore, in accordance with the Municipality's Procedural By-law 20-127, the Council of the Municipality will hold public meetings in accordance with the Planning Act.

AND THAT members of the public are not currently permitted to attend the public meeting in person, to help prevent the spread of COVID-19. The Public Meeting will be held virtually through the Municipal 'Zoom' platform.

THE PURPOSE AND INTENT of the Official Plan and the Zoning By-law Amendments are to accordingly re-designate and re-zone the rural and agricultural properties affected by the LEAR exercise related to Official Plan Amendment 29 (OPA 29). Schedule 'B' of Zoning By-Law #11-83 will be amended so as to conform to the amended Official Plan Schedules resulting from OPA 29.

IF YOU WISH TO MAKE AN ORAL SUBMISSION before Council, please send an email to mknight@mississippimills.ca with the subject line "**Z-04-22 LEAR Registered Speaker Request**". The Municipality will make arrangements for you to actively participate in the meeting. The maximum allotted time per delegation will be 5 minutes.

IF YOU WISH TO VIEW THE ONLINE MEETING please follow this link to the Municipality's web page: <https://events.mississippimills.ca/council>. When the meeting

is live, this link will give you viewing privileges only, there will be no opportunity to speak via this link.

IF YOU WISH TO BE NOTIFIED of the decision of the Municipality of Mississippi Mills on the proposed Official Plan Amendment and Zoning By-law Amendment, you must make a written request to 3131 Old Perth Road, P.O. Box 400, Almonte, Ontario, K0A 1A0, or send a request to mknight@mississippimills.ca.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Municipality of Mississippi Mills to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the virtual public meeting or make written submissions to Municipality of Mississippi Mills before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not provide written submissions or participate in the hearing, the Council may proceed in your absence and you will not be entitled to any further notice of the proceedings. It is the practice of the Council, after hearing all evidence, to make a decision in public to approve, deny or defer a provisional consent. Persons taking part in the virtual public meeting and wishing a copy of the decision must make a written request to the undersigned.

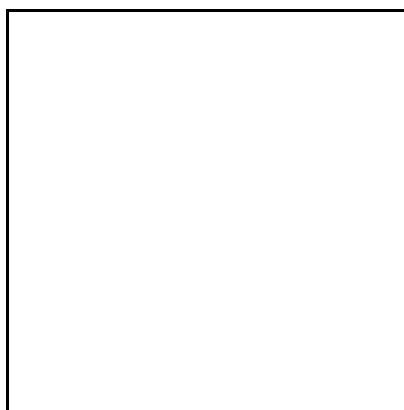
AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk a Notice of Appeal accompanied with the Board's fee to the Local Planning Appeal Tribunal setting out the objection and the reasons in support of the objection.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment, OPA 29 or the LEAR, or submitting comments please contact Marc Rivet at (343) 803-4533 or by e-mail at mrivet@jlrichards.ca. You may also contact Melanie Knight of the Municipal Planning Department at 613-256-2064 (ext. 259) or by e-mail at [REDACTED] for additional information.

DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS THIS 3rd DAY OF MARCH 2022.

Melanie Knight
Senior Planner
Municipality of Mississippi Mills

[Read this article on our website.](#)



CONTACT US

3131 Old Perth Rd, Box 400
Almonte, ON K0A 1A0

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From: [terry](#)
Sent: Monday, March 7, 2022 9:09 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>; Marc Rivet <mrivet@jlrichards.ca>
Cc:
Subject: Classification of Property Land

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Hi, it is Terry Scheel from Lot 10 Concession 10 Pakenham ON.

Would you please provide me with an update on this issue as it applies to this piece of property?

You indicated that I would be kept updated / decision yet I have not heard anything despite several requests.

This would be appreciated.

Many thanks,

Terry Scheel

Dianne Dawe

From: Gabrielle Snow
Sent: October 29, 2021 10:11 AM
To: terry [REDACTED]
Cc: Marc Rivet; [REDACTED]
Subject: RE: Terry Scheel Property

Hi Terry,

Thanks for reaching out.

We have not yet finalized the LEAR and the redesignation of properties has not yet taken place. We are still in the process of consulting with the Ag Committee and making adjustments to the recommended designations based on their insight and incoming feedback.

We will provide updates at a later date.

Thanks,

Gabrielle

From: terry [REDACTED]
Sent: Tuesday, October 19, 2021 9:30 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]
Subject: Re: Terry Scheel Property

Hi Gabrielle, I am just touching base to determine if you will be excluding our property from a "Prime Farmland" designation recommendation -- as previously discussed.

Thanks for your time!

Terry

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To: terry [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]
Sent: Wed, Sep 8, 2021 8:57 am
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Hi Terry,

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Thanks,

Gabrielle

Gabrielle Snow

Planner

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Thanks again.

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Gabrielle Snow
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Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



Platinum member

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From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, August 16, 2021 1:17 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Terry Scheel Property

From: [terry](#) [REDACTED]
Sent: Monday, August 16, 2021 9:20 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Terry Scheel Property

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Hi Marc, here is the original message. Thank you. Terry Scheel

-----Original Message-----

From: [terry](#) [REDACTED]
To: mrivet@jlrichards.ca <mrivet@jlrichards.ca>
Sent: Mon, Aug 2, 2021 8:00 am
Subject: Fwd: Failure Notice

Hi Marc, thank you for the opportunity to address the proposed designation of our land to Prime Agricultural status (Part Lot 10 Concession 10 bordered by McWatty Road, Pakenham ON).

As stated in our email to Denny Ferguson, we are shocked that our land would be considered prime agricultural! We are hoping a closer look will clearly demonstrate that this land is, in fact, not prime agricultural land.

Would you be so kind as to provide us with the exact rationale and scoring used to designate the property in question?

I have attached a marked up Google Earth shot of the property in question. It shows the actual boundaries (in red).

Thank you.

Terry Scheel

Dianne Dawe

From: terry [REDACTED]
Sent: March 7, 2022 9:09 AM
To: Gabrielle Snow; Marc Rivet
Cc: [REDACTED]
Subject: Classification of Property Land

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Hi, it is Terry Scheel form Lot 10 Concession 10 Pakenham ON.

Would you please provide me with an update on this issue as it applies to this piece of property?

You indicated that I would be kept updated / decision yet I have not heard anything despite several requests.

This would be appreciated.

Many thanks,

Terry Scheel

From: [Gabrielle Snow](#)
To: [Marc Rivet](#)
Subject: FW: Terry Scheel Property
Date: Wednesday, August 25, 2021 9:56:52 AM
Attachments: [TFS - Prime Farm Designation 2021 c.jpg](#)
[0.png](#)

FYI

From: [REDACTED]
Sent: Wednesday, August 25, 2021 9:55 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: Terry Scheel Property

Hello Gabrielle.

