

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#)  
**Subject:** RE: the Burnt Lands  
**Date:** March 28, 2022 10:35:59 AM

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Glenda,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

To be clear, the LEAR project is an assessment of agricultural lands and is not related to the quarry expansion proposed within the City of Ottawa boundaries. The results of the LEAR study will not result in the development of subdivisions.

If you're interested in learning more about the LEAR study, you can visit our website here: [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

I hope this information helps.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

---

**From:** Alan and Glenda Jones [REDACTED]  
**Sent:** March 26, 2022 12:51 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** the Burnt Lands

**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 Ms. Knight,

Although our address is Carp, we live one kilometre from the Burnt Lands, on Carroll Side Road. Our property is protected under the ANSI land agreement. Our

entire neighbourhood is battling the expansion of the Cavanagh Quarry on the opposite side of March Road from the Burnt Lands ALVAR area. How saddened and frightened we now are to see that not only Ottawa but also Mississippi Mills is threatening to destroy this valuable parkland that is used and studied by countless people on a regular basis. What possible reason could there be to decimate a unique tract of land that gives so many people pleasure?

Does every piece of valuable land need to be paved over and covered with deplorably ugly housing? Does every natural environment, no matter how precious, need to be fought for by environmentalists who understand their value? It's high time that municipal planning lives up to the high standards of environmental talk that is bantered about, and leaves the ALVAR alone! If you care at all about climate, global warming, natural surroundings, then look for some other area on which to plant more housing than this area can support right now.

It should be blatantly clear that people love this area because of its rural and natural beauty. This ALVAR is unique, only replicated in a few areas of our *entire country*, and yet, developers are eager to destroy it for the sake of satisfying their own greed, and municipalities will agree for the sake of a few more tax dollars.

You will forever be held responsible for mutilating a natural treasure that cannot be replaced, should you allow this development to happen.

With sincere sorrow that people who care are forever ignored,

Glenda Jones,  
4041 Carroll Side Road,  
Carp. ON

**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Subject:** Re: the Burnt Lands  
**Date:** March 28, 2022 12:07:48 PM  
**Attachments:** [0.png](#)

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Hello Marc,

Knowing how environmental issues can be skewed to developers' ends, I have misgivings about re-designating any area, either rural or agricultural. We've seen great swaths of agricultural land given over to mass housing, case in point the far end of Hillcrest in Appleton, now houses, on what used to be a very rich cornfield. Land that's designated "rural" can be built on, land designated agricultural can be raped.

Thank you for this explanation. We'll see where it goes.

Glenda Jones

**From:** Marc Rivet  
**Sent:** Monday, March 28, 2022 11:27 AM  
**To:** 'Alan and Glenda Jones'  
**Cc:** Melanie Knight  
**Subject:** RE: the Burnt Lands

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNRF input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

As Melanie indicated we are not reviewing or commenting on development files.

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



---

**From:** Melanie Knight <mknight@mississippimills.ca>  
**Sent:** March 28, 2022 10:36 AM  
**To:** 'Alan and Glenda Jones' [REDACTED]  
**Cc:** Marc Rivet <mrivet@jlrichards.ca>  
**Subject:** RE: the Burnt Lands

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I hope this information helps.

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mknight@mississippimills.ca

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Glenda Jones,  
4041 Carroll Side Road,  
Carp. ON

**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: the Burnt Lands  
**Date:** April 5, 2022 3:36:00 PM

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**From:** Marc Rivet  
**Sent:** March 28, 2022 11:28 AM  
**To:** 'Alan and Glenda Jones' [REDACTED]  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
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Thanks.  
Marc

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**Sent:** March 28, 2022 10:36 AM  
**To:** 'Alan and Glenda Jones' [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
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Glenda Jones,  
4041 Carroll Side Road,  
Carp. ON



**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Cc:** [REDACTED]  
**Subject:** LEAR Study Results  
**Date:** April 4, 2022 3:20:55 PM

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Hi Marc,

Is it possible to receive the details of the Land Evaluation and the Area Review for our property? The documentation we can find so far does not seem to include the details, only that the total is 77 or higher. Our particulars are below. Please feel free to call if you have any questions or need additional information. Your assistance is appreciated.

Sincerely, Alden and Patricia Rattew

520 Sugar Bush Rd, CON 6 W PT LOT 3  
Pakenham, ON.,  
K0A 2X0

**From:** [REDACTED]  
**To:** [clowry@mississippimills.ca](mailto:clowry@mississippimills.ca); [rminille@mississippimills.ca](mailto:rminille@mississippimills.ca); [jdalgity@mississippimills.ca](mailto:jdalgity@mississippimills.ca); [jmaydan@mississippimills.ca](mailto:jmaydan@mississippimills.ca); [bholmes@mississippimills.ca](mailto:bholmes@mississippimills.ca); [cguerard@mississippimills.ca](mailto:cguerard@mississippimills.ca); ["dferguson@mississippimills.ca"](mailto:dferguson@mississippimills.ca)  
**Cc:** ["Melanie Knight"](#); [Marc Rivet](#) [REDACTED]  
**Subject:** Follow up to April 5 Public Meeting  
**Date:** Saturday, April 9, 2022 12:28:08 PM  
**Attachments:** [Alden and Patricia Rattew, 520 Sugar Bush Rd.pdf](#)

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Dear Mayor and Councilors,

Please find the attached letter to follow-up our verbal address during the April 5th Public Meeting about the LEAR.

If you have any questions, please feel free to contact us.

Sincerely, Alden and Patricia Rattew

April 7, 2022

Alden & Patricia Rattew  
520 Sugar Bush Road  
CON 6 W PT LOT 3  
Pakenham, ON., K0A 2X0

To: Mississippi Mills Council Members and Planning Department

---

Re: Request to leave above property zoning as Rural (RU) and not classify as Prime Agriculture

---

Our property was added to the March 2022 version of the Mississippi Mills LEAR Mapping as "Potential Agriculture" through the Mississippi Mills LEAR evaluation. It was not included in the Potential Agriculture (March 2021) version.

We became aware of this for the 1<sup>st</sup> time last week when we received the letter dated March 3<sup>rd</sup> 2022 (but date stamped March 25<sup>th</sup>), announcing the Apr 5<sup>th</sup> Public Meeting. We have since been educating ourselves on the LEAR process, OMAFRA guidance's and related publications.

The purpose of this letter is to formally request that no changes be made to the Rural (RU) classification of our property and that it be removed from consideration for the change to prime Agriculture. Below we have included some of the reasons this is appropriate and justified.

1. Our 101 acre property is not "Prime Agricultural Land". Total cultivated acreage planted in crops and hay is just under 65 of which only 47 is suitable for crops other than hay. The remaining farming related area is a pasture at roughly 28 acres which includes areas of significant outcrop and other untillable land. (Please note that these are the estimated acreage numbers reflecting all farming activity, but in no way reflect acreage of prime agricultural land.) The remainder of the property, is a mix of outcrop, rocks, driveway, yard and buildings.
2. Our property is not part of a "large continuous area" of farming activity, but more a limited pocket of patchy farming activity. Our property is not even a continuous area of farming activity within its own borders.
3. The OMAFRA website states that "...provincial policy protects prime agricultural areas from non-agricultural uses and recommends that large continuous areas be reserved for agriculture". Furthermore, as Marc Rivet stated during his presentation at the April 5<sup>th</sup> meeting (Ref: 1:13:20 of recording) that one of guidelines from OMAFRA was to consider areas that had a continuous 250 hectare area. Using Google Earth Pro we mapped out the 5 properties in which we are grouped. This gave us a reasonable

estimation of the combined area with ongoing agricultural activity including all fields, pastures and agricultural related buildings, which totalled 110 hectares. We then did the same exercise following the approximate borders of the 5 properties in one block that included all land and buildings (including residences) which totalled 193 hectares. Despite only being reasonable estimates, it is clear that this does not come close to meeting OMAFRA's 250 hectare criteria.

4. Unlike many of the affected properties that have already completed 2 or 3 severances, our 101 acre property has never been severed. When we purchased the property we met with the Mississippi Planer and discussed severance options and potential hurdles. It was concluded that a couple severances would likely be permitted.
5. We have spoken with a realtor who has significant experience selling rural properties and farms. Her very qualified opinion is that losing the potential to complete severances would significantly reduce the value of our property while also reducing the market size. A reclassification to "Prime Agriculture" would significantly devalue our property.
6. As with other properties in the area that have already had building lots severed, severing a couple lots from our property would not significantly impact the long term agricultural viability of the retained land.

We purchased a "Rural" property that has been protected by its owners since the mid-19<sup>th</sup> century, farmed continually and had the soil quality well maintained. We purchased a property that had never been severed, because it significantly increased its value and opened doors for us when we retire. We are now threatened with a potentially significant devaluation of our property without any offer of compensation.

We do not believe our property being included as "Potential Agriculture" is justified for the reasons outlined above.

We formally request that no changes be made to the Rural (RU) classification of our property and that it be removed from consideration for the change to prime Agriculture.

Sincerely,



Patricia Rattew

and



Alden Rattew

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 27, 2022 4:14 PM  
**To:** Andre Paquette  
**Cc:** carlene; mknight@mississippimills.ca  
**Subject:** RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

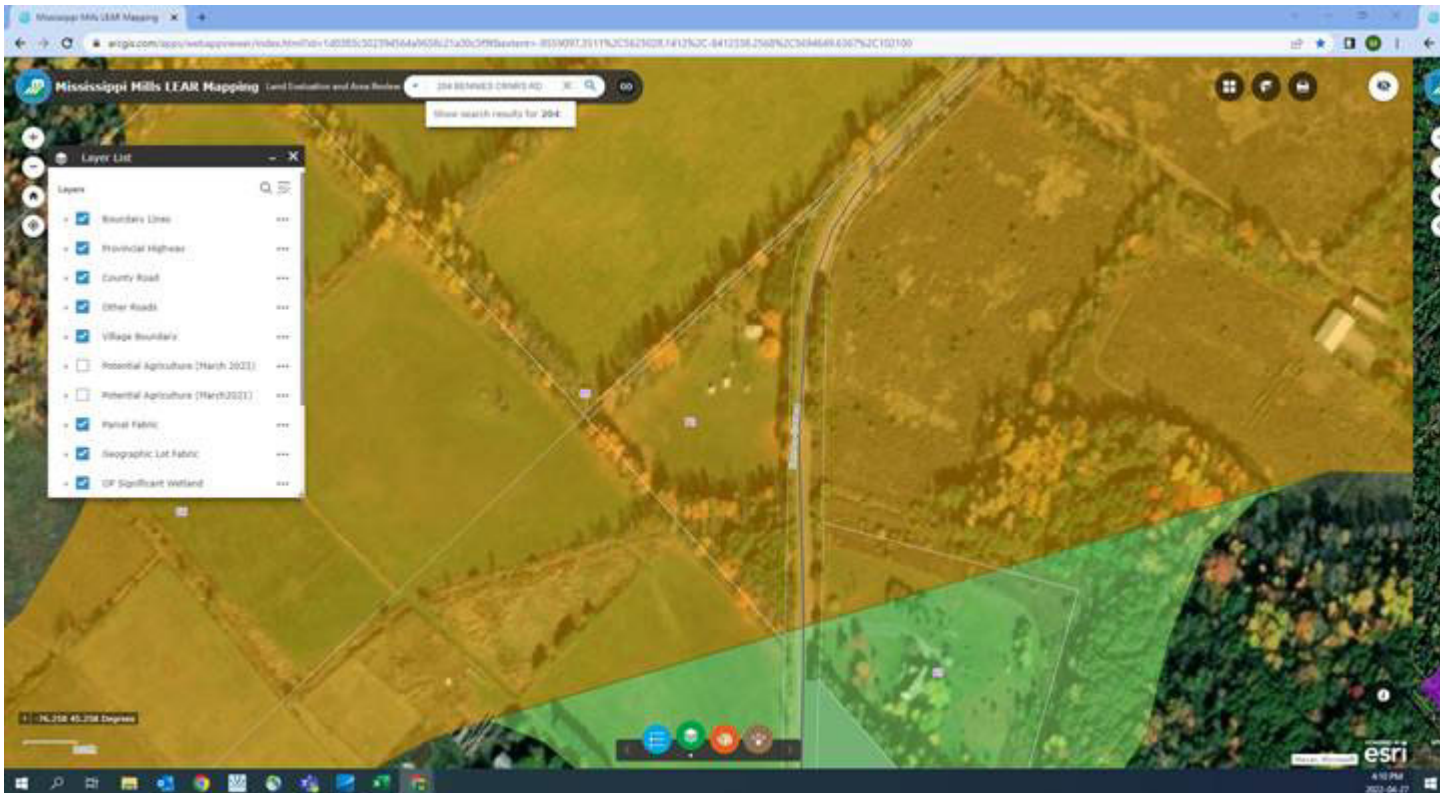
Hello,

Your property is currently designated Agriculture and is proposed to remain Agriculture.

Left screen shown AG lands in orange – right screen shows AG lands proposed in purple.

Regards.

Marc



**From:** Andre Paquette [REDACTED]  
**Sent:** April 9, 2022 10:53 PM  
**To:** Marc Rivet <mrivet@jlrichards.ca>; mknight@mississippimills.ca  
**Cc:** carlene [REDACTED]  
**Subject:** Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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Hello Marc and Melanie,

Carlene Paquette and I own 204 Bennies Corners Road, which is affected by the agricultural land review. We viewed the meeting on April 5 which was very informative.

At the same time we still have questions and concerns, and hope they can be answered.

It still isn't clear to us what the main drivers for this zoning change are and why it would apply to our land. What makes sense to us is the municipality's interest in restricting land severances (presumably to build subdivisions) of good agricultural land. We don't understand why that should apply to our tiny 3.5 acre lot that hasn't been used for agriculture in at least 35 years.

What we are mostly concerned about is being restricted from upgrading the current tiny cabin on our property with a larger home. Such an undertaking would further render that land less useful agriculturally, but it is already unusable for that given the size of the lot. We're already aware of offsets and clearances required due to the proximity with our farmer neighbors and the watercourse and would of course comply with that -- but we don't want to see further restrictions resulting from the zoning change. Ideally our land would not be included in this change given its size and recent history of use.

Thanks for any clarifications you can provide,

Andre and Carlene Paquette

P.S. Please include us in the list of people notified regarding the decision here.

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

From: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

Date: Fri, Mar 25, 2022 at 11:20 AM

Subject: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>, Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>

Cc: Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>

REMINDER

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



---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 18, 2022 1:57 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello,

You are receiving this notice simply as a reminder that a Public Meeting will be held April 5, 2022 at 6:00 p.m. to discuss the proposed Official Plan Amendment No. 29 which consists of a review of the prime agricultural area designation (and implementing zoning revisions).

As you might recall, a statutory public meeting was held May 4, 2021 for the purpose of giving the public an opportunity to make representation regarding the proposed OPA 29 by-law amendment for the Prime Agricultural Area Designation Review. Following the Public Meeting, a LEAR Working Committee was formed to review the prime agricultural area designations and Council required input from the Agricultural Committee and an additional public meeting. The Agricultural Advisory Committee passed a motion supporting the OPA, 29 as revised.

Following the public meeting, a report addressing comments / submissions will be brought forward to the Committee of the Whole for a recommendation to Council.

A full list of past meetings and resource materials (including an online mapping tool) can be found at the following link:

**OPA 29 Documents and Additional Resources:**

- [PROPOSED PRIME AGRICULTURAL AREA DESIGNATION](#)
- [March 25, 2021 Report to Committee of the Whole re: Official Plan Amendment \(OPA\) No. 29 – Agricultural Lands LEAR](#)
- [March 25, 2021 OPA 29 Overview Presentation Slides](#)
- [Public Notice](#)
- [Draft OPA 29](#)
- [Frequently Asked Questions](#)
- [Proposed Prime Agriculture Designation Map](#)
- [Potential Future Severances Map](#)
- [Mississippi Mills LEAR Additional Feedback Request](#)
- [April 22, 2021 Agricultural Advisory Committee Meeting](#)
- [April 22, 2021 JL Richards Presentation to Agricultural Advisory Committee](#)
- [April 28, 2021 Virtual Information Session Recording](#)
- [May 4, 2020 Public Meeting Recording](#)
- GIS LEAR mapping: <https://arcg.is/05LaOG>
- [LEAR Scores of 66+](#)
- [LEAR Working Group Meeting - July 28, 2021](#)
- [LEAR Working Group Meeting - August 3, 2021](#)
- [Letter to property owners changing from Agricultural to Rural designation](#)
- [Letter to property owners changing from Rural to Agricultural designation](#)
- [LEAR Working Group Meeting - September 1, 2021](#)
- [LEAR Working Group Meeting - September 22, 2021](#)
- [LEAR Working Group Meeting - October 6, 2021](#)
- [LEAR Working Group Meeting - October 20, 2021](#)



- [LEAR Working Group Meeting - November 3, 2021](#)
- [Agricultural Advisory Committee Meeting - December 8, 2021](#)
- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

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

## Mélanie Désabrais

---

**From:** Andrew Brown [REDACTED]  
**Sent:** March 31, 2022 11:21 AM  
**To:** Marc Rivet  
**Subject:** Re: Lot 17, con.9, Ramsay

Hello again.

Yes you have the correct property. Thanks for clearing that up. Good luck with the public meeting.  
Andrew Brown

Sent from my iPad

On Mar 31, 2022, at 11:04 AM, Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)> wrote:

Hello

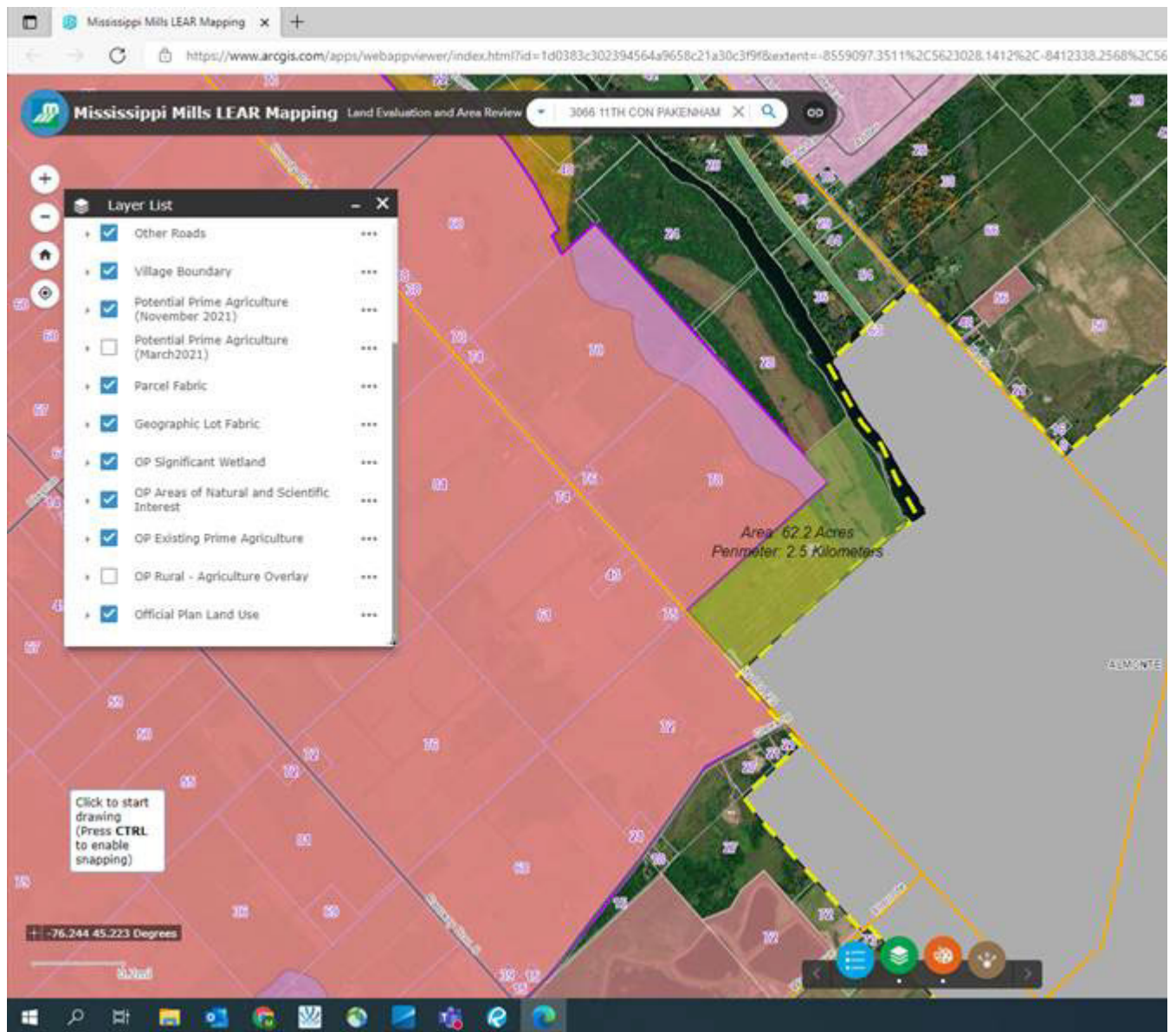
I'm assuming you are talking about this property?

If so, correct being changed from partial Agriculture and partial Rural in CURRENT Community Official Plan to Rural.

Let me know if I have wrong property.

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



**From:** Andrew Brown [REDACTED]

**Sent:** March 30, 2022 3:31 PM

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

**Subject:** Re: Lot 17, con.9, Ramsay

Hello again Marc.

I could have been clearer describing the property. It borders the northern boundary of Almonte, on the west side of the river, from Cty Rd 29 to the river, approximately 50 acres. It was originally all designated prime agricultural and I planned to object at the public meeting. This map looks like it was removed from that category. Am I correct?

Andrew Brown

Sent from my iPad

> On Mar 30, 2022, at 1:35 PM, Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)> wrote:

>

> Is there an address?

>

>

> Marc Rivet, RPP, MCIP

> Associate

> Senior Planner

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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.

>

>

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

> From: Andrew Brown [REDACTED]

> Sent: March 30, 2022 1:30 PM

> To: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

> Subject: Lot 17, con.9, Ramsay

>

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>

> Hello Mark.

> We received our notice of the public meeting re LEAR. We can identify our property on the map, (schedule A) and it looks like it is listed as properties removed from agriculture. (Light blue lines across it). Is this correct?

> Regards,

> Andrew and Glenna Brown

**From:** [REDACTED]  
**To:** [Marc Rivet](mailto:Marc Rivet)  
**Subject:** Re: Lot 17, con.9, Ramsay  
**Date:** March 30, 2022 3:31:19 PM

---

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> Associate

> Senior Planner

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> Subject: Lot 17, con.9, Ramsay

>

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>

> Hello Mark.

> We received our notice of the public meeting re LEAR. We can identify our property on the map, (schedule A) and it looks like it is listed as properties removed from agriculture. (Light blue lines across it). Is this correct?

> Regards,  
> Andrew and Glenna Brown

**From:** [Marc Rivet](#)  
**To:** [REDACTED]  
**Cc:** [Melanie Knight](#)  
**Subject:** RE: Burnt Lands alvar  
**Date:** March 28, 2022 11:20:00 AM

---

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNRF input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

I unfortunately cannot answer these questions - we are looking at the Agricultural designation - possibly MNRF can assist.

Thanks.  
Marc

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

From: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
Sent: March 28, 2022 10:21 AM  
To: 'Anne Cameron' [REDACTED]  
Cc: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
Subject: RE: Burnt Lands alvar

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Anne,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project; however, I am not sure that Marc has any knowledge of the Burnt Lands in relation to the Diefenbunker.

The LEAR study is in relation to the assessment of agricultural lands, not the Burnt Lands.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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

From: Anne Cameron [REDACTED]  
Sent: March 26, 2022 10:26 AM  
To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
Subject: Burnt Lands alvar

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 present these questions to obtain general information.

What is the HISTORY of Burnt Lands alvar with reference to the Diefenbunker in Carp?

Were herbicides used over many years to control vegetative growth on Burnt Lands alvar?

Is there still wire buried on Burnt Lands alvar? Would this be the wire that connected the Burnt Lands alvar & the Diefenbunker?

Yours,  
Anne Cameron



**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: Burnt Lands alvar  
**Date:** April 5, 2022 3:37:00 PM

---

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

From: Marc Rivet  
Sent: March 28, 2022 11:20 AM  
To: 'Anne Cameron' [REDACTED]  
Cc: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
Subject: RE: Burnt Lands alvar

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNRF input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

I unfortunately cannot answer these questions - we are looking at the Agricultural designation - possibly MNRF can assist.

Thanks.  
Marc

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From: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
Sent: March 28, 2022 10:21 AM  
To: 'Anne Cameron' [REDACTED]  
Cc: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
Subject: RE: Burnt Lands alvar

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Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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

From: Anne Cameron [REDACTED]

Sent: March 26, 2022 10:26 AM  
To: Melanie Knight <mknight@mississippimills.ca>  
Subject: Burnt Lands alvar

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I present these questions to obtain general information.

What is the HISTORY of Burnt Lands alvar with reference to the Diefenbunker in Carp?

Were herbicides used over many years to control vegetative growth on Burnt Lands alvar?

Is there still wire buried on Burnt Lands alvar? Would this be the wire that connected the Burnt Lands alvar & the Diefenbunker?

Yours,  
Anne Cameron

**From:** [Marc Rivet](#)  
**To:** [REDACTED]  
**Cc:** [Melanie Knight](#)  
**Subject:** RE: Burnt Lands Alvar  
**Date:** March 28, 2022 8:52:00 PM

---

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNRF input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

As Melanie indicated we are not reviewing or commenting on development files.

Thanks.  
Marc

---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** March 28, 2022 8:43 PM  
**To:** 'Bev Hunter' [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: Burnt Lands Alvar

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Hi Bev and Claire,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply

outside your normal working hours.

---

**From:** Bev Hunter [REDACTED]  
**Sent:** March 26, 2022 8:52 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Cc:** Christa Lowry <[clowry@mississippimills.ca](mailto:clowry@mississippimills.ca)>; Claire Sylvan [REDACTED]; Jan Maydan <[jmaydan@mississippimills.ca](mailto:jmaydan@mississippimills.ca)>  
**Subject:** Burnt Lands Alvar

**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 Melanie

We support the full protection of the Burnt Lands Alvar. Please share our request with those planning Mississippi Mills future.

This type of ecosystem is relatively unique in Ontario, and elsewhere. As a habitat it is important to many species. And for those who know how to look, full of beauty!

Thank you  
Bev Hunter & Claire Sylvan  
813 Reaume St  
Mississippi Mills

--

Beverly Hunter  
[REDACTED]

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#)  
**Subject:** RE: Burnt Lands Alvar  
**Date:** March 28, 2022 8:42:45 PM

---

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Hi Bev and Claire,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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---

**From:** Bev Hunter [REDACTED]  
**Sent:** March 26, 2022 8:52 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Cc:** Christa Lowry <[clowry@mississippimills.ca](mailto:clowry@mississippimills.ca)>; Claire Sylvan [REDACTED]; Jan Maydan <[jmaydan@mississippimills.ca](mailto:jmaydan@mississippimills.ca)>  
**Subject:** Burnt Lands Alvar

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Thank you  
Bev Hunter & Claire Sylvan  
813 Reaume St  
Mississippi Mills

--

Beverly Hunter



**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: Burnt Lands Alvar  
**Date:** April 5, 2022 3:35:00 PM

---

---

**From:** Marc Rivet  
**Sent:** March 28, 2022 8:53 PM  
**To:** 'Bev Hunter' [REDACTED]  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** RE: Burnt Lands Alvar

Hello,

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Thanks.  
Marc

---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** March 28, 2022 8:43 PM  
**To:** 'Bev Hunter' [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: Burnt Lands Alvar

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Hi Bev and Claire,

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Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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---

**From:** Bev Hunter [REDACTED]  
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**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Cc:** Christa Lowry <[clowry@mississippimills.ca](mailto:clowry@mississippimills.ca)>; Claire Sylvan [REDACTED]; Jan Maydan <[jmaydan@mississippimills.ca](mailto:jmaydan@mississippimills.ca)>  
**Subject:** Burnt Lands Alvar

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Dear Melanie

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Thank you  
Bev Hunter & Claire Sylvan  
813 Reaume St  
Mississippi Mills

--

Beverly Hunter  
[REDACTED]



## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 4, 2022 2:54 PM  
**To:** Bob Barr  
**Cc:** Megan Barr; Melanie Knight; Gabrielle Snow  
**Subject:** RE: LEAR Study Official Plan Amendment 29

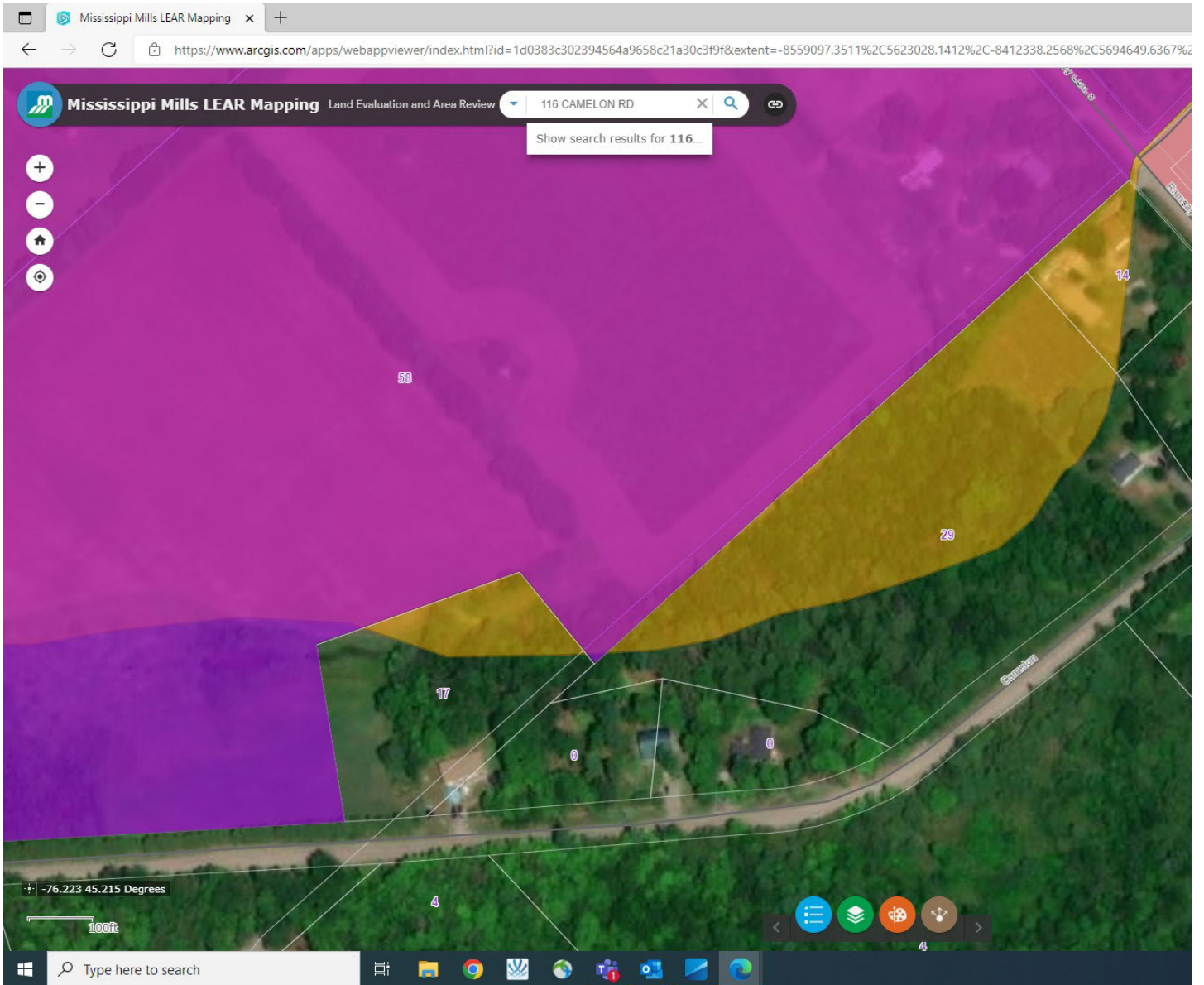
Hello

The subject property is currently partially designated Rural / Agriculture. The left image shows the AG with yellow highlight. As part of this amendment the parcel would be Rural (removing the rear portion of Ag lands).