I wish to thank you for the information and response (I was not sure my messages were getting through).

I appreciate the task before you and it helps to know what is happening.

I have attached again an overhead view of the property at 231 McWatty Road. It clearly shows the non-ideal state of this property.

I am preparing some **additional information** for you and will get it to you shortly.

Thanks again.

Terry Scheel

-----Original Message-----

From: Gabrielle Snow <gsnow@jlrichards.ca>
To: [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
Sent: Wed, Aug 25, 2021 8:54 am
Subject: FW: Terry Scheel Property

Hello,

Thank-you for your email and inquiry regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing your inquiry and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

Gabrielle Snow
Planner

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[J.L. Richards & Associates Limited](#)



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To: Gabrielle Snow <gsnow@jlrichards.ca>
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From: [REDACTED]
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To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Terry Scheel Property

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Hi Marc, here is the original message. Thank you. Terry Scheel

-----Original Message-----

From: [REDACTED]
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Would you be so kind as to provide us with the exact rationale and scoring used to designate the property in question?

I have attached a marked up Google Earth shot of the property in question. It shows the actual boundaries (in red).

Thank you.

Terry Scheel

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Comment on OPA 29 LEAR
Date: September 29, 2021 8:59:10 PM

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Good evening Mr. Rivet,

I would like to comment on OPA 29 relating to my property at 1594 Waba road in Pakenham.

In reviewing the LEAR mapping and the proposed prime agricultural designations within Mississippi Mills, I note that my property at 1594 Waba road is intended to be considered Prime Agricultural farmland with a score >66. When I look at the properties immediately to the west, north and south of my property, they are not considered prime agricultural land. When you look at the mapping it is very obvious that my property is at the very edge of agricultural property in the north western part of Mississippi Mills. In looking at the land, especially that to the south of my property, I feel they are very similar to mine. My consists of sections of hard clay that are not productive, there is a municipal drain running through my property and there is a number of acres that are not tillable. For these reasons and when you compare to other parcels adjacent to me, I don't see how my land received a score >66.

I would respectfully ask that my property at 1594 Waba road be re-evaluated similar to the lands around me, to the north, west and especially the south and remove my property from Prime agricultural designation.

If you have any questions please let me know.

Respectfully submitted,

Tim Sonnenburg

From: [REDACTED]
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Comment on OPA 29 LEAR
Date: October 29, 2021 9:50:01 AM

Hi Tim,

Yes, I can confirm that we received your email.

Please note that OPA 29, the LEAR process, is still active and recommendations to redesignate have not been finalized.

Thanks,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, October 12, 2021 7:45 AM
To: Gabrielle Snow [REDACTED]
Subject: Fwd: Comment on OPA 29 LEAR

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Tuesday, October 12, 2021 7:44 AM
To: Marc Rivet
Subject: Fwd: Comment on OPA 29 LEAR

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Good morning Mr Rivet,

Just wanting to confirm that you received this email.

Thank you.

Tim

----- Original Message -----

Subject:Comment on OPA 29 LEAR

Date:2021-09-29 20:59

From:

To:Marc Rivet <mrivet@jrichards.ca>

Good evening Mr. Rivet,

I would like to comment on OPA 29 relating to my property at 1594 Waba road in Pakenham.

In reviewing the LEAR mapping and the proposed prime agricultural designations within Mississippi Mills, I note that my property at 1594 Waba road is intended to be considered Prime Agricultural farmland with a score >66. When I look at the properties immediately to the west, north and south of my property, they are not considered prime agricultural land. When you look at the mapping it is very obvious that my property is at the very edge of agricultural property in the north western part of Mississippi Mills. In looking at the land, especially that to the south of my property, I feel they are very similar to mine. My consists of sections of hard clay that are not productive, there is a municipal drain running through my property and there is a number of acres that are not tillable. For these reasons and when you compare to other parcels adjacent to me, I don't see how my land received a score >66.

I would respectfully ask that my property at 1594 Waba road be re-evaluated similar to the lands around me, to the north, west and especially the south and remove my property from Prime agricultural designation.

If you have any questions please let me know.

Respectfully submitted,

Tim Sonnenburg

Dianne Dawe

From: Marc Rivet
Sent: August 30, 2021 3:30 PM
To: tim [REDACTED]
Cc: Gabrielle Snow
Subject: RE: LEAR question

Hello,

We will be reviewing all questions / submissions in the coming weeks...

Quickly I can summarize a response.

Consent to sever residential lots is not permitted in Agricultural Area (designated) – surplus dwelling / farm consolidation is.

Currently 2 lots can be created but from an original lot of record (1973) subject to frontage, area, meeting separation distances, demonstrating can be services, no natural heritage constraints, etc.

If a severance is approved you have one year to meet the conditions of provisional consent to register lot (that exists today).

OPA 29 is still a working document – on-going discussions with the Agricultural Committee and to be presented to Committee of the Whole and Council later this Fall – Winter.

Thanks.

Marc

From: tim [REDACTED]
Sent: Monday, August 30, 2021 3:21 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: LEAR question

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Good afternoon Marc,

I am trying to understand the impact of the prime agricultural designation on lands.

Couple of questions:

If your property is designated prime agricultural, how does this impact your ability to obtain a severance?

Under the current rules, my understanding is that you can sever 2 lots of a property. Is this correct?

If a severance is applied for before OPA 29 is enacted, will the application be honoured after OPA 29 is in place?

Just trying to understand how this designation will impact farm properties.

If there is someone else I should be asking, please let me know.

Thank you.

Tim Sonnenburg
1594 Waba Rd
Pakenham

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Re: Attend the OPA 29 Virtual Information Session (Open House)
Date: April 27, 2021 9:06:47 AM
Attachments: [0.png](#)

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Hello Marc,
Can I briefly say something about the Alvar map that Alex (MVCA) and I produced? You already have a copy, and it would be good if you could show it when I present this.
Have you had time to check the associated feature policies?
tineke

On Tue, Apr 27, 2021 at 8:40 AM Marc Rivet <mrivet@jlrichards.ca> wrote:

Hi there,

You are invited to a Zoom webinar.

When: Apr 28, 2021 06:30 PM Eastern Time (US and Canada)

Topic: OPA 29 - Information Session PRIME AGRICULTURAL AREA DESIGNATION (COMMUNITY OFFICIAL PLAN)

Register in advance for this webinar:

https://zoom.us/webinar/register/WN_WVaO4186TfmmJo-pqouF1Q

After registering, you will receive a confirmation email containing information about joining the webinar.