The purpose of this exercise is not to look at individual severance rights / opportunities but to designate prime agricultural areas for protection. You can discuss land division this with the Municipality but based on a quick glance of your property would appear these lands have already been severed however we cannot review land titles, policy, etc.

Thanks.

Marc



**From:** Bob Barr [REDACTED]  
**Sent:** April 4, 2022 9:18 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Megan Barr [REDACTED]  
**Subject:** Re: LEAR Study Official Plan Amendment 29

Hi

My address is 116 Camelon Road, the same question will apply to the property at 153 Camelon road.

Thanks

Bob

On Mon, Apr 4, 2022 at 8:55 AM Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)> wrote:

Hello

The future potential severance was just an in-house exercise as we cannot verify policy and land titles for each parcel.

What is your address?

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



---

**From:** Bob Barr <[REDACTED]>  
**Sent:** April 4, 2022 8:51 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)  
**Subject:** LEAR Study Official Plan Amendment 29

**[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.

I am seeking additional information / clarification with regards to the letter I received late last week stating changes to the official plan. In particular I am interested in the map indicating future potential severances.

Please contact me to discuss.

Regards

Bob Barr



From: [REDACTED]  
To: [REDACTED]  
Subject: Re: LEAR Study Official Plan Amendment 29  
Date: April 4, 2022 at 5:54:50 PM  
Attachments: [REDACTED]

Thanks Marc

Bob

On Mon., Apr. 4, 2022, 2:54 p.m. Marc Rivet, <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)> wrote:

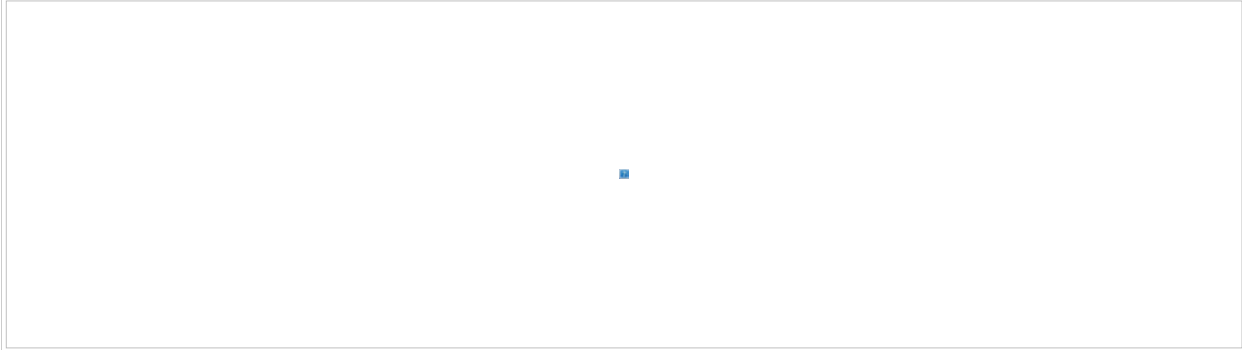
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Thanks.

Marc



Marc Rivet, RPP, MCIP  
Associate  
Senior Planner  
J.L. Richards & Associates Limited  
700 - 1560 Carling Avenue, Ottawa, ON K1Z 8R1  
Direct: 3-803-533 Cell: 613-867-8528

From: Bob Barr [REDACTED]  
Sent: April 4, 2022 at 8:33 AM  
To: Marc Rivet <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)>  
Cc: Megan Barr [REDACTED]  
Subject: Re: LEAR Study Official Plan Amendment 29

Hi

My address is 116 Camelton Road, the same question will apply to the property at 153 Camelton road.

Thanks

Bob

On Mon, Apr 4, 2022 at 8:55 AM Marc Rivet <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)> wrote:

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Marc

Marc Rivet, RPP, MCIP  
Associate  
Senior Planner  
J.L. Richards & Associates Limited  
700 - 1560 Carling Avenue, Ottawa, ON K1Z 8R1  
Direct: 3-803-533 Cell: 613-867-8528

[J.L. Richards & Associates Limited](mailto:mrivet@jrichards.ca)

From: Bob Barr [REDACTED]  
Sent: April 4, 2022 at 8:33 AM  
To: Marc Rivet <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)>; [mkbarr@mississippimiss.ca](mailto:mkbarr@mississippimiss.ca)  
Subject: LEAR Study Official Plan Amendment 29

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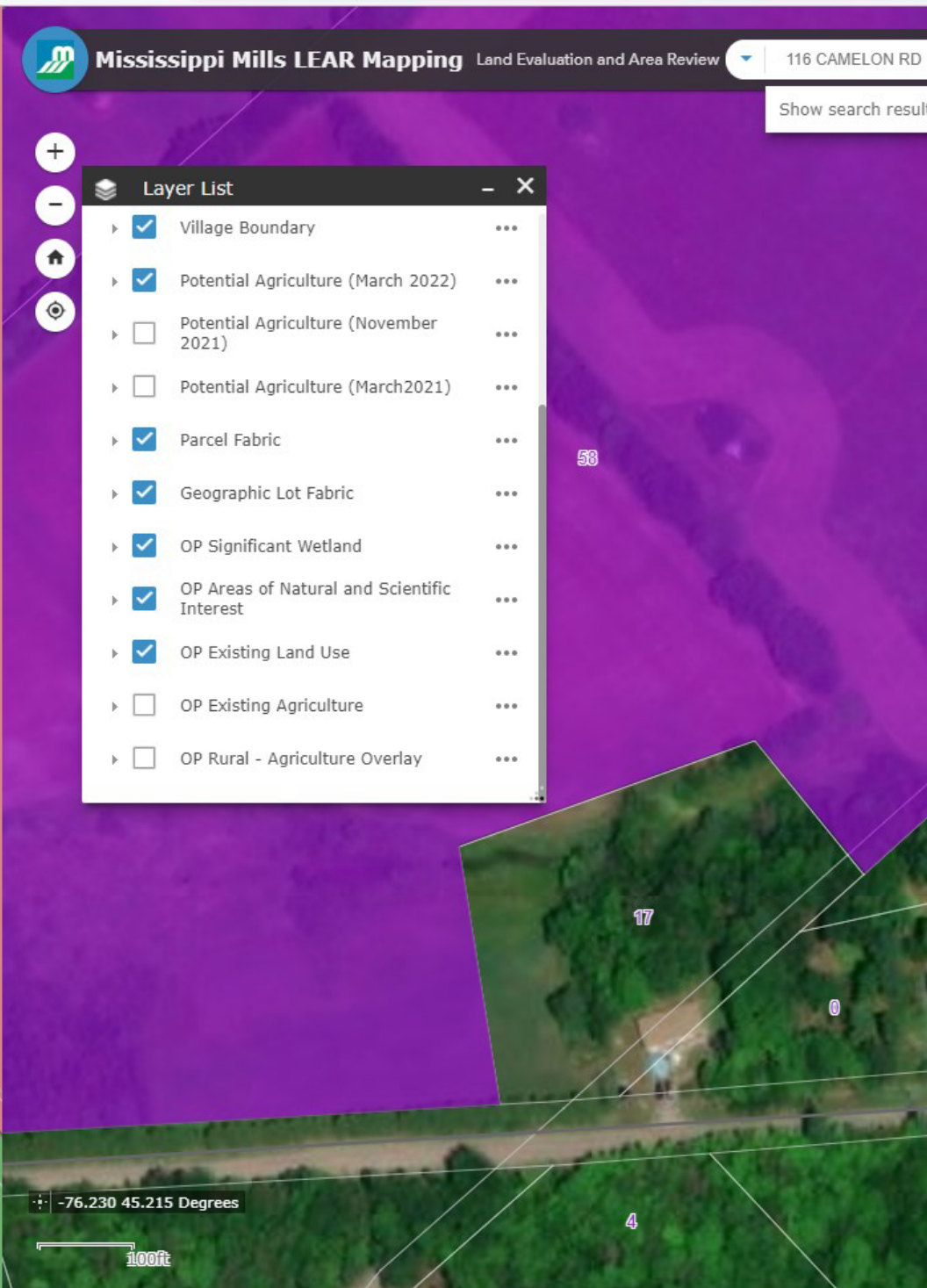
I am seeking additional information / clarification with regards to the letter I received late last week stating changes to the official plan. In particular I am interested in the map indicating future potential severances.

Please contact me to discuss.

Regards

Bob Barr

[REDACTED]



- Layer List**
- Village Boundary
  - Potential Agriculture (March 2022)
  - Potential Agriculture (November 2021)
  - Potential Agriculture (March 2021)
  - Parcel Fabric
  - Geographic Lot Fabric
  - OP Significant Wetland
  - OP Areas of Natural and Scientific Interest
  - OP Existing Land Use
  - OP Existing Agriculture
  - OP Rural - Agriculture Overlay

**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Subject:** Fwd: Property at 3110 4th con  
**Date:** April 12, 2022 7:50:22 AM

---

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

From: Bwh [REDACTED] >  
Date: Apr. 11, 2022 10:55 a.m.  
Subject: Property at 3110 4th con  
To: [mknight@mississipmills.ca](mailto:mknight@mississipmills.ca)  
Cc:

I disagree with your numbers on my property.  
Their are only 12 acres under cultivation of the 50 acre parcel. The rest of open area is too small ,wet and stony, the farmer that rents it tells me to cultivate. There is stone pile about an acre in size. The fence lines are mainly of stones. I try to keep the open area bushhogged ,so as to keep the willow trees and other scrub trees and weeds from taken over. This costs me money with no return. If this is changed to agricultural land , I will no longer do this. The land being cultivated is also wet and stony and the farmer has a hard planting some of it.

Bruce Headrick

PS Their is no use emailing me as I am able to open it. I can come in and talk to you.

[REDACTED]

**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Subject:** Fwd: Property at 594 Campbell Side Road  
**Date:** April 12, 2022 7:48:51 AM

---

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

From: Bwh [REDACTED]  
Date: Apr. 11, 2022 11:23 a.m.  
Subject: Property at 594 Campbell Side Road  
To: [mknight@mississipmills.ca](mailto:mknight@mississipmills.ca)  
Cc:

I also disagree with the assessment of the 50 acre property. There is only 13 acres, that is being cultivated. It is stony and wet and can only be seeded late in the spring. The rest of the property is wet and grown up in trees and scrub brush and can not be cultivated. It is useless land and has not been used for over 20 years. So I do not understand how you can call it prime agricultural land. I cannot see how it meets the threshold of prime agricultural land.

Bruce Headrick

P.S. There is no sense emailing a response as I am unable to open it. I looking forward to a meeting.

[REDACTED]

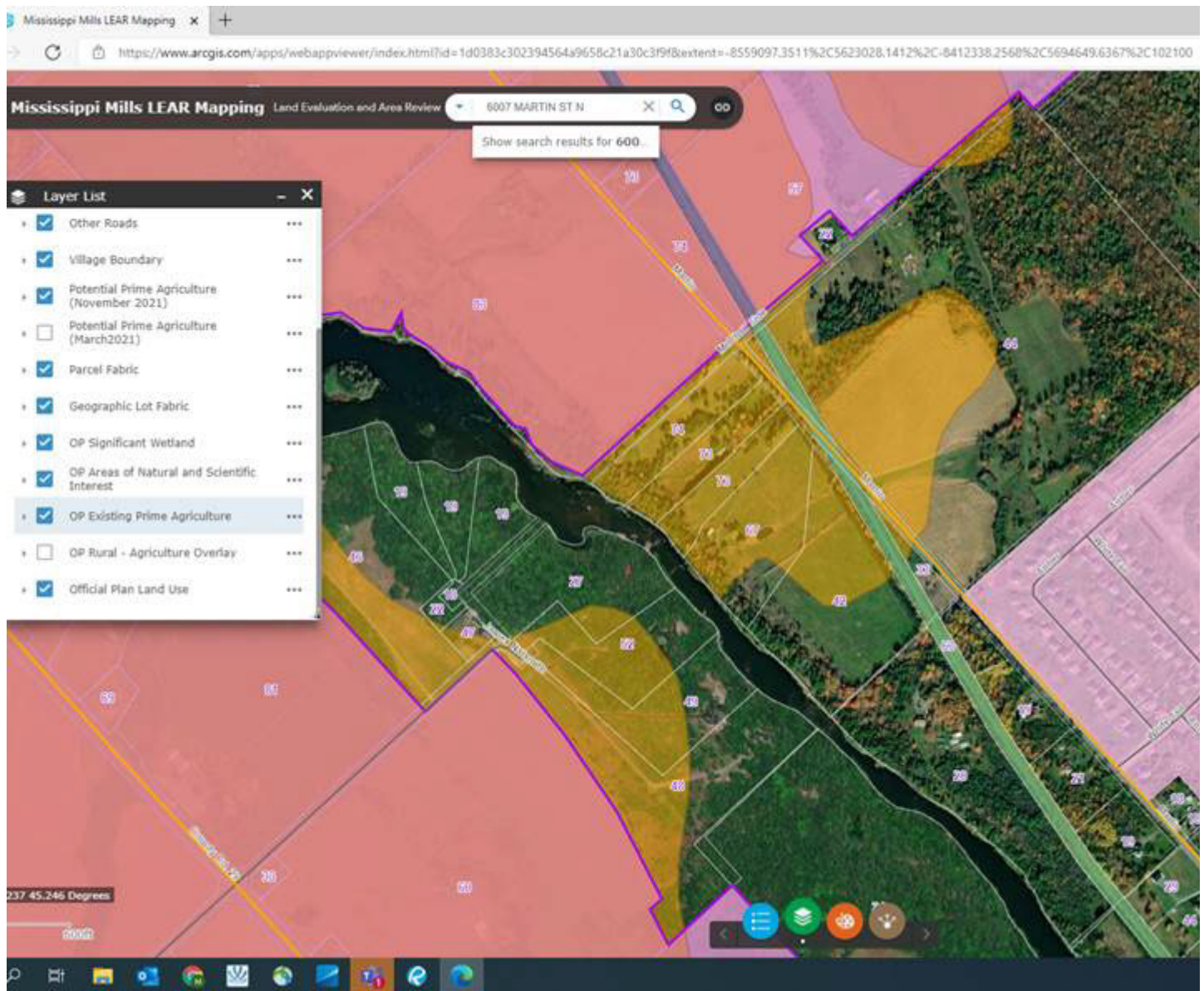


## Mélanie Désabrais

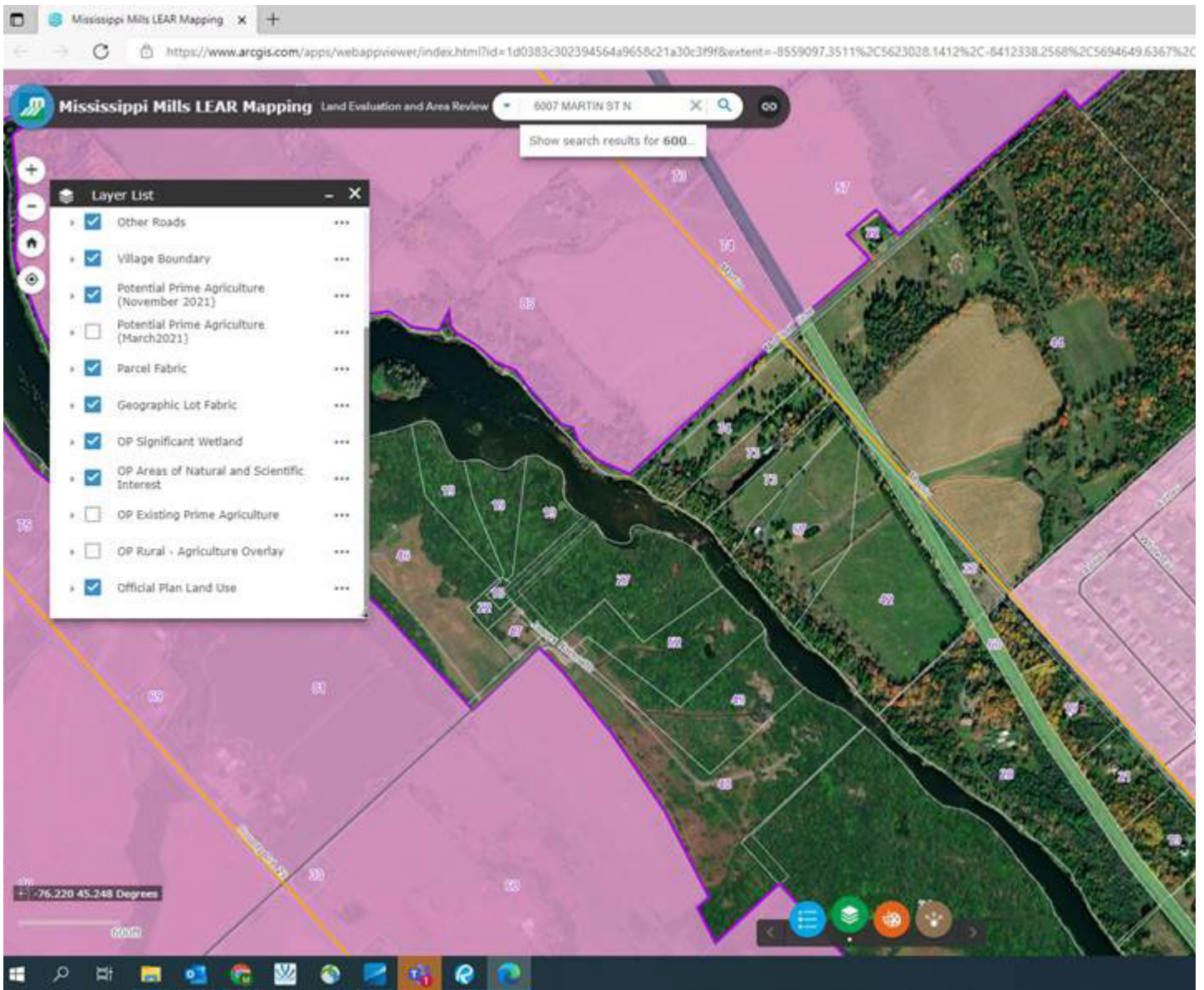
**From:** Marc Rivet  
**Sent:** March 31, 2022 9:58 AM  
**To:** [REDACTED]  
**Cc:** Melanie Knight  
**Subject:** RE: Mississippi Mills LEAR Study

Hello

The 1<sup>st</sup> image is the current designations. You will see an orange odd shaped area which includes your property and a portion of abutting lands.



This next figure shows the proposal:



Although generally properties that scored greater than 66 were identified for protection McPhail Side Road was used as a divider as only a few smaller (mostly rural residential) properties were identified as greater than 66 in this area.

This does not affect taxes or property value.

This does not change permitted uses... both Ag and Ru permit a dwellings and accessory uses.

This property was already the result of a severance and no further severances are permitted (no change).

Since 2006, the Community Official Plan does not permit Rural Subdivisions.

Hope this helps.

Marc

The website GIS link connects to the correct map. If you want the map to start zoomed out to the full extents of Mississippi Mills you can use the link below.

<https://arcg.is/1GfDa1>

scroll down to OPA 29

---

**From:** [REDACTED]

**Sent:** March 30, 2022 3:46 PM

**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

**Subject:** Mississippi Mills LEAR Study

**[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 a letter regarding the results and recommendations of a LEAR study that J.L. Richards conducted for the town of Mississippi Mills. You are listed as the contact person for any questions regarding this study. My property is affected by this study, with the zoning changing from Agricultural to Rural. I was hoping you could explain some of the implications regarding this zoning change.

My home is located at 6007 Martin Street North. According to the Mississippi Mills LEAR Mapping link below, my property is assigned the number 73, which appears to be the LEAR rating described in your report.

<https://www.arcgis.com/apps/webappviewer/index.html?id=1d0383c302394564a9658c21a30c3f9f&extent=-8559097.3511%2C5623028.1412%2C-8412338.2568%2C5694649.6367%2C102100>

My understanding is that our property was evaluated as follows:

- Soil Capacity - 61 to 70
- Parcel Size - 1
- Conflicting Land Use - unknown value, but shown as "Conflicting Land Use" in the legend (pink, in the map legend)
- Active Farming - 0
- Total - 73

Despite this high rating, I can understand why my property would be changed from Agricultural to Rural. That is, while it has a high soil rating, it is currently not being used for agricultural purposes, and is likely considered too small to be used for this purpose in the future. My questions are as follows:

1. What does the LEAR rating of 73 mean? Does a higher number mean the property is more likely suited for agricultural purposes?
2. How does the change in zoning (from A to RU) affect me, and the use of my property? That is, what are the differences between these two zoning designations (I couldn't find any documents defining the differences in zoning designations)?
3. Will my property taxes be affected by this designation change?

4. The large sections of property across the road from me, and adjacent to the White Tail Ridge subdivision, are being changed from a mix of Ru and A to to completely RU, even though a large part of this land is being actively farmed. Does this open the possibility of the White Tail Ridge subdivision to expand into these newly designated lands? Does this prevent the owners from continuing to farm their land?

I know that question 2 is a pretty broad topic, but hopefully you can narrow it down to the main differences between the two land designations. And maybe you know where I can find a good document that summarizes the A vs. RU designations.

Thank you in advance for answering my questions.

Regards,

Bruce Strathearn

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 31, 2022 12:14 PM  
**To:** [REDACTED]  
**Cc:** Melanie Knight  
**Subject:** Re: Mississippi Mills LEAR Study

In general some properties (as this applies to all lands outside Almonte and Villages) could lose consent rights... if AG.  
Thanks  
M

Get [Outlook for iOS](#)

---

**From:** bstrathe [REDACTED]  
**Sent:** Thursday, March 31, 2022 12:05:50 PM  
**To:** Marc Rivet <mrivet@jlrichards.ca>  
**Cc:** Melanie Knight <mknight@mississippimills.ca>  
**Subject:** Re: RE: Mississippi Mills LEAR Study

Hello Mr. Rivet,

Thank you for the quick response.

When I first received a notice about this land designation review in 2021, the Municipality suggested that the re-zoning of property could have "a significant impact on property, the value of property and the future use of a property" . Do you know what they were referring to? You are saying there is basically no impact on my property as a result of the re-zoning from A to RU.

Also, is there a link available that shows the definitions of Agricultural vs. Rural land use?

Regards,

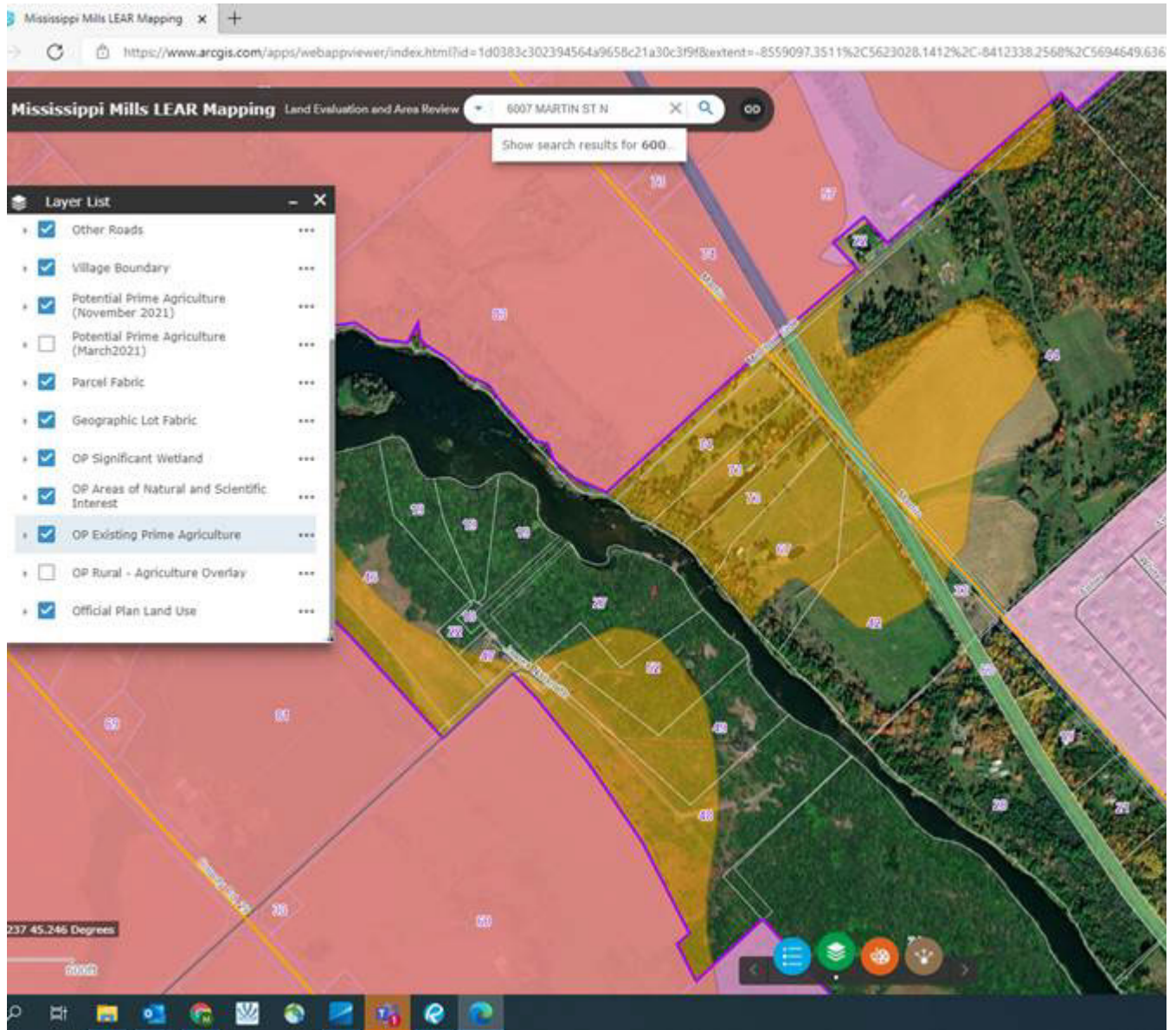
Bruce Strathearn

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

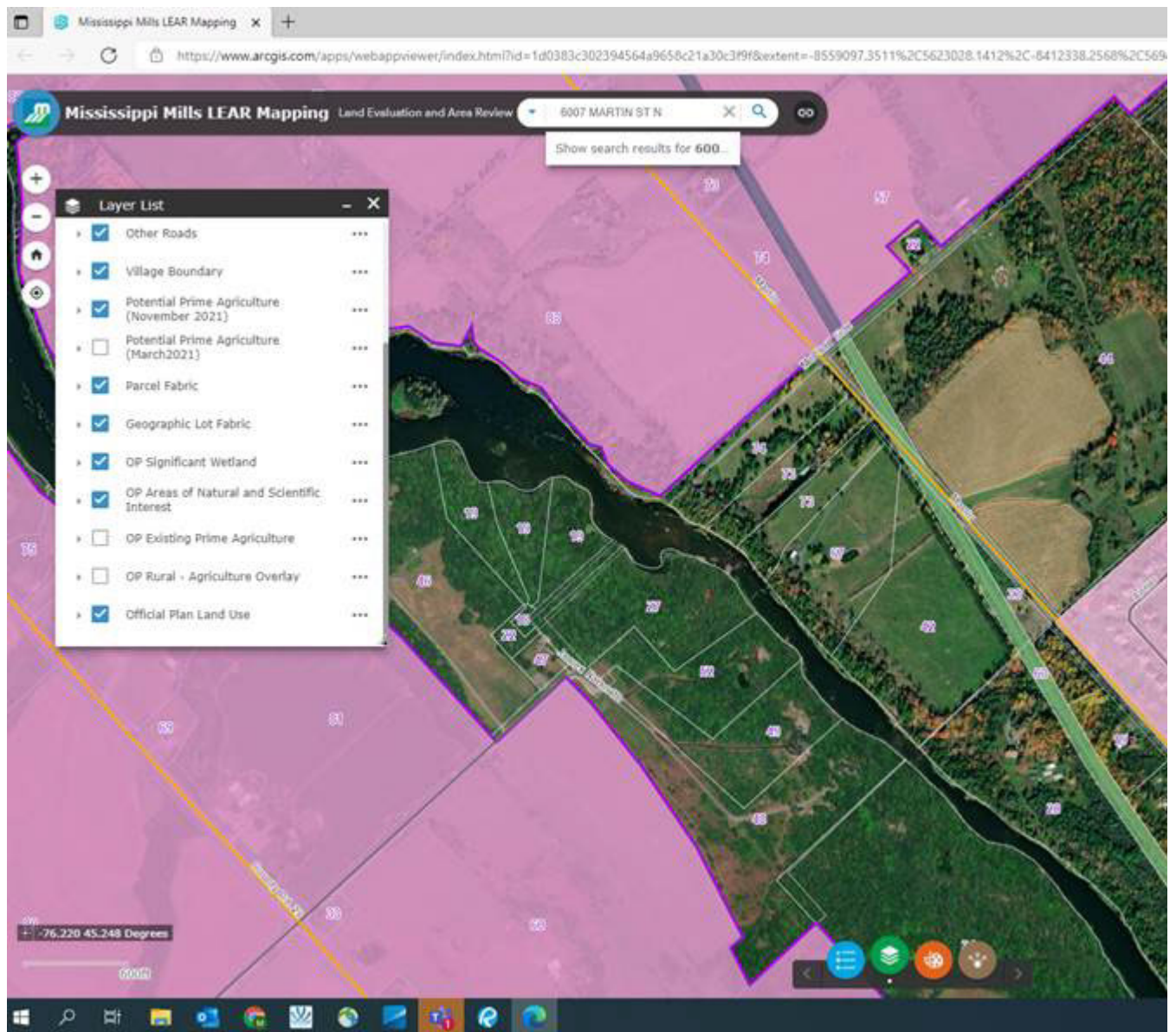
**From:** mrivet@jlrichards.ca  
**To:** [REDACTED]  
**Cc:** mknight@mississippimills.ca  
**Sent:** Thursday, March 31, 2022 9:57 AM  
**Subject:** RE: Mississippi Mills LEAR Study

Hello

The 1<sup>st</sup> image is the current designations. You will see an orange odd shaped area which includes your property and a portion of abutting lands.



This next figure shows the proposal:



Although generally properties that scored greater than 66 were identified for protection McPhail Side Road was used as a divider as only a few smaller (mostly rural residential) properties were identified as greater than 66 in this area.

This does not affect taxes or property value.

This does not change permitted uses... both Ag and Ru permit a dwellings and accessory uses.

This property was already the result of a severance and no further severances are permitted (no change).

Since 2006, the Community Official Plan does not permit Rural Subdivisions.

Hope this helps.

Marc

The website GIS link connects to the correct map. If you want the map to start zoomed out to the full extents of Mississippi Mills you can use the link below.

<https://arcg.is/1GfDa1>

scroll down to OPA 29

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

**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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Platinum  
member

---

**From:** bstrathe [REDACTED] >  
**Sent:** March 30, 2022 3:46 PM  
**To:** Marc Rivet <mrivet@jlrichards.ca>  
**Subject:** Mississippi Mills LEAR Study

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Dear Mr. Rivet,

I received a letter regarding the results and recommendations of a LEAR study that J.L. Richards conducted for the town of Mississippi Mills. You are listed as the contact person for any questions regarding this study. My property is affected by this study, with the zoning changing from Agricultural to Rural. I was hoping you could explain some of the implications regarding this zoning change.

My home is located at 6007 Martin Street North. According to the Mississippi Mills LEAR Mapping link below, my property is assigned the number 73, which appears to be the LEAR rating described in your report.

<https://www.arcgis.com/apps/webappviewer/index.html?id=1d0383c302394564a9658c21a30c3f9f&extent=-8559097.3511%2C5623028.1412%2C-8412338.2568%2C5694649.6367%2C102100>

My understanding is that our property was evaluated as follows:

- Soil Capacity - 61 to 70
- Parcel Size - 1
- Conflicting Land Use - unknown value, but shown as "Conflicting Land Use" in the legend (pink, in the map legend)



- Active Farming - 0
- Total - 73

Despite this high rating, I can understand why my property would be changed from Agricultural to Rural. That is, while it has a high soil rating, it is currently not being used for agricultural purposes, and is likely considered too small to be used for this purpose in the future. My questions are as follows:

1. What does the LEAR rating of 73 mean? Does a higher number mean the property is more likely suited for agricultural purposes?
2. How does the change in zoning (from A to RU) affect me, and the use of my property? That is, what are the differences between these two zoning designations (I couldn't find any documents defining the differences in zoning designations)?
3. Will my property taxes be affected by this designation change?
4. The large sections of property across the road from me, and adjacent to the White Tail Ridge subdivision, are being changed from a mix of Ru and A to to completely RU, even though a large part of this land is being actively farmed. Does this open the possibility of the White Tail Ridge subdivision to expand into these newly designated lands? Does this prevent the owners from continuing to farm their land?

I know that question 2 is a pretty broad topic, but hopefully you can narrow it down to the main differences between the two land designations. And maybe you know where I can find a good document that summarizes the A vs. RU designations.

Thank you in advance for answering my questions.

Regards,

Bruce Strathearn

**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Subject:** Mississippi Mills LEAR Study  
**Date:** March 30, 2022 3:47:55 PM

---

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Dear Mr. Rivet,

I received a letter regarding the results and recommendations of a LEAR study that J.L. Richards conducted for the town of Mississippi Mills. You are listed as the contact person for any questions regarding this study. My property is affected by this study, with the zoning changing from Agricultural to Rural. I was hoping you could explain some of the implications regarding this zoning change.

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My understanding is that our property was evaluated as follows:

- Soil Capacity - 61 to 70
- Parcel Size - 1
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- Active Farming - 0
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Thank you in advance for answering my questions.

Regards,

Bruce Strathearn

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 1, 2022 8:50 AM  
**To:** bryan hummel  
**Cc:** mknight@mississippimills.ca; dferguson@mississippimills.ca  
**Subject:** RE: LEAR questions

Good morning,

The screenshot on the left shows existing Agricultural lands (yellow-orange highlight). You will note majority of your property is currently (2006 COP) designated Agriculture. The screen on the right shows the proposed Agricultural designation. As the methodology includes more than just soils and includes full property parcels the lands are proposed to remain Agriculture (full property).

This does not change permitted uses as both Ag and Rural permit agricultural uses, dwellings and accessory uses.

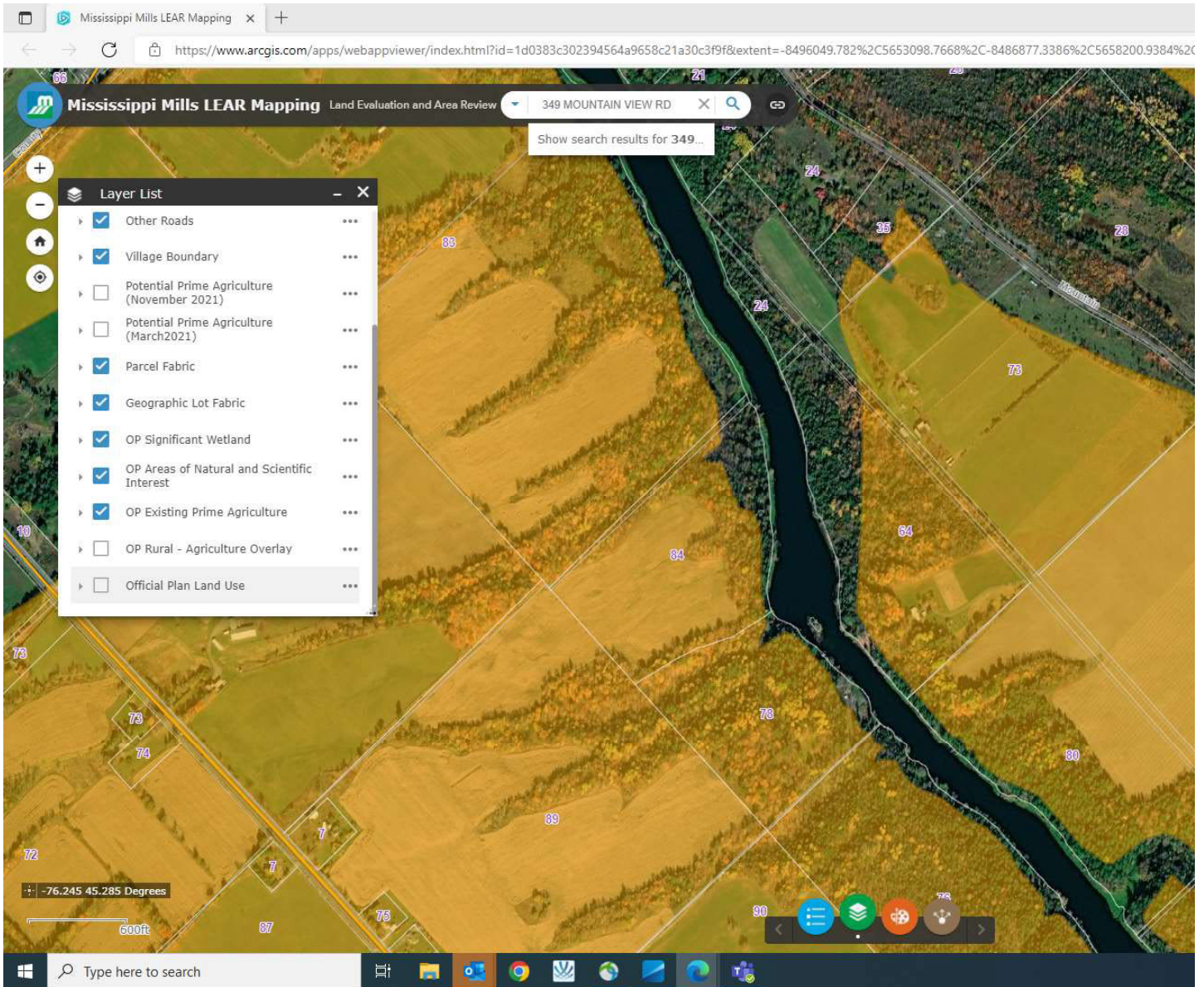
In terms of severance rights this also doesn't affect your property as it doesn't today qualify for further severances.

In terms of taxes a land use designation or zoning does not change your taxes.

A series of Q&A, background materials, and mapping are available on the municipality's website (OPA 29).

Thanks.

Marc



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

From: bryan hummel [REDACTED]  
Sent: March 31, 2022 7:19 PM  
To: dferguson@mississippimills.ca  
Cc: Marc Rivet <mrivet@jlrichards.ca>; mknight@mississippimills.ca  
Subject: LEAR questions

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Hi Mr. Ferguson,

We just received a notice from the Mississippi Mills municipality regarding LEAR. We have some questions. If we look at the tiny map enclosed it shows that my property will be considered AG1 land. If we understand this correctly that means it's prime agricultural land.

1. What does this mean for our property tax?
2. Have you seen our land? Has anyone actually taken a look at it? I don't remember anyone stopping in to take a look in the seven years we have owned it.

Once we have answers to these two questions we have a few more follow up ones.

Look forward to hearing from you real soon.

Regards,  
Bryan and Wendy Hummel  
349 Mountain View Road

**From:** [REDACTED]  
**To:** [dferguson@mississippimills.ca](mailto:dferguson@mississippimills.ca)  
**Cc:** [Marc Rivet](#); [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)  
**Subject:** LEAR questions  
**Date:** March 31, 2022 7:19:30 PM

---

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Hi Mr. Ferguson,

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Look forward to hearing from you real soon.

Regards,  
Bryan and Wendy Hummel  
349 Mountain View Road

## Mélanie Désabrais

---

**From:** bryan hummel [REDACTED] >  
**Sent:** April 5, 2022 3:14 PM  
**To:** Marc Rivet  
**Cc:** mknight@mississippimills.ca; dferguson@mississippimills.ca  
**Subject:** Re: LEAR questions

Hi Marc,

Thank you for your note.

You mention that land use designation or zoning does not change the taxes. I'm puzzled with this because in my experience a rural designation did not get the agricultural tax rate.

So I have 30 acres where about 4 acres maximum could be tillable. Currently it is in grass/hay that a local farmer takes. If my property is zoned completely as agricultural that would mean I no longer need to do the managed forest program because an Agricultural zoning means I get taxed at the Agricultural rate, less two acres for my house. Correct?

Looking forward to confirmation on this question.

Bryan

Bryan Hummel  
[REDACTED]

On Apr 1, 2022, at 8:50 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Good morning,

The screenshot on the left shows existing Agricultural lands (yellow-orange highlight). You will note majority of your property is currently (2006 COP) designated Agriculture. The screen on the right shows the proposed Agricultural designation. As the methodology includes more than just soils and includes full property parcels the lands are proposed to remain Agriculture (full property).

This does not change permitted uses as both Ag and Rural permit agricultural uses, dwellings and accessory uses.

In terms of severance rights this also doesn't affect your property as it doesn't today qualify for further severances.

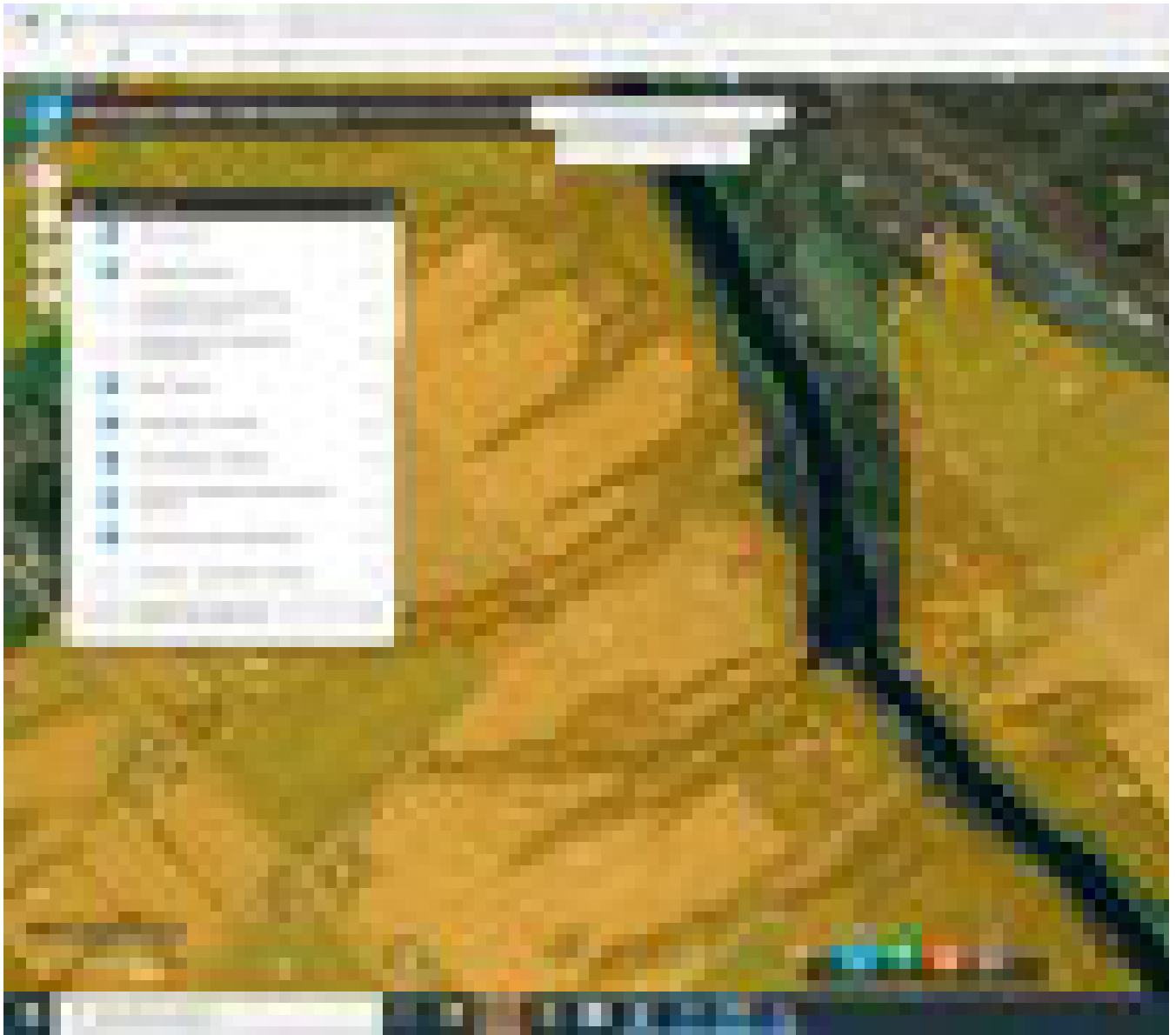
In terms of taxes a land use designation or zoning does not change your taxes.

A series of Q&A, background materials, and mapping are available on the municipality's website (OPA 29).

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



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

From: bryan hummel [REDACTED]  
Sent: March 31, 2022 7:19 PM  
To: dferguson@mississippimills.ca  
Cc: Marc Rivet <mrivet@jlrichards.ca>; mknight@mississippimills.ca  
Subject: LEAR questions

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Once we have answers to these two questions we have a few more follow up ones.

Look forward to hearing from you real soon.

Regards,  
Bryan and Wendy Hummel  
349 Mountain View Road

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 27, 2022 2:10 PM  
**To:** [REDACTED]  
**Cc:** Melanie Knight  
**Subject:** RE: Mississippi Mills Prime Agricultural Area Review

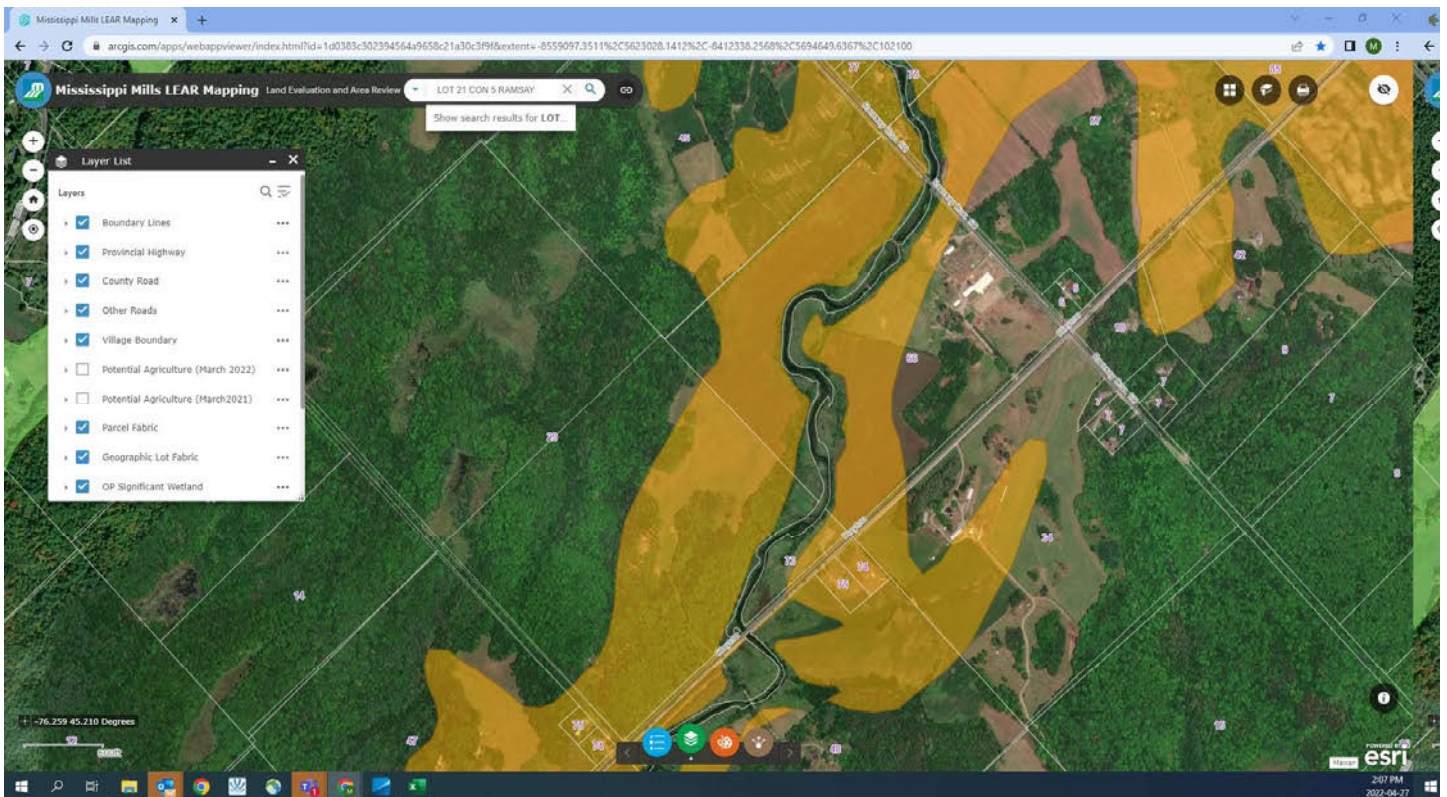
Hello,

Please see screen shots below. The left side is current 2006 COP (orange is Agriculture) and right side is proposed March 2022 Schedule A to the Community Official Plan (purple is Agriculture).

Would appear the west half (score 29) will be designated Rural.

Thanks.

Marc



---

**From:** Marc Rivet <mrivet@jlrichards.ca>  
**Sent:** October 26, 2021 7:24 AM  
**To:** [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>  
**Cc:** Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jlrichards.ca>  
**Subject:** Re: Mississippi Mills Prime Agricultural Area Review

Good morning,

We are still finishing the final draft with the AG committee and should be presenting to Committee soon. If a property qualifies for a consent to create a new lot YES the Lanark Land Division Committee notifies property owners within 60 metres of the subject property.

We will be posted updated on OPA 29 on the municipality's website shortly.

Thanks

Marc

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---

**From:** [REDACTED]  
**Sent:** Tuesday, October 26, 2021 7:20:49 AM  
**To:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: Mississippi Mills Prime Agricultural Area Review

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](mailto:gsnow@jlrichards.ca)>  
**Sent:** August 20, 2021 10:36 AM  
**To:** [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto: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 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:** [REDACTED]  
**Sent:** Sunday, April 25, 2021 3:45 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto: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 25<sup>th</sup>. 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

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#); [Gabrielle Snow](#); [Roxanne Sweeney](#)  
**Subject:** RE: Burnt Lands Alvar - OPA 29 and Z-04-22 comments  
**Date:** April 11, 2022 8:54:30 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 Colleen,

Thank you for your email.

I have included Marc Rivet in this email from JL Richards who is the lead on this project if you have any follow up questions.

To be clear, there is no change to the Burnt Lands ANSI in the Official Plan as a result of the LEAR study. The Burnt Lands is an Area of Natural and Scientific Interest is shown as an overlay in our Official Plan which has related policies. The area is identified using Provincial data and no change to ANSI limits are proposed or can without MNRF input. The policies associated with ANSI are up to date and in the current Community Official Plan.

It is the underlying designation, which is currently either Rural or Agricultural is what the LEAR study applies to, not the ANSI lands.

Here is our LEAR website which has the proposed mapping for both the Official Plan designations and Zoning By-law Amendment details. [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

---

**From:** Colleen Thatcher [REDACTED]  
**Sent:** April 4, 2022 6:58 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Burnt Lands Alvar

**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. Knight,

I wish to express my concern and deep distress regarding the proposed destruction of a portion of the Burnt Lands Alvar. The alvar is precious and irreplaceable. Its preservation represents a powerful legacy on the part of Mississippi Mills and a significant step in the protection of our environment.

Sincerely,

Colleen Thatcher  
Almonte

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 8, 2022 10:40 AM  
**To:** Gabrielle Snow  
**Subject:** FW: Ag

---

**From:** Craig & Jan Moodie [REDACTED]  
**Sent:** Wednesday, May 5, 2021 7:45 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Re: Ag

Good Morning Marc

The property address is 766 concession 12. Ramsay township

Thank you  
Craig

[Sent from Rogers Yahoo Mail for iPhone](#)

On Wednesday, May 5, 2021, 7:31 AM, Marc Rivet <[mrivet@jlrichards.ca](mailto: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.

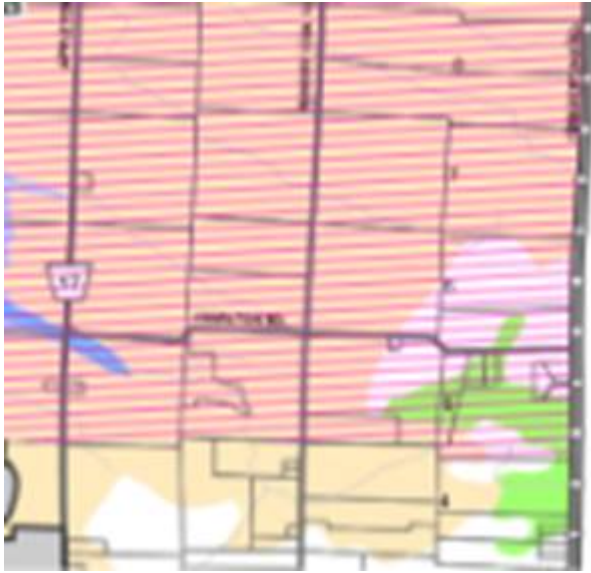
Please note a significant change with current policy is that 'adjacent lands' must now be considered. Also, the current approach is to use the LEAR methodology (per OMAFRA) to determine Prime Agricultural Areas.

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



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---

**From:** Craig & Jan Moodie [REDACTED]  
**Sent:** Tuesday, May 4, 2021 6:11 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; [kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca); [clowry@mississippimills.ca](mailto:clowry@mississippimills.ca); [rminille@mississippimills.ca](mailto:rminille@mississippimills.ca); [jdalgity@mississippimills.ca](mailto:jdalgity@mississippimills.ca); [jmaydan@mississippimills.ca](mailto:jmaydan@mississippimills.ca); [bholmes@mississippimills.ca](mailto:bholmes@mississippimills.ca); [cguerard@mississippimills.ca](mailto:cguerard@mississippimills.ca); [dferguson@mississippimills.ca](mailto: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 12<sup>th</sup> 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



**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: Lear project  
**Date:** April 5, 2022 3:47:00 PM

---

**From:** Marc Rivet  
**Sent:** March 17, 2022 9:08 AM  
**To:** kurtis wilson [REDACTED]  
**Subject:** RE: Lear project

Hello

It's been a slow process.... We've been working with the LEAR Working Group to review properties based on LEAR. Their mandate did not include reviewing submissions so no change at this time based on their mandate.

JLR will be reviewing submissions for the Committee of the Whole report (version of OPA 29) but this will only be after the next Public Meeting (April 5<sup>th</sup>). We have started reviewing submissions and will be suggesting certain revisions after the Public Meeting.

Thanks.  
Marc

---

**From:** kurtis wilson [REDACTED]  
**Sent:** Wednesday, March 16, 2022 3:15 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Re: Lear project

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](mailto:mrivet@jlrichards.ca)>  
**Sent:** November 17, 2021 9:15 AM  
**To:** [REDACTED]  
**Cc:** Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto: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  
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[www.jlrichards.ca](http://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](mailto:mknight@mississippimills.ca)>  
Sent: Wednesday, November 17, 2021 9:07 AM  
To: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
Cc: Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>  
Subject: FW: Lear project

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 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](mailto:mknight@mississippimills.ca)

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

From: kurtis wilson [REDACTED]  
Sent: November 17, 2021 7:56 AM  
To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
Subject: Lear project

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 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

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 5, 2022 3:33 PM  
**To:** Gabrielle Snow  
**Subject:** FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022  
**Attachments:** 24473- OPA 29 AG Review\_v.6\_March2022.pdf

---

**From:** Marc Rivet  
**Sent:** March 29, 2022 4:22 PM  
**To:** [REDACTED]  
**Cc:** Gabrielle Snow <gsnow@jlrichards.ca>; 'Ken Kelly' <kkelly@mississippimills.ca>; 'Melanie Knight' <mknight@mississippimills.ca>  
**Subject:** RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello,

You received notice because we are considering removing the Rural Agricultural Overlay from your property. The Rural Agricultural Overlay is no longer required as OPA 29 serves to identify Rural and Agricultural lands. Furthermore, the Province has Minimum Distance Separation (MDS) Guidelines which deals with compatibility between agricultural uses and sensitive land uses such as dwellings.

In short – this has no implications for your lands. You received notice as we are informing all properties where a change is being proposed.

Attached is the proposed OPA 29 which answers the why and how question.

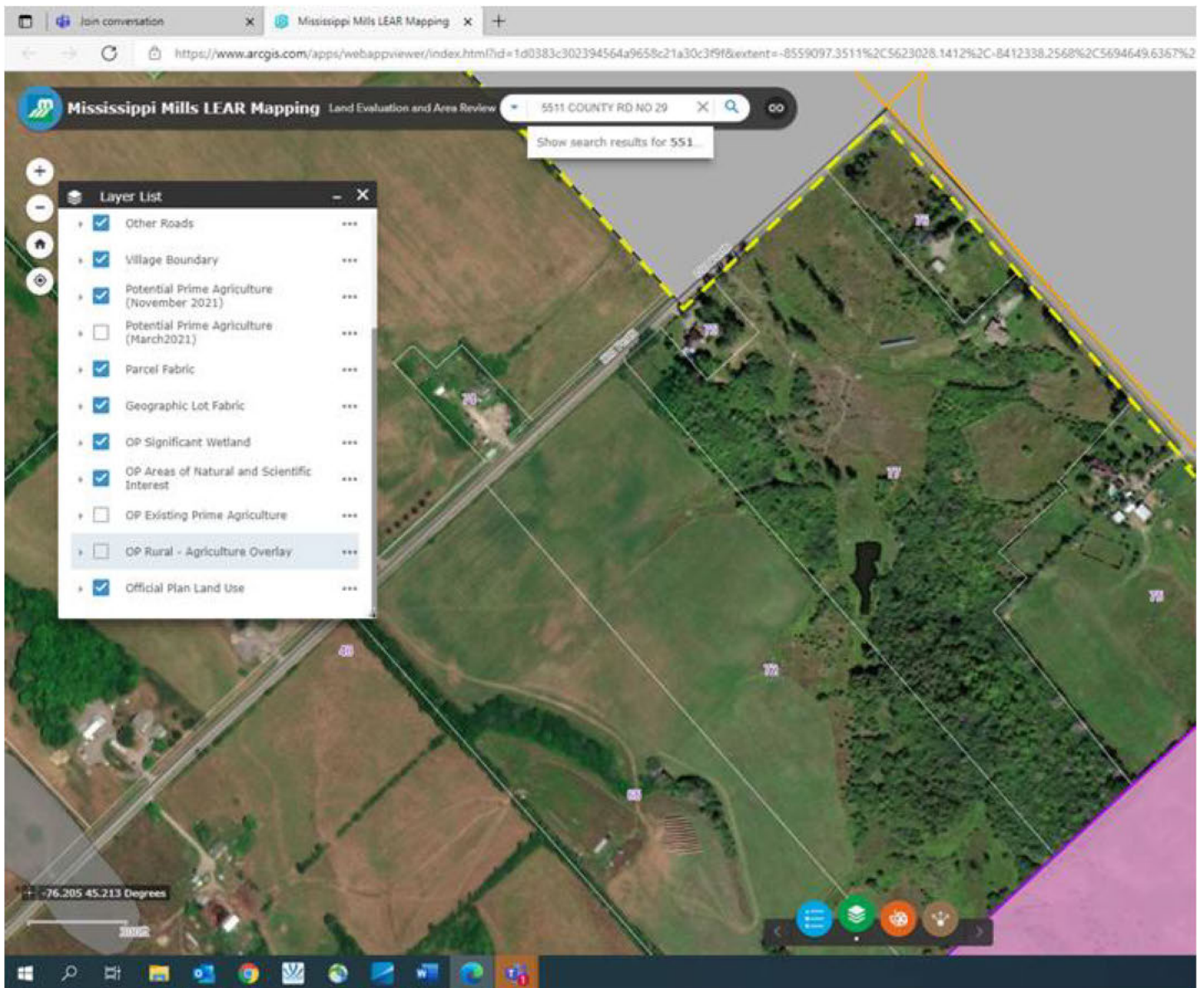
Attached is also a GIS link to a mapping tool which could be of assistance as well as a link to all supporting studies and minutes of meetings.

The website GIS link connects to the correct map. If you want the map to start zoomed out to the full extents of Mississippi Mills you can use the link below.