Preparing to participate in the meeting can take a few minutes. If you have never used the Zoom application on your device you will need to start the process 10-15 minutes before the meeting.

We've attached an agenda for the evening. As we have many registered for this event, we ask that you log in 5 minutes before the session.

Agenda

- 6:30 to 6:35 p.m. - Welcome and Introductions by Mayor Lowry
- 6:35 to 6:45 p.m. - Zoom Protocol by Ken Kelly, CAO
- 6:45 to 7:25 p.m. - Presentation by Marc Rivet, MCIP, RPP and Gabrielle Snow, Planner, J.L. Richards & Associates Consultants
- 7:25 to 7:30 p.m. - Break
- 7:30 to 8:25 p.m. - Q&A
- 8:25 to 8:30 p.m. - Closing Remarks by Mayor Lowry

As you will note in the "Virtual Information Session" document you can send a question via the Q&A link or raise your hand to speak. Questions will be grouped into themes and directed to our consultant team by Mr. Ken Kelly (CAO Mississippi Mills). If you would prefer to speak we ask that you keep it brief and avoid topics that have already been discussed.

All information pertaining to OPA 29, including information session details, public meeting details, meeting recordings and presentations, can be found on the municipal website here:

<https://www.mississippimills.ca/en/municipal-hall/official-plan-amendment-29-prime-agricultural-area-designation-review.aspx>

Here is the link to the GIS LEAR mapping for Mississippi Mills:

<https://arcg.is/05LaOG>

Here is the link to JLRichards presentation from Thursday night's meeting with the Agricultural Committee which can also be found on the website:

<https://www.mississippimills.ca/en/municipal-hall/resources/Documents/Public->

Have a great day and Stay Safe!

Marc

If you experience any issues joining the meeting, please contact:

KRIS KERWIN

Email: kkerwin@jlrichards.ca

Phone: (343) 804-5370

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
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Mélanie Désabrais

From: Tineke Kuiper [REDACTED]
Sent: April 26, 2021 7:24 PM
To: Marc Rivet; Paul Frigon
Subject: Re: various maps of prime agriculture in MM

Hello Marc,
With regard to the policies for features, I believe it says existing ag practices can continue, but no new ones can be established.

On Mon, Apr 26, 2021 at 1:29 PM Marc Rivet <mrivet@jrichards.ca> wrote:

Hi Tineke,

At this point OPA 29 is still a draft. The figure below is a working figure dated April 12, 2021. A few areas were changed because they had a designation such as Provincially Significant Wetland or Open Space (cemetery, golf course).

I am looking into your AG vs ANSI question. Will it be true there are no severances in AG we need to see if the Natural Features policies apply...

Have a look at this link--- screen shot specific areas where you note a change.

Marc

Here is the link to the GIS LEAR mapping for Mississippi Mills:

<https://arcg.is/05LaOG>

Thanks.

Marc Rivet, RPP, MCIP

Associate
Senior Planner

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From: Tineke Kuiper [REDACTED]
Sent: Monday, April 26, 2021 1:11 PM
To: Marc Rivet <mrivet@jlrichards.ca>

Subject: various maps of prime agriculture in MM

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Hello Marc,

There appear to be two maps that show Prime Ag mapping and this has led to confusion.

At the meeting last Thursday you showed the JLR **LEAR** link that allows a person to look at any parcel within MM and check

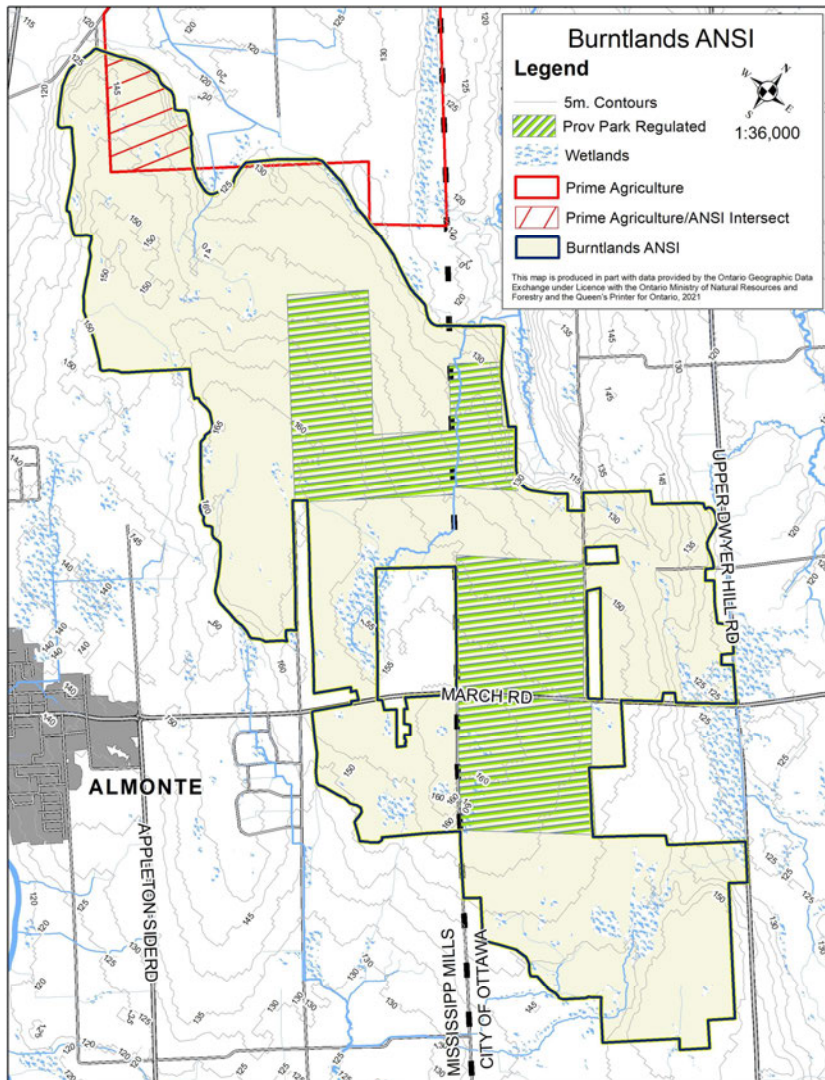
whether it has prime Ag. It is quite different (more fluid) compared to the more specific and parcel oriented map for which I have the link below:

<https://www.mississippimills.ca/en/municipal-hall/resources/Documents/Jobs/Proposed-Prime-Agriculture-Designation.pdf>

I presume this latter is better for quantitative assessment and discussion.

This is a map that Alex and I made based on the information from the above link and specifically looking at the BLA and Prime Ag overlap (hatched).

I know it is all in a state of flux, but these maps are useful for discussion and communication. The area in red represent a proposed area of Prime Agriculture. Currently there is no agricultural activity. There was previously a farm in the agricultural area.



Preview

[https://mail.google.com/mail/u/0?ui=2&ik=a7a664314a&attid=0.1&permmsgid=msg-f:1698131754680272562&th=1790f9d5738746b2&view=att&disp=safe burntlands Prime AG.jpg](https://mail.google.com/mail/u/0?ui=2&ik=a7a664314a&attid=0.1&permmsgid=msg-f:1698131754680272562&th=1790f9d5738746b2&view=att&disp=safe%20burntlands%20Prime%20AG.jpg)

[burntlands Pr](#)

Prime agriculture could provide protection to the ANSI (no severances), as long as our policies do not allow for new Agricultural activities.

There is old growth forest that should remain protected.

Right now, we may be leaning towards accepting an overlap with the prime AG and ANSI.

Under ANSI policies, section 3.1.5.3.1.3, it says 'existing agricultural uses are permitted to continue within and adjacent to ANSIs.'

We would need to add a sentence that prohibits new agricultural uses within the ANSI. There was something like this before, but it may have been deleted in the new OPA21. Perhaps this can be added again.

tineke

Mélanie Désabrais

From: Jennifer Russell [REDACTED]
Sent: April 28, 2021 12:24 PM
To: Marc Rivet
Subject: FW: OPA 29 - Information Session Confirmation

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Hi Marc,

Please see Ms. Kuiper's comments below regarding OPA 29.

Thanks,

Jennifer Russell
Deputy Clerk
Municipality of Mississippi Mills

[REDACTED]
3131 Old Perth Rd, PO Box 400
Almonte, ON K0A 1A0

[REDACTED]
Website: www.mississippimills.ca



From: Tineke Kuiper [REDACTED]
Sent: April 28, 2021 12:22 PM
To: Jennifer Russell <jrussell@mississippimills.ca>
Subject: Re: OPA 29 - Information Session Confirmation

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Hello Jennifer,

Thanks for the above information.

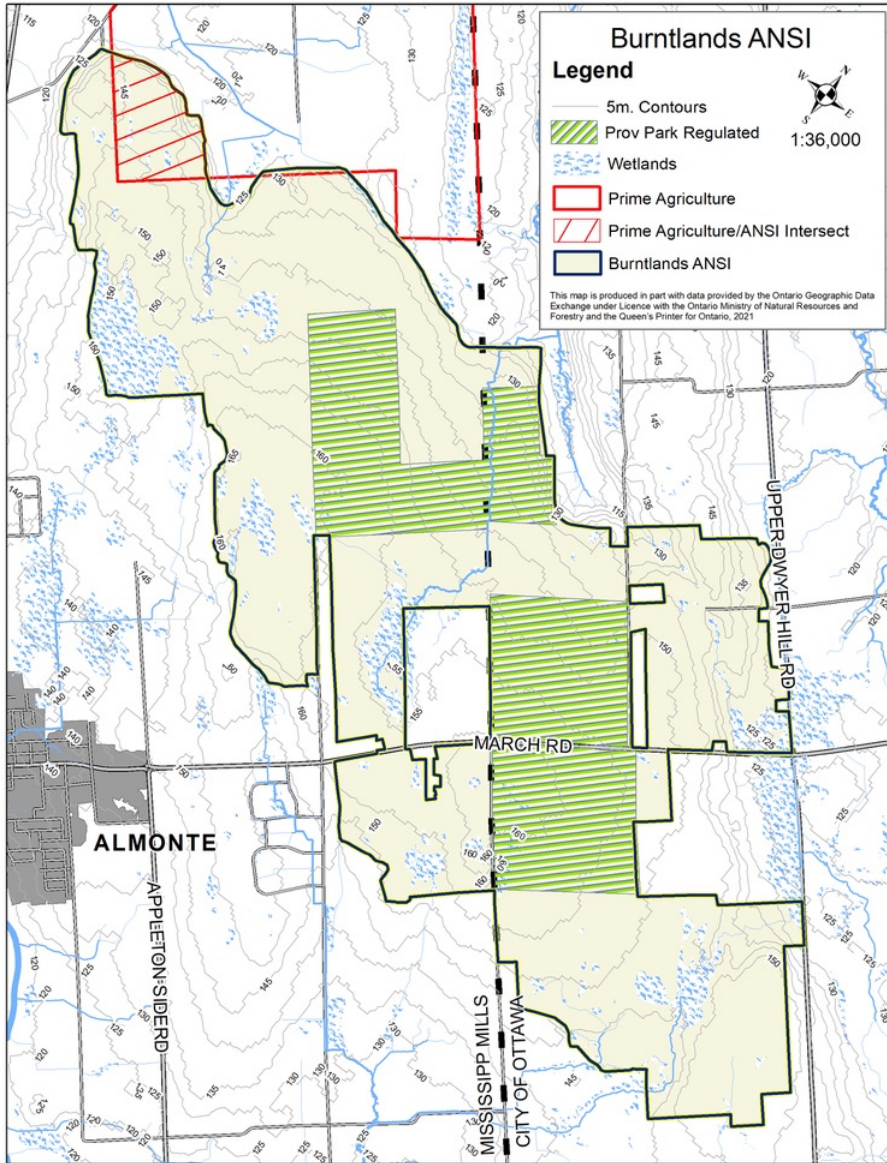
If possible, I would like to show one slide (probably 5 min) that shows an overlap between the area known as the Burnt Lands ANSI and the proposed area of Prime Agriculture . I believe this overlapping area is

currently zoned as "agriculture." We have discussed among ourselves the pros and cons of accepting the Prime Ag zoning (more protection from development, fewer severances) or changing to less protective zoning of Rural, as for the remainder of the ANSI. Both designations allow a decrease in taxes to landowners. We are leaning towards accepting the prime AG zoning.

However, there is a small risk, as MNRF might remove any active agricultural areas from the ANSI, just as it removes areas that have been developed. Right now we are willing to accept this risk, but eventually it would be better to consider more protective zoning for the whole ANSI.

Tineke Kuiper





On Tue, Apr 27, 2021 at 9:22 AM Jennifer Russell <no-reply@zoom.us> wrote:

Hi Tineke Kuiper,

Thank you for registering for "OPA 29 - Information Session".