<https://arcg.is/1GfDa1>

scroll down to OPA 29

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



From: [REDACTED]

Sent: March 29, 2022 3:52 PM

To: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; 'Melanie Knight' <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; 'Ken Kelly' <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>

Cc: Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>

Subject: RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

**[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.

Thank you for this note, Marc.

We are still unclear from this and earlier documentation what this actually means for us.



Can someone please confirm what the change in zoning for our property actually will mean for us in the future (i.e. what we will not be able to do, and what, if anything new, will we be able to do?).

If it doesn't mean anything concrete for us, then what is the point of this public consultation process and why is it so important to the Town of Mississippi Mills and why is it being done?

Why might we wish to object to or question these changes? Everything in the documentation is so vague, it's very difficult to know the real purpose behind all of this.

Thank you,

Dagne Forrest, 5511 County Road 29, Almonte, Ontario K0A 1A0

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 25, 2022 11:20 AM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>  
**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

REMINDER

**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

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 18, 2022 1:57 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello,

You are receiving this notice simply as a reminder that a Public Meeting will be held April 5, 2022 at 6:00 p.m. to discuss the proposed Official Plan Amendment No. 29 which consists of a review of the prime agricultural area designation (and implementing zoning revisions).

As you might recall, a statutory public meeting was held May 4, 2021 for the purpose of giving the public an opportunity to make representation regarding the proposed OPA 29 by-law amendment for the Prime Agricultural Area Designation Review. Following the Public Meeting, a LEAR Working Committee was formed to review the prime agricultural area designations and Council required input from the Agricultural Committee

and an additional public meeting. The Agricultural Advisory Committee passed a motion supporting the OPA, 29 as revised.

Following the public meeting, a report addressing comments / submissions will be brought forward to the Committee of the Whole for a recommendation to Council.

A full list of past meetings and resource materials (including an online mapping tool) can be found at the following link:

## OPA 29 Documents and Additional Resources:

- [PROPOSED PRIME AGRICULTURAL AREA DESIGNATION](#)
- [March 25, 2021 Report to Committee of the Whole re: Official Plan Amendment \(OPA\) No. 29 - Agricultural Lands LEAR](#)
- [March 25, 2021 OPA 29 Overview Presentation Slides](#)
- [Public Notice](#)
- [Draft OPA 29](#)
- [Frequently Asked Questions](#)
- [Proposed Prime Agriculture Designation Map](#)
- [Potential Future Severances Map](#)
- [Mississippi Mills LEAR Additional Feedback Request](#)
- [April 22, 2021 Agricultural Advisory Committee Meeting](#)
- [April 22, 2021 JL Richards Presentation to Agricultural Advisory Committee](#)
- [April 28, 2021 Virtual Information Session Recording](#)
- [May 4, 2020 Public Meeting Recording](#)
- GIS LEAR mapping: <https://arcg.is/05LaOG>
- [LEAR Scores of 66+](#)
- [LEAR Working Group Meeting - July 28, 2021](#)
- [LEAR Working Group Meeting - August 3, 2021](#)
- [Letter to property owners changing from Agricultural to Rural designation](#)
- [Letter to property owners changing from Rural to Agricultural designation](#)
- [LEAR Working Group Meeting - September 1, 2021](#)
- [LEAR Working Group Meeting - September 22, 2021](#)
- [LEAR Working Group Meeting - October 6, 2021](#)
- [LEAR Working Group Meeting - October 20, 2021](#)
- [LEAR Working Group Meeting - November 3, 2021](#)
- [Agricultural Advisory Committee Meeting - December 8, 2021](#)
- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

**OFFICIAL PLAN AMENDMENT**  
**No. 29**  
“Prime Agricultural Area Review”

Prepared for:

**THE MUNICIPALITY OF MISSISSIPPI MILLS**

March 22, 2022

**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 LEAR methodology and OPA 29 Documents and Additional Resources.

## 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).

## **ONTARIO MINISTRY OF AGRICULTURE AND RURAL AFFAIRS (OMAFRA)**

J.L. Richards & Associated Limited (JLR) researched past LEAR projects as well as provincial guidelines and developed a LEAR methodology for Mississippi Mills which was reviewed by the Province (OMAFRA). The purpose is to identify those lands that should be protected as prime agricultural areas using this alternative agricultural land evaluation system and adjust based on local input provided by the Municipality’s Agricultural Committee.

## **PUBLIC CONSULTATION**

The following is a list of all reports, presentations, meetings to date on this project. All materials are available for viewing from the Municipal Website or can be requested from the Planning Department.

- [March 25, 2021 Report to Committee of the Whole re: Official Plan Amendment \(OPA\) No. 29 – Agricultural Lands LEAR](#)
- [March 25, 2021 OPA 29 Overview Presentation Slides](#)
- [Public Notice](#)
- [Draft OPA 29](#)
- [Frequently Asked Questions](#)
  
- [Proposed Prime Agriculture Designation Map](#)
  
- [Potential Future Severances Map](#)
  
- [Mississippi Mills LEAR Additional Feedback Request](#)
- [April 22, 2021 Agricultural Advisory Committee Meeting](#)
- [April 22, 2021 JL Richards Presentation to Agricultural Advisory Committee](#)
- [April 28, 2021 Virtual Information Session Recording](#)
- [May 4, 2020 Public Meeting Recording](#)
- GIS LEAR mapping: <https://arcg.is/05LaOG>
- [LEAR Scores of 66+](#)

- [LEAR Working Group Meeting - July 28, 2021](#)
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- [LEAR Working Group Meeting - November 3, 2021](#)
- [Agricultural Advisory Committee Meeting - December 8, 2021](#)
- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

## **MISSISSIPPI MILLS LEAR WORKING GROUP**

A working committee was formed to review preliminary LEAR findings, proposed prime agricultural areas and provide local input as to which specific areas should be removed or added as Agricultural areas (see list of meetings above). The LEAR Working Group presented its recommendation to the Agricultural Advisory Committee on February 18, 2022. The Agricultural Advisory Committee supported the LEAR Working Group's recommendation.

## **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). Working with the Ministry of Agriculture Foods and Rural Affairs (OMAFRA) and the LEAR Working Group, prime agricultural areas have been identified based on this alternative agricultural land evaluation system and local knowledge. The amendment also proposes to remove the Rural Agricultural Overlay and make certain specific policy changes.

## **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 removing the “Rural Agriculture Overlay”, replacing the existing “Agriculture” area with a new “Agriculture” area.
- Item 2:** Delete the 5<sup>th</sup> 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 following public consultation and input from the Agricultural Committee.”
- Item 3:** Delete the 6<sup>th</sup> 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 29 will not be in effect until approved by Lanark County; might require a concurrent amendment to the Lanark County Sustainable Community Official Plan (LCSCOP).

## Schedule 'A' - Affected Lands



# Official Plan

## Municipality of Mississippi Mills

### Rural Land Use (Schedule A)



#### Legend

- Provincial Highway**
  - Provincial Highway
  - County Road
  - Other Roads
  - Scenic or Heritage Road

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

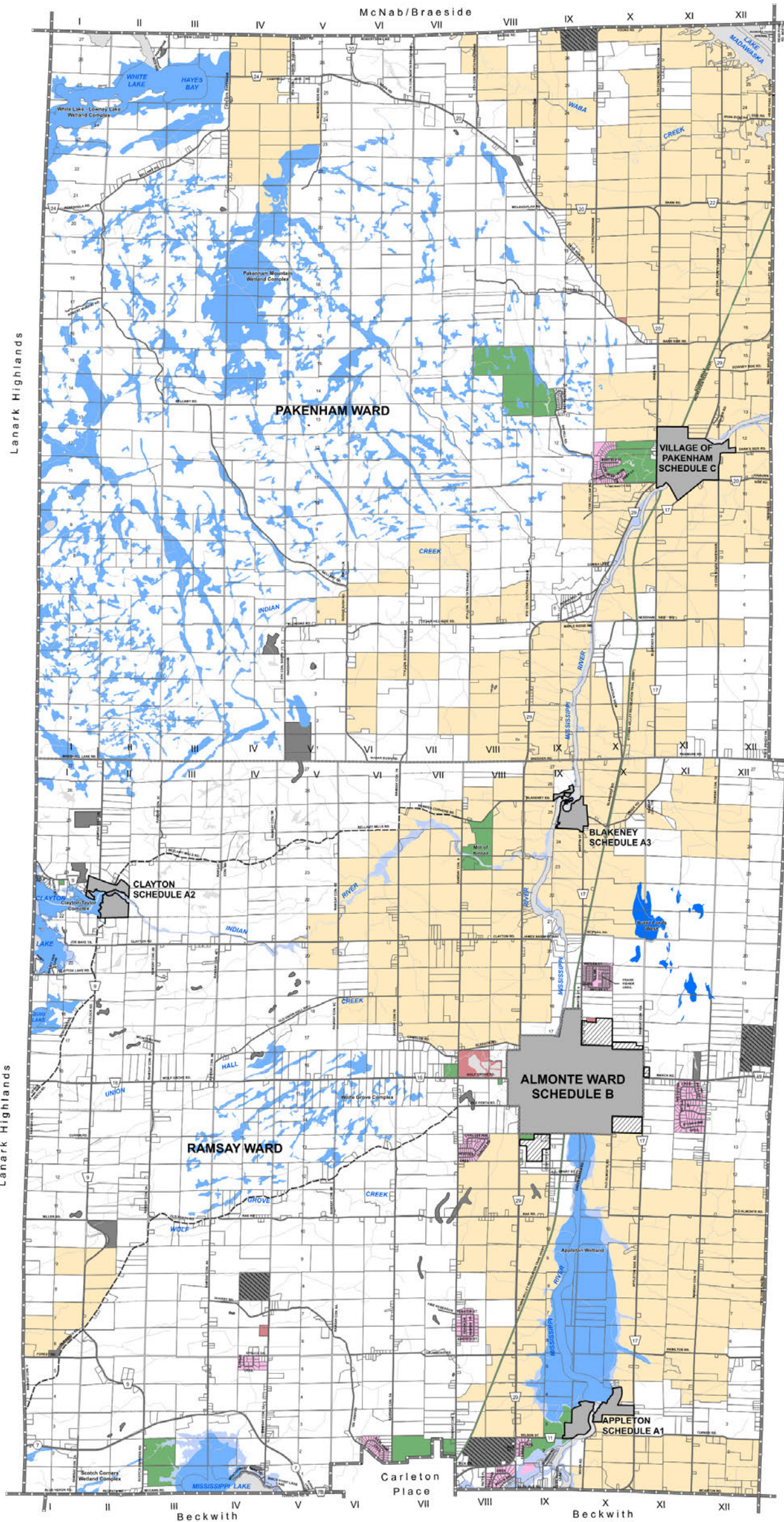
- Water Features**
  - Stream / Creek
  - Waterbody

#### Land Use Designation

- Agriculture
- Aggregate - Pit
- Aggregate - Quarry
- Rural Settlement Area and Hamlet
- Rural
- Waste Disposal
- Parkland and Open Space
- Flood Plain
- Locally Significant Wetland
- Provincially Significant Wetland

#### Overlay

- Areas Subject to Official Plan Amendment 22 (Under Appeal)



Ottawa

Ottawa

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

#### Revision Dates:

- 23 - November - 2021
- 19 - November - 2021
- 30 - August - 2021
- 8 - March 2022
- 21 - March 2022

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.



Print: 3/21/2022 11:08:30 AM  
Document Path: V:\24000\24473-007 - Mississippi Mills LEAR OPA 295-Land Development\6-GIS\24473\_RuralLandUse\_ScheduleA\_Sc02.mxd

**PART C - THE APPENDICES**

## **LEAR METHODOLOGY**

### **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.

## ***F) 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 was 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:

<b>Soil Capability Class</b>	<b>CLI score (field crop points) FCP</b>	<b>Total Score (/70 points)</b>
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**

<b>Parcel Size</b>	<b>Score</b>
<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:

<b>Number of Individual Conflicting Land Uses within 750m</b>	<b>0-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16-20</b>	<b>21-25</b>	<b>&gt;26</b>
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.

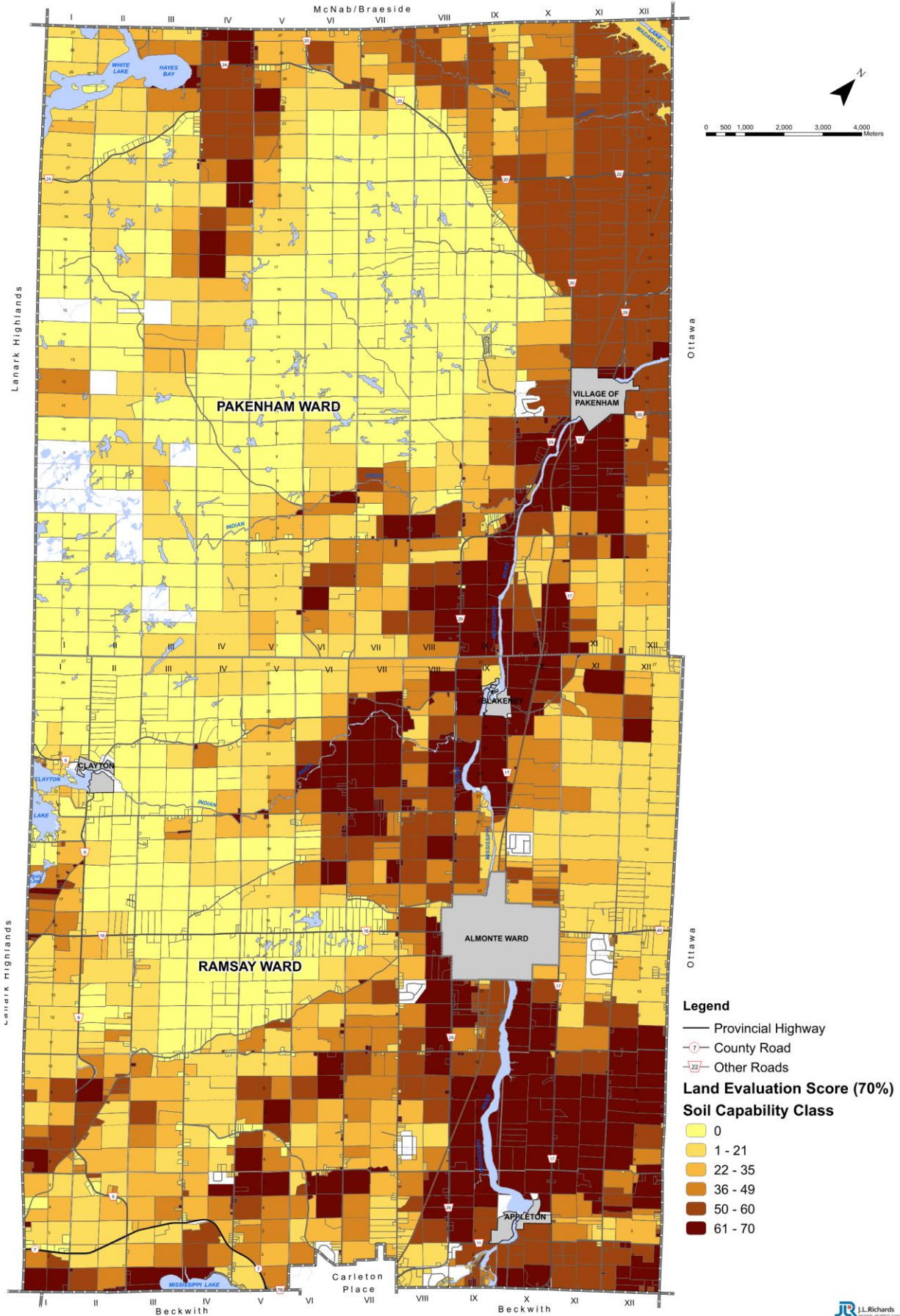
We believe that the selection of these criteria were appropriate given that they are commonly-used and widely-accepted criteria used for LEARs, reflect local conditions and priorities, can be analyzed using available data and all represent distinct and mutually-exclusive considerations for agriculture; mitigating the risk of 'double counting'.

#### ***Selected Threshold Value***

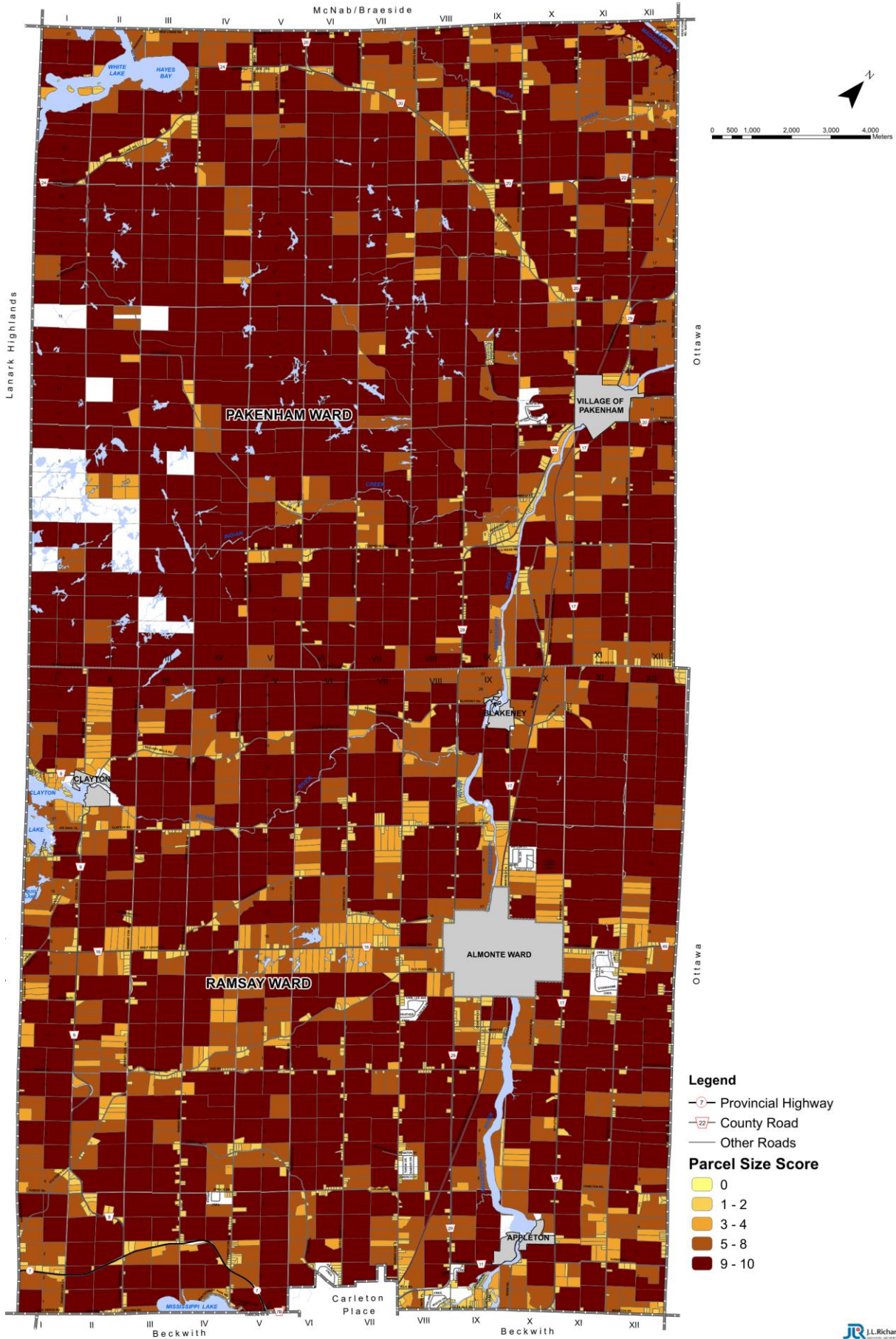
Possible scores for evaluated parcels ranged from 0 to 100. After the GIS model was adjusted and reviewed for accuracy, the team decided on a threshold score of 65. This threshold was selected as— more than other threshold values that were considered— it was effective in identifying parcels appropriate 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. Figures 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

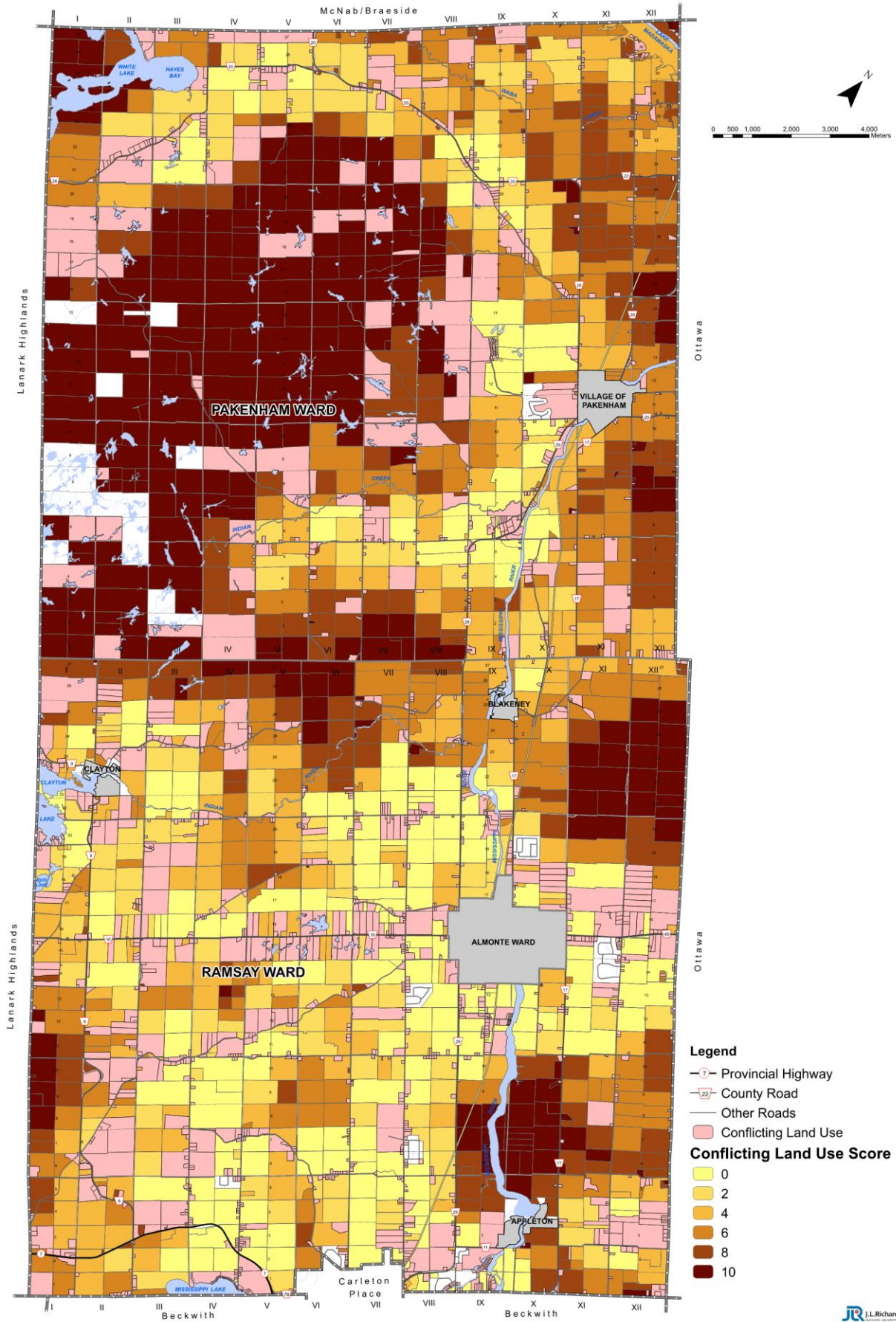
**Figure 1. Land Evaluation: Soil Capacity Score**



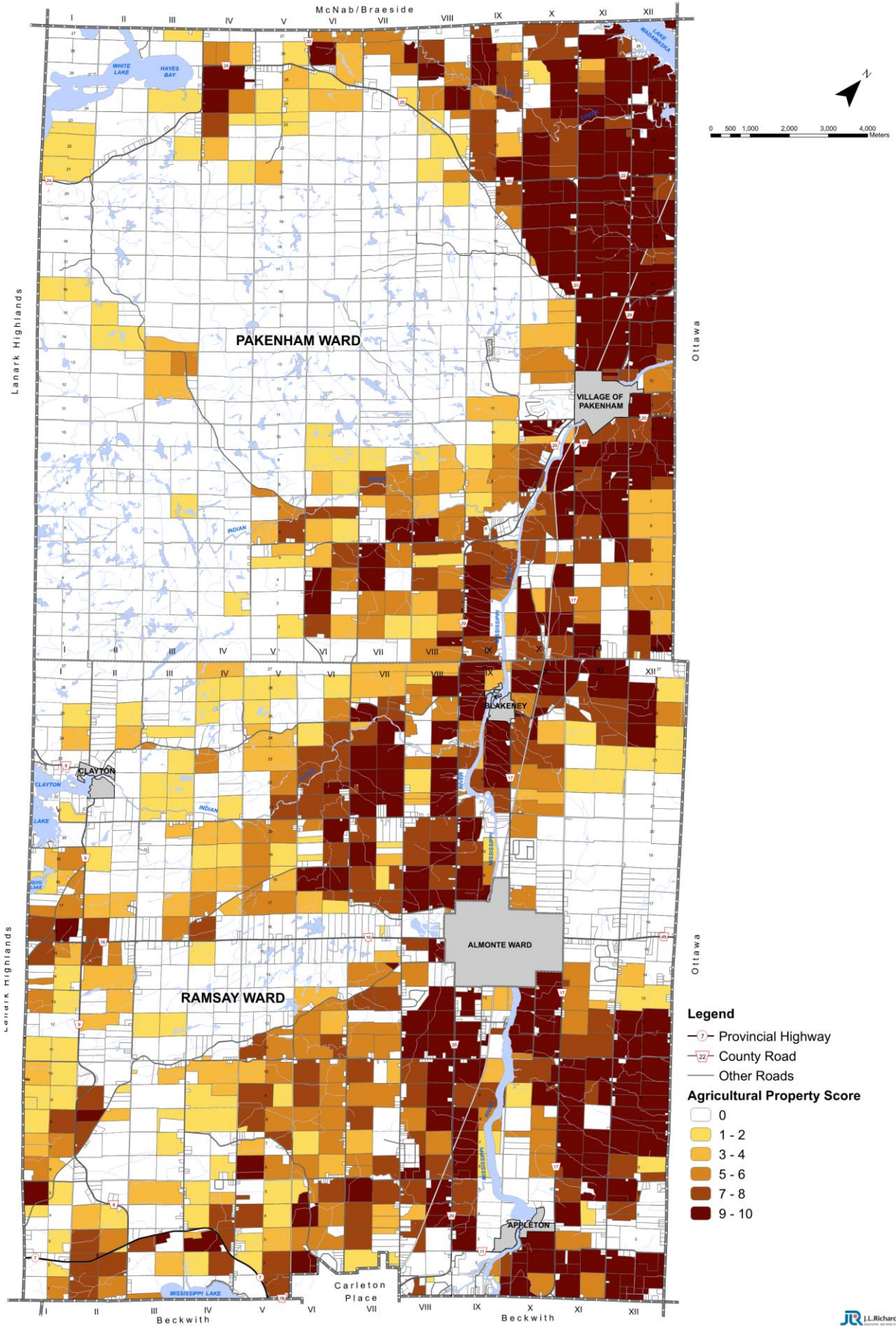
**Figure 2. Area Review: Parcel Size Score**



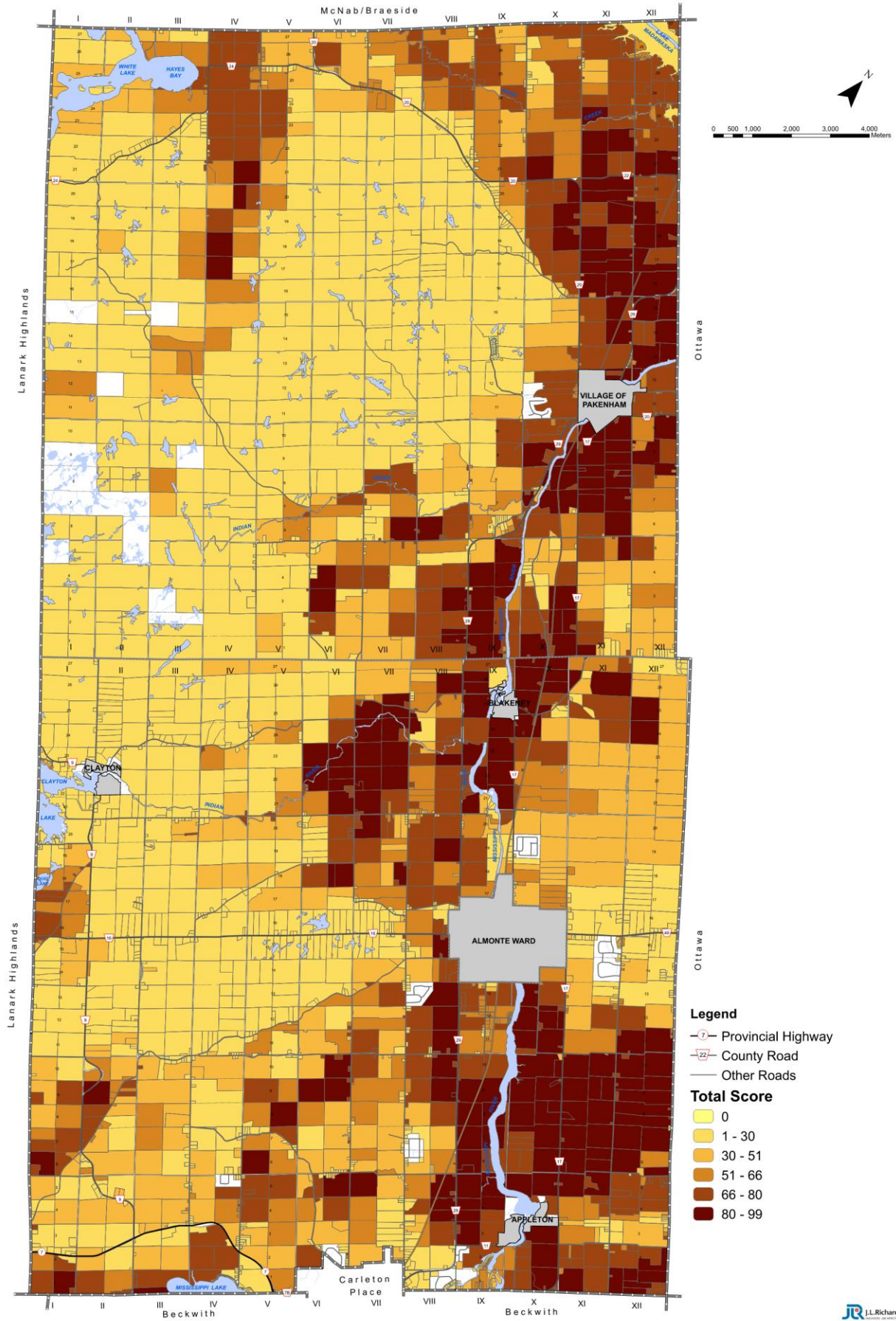
**Figure 3. Area Review: Conflicting Land Uses Score**