Please submit any questions to: jrussell@mississippimills.ca

Date Time: Apr 28, 2021 06:30 PM Eastern Time (US and Canada)

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

Passcode: 870517

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Description: Official Plan Amendment 29 - Prime Agricultural Area Designation Review Virtual Information Session with JLRichards

Or One tap mobile :

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Canada: +1 204 272 7920 or +1 438 809 7799 or +1 587 328 1099 or +1 647 374 4685 or +1 647 558 0588 or +1 778 907 2071

Webinar ID: 918 3425 1588

Passcode: 870517

International numbers available: <https://zoom.us/j/af2zFtbjD>

You can [cancel](#) your registration at any time.

From: [REDACTED]
To: [Jennifer Russell](#); [Marc Rivet](#)
Subject: Re: Meetings and files re Proposed Prime Agriculture
Date: Tuesday, May 11, 2021 1:27:06 PM

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Thanks Marc,
Can we make our comments later in the summer? We are aiming at about 10pp.

tineke

On Tue, May 11, 2021 at 12:35 PM Tineke Kuiper [REDACTED] > wrote:

Can you tell me when the next meeting on the LEAR report and proposed agriculture in MM will take place? Is it in September or sooner

As well, when would our comments re the impact of proposed prime on the Burnt Lands ANSI be due?

Would it be possible to send me the links to the latest LEAR report and the GIS tool again? My links seem to have expired.

Thanks for your help.

tineke kuiper

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Mapping issues
Date: April 29, 2021 9:42:53 AM

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Hello Marc,

It was good to have the meeting and reach out to people. At the meeting, I asked a question about mapping, and this still has not been resolved. I think that it would be helpful if I could speak with Gabriella Snow directly, as I think she understood my issue. Can you show her the map I sent you and ask her to contact me at [REDACTED] [REDACTED]?

tineke

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Changes to Prime Agriculture in Mississippi Mills.
Date: May 4, 2021 5:03:40 PM

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Thank you Mark for allowing me to comment.

Was the LEAR committee aware of the Provincially Significant Lands ANSI? I could not find any mention of the ANSI in text nor figures.

The outcome of the LEAR exercise is in conflict with parts of the Burnt Lands ANSI, for example:

Some sections on the top of the ANSI near Blakeney (mainly Concessions XI and XII; partial lots 23, 24, 25, 26), currently zoned Rural, are suggested to become Prime Agriculture; some advantages (more protection) and some disadvantages (not appropriate). Were the impacts on the ANSI ever considered?

Under the PPS, ANSIs are to be protected as they have features that create a 'unique' landscape. Many rare plants and other organisms, or geological features. Identified by MNRF.

Based on contour lines, we have shown that the Burnt Lands ANSI is elevated as a dome over the surrounding landscape. It is important that this feature remains intact.

It would be useful if the location of the ANSI is shown in at least one of the critical figures in the LEAR document, so that people are more aware.

Tineke Kuiper, PhD (ecotoxicologist).
Chair, Nature Protection Committee.

From: [REDACTED]
To: [Marc Rivet](#)
Cc: [Jennifer Russell](#)
Subject: Introducing prime agriculture zoning for parts of the Burnt Lands ANSI.
Date: September 30, 2021 12:16:16 PM

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Hello Marc,

Attached are our detailed comments with regard to introducing prime agriculture into the Burnt Lands Alvar ANSI.

Thanks for the opportunity for us to comment.

 [ANSI public Sept 30 2021 mtg-e.docx](#)

Tineke Kuiper

Public comments for OPA 29 to Marc Rivet for Mississippi Mills.
Proposed Prime Agricultural Lands based on LEAR scores for Mississippi Mills
September 30, 2021.
Tineke Kuiper, Paul Frigon, Tom Coleman

Official Plan review of Prime Agriculture areas in Mississippi Mills

The municipality has conducted an OP review of Prime Agriculture areas in Mississippi Mills. Our comments have focused mainly on the impact of the review results on the Provincially Significant Burnt Lands ANSI, an exceptional **Area of Natural Scientific Interest**, partly located within Mississippi Mills and partly within the City of Ottawa (**Figure 1**). ANSIs are areas of land and water that contain natural life science or earth science values related to protection, scientific study or education. These unique landscapes are home to many rare alvar and other species. The International Alvar Conservation Initiative (Reschke et al. 1999) considered the Burnt Lands ANSI to be one of the four best Alvar areas in North America.

The municipality used a LEAR approach approved by OMAFRA. The LEAR has two components:

Land Evaluation to assess soil capability (score 0-70), and
Area Review relating to other factors, such as parcel size, conflicting land uses, active farming.

The final results are given as a *total* score. Prime agriculture lands typically had a total score >66, whereas lands within the ANSI typically scored between 22 and 40 (Figure 2), insufficient for being considered Prime Agriculture.

At present, existing Agriculture is allowed in the Burnt Lands ANSI in both Ottawa and Mississippi Mills. The question then becomes “should the designation of ‘Prime Agriculture’ be allowed for low LEAR scoring lands within the Burnt Lands ANSI in Mississippi Mills.

Figure 1, below, shows the Burnt Lands ANSI. In the Northwestern part, there is a proposed Prime Agriculture intersect of the ANSI with the area of proposed Prime Agriculture (light green), affecting about 10 parcels in the ANSI Figure 2. Note the many 5m contour lines, indicating that the ANSI is an elevated dome above the surrounding landscape of lower lying farmland parcels and not really contiguous with the farmlands.

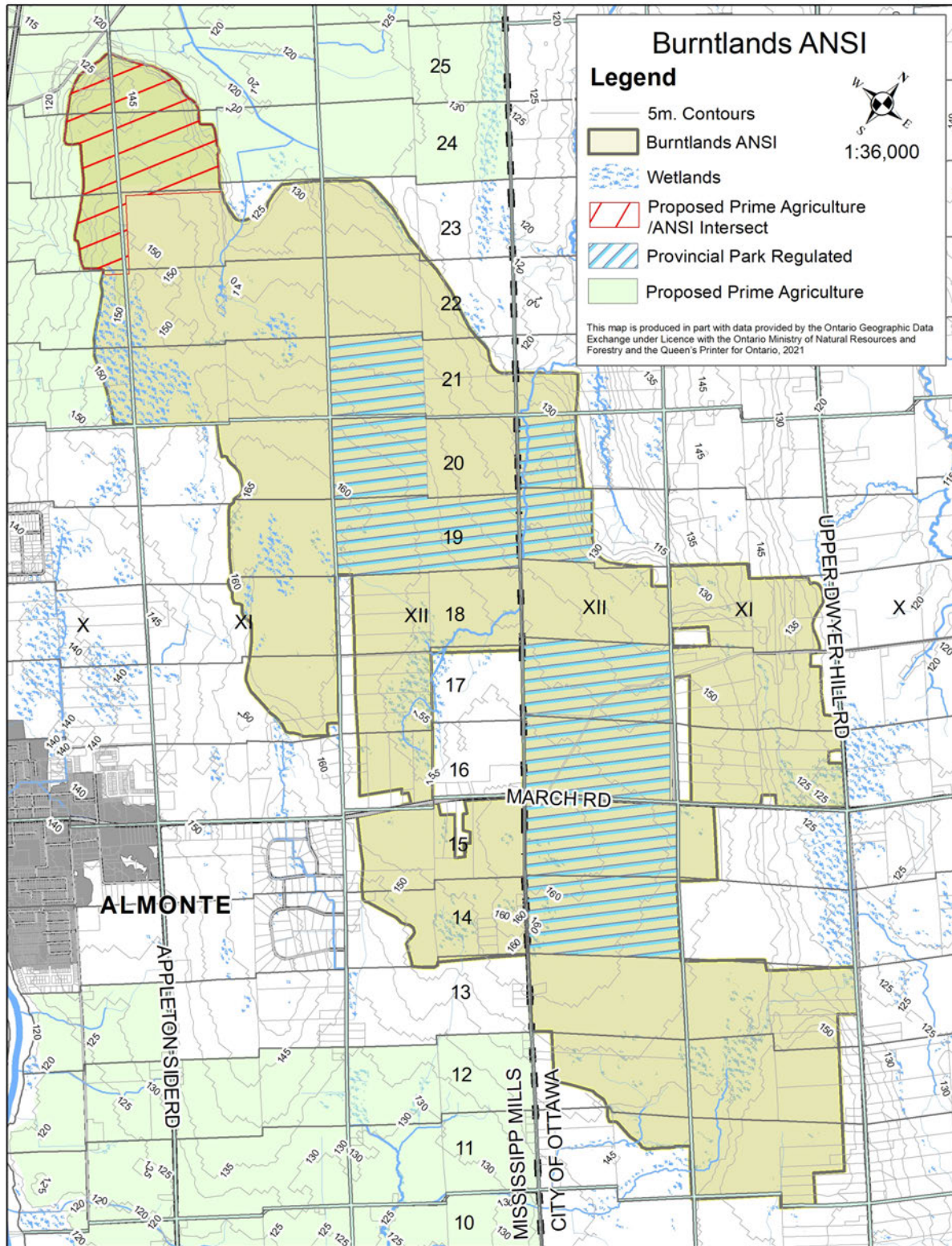
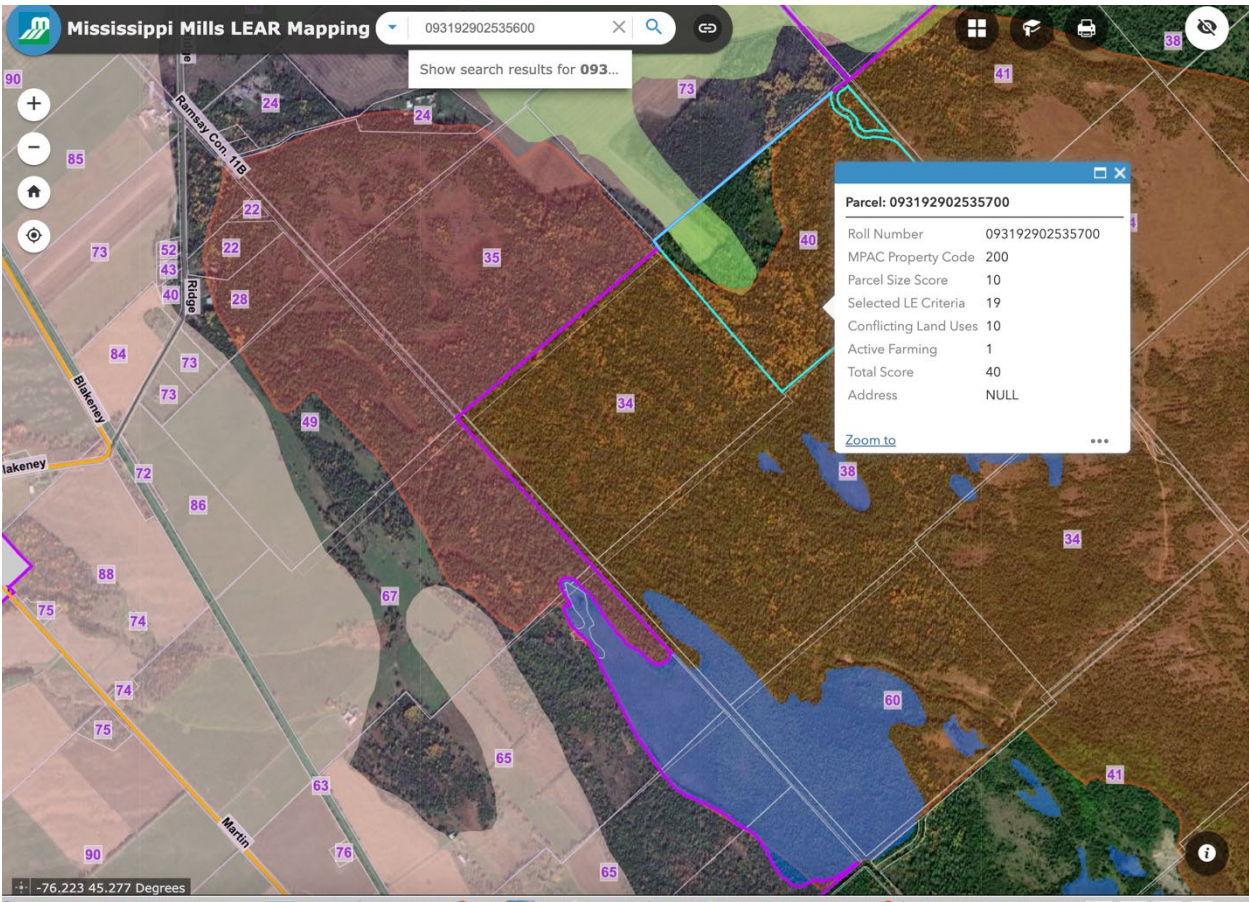


Figure 1. Burnt Lands ANSI

The total area of the Burnt lands ANSI is 2239.17 Ha. The area of ANSI in MM is 1230.95 Ha. The proposed Prime Agriculture/ Intersect is 122.6 Ha.

Figure 2. LEAR Mapping of the ANSI (brown colour) and adjacent farm lands



The parcel tool, provided by the consultant, can evaluate each parcel of land (see Figure 2). The resulting snapshot gives a clear picture of the NW part of the ANSI that is affected. The proposal indicates that up to about 10 ANSI parcels with a total ANSI component of 122.6 ha (see purple line), will become prime agriculture. The LEAR 'total scores' of most ANSI lands ranges from 22-40. A few parcels have a higher score as some farmland was incorporated. None of the alvar lands seem to be currently used for agriculture. The former designation of the nearby lands was agriculture (light orange) or agriculture overlay (green). Total scores for most lower lying farm lands are > 66.