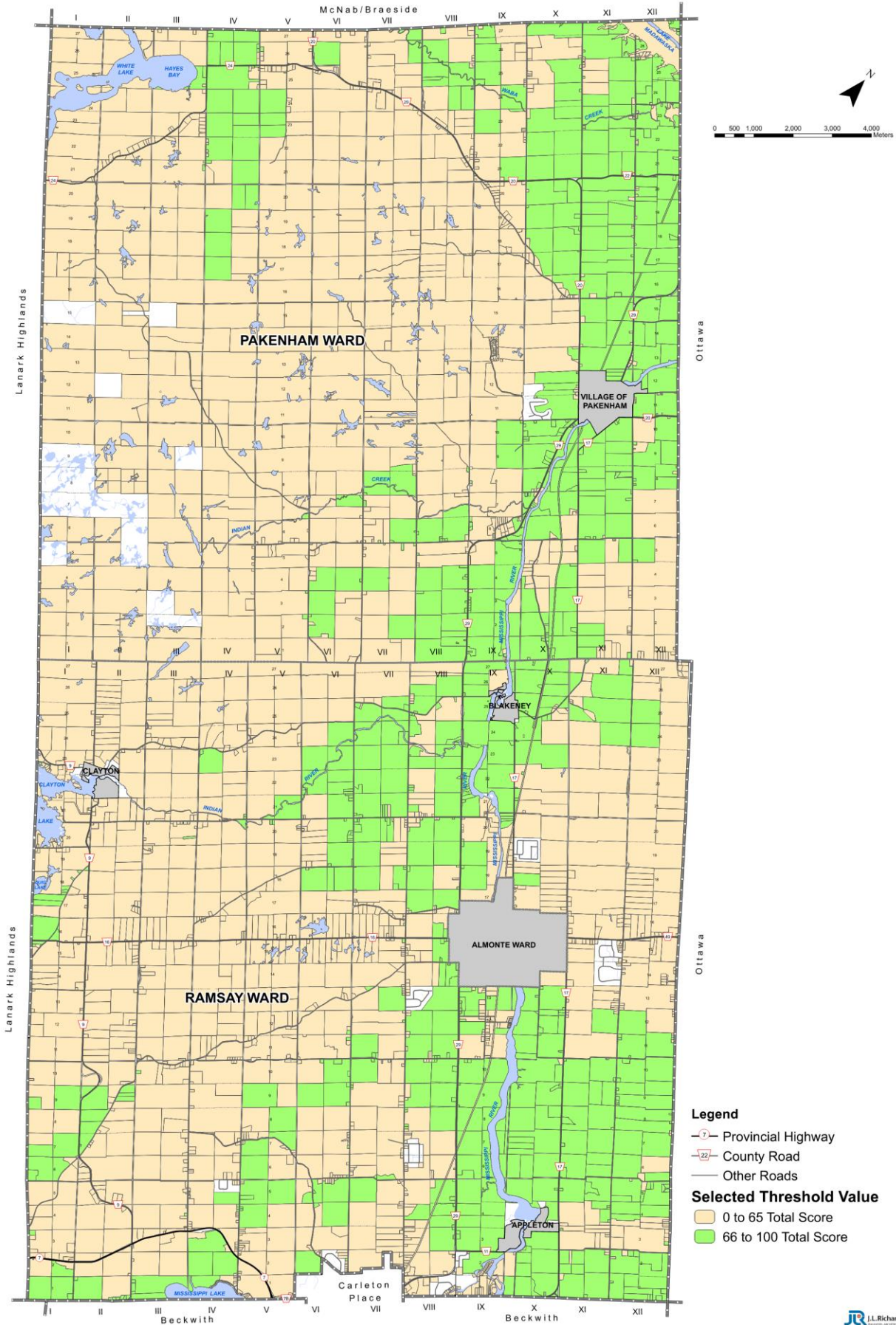
**Figure 4. Area Review: Active Farming Score**



**Figure 5. Total LEAR Score per Evaluated Parcel**



**Figure 6. Parcels with LEAR Scores of 66+**



- Legend**
- Provincial Highway
  - County Road
  - Other Roads
- Selected Threshold Value**
- 0 to 65 Total Score
  - 66 to 100 Total Score



## OPA 29 DOCUMENTS AND ADDITIONAL RESOURCES

The following documents, public meeting notices, public information sessions, and LEAR Working Group meetings are available on the municipal website:

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

### OPA 29 Documents and Additional Resources:

- [PROPOSED PRIME AGRICULTURAL AREA DESIGNATION](#)
  - [March 25, 2021 Report to Committee of the Whole re: Official Plan Amendment \(OPA\) No. 29 – Agricultural Lands LEAR](#)
  - [March 25, 2021 OPA 29 Overview Presentation Slides](#)
  - [Public Notice](#)
  - [Draft OPA 29](#)
  - [Frequently Asked Questions](#)
  - [Proposed Prime Agriculture Designation Map](#)
  - [Mississippi Mills LEAR Additional Feedback Request](#)
  - [April 22, 2021 Agricultural Advisory Committee Meeting](#)
  - [April 22, 2021 JL Richards Presentation to Agricultural Advisory Committee](#)
  - [April 28, 2021 Virtual Information Session Recording](#)
  - [May 4, 2020 Public Meeting Recording](#)
  - GIS LEAR mapping: <https://arcg.is/05LaOG>
  - [LEAR Scores of 66+](#)
  - [LEAR Working Group Meeting - July 28, 2021](#)
  - [LEAR Working Group Meeting - August 3, 2021](#)
  - [Letter to property owners changing from Agricultural to Rural designation](#)
  - [Letter to property owners changing from Rural to Agricultural designation](#)
  - [LEAR Working Group Meeting - September 1, 2021](#)
  - [LEAR Working Group Meeting - September 22, 2021](#)
  - [LEAR Working Group Meeting - October 6, 2021](#)
  - [LEAR Working Group Meeting - October 20, 2021](#)
  - [LEAR Working Group Meeting - November 3, 2021](#)
  - [Agricultural Advisory Committee Meeting - December 8, 2021](#)
  - [LEAR Working Group Meeting - February 8, 2022](#)
  - [Agricultural Advisory Committee Meeting - February 18, 2022](#)
- In addition, a project specific GIS LEAR Mapping was developed for this project:  
GIS LEAR mapping: <https://arcg.is/05LaOG>

**From:** [REDACTED]  
**To:** [Marc Rivet](#); "[Melanie Knight](#)"; "[Ken Kelly](#)"  
**Cc:** [Gabrielle Snow](#)  
**Subject:** RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022  
**Date:** March 29, 2022 3:52:26 PM  
**Attachments:** [image001.png](#)

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**[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.

Thank you for this note, Marc.

We are still unclear from this and earlier documentation what this actually means for us.

Can someone please confirm what the change in zoning for our property actually will mean for us in the future (i.e. what we will not be able to do, and what, if anything new, will we be able to do?).

If it doesn't mean anything concrete for us, then what is the point of this public consultation process and why is it so important to the Town of Mississippi Mills and why is it being done?

Why might we wish to object to or question these changes? Everything in the documentation is so vague, it's very difficult to know the real purpose behind all of this.

Thank you,

Dagne Forrest, 5511 County Road 29, Almonte, Ontario K0A 1A0

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 25, 2022 11:20 AM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>  
**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

REMINDER

**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



---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

**Sent:** March 18, 2022 1:57 PM

**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>

**Subject:** Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello,

You are receiving this notice simply as a reminder that a Public Meeting will be held April 5, 2022 at 6:00 p.m. to discuss the proposed Official Plan Amendment No. 29 which consists of a review of the prime agricultural area designation (and implementing zoning revisions).

As you might recall, a statutory public meeting was held May 4, 2021 for the purpose of giving the public an opportunity to make representation regarding the proposed OPA 29 by-law amendment for the Prime Agricultural Area Designation Review. Following the Public Meeting, a LEAR Working Committee was formed to review the prime agricultural area designations and Council required input from the Agricultural Committee and an additional public meeting. The Agricultural Advisory Committee passed a motion supporting the OPA, 29 as revised.

Following the public meeting, a report addressing comments / submissions will be brought forward to the Committee of the Whole for a recommendation to Council.

A full list of past meetings and resource materials (including an online mapping tool) can be found at the following link:

### **OPA 29 Documents and Additional Resources:**

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- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 29, 2022 4:22 PM  
**To:** [REDACTED]  
**Cc:** Gabrielle Snow; 'Ken Kelly'; 'Melanie Knight'  
**Subject:** RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022  
**Attachments:** 24473- OPA 29 AG Review\_v.6\_March2022.pdf

Hello,

You received notice because we are considering removing the Rural Agricultural Overlay from your property. The Rural Agricultural Overlay is no longer required as OPA 29 serves to identify Rural and Agricultural lands. Furthermore, the Province has Minimum Distance Separation (MDS) Guidelines which deals with compatibility between agricultural uses and sensitive land uses such as dwellings.

In short – this has no implications for your lands. You received notice as we are informing all properties where a change is being proposed.

Attached is the proposed OPA 29 which answers the why and how question.

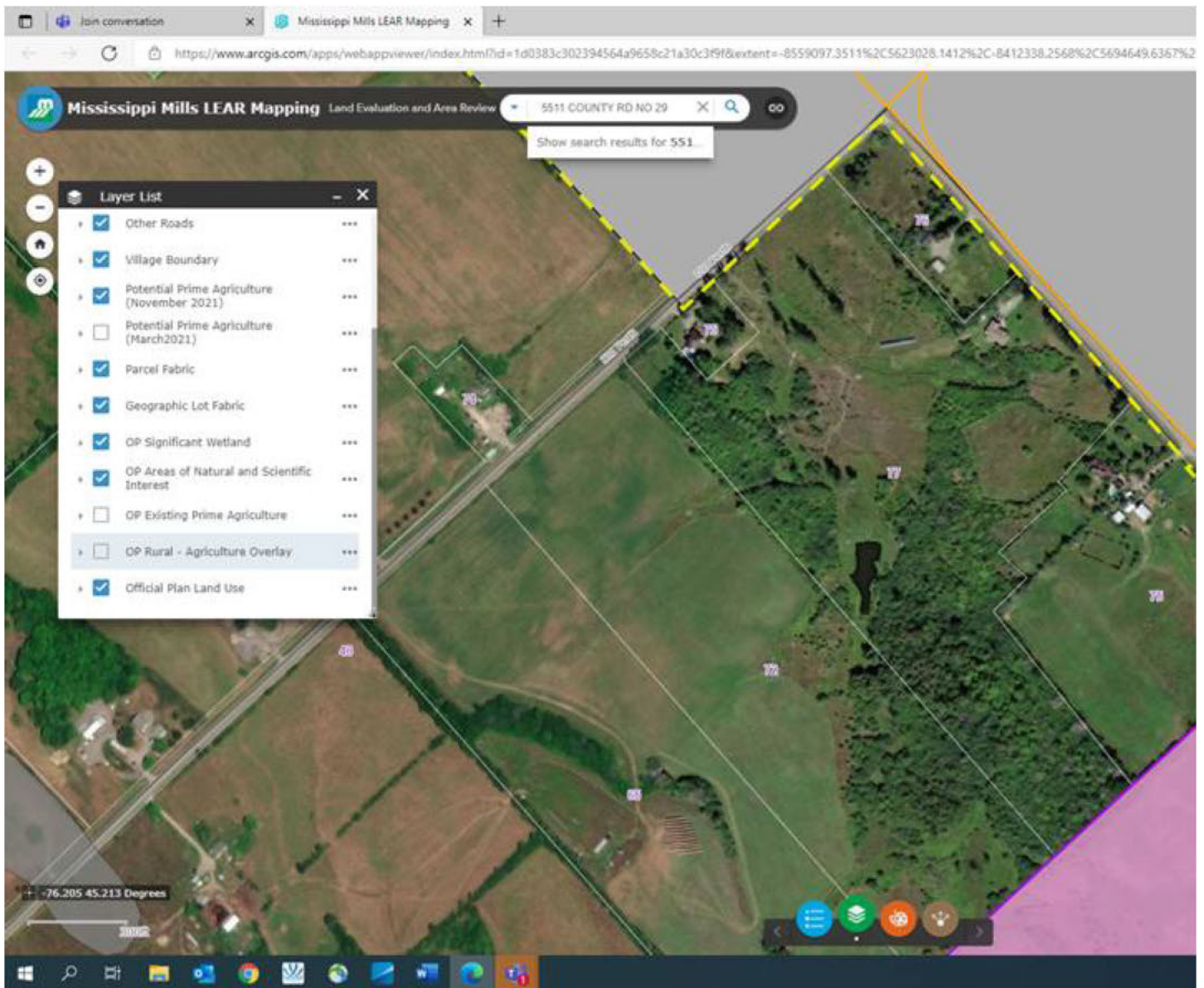
Attached is also a GIS link to a mapping tool which could be of assistance as well as a link to all supporting studies and minutes of meetings.

The website GIS link connects to the correct map. If you want the map to start zoomed out to the full extents of Mississippi Mills you can use the link below.

<https://arcg.is/1GfDa1>

scroll down to OPA 29

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



From: [REDACTED]

Sent: March 29, 2022 3:52 PM

To: Marc Rivet <mrivet@jlrichards.ca>; 'Melanie Knight' <mknight@mississippimills.ca>; 'Ken Kelly' <kkelly@mississippimills.ca>

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

Subject: RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

**[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.

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Thank you,

Dagne Forrest, 5511 County Road 29, Almonte, Ontario K0A 1A0

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 25, 2022 11:20 AM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>  
**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

REMINDER

**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

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 18, 2022 1:57 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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and an additional public meeting. The Agricultural Advisory Committee passed a motion supporting the OPA, 29 as revised.

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- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)



## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 25, 2022 9:35 AM  
**To:** [REDACTED]  
**Cc:** Gabrielle Snow; Melanie Knight  
**Subject:** 24473- OPA 29 AG Review\_v.6\_March2022.pdf  
**Attachments:** 24473- OPA 29 AG Review\_v.6\_March2022.pdf

Hi Dale,

Attached is the latest OPA 29 – your property and abutting neighbors were recommended to be Rural (LEAR Working Group) and is reflected on Schedule A.

We will correct your email.

Thanks.

Marc

Revu File Edit View Document Batch Tools Window Help

Name: 24473- OPA 29 AG Review\_v\_6\_March2022 Pages: 23

Signatures 24473- OPA 29 AG Review\_v\_6\_March2022

The map displays the Pakenham Ward area, featuring a grid of numbered sections (9-22). Key geographical features include the Pakenham Mountain Wetland Complex (blue) and the Village of Pakenham Schedule C (grey). Roads shown include McLaughlan Rd, Shaw Rd, Carbine Rd, and others. A green area is highlighted in the center, and a pink area is visible in the lower right. The map is overlaid on a grid with section numbers 9 through 22.

PAKENHAM WARD

VILLAGE OF PAKENHAM SCHEDULE C

9 of 23

Type here to search

## Mélanie Désabrais

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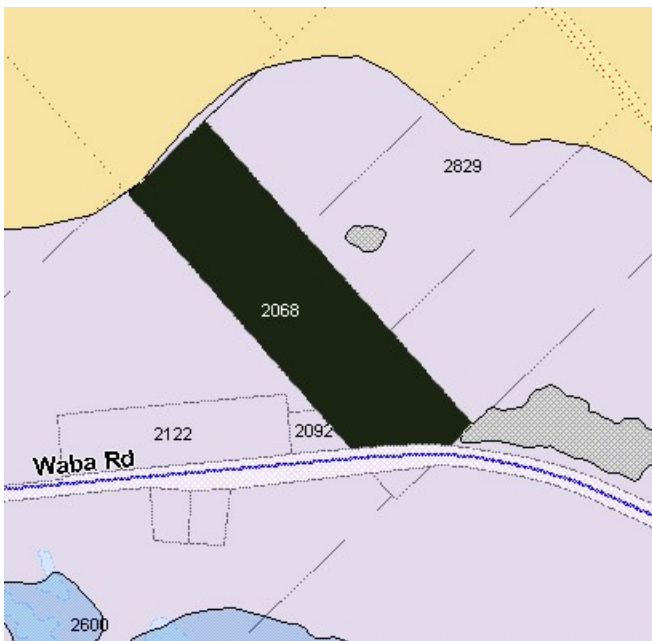
**From:** Melanie Knight <mknight@mississippimills.ca>  
**Sent:** April 5, 2022 1:36 PM  
**To:** Marc Rivet; Gabrielle Snow  
**Subject:** Please call Dan Baron [REDACTED]

**[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,

I just got off the phone with Sheila Baron. I *think* their property at 2068 Waba Road (but you should confirm with Dan) – I don't actually know if the reason she was in our database for a mailout is from the tiny piece of AG designation on the mapping at the north end, but it doesn't look like their property is changing??

Anyways, they wanted to speak to you about LEAR. She was not happy with the virtual meeting format; however, I told her that this is the municipal policy at this time.





Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills, 3131 Old Perth Rd.  
P.O. Box 400 | Almonte, ON K0A 1A0  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)



My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [Marc Rivet](#); [Gabrielle Snow](#); [Roxanne Sweeney](#)  
**Subject:** Re: OPA 29; Z-04-22; Cavanagh Notice of Decision  
**Date:** April 7, 2022 7:59:14 PM

---

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Hi Daniel,  
Thank you for providing this follow up email - it is especially helpful in relation to your submission for both properties.

I have cc'd Marc Rivet in this email who is the lead on the LEAR study in case you have follow up questions.

We will ensure that both you and your parents are notified of the decision.

Melanie Knight  
Senior Planner  
Mississippi Mills

Sent from my iPad

On Apr 6, 2022, at 9:43 AM, Daniel Cavanagh [REDACTED] > wrote:

**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 morning Melanie,

I'm writing this e-mail for clarity and will follow up with a more formal outline of our **opposition** to Mississippi Mills Official Plan Amendment 29, specifically the proposed designation of our lands to prime agriculture designation.

I spoke briefly last night at the public meeting to contest the proposed prime agriculture designation of my two acre lot located at 3561 Timmins Rd (Roll Number 093194602509902). I also spoke on behalf of my parents Eldon and Nancy Cavanagh and their property located at 1166 12th Concession Pakenham South (Roll Number 093194602510203). I am writing to you as the Senior Planner for Mississippi Mill's to clarify that I spoke on my behalf for my land and on my parents behalf for their land. I have CC'd them to include them in all correspondence.

Once again I'd like to thank Mississippi Mills for the opportunity to oppose the proposed prime agriculture land designations of our properties and look forward to meeting with you to discuss this issue in the near future.

Best Regards,

Daniel Cavanagh

**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Cc:** [Gabrielle Snow](#); [rsweeney@mississippimills.ca](mailto:rsweeney@mississippimills.ca); [REDACTED] [dferguson@mississippimills.ca](mailto:dferguson@mississippimills.ca)  
**Subject:** Prime Agricultural Opposition  
**Date:** April 13, 2022 5:36:48 PM  
**Attachments:** [We found suspicious links.msg](#)  
[Schedule B.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.

Dear Mr Rivet,

Attached is a letter objecting to the Prime Agricultural designation of our land. I've CC'd my parents Eldon and Nancy, Senior Planner Melanie Knight, your colleague Gabrielle Snow and Roxanne Sweeney of the planning department. I will also submit a copy to town clerk Jeanne Harfield via the municipality's email forum. I've attached a PDF of Schedule B Comprehensive Zoning By-law No 11-83 Corporation of the Town of Mississippi Mills Ward of Pakenham, as it appears these maps are no longer available on the Mississippi Mill's website.

Best regards,

Daniel



Zoning By-law No. 11-83  
Corporation of the Town of

Mississippi Mills

Ward of Pakenham  
Schedule B

Scale 1:20000

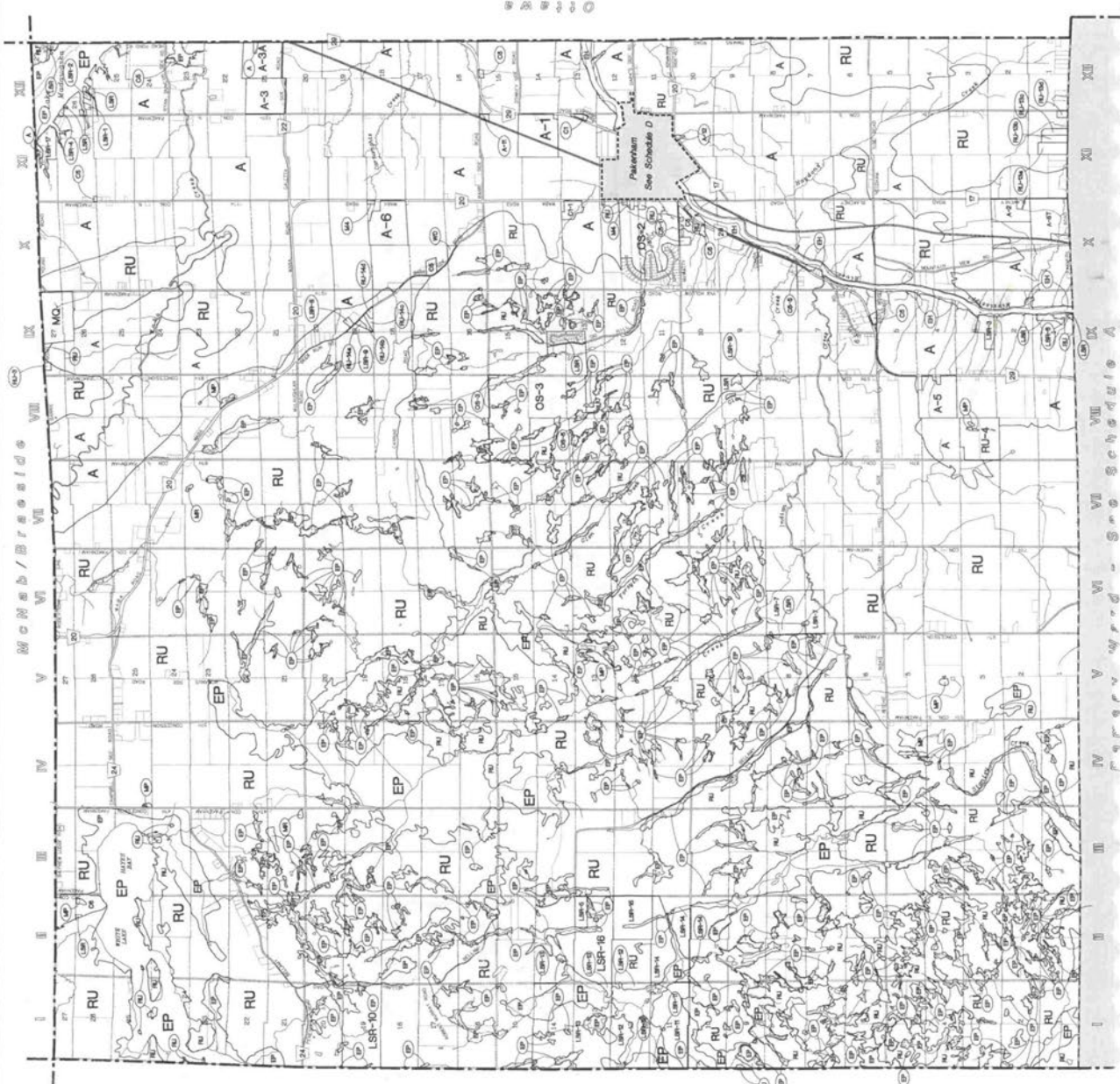


Zone Classifications:

A	Agricultural
RU	Residential
R1	First Density Residential
R2	Second Density Residential
R3	Third Density Residential
LSR	Limited Services Residential
RR	Rural Residential
C1	Community Commercial
C2	Highway Commercial
C3	Office Commercial
CS	Community Service
CO	Office Commercial
C7	Community Office
MT	Medium Industrial
M2	Medium Industrial
M3	Medium Industrial
M4	Medium Industrial
I	Industrial
OS	Office Service
MP	Medium Professional
MO	Medium Office
MR	Medium Residential
EH	Environmental Hazard
EP	Environmental Protection
D	Development
WD	Waste Disposal

**Transportation:**  
 Provincial Highway  
 County Road  
 Municipal Road  
 Unopened Road Allowance  
 Railway Right of Way

**Boundaries:**  
 Municipal Boundary  
 Wardhamer Boundary  
 Lot Line  
 Legal Fabric  
 Zone Boundary





## Mélanie Désabrais

**From:** Marc Rivet  
**Sent:** April 27, 2022 10:35 AM  
**To:** Daniel Cavanagh  
**Cc:** Melanie Knight; Nancy Cavanagh; dferguson@mississippimills.ca  
**Subject:** RE: Prime Agricultural Opposition

Hi Daniel,

Thank you for your submission. If I may provide a little background to the recommendation.

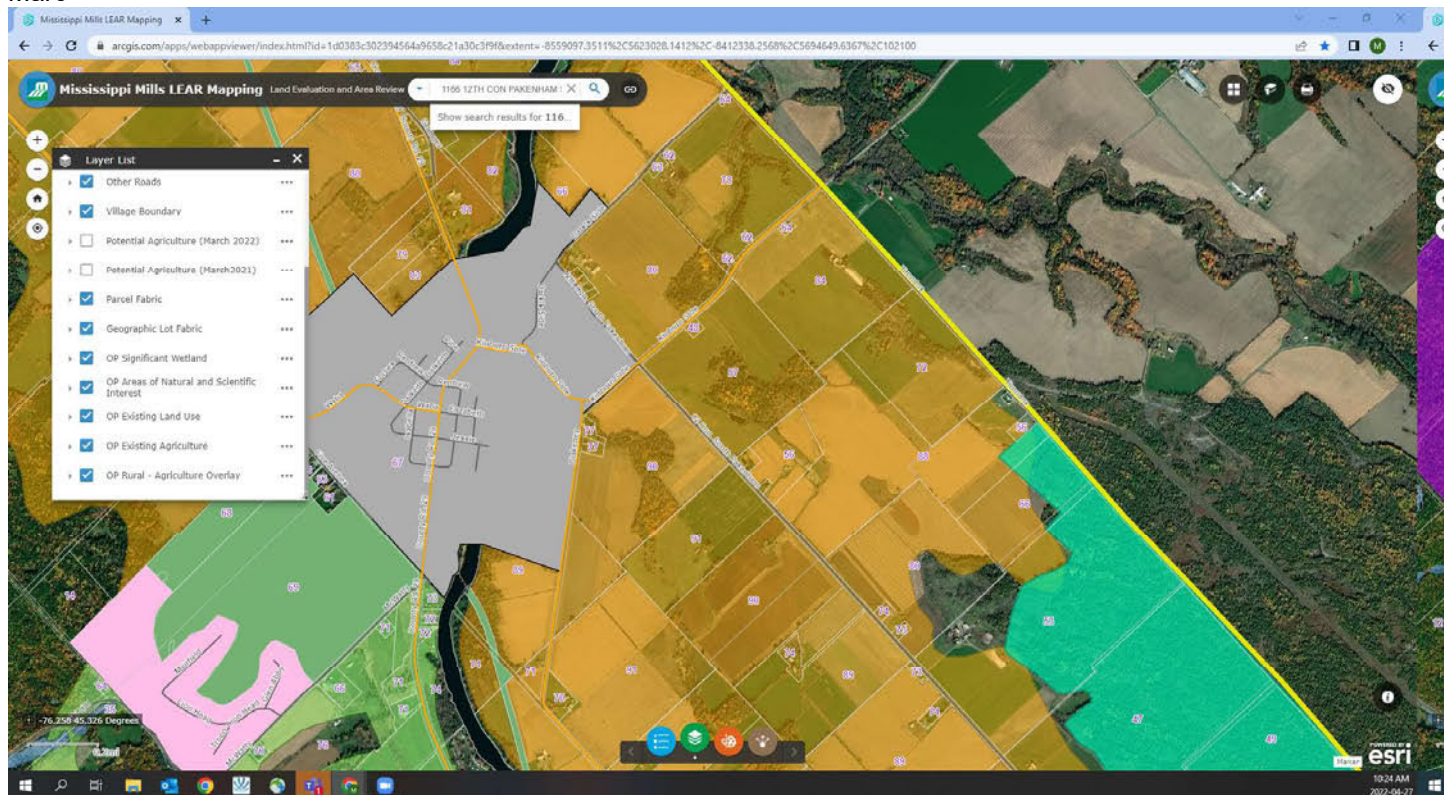
1166 12<sup>th</sup> Concession Pakenham is currently designated Agriculture (2006 COP) and is proposed to remain Agriculture  
3561 Timmins Road is currently ½ Agriculture and ½ Rural (2006 COP) and is proposed to be fully Agriculture

Even though score is less than 66 per LEAR the approach is generally to include adjacent lands that are part of these larger (+/- 250 ha) areas.

Both of these properties have already been severed – no further severances possible.

The AG and RU zoning both permit the existing uses.

Regards.  
Marc



Left is existing 2006 COP and right is proposed 2022 Schedule A

**From:** Daniel Cavanagh [REDACTED]  
**Sent:** April 13, 2022 5:36 PM  
**To:** Marc Rivet <mrivet@jlrichards.ca>  
**Cc:** Gabrielle Snow <gsnow@jlrichards.ca>; rsweeney@mississippimills.ca; Nancy Cavanagh [REDACTED]

dferguson@mississippimills.ca

Subject: Prime Agricultural Opposition

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Dear Mr Rivet,

Attached is a letter objecting to the Prime Agricultural designation of our land. I've CC'd my parents Eldon and Nancy, Senior Planner Melanie Knight, your colleague Gabrielle Snow and Roxanne Sweeney of the planning department. I will also submit a copy to town clerk Jeanne Harfield via the municipality's email forum. I've attached a PDF of Schedule B Comprehensive Zoning By-law No 11-83 Corporation of the Town of Mississippi Mills Ward of Pakenham, as it appears these maps are no longer available on the Mississippi Mill's website.

Best regards,

Daniel

**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: Rural Land Designation  
**Date:** March 8, 2022 4:05:00 PM

---

---

**From:** [REDACTED] >  
**Sent:** Tuesday, August 24, 2021 4:25 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Brian Yuill [REDACTED] >  
**Subject:** Rural Land Designation

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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:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: OPA 29 - Prime Ag Area Designation Review  
**Date:** March 8, 2022 10:49:00 AM

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---

**From:** Ryan, David W [REDACTED]  
**Sent:** Wednesday, April 28, 2021 5:58 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>  
**Subject:** Re: OPA 29 - Prime Ag Area Designation Review

Thank you for the prompt reply Marc.