The low LEAR values in the ANSI reflect that these areas are mostly rock, and not suitable for farming; thus, these ANSI lands should not be included with the Prime Agriculture component.

As well, when developing the agricultural land base map for the Greater Golden Horseshoe (GGH), OMAFRA identified large (>than 250 ha) contiguous areas of provincially significant wetlands and provincially significant Life Science ANSIs. These areas were removed from the prime agricultural consideration, because, even though

agriculture may continue in these areas, they do not qualify as prime agricultural areas (section 2.1.3 Implementation Procedures, OMAFRA, March 2020). Thus, for OMAFRA large ANSIs, are a barrier to agriculture.

Furthermore, the ANSI components of these parcels could become damaged from the effects of nearby Proposed Prime agriculture. It would also be difficult to remove the prime agriculture designation at a later time (see PPS 2.3.5.1: Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with policy 1.1.3.8).

Recommendation:

Surely, all of the 1231 ha portion of the Burnt Lands ANSI within Mississippi Mills should be treated in the same way. The 10 small contiguous ANSI parcels (total 122.6 ha) slated for being designated as prime agriculture, should be removed from the proposed agricultural designation, as these do not qualify as prime agricultural area and in fact are not suitable for farming.

Thus, parcels of ANSI lands should not be included with the Prime Agriculture component

Respectfully submitted on Sept 30, 2021.
Tineke Kuiper; Paul Frigon, Tom Coleman

Appendix 1. Backgrounder on ANSIs.

ANSIs are natural heritage feature which have been identified and evaluated by the Ministry of NDMNRF, based on specific natural functions and features. They are areas of land and water that contain natural life science or earth science values related to protection, scientific study or education. ANSIs play an important role in the protection of Ontario's natural heritage and biodiversity, since they best represent the full spectrum of biological communities, natural landforms and environments across Ontario outside of provincial parks and conservation reserves based on the five (rated) selection criteria shown below.

* Representation - the representation of landform-natural features;

* Condition -- existing and past land uses, which are used to assess the degree of human-induced disturbances (and the potential for restoration);

- * Diversity – the number of assessed high-quality, representative features that exist within a site;
- * Other ecological considerations – ecological and hydrological functions, connectivity, size, shape, proximity to other important areas, and so on;
- * Special features – for example, populations of species at risk, special habitats, unusual geological or life science features, and educational or scientific value.

The next step of the procedure also involves interaction with landowners and municipalities and is completed with a Draft Report that documents ecological or geological values and recommends whether an ANSI should be categorized as *provincially or regionally significant*.

The Ministry of Northern Development, Natural Resources and Forestry (NDMNRF) identified the Burnt Lands ANSI in the early eighties, with high scores for the above criteria. The Burnt Lands ANSI scored high for all of these.

Alvars may contain Rare Vascular Plants; Nonvascular Plants, such as Lichens, Mosses, Algae; invertebrates, birds and rare animals, as well as vegetation associations. From a conservation perspective, alvar communities command interest because of their rarity, their distinctive character, and their large numbers of rare species. The bedrock pavements, grasslands and savannas of alvar ecosystems are characterized by an unusual blend of boreal, southern, and prairie species – relicts of the cold post-glacial environment and the warmer, drier period which followed. Many species that occur in alvars are disjuncts, far from their normal range but able to survive in shallow soils and harsh conditions. These are often species that have a high degree of confinement to alvar sites; for example, 54 vascular plants have the majority of their occurrences on alvars in Ontario (Catling 1995).

From: [REDACTED]
To: [Marc Rivet](#)
Cc: [REDACTED]
Subject: OPA 29 : Land designation - Prime agricultural
Date: May 4, 2021 11:18:27 AM

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Hi Marc,
I'm having issues sending you an email from my personal account (copied). Trying my work account. Please see note below regarding OPA 29.
I didn't copy the Ramsay ward councillors on this response as they've already seen in once.
3rd try for you.

Thanks
Tony

[REDACTED]

----- Forwarded Message -----

Subject: Land designation - Prime agricultural
Date: Tue, 4 May 2021 10:54:02 -0400
From: Tony Barr [REDACTED]
To: mrivet@jlrichards.ca
CC: bholmes@mississippimills.ca <bholmes@mississippimills.ca>, cguerard@mississippimills.ca <cguerard@mississippimills.ca>

Hi Marc,
I was just reviewing the OPA Prime Agricultural land designation document. (I'm a little behind, my apologies)
I'm located at 2708 Ramsay Concession 8, or Lot 22 concession 8 - there are currently 3 lots severed off the 100 acre parcel. Prior to my ownership. (probably 30 years ago)
I'd like to have a review or start a discussion of the decision to leave the property as prime. It's unclear how the property ever became prime in the first place.

The property itself is primarily bush, I'm guessing the approx 25-30 acres cleared frontage The "soil" is a sandy rocky mix

The property has the a higher elevation in the area and the largest parcel of bush north of the Clayton Road, on the 8th concession. There are also 4 plots of pine trees, planted prior to my ownership.

In my opinion these pines were planted because the soil is sub standard.

I do rent the property out - The soil will only support hay or similar as any form of cash crop. I've been on the property for 30 years (owned it 15-20 guessing), only once or twice has anyone tried to

grow anything else.

I might add the property across the road can grow anything, corn, soybean, white bean etc - go figure :)

Please feel free to call me to start a discussion.

Tony Barr



From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Rural Land switch
Date: October 4, 2021 10:58:55 AM

Hi Tracy,

Thank you for reaching out.

In order to look into your concerns regarding proposed changes to rural/prime agricultural designation, we will need a property address. If you could kindly provide this, we can begin looking into it.

Thanks,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, October 4, 2021 8:31 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Rural Land switch

From: Tracy Payne [REDACTED]
Sent: Sunday, October 3, 2021 2:49 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Rural Land switch

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Hi Mark,

I hope this email finds you in good spirits and health. I realize I have missed the September 30th deadline with regard to voicing my concerns in redesignating part of our land to rural. With fall harvest in place, time seems to move faster than you realize.

I would like to meet with you to discuss why you feel that there is a need to make these changes.

Sincerely,

Tracy Holmes-Payne and Phil Payne

From: [Gabrielle Snow](#)
To: [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Rural Land switch
Date: October 4, 2021 11:57:06 AM

Hi Tracy,

Thanks for providing the address.

Note that there are many inquiries so we may experience a delay in providing you with a formal response.