Dave

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto: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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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](mailto:kkerwin@jlrichards.ca)>  
**Sent:** Wednesday, April 28, 2021 4:52 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto: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](mailto:mrivet@jlrichards.ca)>  
**Sent:** Wednesday, April 28, 2021 3:50 PM  
**To:** Kris Kerwin <[kkerwin@jlrichards.ca](mailto: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](mailto:jrussell@mississippimills.ca)  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto: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

■ [REDACTED]  
■ [REDACTED]  
■ [REDACTED]



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## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 8, 2022 10:44 AM  
**To:** Gabrielle Snow  
**Subject:** FW: [External] Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

---

**From:** Kris Kerwin <kkerwin@jlrichards.ca>  
**Sent:** Tuesday, May 4, 2021 11:30 AM  
**To:** Threinen, David (ON36) [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>  
**Cc:** Gabrielle Snow <gsnow@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.

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 (ON36) [REDACTED]  
**Sent:** Tuesday, May 4, 2021 11:04 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>; Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>; [Bholmes@mississippimills.ca](mailto:Bholmes@mississippimills.ca); [Cguerard@mississippimills.ca](mailto: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@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

**Sent:** May 4, 2021 9:43 AM

**To:** Threinen, David (ON36) [REDACTED]

**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>; Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.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](mailto:kkerwin@jrichards.ca)>

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

**To:** Marc Rivet <[mrivet@jrichards.ca](mailto: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](mailto:kkerwin@jrichards.ca)>

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

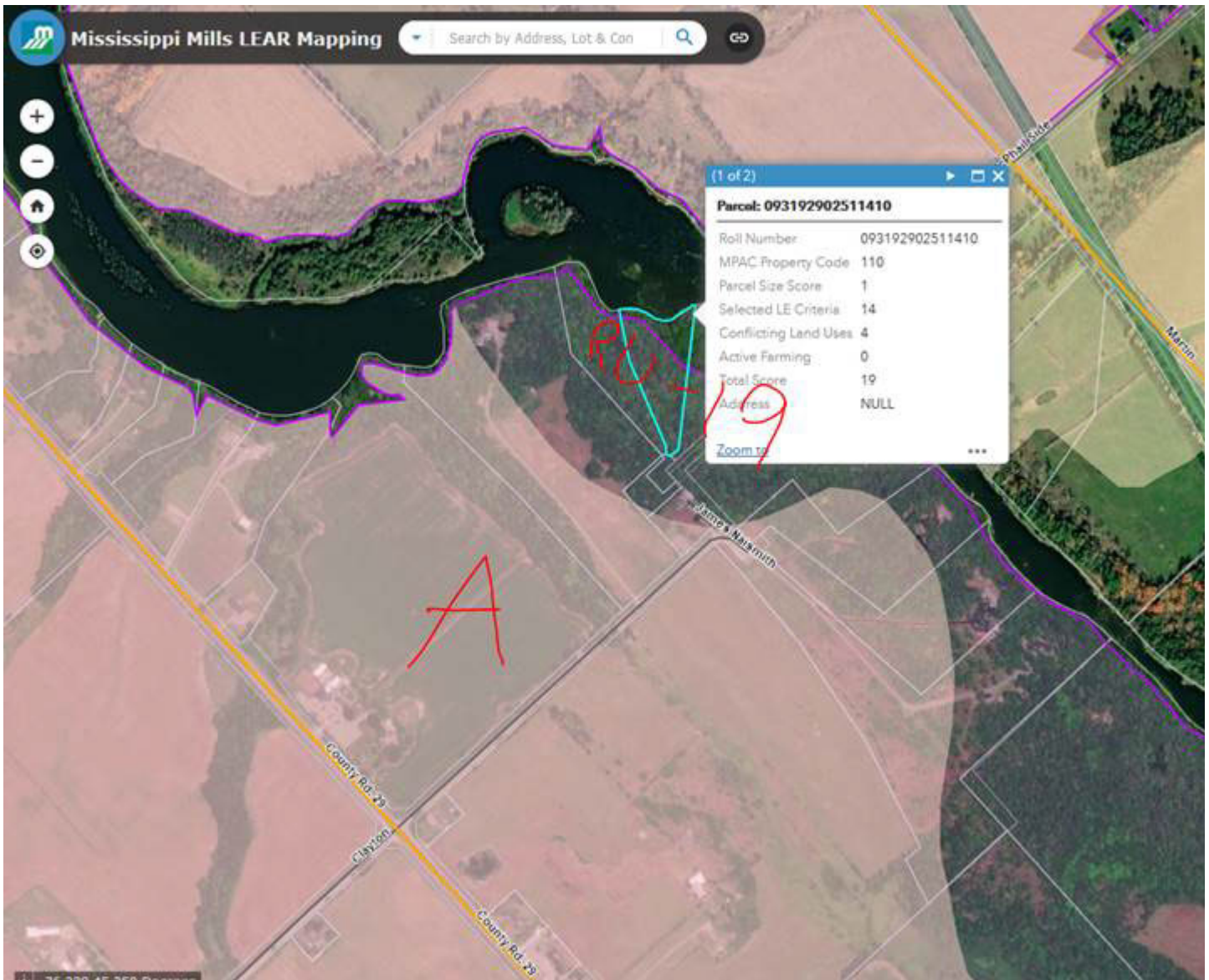
**To:** Marc Rivet <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)>

**Cc:** [mrivet@mississippimills.ca](mailto: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](mailto:mrivet@jrichards.ca)>  
**Cc:** [mrivet@mississippimills.ca](mailto:mrivet@mississippimills.ca); Kris Kerwin <[kkerwin@jrichards.ca](mailto: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@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

**Sent:** May 3, 2021 7:15 PM

**To:** Threinen, David (ON36) [REDACTED]

**Cc:** [mrivet@mississippimills.ca](mailto:mrivet@mississippimills.ca); Kris Kerwin <[kkerwin@jlrichards.ca](mailto: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.

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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



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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

<Threinen land use change exclusion.pdf>

## Mélanie Désabrais

---

**From:** Deborah Weir [REDACTED]  
**Sent:** March 30, 2022 10:46 AM  
**To:** Marc Rivet  
**Cc:** Steven Weir; Ken Kelly; Melanie Knight; Bev Holmes; Lorne Heslop  
**Subject:** Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Thank you for your response.

So it was Mississippi Mills council that directed this request then. I still strongly disagree that our parcel is prime agricultural for all the reasons stated above. Do we need to pay for soil samples to prove this?

There are 2 questions that I had that are still open:

Why do we receive a high score of 10 for conflicted land use? The fields adjacent to us have no livestock grazing. The farmer has a small herd of cows that primarily stays in farther fields away.

Is the property adjacent to us running to Miller Road designated Prime Agriculture today?

Regards,

Deborah and Steven Weir

On Wed, Mar 30, 2022 at 7:40 AM Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)> wrote:

Hello Ms. Weir,

Was my pleasure informing you of this project. Correct you would not of been notified (directly) although newspaper and website postings were made informing all residents of this project as it affects all areas outside of Almonte and Villages.

As mentioned, last March these lands / area were not proposed to be designated as we used used a cut-off of 250 hectares (not acres) as recommended by the Province (OMAFRA).



The LEAR methodology did use 66+ points (based on various criteria as described in Appendix to OPA 29 which I provided to you). Soil mapping is from Provincial data (CLI mapping), and land uses from MPAC – a program was then developed using GIS technology – this was all properties as assessed the same way as a starting point.

Over the past year, Council requested we review all proposed agricultural areas with a LEAR Working Committee (as can be seen on the weblink I also provided to you).

The LEAR Working Committee felt that this area has prime agricultural areas and was large enough (eventhough not 250 but closer to 243 ha) and recommended abutting parcels greater than 66 points be identified as Agricultural area.

Hope this helps.

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



---

**From:** Deborah Weir [REDACTED]  
**Sent:** March 30, 2022 2:34 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Deborah Weir [REDACTED]  
**Subject:** Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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Marc - I sincerely appreciate the time you provided me yesterday. I am attempting to go thru these documents to understand the process where we have reached this point that this working group decided to lump in 638 Ramsay Concession 1 into the Prime Agriculture land category.

What I also don't understand is how we have gotten this far in the process where we are just receiving notification that this is the intended path. And I will add that the mail notification was sent to Steven Weir and not Deborah / Steven Weir as joint tenants.

It appears to me it was in the November 3, 2021 Lear working group where this decision was ratified. Though I painfully reviewed the zoom meeting I did not hear where it was specifically discussed. Could you confirm when it was discussed and ratified? Can you clearly inform me what score our parcel received and how this score was achieved?

I extracted from the Map - is this correct?

oll Number093192903001400MPAC Property Code301

**Selected LE Criteria**58

**Conflicting Land Uses**10

**Active Farming**0

**Total Score72**

Address638 RAMSAY CONC 1

I am puzzled by LE criteria as the land here is very poor, we have a large stand of trees, apparently wetland and alot of rock outcrops. Growing hay here is a chore and the crop is very poor at best.

Why do we receive a high score of 10 for conflicted land use?

Is the property adjacent to us running to Miller Road designated Prime Agriculture today?

I spoke with my neighbor Ross Stills (873 Old Perth) today. He was equally surprised by this process. Which tells me the communication method is seriously flawed.

I extracted from your process document the following

"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 "

I do not understand the factors at play here in the township where clearly it was stated in the November 2021 meeting to grab as much agri land as possible..

Why did this committee feel it was necessary to go outside the original boundaries of 250 acres?

How do I dispute that our land should not be designated "Prime Agriculture"

Regards,



Deborah and Steven Weir

On Mon, Mar 28, 2022 at 5:50 PM Marc Rivet <[mrivet@jlrichards.ca](mailto: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



Platinum member

---

**From:** Marc Rivet  
**Sent:** March 25, 2022 11:20 AM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>  
**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

REMINDER

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 18, 2022 1:57 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello,

You are receiving this notice simply as a reminder that a Public Meeting will be held April 5, 2022 at 6:00 p.m. to discuss the proposed Official Plan Amendment No. 29 which consists of a review of the prime agricultural area designation (and implementing zoning revisions).

As you might recall, a statutory public meeting was held May 4, 2021 for the purpose of giving the public an opportunity to make representation regarding the proposed OPA 29 by-law amendment for the Prime Agricultural Area Designation Review. Following the Public Meeting, a LEAR Working Committee was formed to review the prime agricultural area designations and Council required input from the Agricultural Committee and an additional public meeting. The Agricultural Advisory Committee passed a motion supporting the OPA, 29 as revised.

Following the public meeting, a report addressing comments / submissions will be brought forward to the Committee of the Whole for a recommendation to Council.

A full list of past meetings and resource materials (including an online mapping tool) can be found at the following link:

#### **OPA 29 Documents and Additional Resources:**

- [PROPOSED PRIME AGRICULTURAL AREA DESIGNATION](#)
- [March 25, 2021 Report to Committee of the Whole re: Official Plan Amendment \(OPA\) No. 29 - Agricultural Lands LEAR](#)
- [March 25, 2021 OPA 29 Overview Presentation Slides](#)
- [Public Notice](#)
- [Draft OPA 29](#)
- [Frequently Asked Questions](#)
- [Proposed Prime Agriculture Designation Map](#)
- [Potential Future Severances Map](#)
- [Mississippi Mills LEAR Additional Feedback Request](#)
- [April 22, 2021 Agricultural Advisory Committee Meeting](#)
- [April 22, 2021 JL Richards Presentation to Agricultural Advisory Committee](#)
- [April 28, 2021 Virtual Information Session Recording](#)

- [May 4, 2020 Public Meeting Recording](#)
- GIS LEAR mapping: <https://arcg.is/05LaOG>
- [LEAR Scores of 66+](#)
- [LEAR Working Group Meeting - July 28, 2021](#)
- [LEAR Working Group Meeting - August 3, 2021](#)
- [Letter to property owners changing from Agricultural to Rural designation](#)
- [Letter to property owners changing from Rural to Agricultural designation](#)
- [LEAR Working Group Meeting - September 1, 2021](#)
- [LEAR Working Group Meeting - September 22, 2021](#)
- [LEAR Working Group Meeting - October 6, 2021](#)
- [LEAR Working Group Meeting - October 20, 2021](#)
- [LEAR Working Group Meeting - November 3, 2021](#)
- [Agricultural Advisory Committee Meeting - December 8, 2021](#)
- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 30, 2022 7:41 AM  
**To:** Deborah Weir  
**Cc:** Steven Weir; 'Ken Kelly'; Melanie Knight; Bev Holmes; 'Lorne Heslop'  
**Subject:** RE: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello Ms. Weir,

Was my pleasure informing you of this project. Correct you would not of been notified (directly) although newspaper and website postings were made informing all residents of this project as it affects all areas outside of Almonte and Villages.

As mentioned, last March these lands / area were not proposed to be designated as we used used a cut-off of 250 hectares (not acres) as recommended by the Province (OMAFRA).



The LEAR methodology did use 66+ points (based on various criteria as described in Appendix to OPA 29 which I provided to you). Soil mapping is from Provincial date (CLI mapping), and land uses from MPAC – a program was then developed using GIS technology – this was all properties as assessed the same way as a starting point.

Over the past year, Council requested we review all proposed agricultural areas with a LEAR Working Committee (as can be seen on the weblink I also provided to you).

The LEAR Working Committee felt that this area has prime agricultural areas and was large enough (eventhough not 250 but closer to 243 ha) and recommended abutting parcels greater than 66 points be identified as Agricultural area.

Hope this helps.

Marc

---

From: Deborah Weir [REDACTED]  
Sent: March 30, 2022 2:34 AM  
To: Marc Rivet <mrivet@jlrichards.ca>  
Cc: Deborah Weir [REDACTED]; Steven Weir [REDACTED]  
Subject: Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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Marc - I sincerely appreciate the time you provided me yesterday. I am attempting to go thru these documents to understand the process where we have reached this point that this working group decided to lump in 638 Ramsay Concession 1 into the Prime Agriculture land category.

What I also don't understand is how we have gotten this far in the process where we are just receiving notification that this is the intended path. And I will add that the mail notification was sent to Steven Weir and not Deborah / Steven Weir as joint tenants.

It appears to me it was in the November 3, 2021 Lear working group where this decision was ratified. Though I painfully reviewed the zoom meeting I did not hear where it was specifically discussed. Could you confirm when it was discussed and ratified? Can you clearly inform me what score our parcel received and how this score was achieved? I extracted from the Map - is this correct?

oll Number093192903001400MPAC Property Code301  
Selected LE Criteria58  
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I am puzzled by LE criteria as the land here is very poor, we have a large stand of trees, apparently wetland and alot of rock outcrops. Growing hay here is a chore and the crop is very poor at best.

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"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 "

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How do I dispute that our land should not be designated "Prime Agriculture"

Regards,

Deborah and Steven Weir

On Mon, Mar 28, 2022 at 5:50 PM Marc Rivet <[mrivet@jlrichards.ca](mailto: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



---

**From:** Marc Rivet  
**Sent:** March 25, 2022 11:20 AM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>  
**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

REMINDER

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 18, 2022 1:57 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello,

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- [Agricultural Advisory Committee Meeting - February 18, 2022](#)



## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 5, 2022 3:33 PM  
**To:** Gabrielle Snow  
**Subject:** FW: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

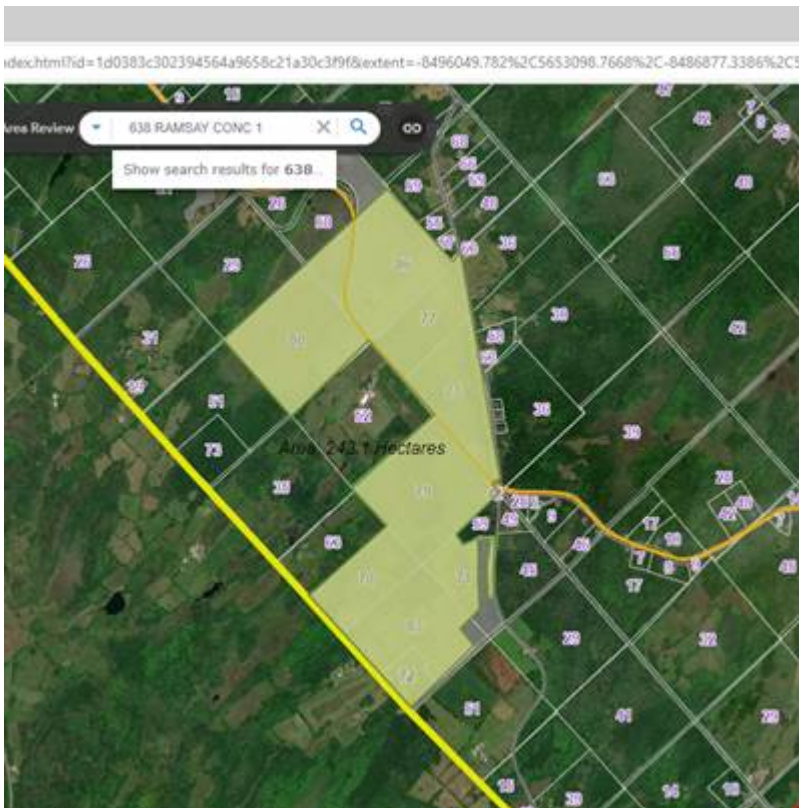
---

**From:** Marc Rivet  
**Sent:** March 30, 2022 7:41 AM  
**To:** Deborah Weir [REDACTED] >  
**Cc:** Steven Weir [REDACTED]; 'Ken Kelly' <kkelly@mississippimills.ca>; Melanie Knight <mknight@mississippimills.ca>; Bev Holmes <bholmes@mississippimills.ca>; 'Lorne Heslop' [REDACTED] >  
**Subject:** RE: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello Ms. Weir,

Was my pleasure informing you of this project. Correct you would not of been notified (directly) although newspaper and website postings were made informing all residents of this project as it affects all areas outside of Almonte and Villages.

As mentioned, last March these lands / area were not proposed to be designated as we used used a cut-off of 250 hectares (not acres) as recommended by the Province (OMAFRA).



The LEAR methodology did use 66+ points (based on various criteria as described in Appendix to OPA 29 which I provided to you). Soil mapping is from Provincial date (CLI mapping), and land uses from MPAC – a program was then developed using GIS technology – this was all properties as assessed the same way as a starting point.

Over the past year, Council requested we review all proposed agricultural areas with a LEAR Working Committee (as can be seen on the weblink I also provided to you).

The LEAR Working Committee felt that this area has prime agricultural areas and was large enough (eventhough not 250 but closer to 243 ha) and recommended abutting parcels greater than 66 points be identified as Agricultural area.

Hope this helps.

Marc

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**From:** Deborah Weir <[REDACTED]>  
**Sent:** March 30, 2022 2:34 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Deborah Weir <[REDACTED]>; Steven Weir <[REDACTED]>  
**Subject:** Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [Marc Rivet](#); [Roxanne Sweeney](#)  
**Subject:** RE: Official Objection to OP29; Z-04-22; Weir  
**Date:** April 13, 2022 10:44:11 AM

---

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Hi Deborah,

Thank you for providing your written objection, we will ensure that this is added to the public record. I have including Marc Rivet in this email who is the lead on the project.

Of note for your consideration, I do recall during your delegation at the public meeting that you raised a concern regarding the impact of the LEAR study on the potential severance ability for your property. I am sure you received our mail out with a number of information sheets – the Next Steps information sheet outlines the many outstanding steps that need to be taken before LEAR is implemented. I cannot guarantee a timeframe but can say that the final LEAR implementation (after all appeals have been dealt with) will take many, many months, possibly even a year or more.

If you are interested in pursuing a consent (severance) on your property, you may wish to fill out our Consent Inquiry Form that we have online. Once you submit this form, staff will review the severance history of the property and advise you of the potential for severances on your property and the requirements, application process and fees. In addition, there is also information on our website about the consent process. For your information, the review of a complete consent application is done so using the policies that are in place at the time of the application.

Here is the direct link to the consent inquiry form: [Consent-Inquiry-Form-2022---Fillable.pdf \(mississippimills.ca\)](#) with instructions on how to submit it to the Municipality.

For general information on the consent process, please refer to this link: [Planning Applications - Mississippi Mills](#)

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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---

**From:** Deborah Weir [REDACTED]  
**Sent:** April 5, 2022 7:25 PM  
**To:** Melanie Knight <mknight@mississippimills.ca>  
**Cc:** Steven Weir [REDACTED]; Matt Weir [REDACTED]  
**Subject:** Official Objection to OP29

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Melanie - Please see enclosed Deborah Weir and Steven Weirs official objection to above

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Good evening, I am Deborah Weir and with my husband Steven Weir own 638 Ramsay Concession 1. Our land is at the corner of Ramsay 1 and Forest Road. The land is approx. 17.8 acres or 7.2 hectares. We bought this property back in 2002 and have worked very hard to turn it into a beautiful family property. We have 4 grown children and 7 grandchildren and this home and property is a special place for them. Early last year we had inquired on our ability to sever the property for our 2 youngest children and received a verbal confirmation that 1 severance was possible. As we have a pond (undesigned wetlands) on the property we would need an assessment by Mississippi Valley Conservation authority. We never proceeded last year as we didn't see it as an urgent task though we sincerely regret our delay now.

You can imagine our shock to receive a letter in the mail dated March 24 of the pending reclassification of our property from Rural to Prime Agricultural and with an upcoming meeting 2 weeks later on April 5<sup>th</sup>. This was the first notice we have ever received to inform such a change and I am puzzled when and why our lands was taken into consideration for the LEAR study given that we understood the guidance to be 250 hectares and above. Assuming you grouped a number of farms together in our area to even reach the 250 acres, our portion makes up 3% of this!

I want to point out and remind Mississippi Mills council and to the Agriculture Committee, we have been in a middle of a pandemic for the last 2 years and as a result you have reverted to online meetings and communicating where High-Speed Technology is required. As you are well aware in the rural area's there is a serious shortcoming on high-speed access which would impair peoples ability

to attend zoom meeting and more importantly access the internet to view your on-line documents and past sessions. In addition, the reclassification of this type could have a higher financial impact to senior landowners who have no ability or skill to use this technology. This undertaking has serious financial consequences on people and driving this initiative thru given this handicap is deplorable.

Specifically, to the facts on attempting to designate this area as Prime Agriculture is almost laughable if it wasn't so serious. I reference the Government of Canada Soil Survey of Lanark County, prepared jointly by the Canadian Dept of Agriculture and the Ontario Agriculture College in 1961 and is on the Government of Canada website under Agriculture and Agri Food Canada.

A soil survey was conducted in 1961 in Lanark County to map and classify the soils. There is considerable variation in the soils in the county. The main limitations to agriculture are shallowness and stoniness but low fertility, poor drainage, steep slopes, and drought also limit crop production in some areas

Specific to our area we are clearly complex as the soil capability map provide our area a combined 2 7/F and 4 3/P classification.

I can honestly say our land is in the 4 P classification as it is evident from the weak growth of hay on our fields. We also have areas where we have rock outcrops, wetlands and trees.

Now up on the Tatlock where there is a large piece you are looking it could very well be prime but we certainly are not. I will say again this land is not prime agriculture and makes up potentially only 3% of the area you are considering.

Classifications:

2 – Moderate limitations that restrict the range of crops or require conservation practices

F low natural fertility due to lack of nutrients, high acidity or alkalinity. high level of calcium carbonate or presence of toxic compounds

4 – severe limitations that restrict the range of crops or require special conservation activities or both

P - Stoniness stones interfere with tillage, planting and harvesting

To conclude, this is not prime agricultural land and should not be designated as



such which would then completely block our ability for a residential severance and has negative family and financial impacts. We oppose this moving forward and strongly request that this not proceed against our land. We want to be informed of any decisions.

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]; [Marc Rivet](#); [Roxanne Sweeney](#); [REDACTED]; [cguerard@mississippimills.ca](mailto:cguerard@mississippimills.ca)  
**Subject:** RE: Official Objection to OP29; Z-04-22; Weir  
**Date:** April 19, 2022 6:00:18 AM

---

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Hi Deborah,

We'll look into your consent inquiry and get back to you in the near future.

To discuss the LEAR study and decisions, its best to discuss this directly with the lead on the study, Marc Rivet.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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Hello Melanie, thank you for your email. I still would like to have a discussion with someone on how our land and land adjacent to us gets removed from this designation. Our neighbor Ross Still also objected. This is truly not prime agricultural land. Maybe up on the Tatlock but not this corner.

I have already submitted the consent form and awaiting your response.

Regards,

Deborah Weir

On Wed., Apr. 13, 2022, 10:44 a.m. Melanie Knight, <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)> wrote:

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**From:** Marc Rivet  
**Sent:** March 30, 2022 11:49 AM  
**To:** Deborah Weir [REDACTED] >  
**Cc:** Steven Weir [REDACTED] >; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Bev Holmes <[bholmes@mississippimills.ca](mailto:bholmes@mississippimills.ca)>; Lorne Heslop [REDACTED] >; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** RE: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello

Not Council but a recommendation from the LEAR Working Committee supported by the Agricultural Committee. No decision or approval has been made.

Score of 10 means there are no conflicting land use that would prohibit the use of the lands for agricultural purposes.

Properties in the brownish highlight are those proposed for inclusion in your area.

The GIS link I provided you has all existing, 2021 draft, and current 2022 draft layers.

Thanks.  
Marc

---

**From:** Deborah Weir [REDACTED] >  
**Sent:** March 30, 2022 10:46 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Steven Weir [REDACTED] >; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Bev Holmes <[bholmes@mississippimills.ca](mailto:bholmes@mississippimills.ca)>; Lorne Heslop [REDACTED] >  
**Subject:** Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Thank you for your response.

So it was Mississippi Mills council that directed this request then. I still strongly disagree that our parcel is prime agricultural for all the reasons stated above. Do we need to pay for soil samples to prove this?

There are 2 questions that I had that are still open:

Why do we receive a high score of 10 for conflicted land use? The fields adjacent to us have no livestock grazing. The farmer has a small herd of cows that primarily stays in farther fields away.

Is the property adjacent to us running to Miller Road designated Prime Agriculture today?

Regards,

Deborah and Steven Weir

On Wed, Mar 30, 2022 at 7:40 AM Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)> wrote:

Hello Ms. Weir,

Was my pleasure informing you of this project. Correct you would not of been notified (directly) although newspaper and website postings were made informing all residents of this project as it affects all areas outside of Almonte and Villages.

As mentioned, last March these lands / area were not proposed to be designated as we used used a cut-off of 250 hectares (not acres) as recommended by the Province (OMAFRA).



The LEAR methodology did use 66+ points (based on various criteria as described in Appendix to OPA 29 which I provided to you). Soil mapping is from Provincial date (CLI mapping), and land uses from MPAC – a program was then developed using GIS technology – this was all properties as assessed the same way as a starting point.

Over the past year, Council requested we review all proposed agricultural areas with a LEAR Working Committee (as can be seen on the weblink I also provided to you).

The LEAR Working Committee felt that this area has prime agricultural areas and was large enough (eventhough not 250 but closer to 243 ha) and recommended abutting parcels greater than 66 points be identified as Agricultural area.

Hope this helps.

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



---

**From:** Deborah Weir [REDACTED]  
**Sent:** March 30, 2022 2:34 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Deborah Weir [REDACTED]; Steven Weir [REDACTED] >  
**Subject:** Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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Marc - I sincerely appreciate the time you provided me yesterday. I am attempting to go thru these documents to understand the process where we have reached this point that this working group decided to lump in 638 Ramsay Concession 1 into the Prime Agriculture land category.

What I also don't understand is how we have gotten this far in the process where we are just receiving notification that this is the intended path. And I will add that the mail notification was sent to Steven Weir and not Deborah / Steven Weir as joint tenants.



It appears to me it was in the November 3, 2021 Lear working group where this decision was ratified. Though I painfully reviewed the zoom meeting I did not hear where it was specifically discussed. Could you confirm when it was discussed and ratified? Can you clearly inform me what score our parcel received and how this score was achieved?

I extracted from the Map - is this correct?

oll Number093192903001400MPAC Property Code301

**Selected LE Criteria58**

**Conflicting Land Uses10**

**Active Farming0**

**Total Score72**

Address638 RAMSAY CONC 1

I am puzzled by LE criteria as the land here is very poor, we have a large stand of trees, apparently wetland and alot of rock outcrops. Growing hay here is a chore and the crop is very poor at best.

Why do we receive a high score of 10 for conflicted land use?

Is the property adjacent to us running to Miller Road designated Prime Agriculture today?

I spoke with my neighbor Ross Stills (873 Old Perth) today. He was equally surprised by this process. Which tells me the communication method is seriously flawed.

I extracted from your process document the following

"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 "

I do not understand the factors at play here in the township where clearly it was stated in the November 2021 meeting to grab as much agri land as possible..

Why did this committee feel it was necessary to go outside the original boundaries of 250 acres?

How do I dispute that our land should not be designated "Prime Agriculture"

Regards,

Deborah and Steven Weir

On Mon, Mar 28, 2022 at 5:50 PM Marc Rivet <[mrivet@jlrichards.ca](mailto: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**  
ENGINEERS · ARCHITECTS · PLANNERS



Platinum  
member

---

**From:** Marc Rivet

**Sent:** March 25, 2022 11:20 AM

**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>

**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>

**Subject:** FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

REMINDER

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 18, 2022 1:57 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello,

You are receiving this notice simply as a reminder that a Public Meeting will be held April 5, 2022 at 6:00 p.m. to discuss the proposed Official Plan Amendment No. 29 which consists of a review of the prime agricultural area designation (and implementing zoning revisions).

As you might recall, a statutory public meeting was held May 4, 2021 for the purpose of giving the public an opportunity to make representation regarding the proposed OPA 29 by-law amendment for the Prime Agricultural Area Designation Review. Following the Public Meeting, a LEAR Working Committee was formed to review the prime agricultural area designations and Council required input from the Agricultural Committee and an additional public meeting. The Agricultural Advisory Committee passed a motion supporting the OPA, 29 as revised.

Following the public meeting, a report addressing comments / submissions will be brought forward to the Committee of the Whole for a recommendation to Council.

A full list of past meetings and resource materials (including an online mapping tool) can be found at the following link:

### OPA 29 Documents and Additional Resources:

- [PROPOSED PRIME AGRICULTURAL AREA DESIGNATION](#)
- [March 25, 2021 Report to Committee of the Whole re: Official Plan Amendment \(OPA\) No. 29 – Agricultural Lands LEAR](#)
- [March 25, 2021 OPA 29 Overview Presentation Slides](#)

- [Public Notice](#)
- [Draft OPA 29](#)
- [Frequently Asked Questions](#)
- [Proposed Prime Agriculture Designation Map](#)
- [Potential Future Severances Map](#)
- [Mississippi Mills LEAR Additional Feedback Request](#)
- [April 22, 2021 Agricultural Advisory Committee Meeting](#)
- [April 22, 2021 JL Richards Presentation to Agricultural Advisory Committee](#)
- [April 28, 2021 Virtual Information Session Recording](#)
- [May 4, 2020 Public Meeting Recording](#)
- GIS LEAR mapping: <https://arcg.is/05LaOG>
- [LEAR Scores of 66+](#)
- [LEAR Working Group Meeting - July 28, 2021](#)
- [LEAR Working Group Meeting - August 3, 2021](#)
- [Letter to property owners changing from Agricultural to Rural designation](#)
- [Letter to property owners changing from Rural to Agricultural designation](#)
- [LEAR Working Group Meeting - September 1, 2021](#)
- [LEAR Working Group Meeting - September 22, 2021](#)
- [LEAR Working Group Meeting - October 6, 2021](#)
- [LEAR Working Group Meeting - October 20, 2021](#)
- [LEAR Working Group Meeting - November 3, 2021](#)
- [Agricultural Advisory Committee Meeting - December 8, 2021](#)
- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

## Mélanie Désabrais

---

**From:** Kris Kerwin  
**Sent:** March 29, 2022 6:43 PM  
**To:** Diane Smithson; Marc Rivet  
**Cc:** [REDACTED]  
**Subject:** RE: Soils Study - Mississippi Mills

Hi Diane,

No changes to the farm property located behind your home. The images below show the property received a high LEAR score and will continue to be fully designated an agriculture property. We had some data quality issues between the old OP data and the new parcel fabric and some of the outer edge agriculture properties were picked up as partial properties even though this particular property has always been fully covered by agriculture. Click on this [link](#) to view the full LEAR scoring for your parcel of interest.