Thanks,

Gabrielle

From: Tracy Payne [REDACTED]
Sent: Monday, October 4, 2021 11:50 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: Rural Land switch

Hi Gabrielle

Thanks for getting back to me. Our address is
1799
Concession 7B
Almonte

Cheers...Trace

On Mon., Oct. 4, 2021, 10:58 a.m. Gabrielle Snow, <gsnow@jlrichards.ca> wrote:

Hi Tracy,

Thank you for reaching out.

In order to look into your concerns regarding proposed changes to rural/prime agricultural designation, we will need a property address. If you could kindly provide this, we can begin looking into it.

Thanks,

Gabrielle

Gabrielle Snow
Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-3913



*J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. **We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office.** We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.*

From: Marc Rivet <mrivet@jlrichards.ca>
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To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Rural Land switch

From: Tracy Payne [REDACTED]
Sent: Sunday, October 3, 2021 2:49 PM
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Hi Mark,

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I would like to meet with you to discuss why you feel that there is a need to make these changes.

Sincerely,
Tracy Holmes-Payne and Phil Payne

From: [Kris Kerwin](#)
To: [Marc Rivet](#)
Subject: RE: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.
Date: Sunday, May 9, 2021 8:28:34 PM
Attachments: [image001.png](#)

Property is [here](#).

No prime ag anywhere close to the property.

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Saturday, May 8, 2021 2:41 PM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: Fwd: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Can you show me where this is... and speaking with Ken please proceed with list of partial properties as well...

M

Sent from my iPhone

Begin forwarded message:

From: Trish Delaurier [REDACTED]
Date: May 8, 2021 at 1:04:18 PM EDT
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Ken Kelly <kkelly@mississippimills.ca>, Gabrielle Snow <gsnow@jlrichards.ca>, Christa Lowry <clowry@mississippimills.ca>
Subject: Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

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Thank you Marc for providing me the links. I was unable to attend in person but the recordings were very helpful. Especially that I could jump directly to the part that concerned me.

As Councillor Maydan said (and she was spot on) - getting down to the property owner level is important. All we really need to know is "How does it affect me".

Our property is 2341 Ramsay Concession 3B. Upon looking at the maps provided I have a few questions:

1) It appears that the Prime Agricultural change or current designation does NOT affect me. Can you confirm that?

2) My concern seems to be on the Potential Future Severances map, which I have not heard addressed in the meetings.

a) Can you explain what the purple color on my property actually means?

b) There is a property across the concession from me that is red or dark purple? What does that mean?

Thanks Marc. If it is easier to discuss by phone please feel free to call me or set up a time to talk. Otherwise an email will suffice.

I look forward to hearing from you

Trish Delaurier
2341 Ramsay Concession 3B



Good day,

The public meeting for OPA 29 - Prime Agricultural Area Designation Review, is schedule for Tuesday May 4, 2021 at 6:00 pm.

The below link will allow residents to join the Council meeting by computer, or use the "Dial by your location" numbers listed at the bottom of this email to join the meeting by phone. I'll ask that if you're joining by computer you keep your video and microphone off until you are asked to speak.

Join Zoom Meeting

[https://zoom.us/j/92265124524?
pwd=WUFBcTkxNHRvWDE3M2VydmVaVWFUZz09](https://zoom.us/j/92265124524?pwd=WUFBcTkxNHRvWDE3M2VydmVaVWFUZz09)

Meeting ID: 922 6512 4524

Passcode: 356284

If residents would like to watch the meeting live, but do not want to participate in the meeting, they can use the following link to view the meeting:

<https://events.mississippimills.ca/council/Detail/2021-05-04-1745-Council-Meeting>

A recording of the meeting will be posted on the municipal website the following day.

A reminder that written comments regarding OPA 29 can still be sent to Marc Rivet mrivet@mississippimills.ca for consideration.

Please let me know if you have any questions regarding the process for this Public Meeting.

Have a great day!

Dial by your location

+1 204 272 7920 Canada
+1 438 809 7799 Canada
+1 587 328 1099 Canada
+1 647 374 4685 Canada
+1 647 558 0588 Canada
+1 778 907 2071 Canada

Meeting ID: 922 6512 4524

Passcode: 356284

Thanks and Stay Safe.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528

[J.L. Richards & Associates Limited](#)



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From: [Gabrielle Snow](#)
To: [wkeer](#) [REDACTED]
Cc: [Marc Rivet](#)
Subject: RE: Proposed Prime Agricultural designation for our property
Date: August 24, 2021 11:31:00 AM

Hi Will,

Thank-you for your email regarding the Municipality of Mississippi Mills Official Plan Amendment 29 (OPA 29) and the associated review of the Prime Agricultural/ Rural Area designation.

Please note that we have received your inquiry. We are currently reviewing it and are preparing a response. Given the volume of incoming inquiries, we may experience delays in providing you with a formal response.

Please note that the redesignation of your property has not yet taken place and this recommendation to redesignate has not been finalized. Your inquiry is being reviewed against the proposed Prime Agricultural / Rural Area redesignation to review and assess its appropriateness.

Thank you,

Gabrielle

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, August 24, 2021 4:43 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: Proposed Prime Agricultural designation for our property

Get [Outlook for iOS](#)

From: Will Keen [REDACTED]
Sent: Tuesday, August 24, 2021 4:41 AM
To: Marc Rivet
Subject: Proposed Prime Agricultural designation for our property

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Hello Marc,

We recently received a letter in the mail regarding the proposed changes to our property designations. I watched the informative YouTube video which answered a few of my concerns but I thought I'd reach out. We currently live on Blakeney Road where Needham side road intersects. Originally my grandfather owned this land which was passed down to my father. Me and my wife severed off 2 acres back in the year 2000, designated: Con 10 PT Lot 5 RP 27R7494. When my parents passed I assumed the surrounding bush lot designated: Con 10 PT E Half LOT 5 Needham side road s/s (approx 30+ acres). This parcel was once farmland but I believe it was reforested back in the 50s or 60s and is now heavy wooded area. The concerns I have is that we wanted the option

to have our daughter possibly build on the bush lot in the future if she chooses to do so. She is still quite young but in this area we seem to have a lot of neighbours that are multi generational and it makes sense that she could use it for her family in the future. I assume that this would be possible since it is a separate piece of land from our 2 acre lot that we currently live on? I assume that if it is re-classified as prime agricultural then wouldn't be able to sever off a part to gift to her and she would need to assume ownership of the entire parcel? The other concern I have is what these new designations will do to, 1. our property values and also 2. our property taxes. I would appreciate any information you could give us on this matter. We look forward to hearing from you.

Sincerely,
William and Melanie Keen