Existing Official Plan Agriculture layer



New OP with updated agriculture boundary



**From:** Diane Smithson [REDACTED]  
**Sent:** Friday, March 25, 2022 3:39 PM  
**To:** Marc Rivet <mrivet@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>  
**Cc:** [REDACTED]  
**Subject:** RE: Soils Study - Mississippi Mills

Our address is 138 Duncan Drive, Almonte.

Diane Smithson, (she/her) B. Comm, Dipl.M.M., CMO, AMP  
Chief Administrative Officer  
Town of Carleton Place  
175 Bridge Street,  
Carleton Place, ON K7C 2V8



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---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** March 25, 2022 3:37 PM  
**To:** Diane Smithson [REDACTED]; Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>  
**Cc:** [REDACTED]  
**Subject:** Re: Soils Study - Mississippi Mills

Hi Diane,  
Yes it is the review of the Agricultural designation as required following the Five Year Review (OPA 21). LEAR (Land evaluation area review) was chosen by Council as the methodology (developed with the Province and a Working Committee - Agriculture Committee) to identify prime agricultural areas per provincial policy.  
Not sure what #84 represents?  
A full set of documents and maps (including a GIS map) are available to view from the municipal website (google planning OPA 29)...  
If you have an address I could get Kris to provide screen shots...  
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



---

**From:** Diane Smithson [REDACTED] >  
**Sent:** Friday, March 25, 2022 3:26 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** [REDACTED]  
**Subject:** Soils Study - Mississippi Mills

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Hi Marc

I hope all is well with you.

My husband Scott saw a posting on Facebook about a soils study (LIRE???) being undertaken in Mississippi Mills. The property behind our home is #84 and it is showing as going from partial to full coverage. What does this mean? Is it to do with Agricultural designation as I know that lands behind our home in the Munro Meadows subdivision are class 1-4 Ag lands.

Can you provide any information that would help us to understand what's going on? Thanks in advance for any help you can provide.

Have a great weekend!

Diane Smithson, (she/her) B. Comm, Dipl.M.M., CMO, AMP  
Chief Administrative Officer  
Town of Carleton Place  
175 Bridge Street,  
Carleton Place, ON K7C 2V8



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recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Gabrielle Snow](#); [Marc Rivet](#); [Roxanne Sweeney](#)  
**Subject:** Re: Rural v Agricultural Designation OPA 29; Z-04-22  
**Date:** April 7, 2022 7:30:30 PM  
**Attachments:** [image003.jpg](#)  
[0.png](#)

---

Hi Don

Thanks very much and we'll be sure to add you to the notification list.

Melanie Knight  
Senior Planner  
Mississippi Mills

Sent from my iPad

On Apr 6, 2022, at 10:51 AM, Don Carmichael [REDACTED] > wrote:

**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.

Melanie

Marc Rivet sent me a March 2022 Draft Amendment Map showing my property at 278 Indian Hill Rd outside the area to be designated Prime Agricultural and remaining as a Rural designation.

My comments in my oral presentation reflected the information I reviewed in the April 2021 draft. I appreciate the clarification.

For the record I am attaching speaking notes of my oral presentation which was not completed as the five minutes allotted expired.

I would also like to be made aware of any new amendments and the final decision of Council.

Regards  
Don Carmichael  
[REDACTED]

Sent from Don Carmichael's [Mail](#) for Windows 10

---

**From:** [Marc Rivet](#)  
**Sent:** Tuesday, April 5, 2022 6:52 PM  
**To:** [REDACTED]  
**Cc:** [Gabrielle Snow](#); [Melanie Knight](#)  
**Subject:** RE: Rural v Agricultural Designation

Hello

Just to clarify... March 2022 Draft has this area as Rural...

Purple is proposed AG.

[Mississippi Mills LEAR Mapping \(arcgis.com\)](https://arcgis.com)

<image003.jpg>

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>](#)

---

**From:** Don Carmichael [REDACTED]  
**Sent:** August 20, 2021 1:26 PM  
**To:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Re: Rural v Agricultural Designation

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 [REDACTED] >  
wrote:

>

> 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](mailto: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](http://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: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

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

>> To: Gabrielle Snow <[gsnow@jlrichards.ca](mailto: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@jrichards.ca](mailto:mrivet@jrichards.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

<LEAR Municipality of Mississippi Mills.docx>

**From:** [Marc Rivet](#)  
**To:** [REDACTED]  
**Cc:** [Melanie Knight](#)  
**Subject:** RE: Burnt Lands  
**Date:** March 28, 2022 11:05:00 AM

---

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNRF input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

Thanks.  
Marc

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

From: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
Sent: March 28, 2022 10:17 AM  
To: 'Donna Price' [REDACTED] >  
Cc: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
Subject: RE: Burnt Lands

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Thank you for your comments, Donna. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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

From: Donna Price [REDACTED] >  
Sent: March 25, 2022 11:45 PM  
To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
Subject: Burnt Lands

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I wish to submit my strong support of the proposal for the retention of Burnt Lands area as ANSI.

Donna Price  
[REDACTED]

Sent from my iPhone

**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: Burnt Lands  
**Date:** April 5, 2022 3:37:00 PM

---

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

From: Marc Rivet  
Sent: March 28, 2022 11:05 AM  
To: 'Donna Price' [REDACTED]  
Cc: Melanie Knight <mknight@mississippimills.ca>  
Subject: RE: Burnt Lands

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNRF input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

Thanks.  
Marc

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

From: Melanie Knight <mknight@mississippimills.ca>  
Sent: March 28, 2022 10:17 AM  
To: 'Donna Price' [REDACTED] >  
Cc: Marc Rivet <mrivet@jlrichards.ca>  
Subject: RE: Burnt Lands

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Thank you for your comments, Donna. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
mknight@mississippimills.ca

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

From: Donna Price [REDACTED] >  
Sent: March 25, 2022 11:45 PM  
To: Melanie Knight <mknight@mississippimills.ca>  
Subject: Burnt Lands

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I wish to submit my strong support of the proposal for the retention of Burnt Lands area as ANSI.

Donna Price



Sent from my iPhone

**From:** [Melanie Knight](#)  
**To:** [REDACTED]; [Marc Rivet](#)  
**Cc:** [Roxanne Sweeney](#)  
**Subject:** RE: Lear OPA 29; Z-04-22  
**Date:** April 4, 2022 10:59:49 AM

---

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Hi David,

Thank you for your comments - they will be added to the record.

Can you please let us know the property address or legal description of your property?

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

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

From: Doug Corrigan [REDACTED]  
Sent: April 2, 2022 3:22 PM  
To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
Subject: Lear

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To those it concerns,

I would like part of our land to be removed from agricultural zoning. This area is only about 9 acres however it is gentle sloping land on the shore of the Mississippi River. It is non accessible for machinery. It can not even be pastured as it is on the river shore. I have been told that I can do nothing on it but enjoy it. I have already started planting nut bearing trees and would like to continue to bring the area back to a state which would provide habitat and home for insects like wild pollinators and birds. I will continue to plant trees such as the extinct American Chestnut, Shag bark Hickory etc and wild flowers and plants and shrubs. Cranberry bushes and other fruit species will also

be part of my plan . I would also like to be able to bring in campers to stay a few days and discover the growing presence of birds , butterflies , and shore birds . We have 1150 feet of shore line on the lovely Mississippi River . I would Also support the limiting of high powered motor boats on this section of river. Their wake destroys nests of shore birds . The river is only 100 or so feet across here however they rip back and forth with high powered boats , very destructive .

Please consider my application for zoning exemption for my area . Also please forward my letter to anyone in the planning department who would have an effect on this zoning allowance. I would be very pleased to have the ability to allow those interested in the environment to come and stay on the land . To explore all what I am doing and swim or canoe on the Mississippi . ( and dodge the power boats ) Doug Corrigan

Sent from my iPad

**From:** [REDACTED]  
**To:** [Marc Rivet](mailto:Marc Rivet)  
**Subject:** Re: Lear  
**Date:** April 4, 2022 6:22:58 PM  
**Attachments:** [0.png](#)  
[0.png](#)

---

Ok ,, will do . Thanks .

Sent from my iPad

On Apr 4, 2022, at 6:14 PM, Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)> wrote:

Hello  
I would invite you to discuss your project with Melanie...  
Thanks  
Marc

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**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



---

**From:** Doug Corrigan [REDACTED] >  
**Sent:** Monday, April 4, 2022 6:02 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Re: Lear

Mr. Rivet ,  
I did not ask to sub divide the land, I did not ask to have the taxes reduced . I am simply asking to have a further use within the realm of agricultural . The part of the lot which I am questioning is at the bottom of a steep embankment of about 75 feet vertical . It is not accessable to agricultural machinery ,and also contains a wetland spot . I would like to improve it by planting the species I have mentioned . Then invite guests to come and enjoy this project . I would provide a few tents or cabins to accommodate . I would then be able to recover some costs . Or can I do this under the present zoneing . I was told not .  
Doug Corrigan  
Sent from my iPad

> On Apr 4, 2022, at 4:39 PM, Marc Rivet <mrivet@jlrichards.ca> wrote:  
>  
> Hello,  
>  
> Your property is currently designated Agriculture and is proposed to remain  
Agriculture based on this study. The property scored 72 points (66+ being  
considered) based on the LEAR methodology and is in an area where prime  
agricultural lands are being protected.  
>  
> Rural or Agriculture doesn't change taxes. Farming can occur in either rural or  
agriculture. The land could not be subdivided whether rural or agriculture.  
>  
> In short, this amendment isn't really changing anything for your property.  
>  
> Hope this helps.  
>  
> If you would like to register to speak at tomorrow night's Public Meeting you  
will need to request this of Melanie real soon.  
>  
> 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](http://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: Doug Corrigan [REDACTED]  
> Sent: April 2, 2022 3:22 PM  
> To: mknight@mississippimills.ca; Marc Rivet <mrivet@jlrichards.ca>  
> Subject: Lear  
>  
> 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.

>

> To those it concerns,

> I would like part of our land to be removed from agricultural zoning . This area is only about 9 acres however it is gentle sloping land on the shore of the Mississippi River. It is non accessible for machinery . It can not even be pastured as it is on the river shore . I have been told that I can do nothing on it but enjoy it . I have already started planting nut bearing trees and would like to continue to bring the area back to a state which would provide habitat and home for insects like wild pollinators and birds. I will continue to plant trees such as the extinct American Chestnut , Shag bark Hickory etc and wild flowers and plants and shrubs. Cranberry bushes and other fruit specis will also be part of my plan . I would also like to be able to bring in campers to stay a few days and discover the growing presence of birds , butterflies , and shore birds . We have 1150 feet of shore line on the lovely Mississippi River . I would Also support the limiting of high powered motor boats on this section of river. Their wake destroys nests of shore birds . The river is only 100 or so feet across here however they rip back and forth with high powered boats , very destructive .

> Please consider my application for zoning exemption for my area . Also please forward my letter to anyone in the planning department who would have an effect on this zoning allowance. I would be very pleased to have the ability to allow those interested in the environment to come and stay on the land . To explore all what I am doing and swim or canoe on the Mississippi . ( and dodge the power boats ) Doug Corrigan

>

> Sent from my iPad

**From:** [REDACTED]  
**To:** [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca); [Marc Rivet](#)  
**Subject:** Lear  
**Date:** April 2, 2022 3:22:13 PM

---

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To those it concerns,

I would like part of out land to be removed from agricultural zoning . This area is only about 9 acres however it is gentle sloping land on the shore of the Mississippi River. It is non accessible for machinery . It can not even be pastured as it is on the river shore . I have been told that I can do nothing on it but enjoy it . I have already started planting nut bearing trees and would like to continue to bring the area back to a state which would provide habitat and home for insects like wild pollinators and birds. I will continue to plant trees such as the extinct American Chestnut , Shag bark Hickory etc and wild flowers and plants and shrubs. Cranberry bushes and other fruit specis will also be part of my plan . I would also like to be able to bring in campers to stay a few days and discover the growing presence of birds , butterflies , and shore birds . We have 1150 feet of shore line on the lovely Mississippi River . I would Also support the limiting of high powered motor boats on this section of river. Their wake destroys nests of shore birds . The river is only 100 or so feet across here however they rip back and forth with high powered boats , very destructive .

Please consider my application for zoning exemption for my area . Also please forward my letter to anyone in the planning department who would have an effect on this zoning allowance. I would be very pleased to have the ability to allow those interested in the environment to come and stay on the land . To explore all what I am doing and swim or canoe on the Mississippi . ( and dodge the power boats )

Doug Corrigan

Sent from my iPad

## Mélanie Désabrais

---

**From:** Eric Forhan  
**Sent:** May 17, 2021 4:14 PM  
**To:** [REDACTED]  
**Cc:** Marc Rivet; Roxanne Sweeney; Jennifer Russell  
**Subject:** 24473-006.1 - MMills - Laura Perry - severance info  
**Attachments:** Prime AG 1.JPG

Hello Laura,

Thanks for taking my phone call earlier today.

As discussed, your proposal to sever the property at 5049 Shaw road would not be supported by the Municipality's Community Official Plan (COP) and is not consistent with Provincial Policy Statement (PPS) 2020.

The lands are designated Prime Ag. as per the COP. The existing lot is residential and **your request to sever this land for another residential building lot would not be permitted** in accordance with COP policy:

### **3.2.7 Severances and Lot Creation**

*Severances and the creation of lots within the Agricultural designation shall be limited to the following:*

- 1. Farm-related severances may be considered for a surplus farm dwelling, built prior to the adoption of the Community Official Plan (December 13, 2005), made surplus to a farming operation as a result of farm consolidation. Farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation. Farm consolidation may include existing situations where a farm operation has two dwellings located on separate agricultural holdings. Only farmers who are expanding their farm holdings shall qualify for surplus farm dwelling severances. The Municipality shall impose a condition on the severance of the surplus farm dwelling which shall require a zoning by-law amendment prohibiting the construction of a new residential dwelling on the farmland parcel rendered vacant as a result of the severance. The Municipality may request a condition on the Land Division Committee decision to sever to require the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities. The lot area and frontage for surplus farm dwelling lots will be kept to a minimum in order to keep as much land in agricultural production as possible, but generally should not be less than 0.4 ha in size. Surplus farm dwellings will not be subject to the Minimum Distance Separation Formula I (MDS).*
- 2. Farm consolidation severances on undersized agricultural properties may be considered provided the severed agricultural lands are consolidated with an abutting agricultural property.*
- 3. Severance for boundary adjustments between agricultural holdings may be permitted provided that no new lot is created, and the size of the lots are appropriate for the type of agriculture proposed.*



4. *Severances for agricultural uses may be considered for the creation of a new agricultural holding provided that:
 
  - i. *Generally, the minimum lot area for agricultural parcels shall be approximately 40 hectares (100 acres). To this extent, this Plan encourages the creation of agricultural parcels in accordance with the original township lot fabric of the area.*
  - ii. *The lots are of a size that is 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 of size of agricultural operations.**
5. *Severance of a permitted agricultural commercial or industrial use may be considered provided the lot size is kept to a minimum in order to keep as much land in agricultural production as possible. Efforts should be made to locate the operation on land of low capability for agriculture. The creation of such lots must meet the Minimum Distance Separation calculations. The severance of a commercial or industrial property shall not result in a situation where there have been more than 2 severances for commercial, industrial or residential purposes from the holding since July 1973.*

As explained earlier, these are the options for the residential development of the existing lot:

### **3.2.5 Residential Development**

*Residential development within the Agricultural designation shall be subject to the following policies:*

- i. *one single detached dwelling and related accessory structures shall be permitted on a lot having frontage on an open and maintained road and subject to other provisions of this Plan and the Zoning By-law;*
- ii. *a second dwelling shall be permitted for farm help or a retiring farmer on the same lot as the principal dwelling;*
- iii. *a permitted second dwelling may be a permanent dwelling or a temporary mobile home which may be removed once it is no longer needed;*
- iv. *a permitted second dwelling shall not be allowed to be severed from the balance of the property; and, all residential dwellings shall be subject to the Minimum Distance Separation calculation.*

A severance for another residential building lot would require removing the land from a Prime Agricultural Area. The property is not near a settlement area and would not be a logical place to propose an expansion:

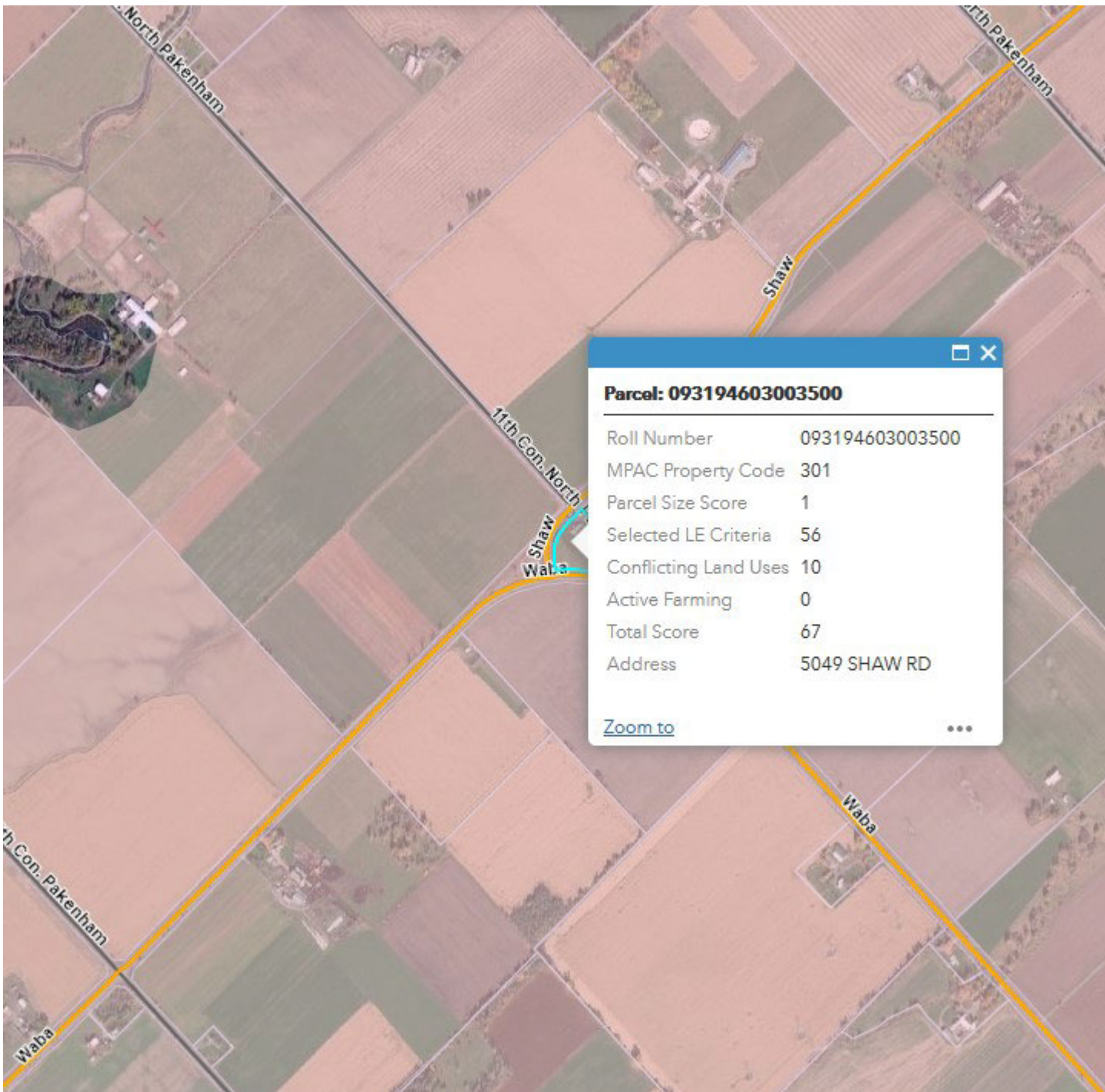
### **2.3.5 Removal of Land from Prime Agricultural Areas**

*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.*

We examined 5049 Shaw road in the context of the Municipality's LEAR Study (OPA 29). Currently the property is designated prime agriculture and will continue to stay prime agriculture with proposed boundary. This property has a high Land Evaluation (LE) score (just met our 65% overall score threshold) and is located right in the middle of the farming community (SEE IMAGE BELOW). Even with a low LEAR score it will continue to stay prime agriculture because of its proximity to active farming.

Based upon the above, the conversion or re-designation of these lands for another land use would not be supported.

Let me know if you need more details and/or further explanation.



**From:** Eric Forhan <[eforhan@jrichards.ca](mailto:eforhan@jrichards.ca)>  
**Sent:** Monday, May 17, 2021 8:59 AM  
**To:** Kris Kerwin <[kkerwin@jrichards.ca](mailto:kkerwin@jrichards.ca)>  
**Subject:** 24473-006.1 - MMills - Laura Perry - severance info

Hello Kris,

Hope you had a good weekend. I was going to ask Gabrielle – but she is out for the day.

Would you be able to look into the LEAR info/ rating for this property 5049 Shaw Road?

Thanks,

Eric

---

**From:** Jennifer Russell <[jrussell@mississippimills.ca](mailto:jrussell@mississippimills.ca)>

**Sent:** Tuesday, May 11, 2021 10:43 AM

**To:** Eric Forhan <[eforhan@jlrichards.ca](mailto:eforhan@jlrichards.ca)>

**Subject:** Laura Perry - severance info

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Hi Eric,

Laura Perry is wondering about a severance that she believes was sent to you for review for the property 5049 Shaw road.

Are you able to get back to her please?

She can be reached at [REDACTED]

Thanks,

Jennifer Russell

Building and Planning Clerk

Municipality of Mississippi Mills

[jrussell@mississippimills.ca](mailto:jrussell@mississippimills.ca)

613-256-2064 x 260

3131 Old Perth Rd, PO Box 400

Almonte, ON KOA 1A0

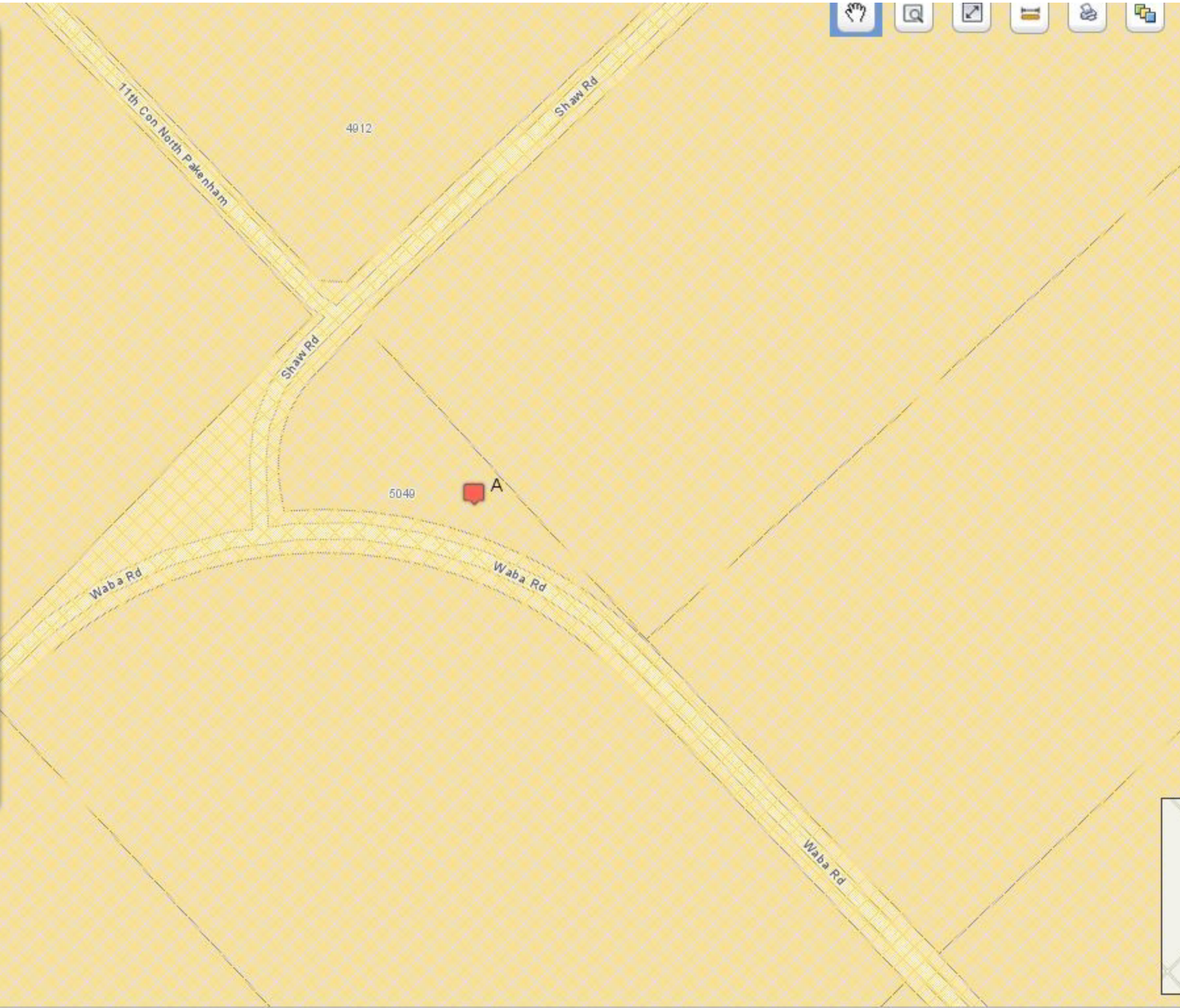
Fax (613) 256-4887

Website: [www.mississippimills.ca](http://www.mississippimills.ca)



Layers

- Property
- Properties - By Designation
- Points
- Park
- Commercial
- Commercial
- Aggregate Extraction Operations and Open Space
- Agriculture
- Al
- Al - Community Facility
- Settlement Area and Hamlet
- Proposed
- Features
- Water Protection
- Property - OP - Land Use Design
- Working Consolidated
- Industrial (M3)
- (A)
- Commercial (C1)
- Park (E1)



## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 5, 2022 6:02 PM  
**To:** Eric McClean  
**Subject:** Re: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

If not purple not proposed AG

Get [Outlook for iOS](#)

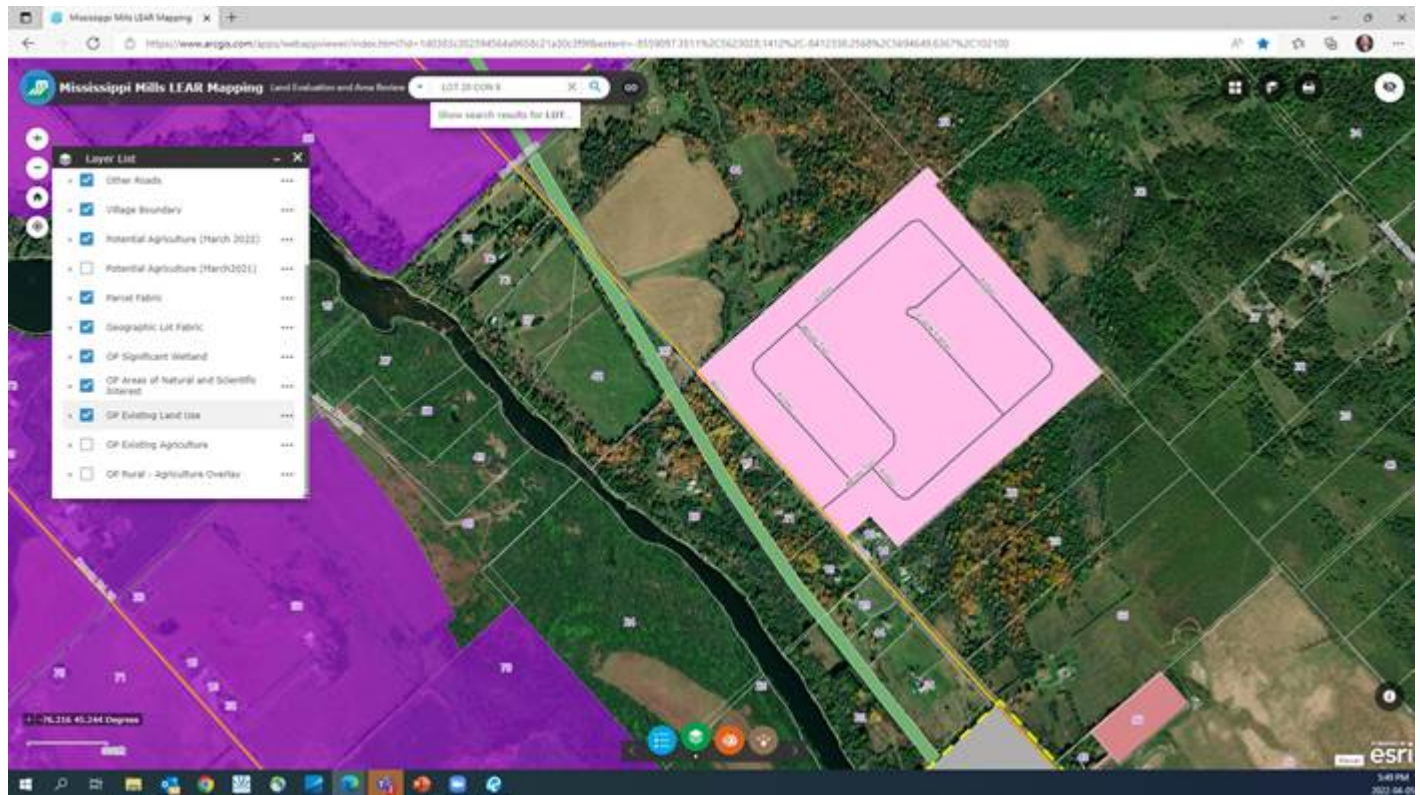
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**From:** Eric McClean [REDACTED]  
**Sent:** Tuesday, April 5, 2022 5:59:30 PM  
**To:** Marc Rivet <mrivet@jlrichards.ca>  
**Subject:** Re: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

yes it is the triangular lot, lot 33

---

**From:** Marc Rivet <mrivet@jlrichards.ca>  
**Sent:** April 5, 2022 5:50 PM  
**To:** Eric McClean [REDACTED]  
**Subject:** RE: Official Plan Amendment 29 - Prime Agricultural Area Designation Review



[Mississippi Mills LEAR Mapping \(arcgis.com\)](#)

You have access to this mapping!

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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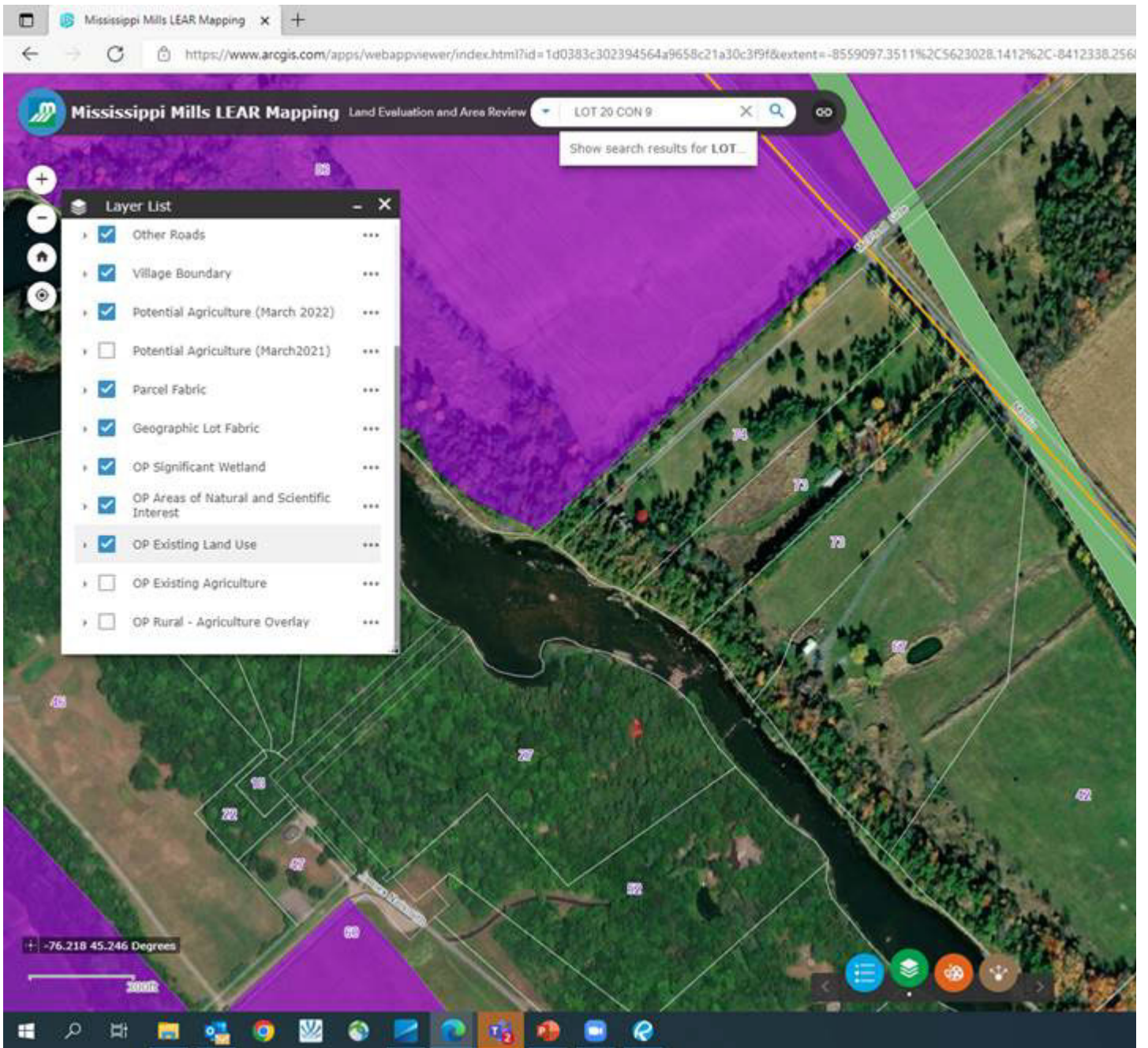
---

**From:** Eric McClean [REDACTED]  
**Sent:** April 5, 2022 5:49 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Re: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

No quite there, you have to go south a bit on martin street, its just out of view of that picture right now

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** April 5, 2022 5:46 PM  
**To:** Eric McClean [REDACTED]  
**Subject:** RE: Official Plan Amendment 29 - Prime Agricultural Area Designation Review



**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

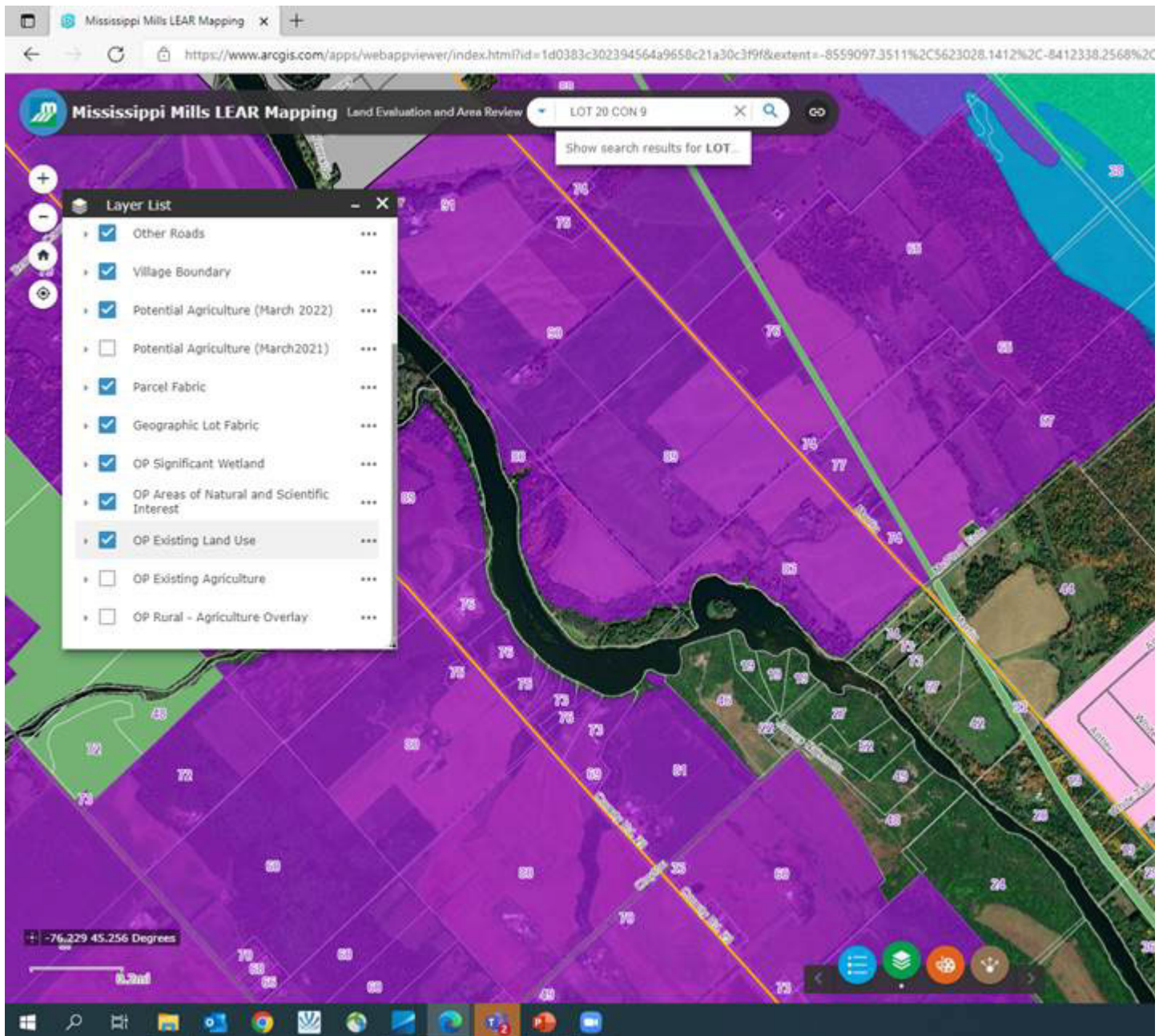


**From:** Eric McClean [REDACTED]  
**Sent:** April 5, 2022 5:45 PM  
**To:** Marc Rivet <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)>  
**Subject:** Re: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

I think its lot 29 on there but I can't make it out directly. I'm not able to zoom in. It is a triangular lot sandwiched between the trail and martin street north

**From:** Marc Rivet <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)>  
**Sent:** April 5, 2022 5:39 PM  
**To:** Eric McClean [REDACTED]  
**Subject:** RE: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

See if this map helps... purple is proposed AG... not sure exactly which parcel you are...





**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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& Associates Limited**  
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member

---

**From:** Eric McClean [REDACTED]  
**Sent:** April 5, 2022 5:17 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Re: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

Hello Mark,

My land is at Con 9 E PT LOT 20, Almonte, on Martin Street North.

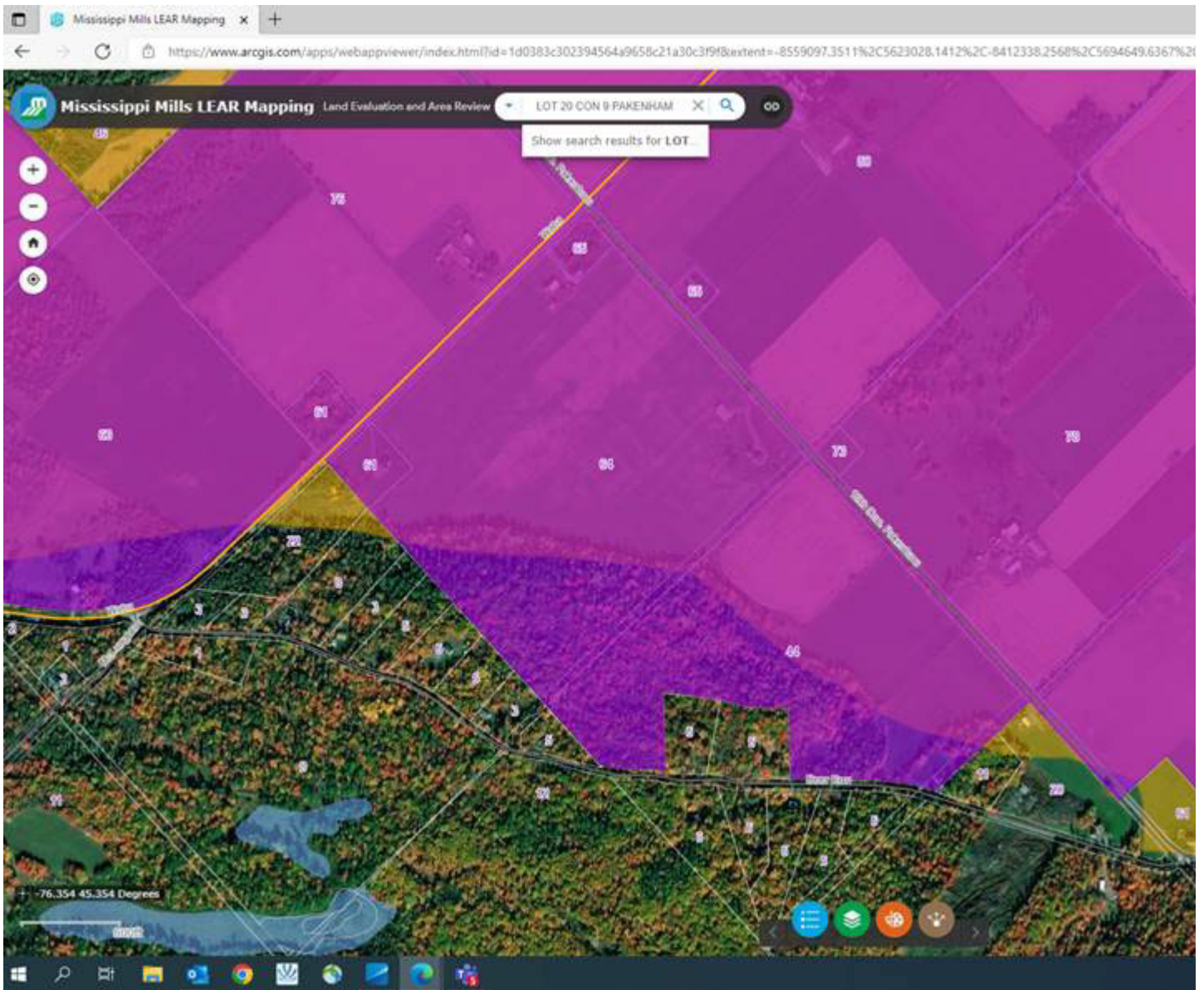
---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** April 5, 2022 1:05 PM  
**To:** 'Eric McClean' [REDACTED] >  
**Cc:** Casey Munro <[cmunro@mississippimills.ca](mailto:cmunro@mississippimills.ca)>; Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** RE: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

Hi Eric,

Is your property 2379 10<sup>th</sup> CON Pakenham? Mostly all designated AG today – proposed to be AG. Although didn't score above 66 points per LEAR based on current designation, use, and proximity to a larger AG area was recommended to remain 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



---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** April 5, 2022 9:36 AM  
**To:** 'Eric McClean' [REDACTED]  
**Cc:** Casey Munro <[cmunro@mississippimills.ca](mailto:cmunro@mississippimills.ca)>; Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

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Hi Eric,

Tonight's meeting is a public meeting and Council does not make decisions during public meetings.

You are more than welcome to participate in the public meeting virtually. We are requiring people to register ahead of time so we can send them the appropriate link to participate in the meeting as opposed to just watch the meeting.

In terms of timing for the overall project, it may be worthwhile to read through our Next Steps highlight sheet online. There are no dates assigned to the next steps but as you can see, there are a number of steps that are involved before the results of the LEAR study come into effect. [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills.](#)

Please confirm if you would like to participate in the meeting tonight – delegations are given 5 minutes to speak. If you would like to speak, we will be sending out direct Zoom links for participants around noon today.

Melanie

---

**From:** Eric McClean [REDACTED]  
**Sent:** April 4, 2022 11:42 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Re: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

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I won't be able to participate in the discussion, correct?

Will a decision be made that evening? I want my property to be changed to the rural designation as soon as possible.

---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** April 4, 2022 8:25 PM  
**To:** Eric McClean [REDACTED]  
**Subject:** Re: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

Hi Eric

No need to download the app. On the Council agenda once the meeting starts on the right hand column there will be a link that says "video". You can just click on that link and the live stream of the council meeting should start.

[https://events.mississippimills.ca/council?\\_mid\\_=76716](https://events.mississippimills.ca/council?_mid_=76716)

Melanie Knight

Senior Planner  
Mississippi Mills

Sent from my iPad

On Apr 4, 2022, at 6:59 PM, Eric McClean [REDACTED] wrote:

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Hello

Do I have to download the zoom app to watch the meeting tomorrow night?

---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** April 4, 2022 6:51 PM  
**To:** Eric McClean [REDACTED]  
**Cc:** Roxanne Sweeney <[rsweeney@mississippimills.ca](mailto:rsweeney@mississippimills.ca)>; Marc Rivet <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)>  
**Subject:** Re: Official Plan Amendment 29 - Prime Agricultural Area Designation Review

Hi again Eric

Thank you. We will add you to our notification list for the LEAR study.

Melanie Knight  
Senior Planner  
Mississippi Mills

On Apr 4, 2022, at 5:25 PM, Eric McClean [REDACTED] wrote:

**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,

I wish to be notified about the decision of this meeting and how it affects my land located at Con 9 E PT LOT 20, Almonte.

Thank You,  
Eric McClean

## Mélanie Désabrais

---

**From:** Roxanne Sweeney <rsweeney@mississippimills.ca>  
**Sent:** April 4, 2022 5:54 PM  
**To:** Melanie Knight; Marc Rivet; Mills Planner  
**Subject:** Fwd: Z-04-22 LEAR Registered Speaker Request

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**From:** Eric McClean [REDACTED]  
**Sent:** Monday, April 4, 2022, 5:20 p.m.  
**To:** Roxanne Sweeney <rsweeney@mississippimills.ca>  
**Subject:** Z-04-22 LEAR Registered Speaker Request

**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.

Please submit the following statement at the Public Meeting for OPA 29 – the meeting is on April 5<sup>th</sup> at 6 PM.

"Hello, this is Eric McClean, I want my land at Con 9 E PT LOT 20, to have its designation completely changed from Prime Agriculture to Rural."

Thanks,  
Eric McClean

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 28, 2022 10:24 AM  
**To:** Jen Hustler; Mélanie Désabrais  
**Cc:** Dianne Dawe  
**Subject:** FW: OPA 29 - Municipality of Mississippi Mills

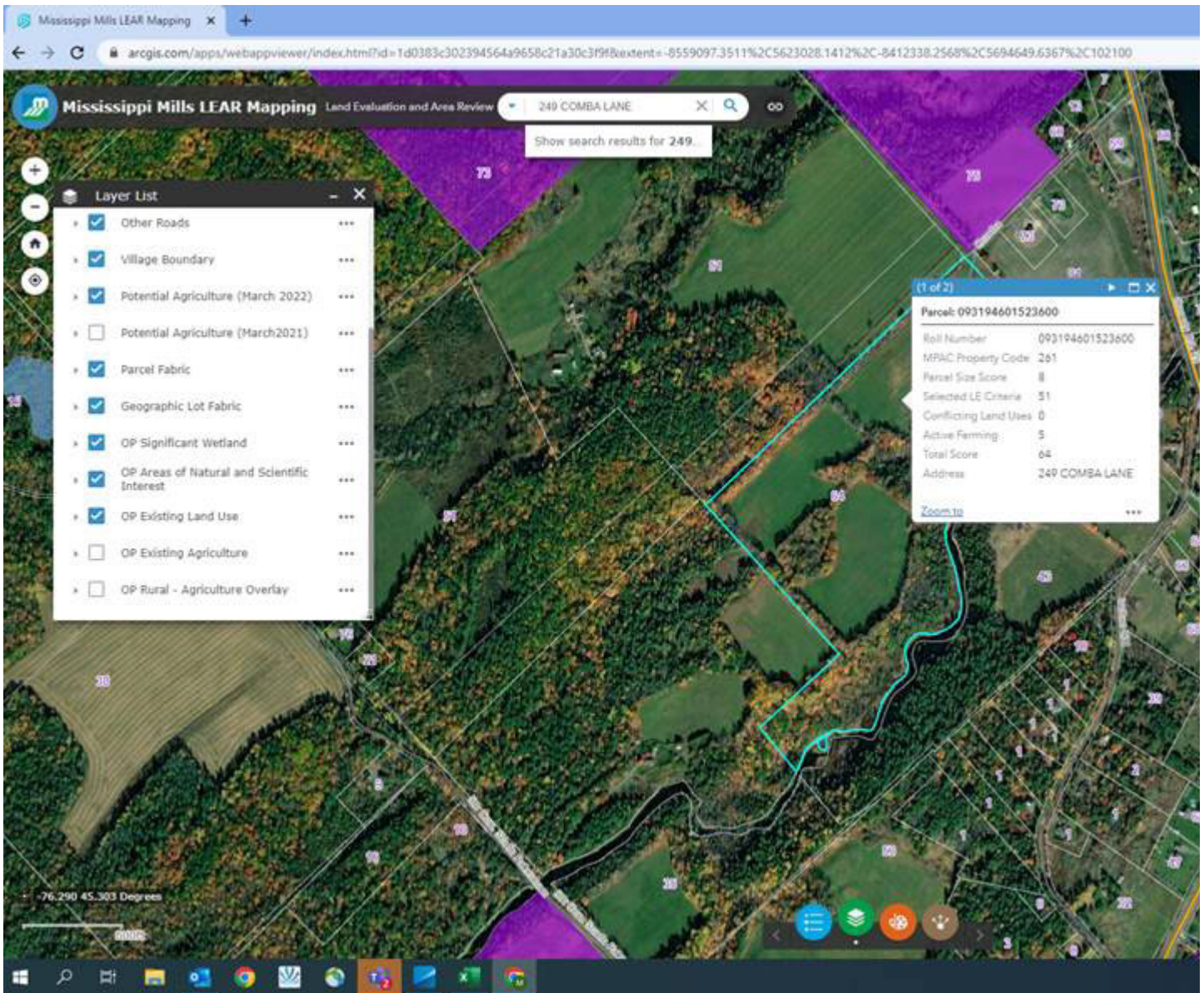
---

**From:** Marc Rivet  
**Sent:** April 28, 2022 10:22 AM  
**To:** [REDACTED]  
**Cc:** dferguson@mississippimills.ca; Melanie Knight <mknight@mississippimills.ca>  
**Subject:** RE: OPA 29 - Municipality of Mississippi Mills

Hello

249 Comba Lane was not and is not proposed to be Agriculture. The reason you received a notice was because an agricultural overlay is being removed from this property. For severance opportunities I would invite you to discuss this with Melanie Knight, Senior Planner.

Thanks.  
Marc



---

**From:** Marc Rivet  
**Sent:** March 8, 2022 4:08 PM  
**To:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** FW: OPA 29 - Municipality of Mississippi Mills

---

**From:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Sent:** Friday, August 20, 2021 10:27 AM  
**To:** [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: OPA 29 - Municipality of Mississippi Mills

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](mailto:mrivet@jlrichards.ca)>  
**Sent:** Monday, August 16, 2021 1:43 PM  
**To:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto: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](mailto: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:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#); [Casey Munro](#)  
**Subject:** RE: 2-04-22 Lear registered speaker request!  
**Date:** April 4, 2022 3:24:40 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.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.

Hi Gail and Hugh,

Could you please confirm if you want to be registered as a speaker for tomorrow night?

I've cc'd Marc Rivet from JL Richards in this email, who is the lead on the LEAR study, if you require more information/confirmation of the change in designation for 534 12<sup>th</sup> Concession South Pakenham.

If the property is indeed changing the designation from Agricultural to Rural then the policies related to the ability to sever will also change; however, we would have to research the severance history of your property and review any severance proposal with other policies in our Official Plan.

Please be advised that based on our Next Steps fact sheet on our website, there are a number of other steps before the LEAR study will come into full force. Please refer to the next steps fact sheet on our website: [Next Steps for LEAR](#)

We are unable to predict when the policy changes will come into effect as there are several subsequent steps after tomorrow's public meeting and any decisions on the study are also able to be appealed to the Ontario Land Tribunal. So, while the designation change may affect the ability for severances on your property, they will not come into effect for some time.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

---

**From:** Gail O'Connor [REDACTED]  
**Sent:** April 4, 2022 2:35 PM

**To:** Melanie Knight <mknight@mississippimills.ca>

**Cc:** Gail O'Connor [REDACTED]

**Subject:** 2-04-22 Lear registered speaker request!

**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.

Thank you for your time.

Hugh and Gail MacMaster

534 12th concession south pakenham

Sent from my iPad

As our property is now designated as being one of the “properties removed from agriculture” as per the amended Official Plan, are we to assume our property will now be designated as rural, and further, if in fact now being a rural property, are we permitted to sever off a lot(s)?

**Hugh R. MacMaster**

*Vice President, Estimating*



236 Madawaska Blvd., Suite 100,  
Arnprior, ON K7S 0A3

[www.sullivan.ca](http://www.sullivan.ca)





## Mélanie Désabrais

---

**From:** Melanie Knight <mknight@mississippimills.ca>  
**Sent:** April 5, 2022 9:30 AM  
**To:** [REDACTED]  
**Cc:** Marc Rivet; Gabrielle Snow; Roxanne Sweeney  
**Subject:** RE: Land Designation - 1546 Ramsay Conc. 1 - OPA 29 and Z-04-22  
**Attachments:** LEAR letter March 24 2022.pdf; meeting

**[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 Glennis,

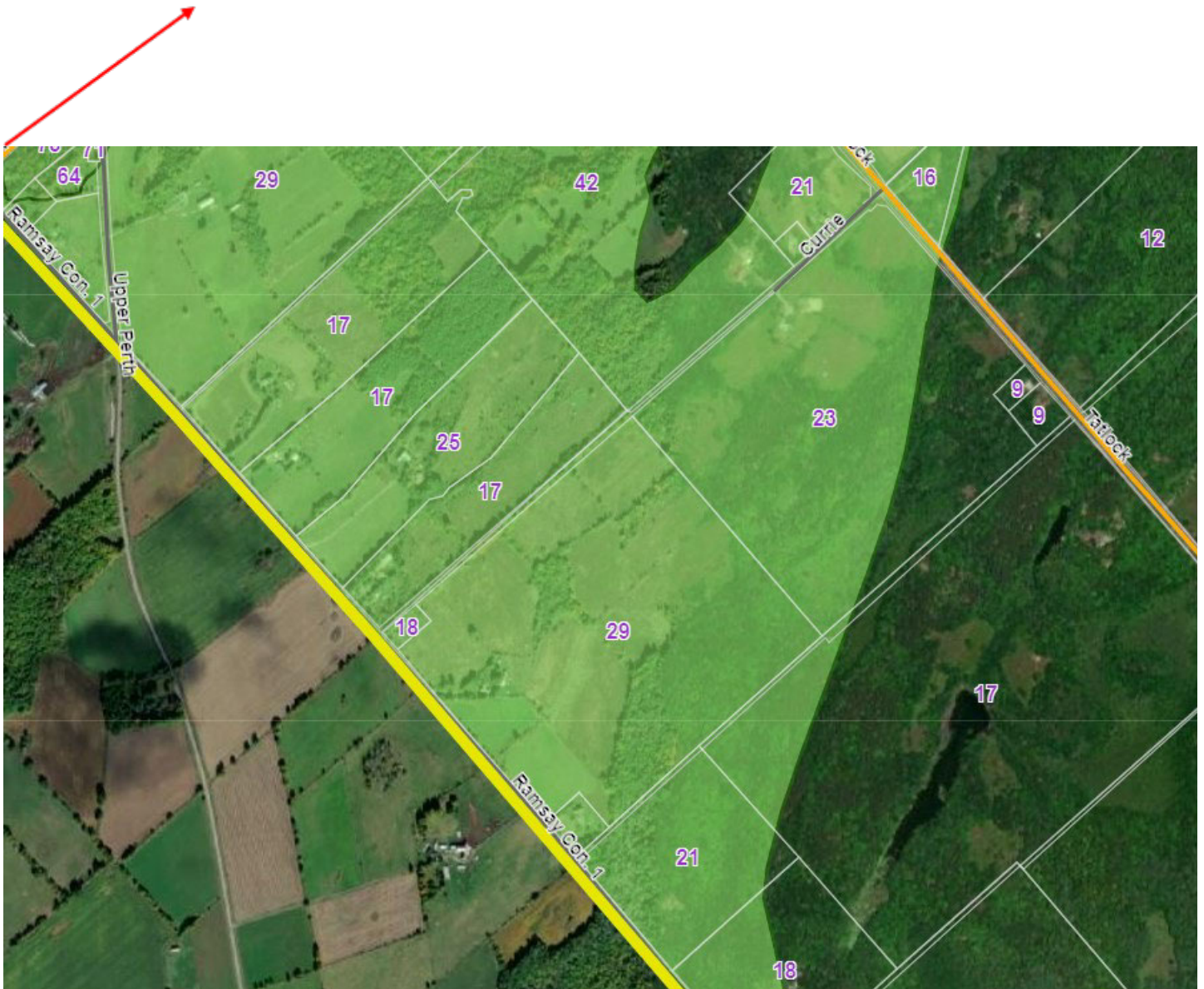
I have attached the mail out which went out two weeks ago. I have also cc'd Marc Rivet, the lead on the project, who can provide more information.

To clarify, the property is already designated Rural, and the LEAR scoring did not warrant any change in the current Rural designation. There is a Rural-Agricultural overlay (green area) affecting the property which is proposed to be removed from the Official Plan altogether. The Rural-Agricultural overlay is not a designation, it is an area which identifies that there may be agricultural operations. The update to our Agricultural and Rural designations means that this overlay is no longer needed.

Our LEAR project website has a lot of information on it, including updated Frequently Asked Questions. You can access the website here: [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

I also saw your other email regarding the Alvar. To be clear, there is no change to the Alvar areas that are recognized as Area of Natural and Scientific Interest (ANSI) in the Official Plan as a result of the LEAR study. The Area of Natural and Scientific Interest is shown as an overlay (currently and proposed) which has related policies in our Official Plan. The area is per provincial data and no change to its limits are proposed or can without MNRF input. The policies associated with ANSI are up to date and in the current Community Official Plan. It is the underlying designation, which is currently either Rural or Agricultural is what the LEAR study applies to.

If you would like to watch the public meeting, you can access the link to the meeting here: [Calendar Council - Mississippi Mills](#) When the meeting begins there will be a link that says "Video" on the right hand column. You can click on that link to watch the meeting.



I hope this information helps.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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

From: Glennis Harwig [REDACTED]  
Sent: April 4, 2022 9:56 PM  
To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
Subject: Land Designation

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 Miss Knight.

Today I was made aware of a land designation that is taking place and my land is to be designated non-agricultural. The land is West half of Lot 13, Ramsay Concession 1.

I'm concerned that I have received no advice or information about this designation. I am hearing that others have indeed been advised of this.

Has information been sent and lost? The plow did take out my mail box and it was not useable for a few days but the mail person assured me that all my mail was kept at the office until the mail box was installed.

If a letter was sent please could you have a copy made and left at the Township office for me to pick up tomorrow afternoon?

If there was no letter please could you ask someone to make the information that others received available for me to pick up?

I do realize that there is a shortage of staff and I'm asking this of you at a busy time but I'm quite concerned about this, having experienced a massive oversight by the Municipality many years ago.

Many thanks for your help.

Glennis Harwig

[REDACTED]

Sent from my iPad



**CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

3131 OLD PERTH ROAD • PO BOX 400 • RR 2 • ALMONTE ON • K0A 1A0

PHONE: 613-256-2064

FAX: 613-256-4887

WEBSITE: [www.mississippimills.ca](http://www.mississippimills.ca)

March 24, 2022

Dear Resident,

**RE: LEAR study  
Official Plan Amendment 29 and Zoning By-law Amendment**

---

You are receiving this notice because the Official Plan designation and Zoning of your property is proposed to be amended as part of the LEAR study.

For your convenience, we have attached some Highlight Sheets regarding the LEAR study as well as a map identifying the properties that are proposed to be amended as a result of the LEAR study.

**OFFICIAL PLAN AMENDMENT 29 – LEAR WEBSITE**

The Municipality has made a number of updates to the project webpage which can be accessed by going to Municipality of Mississippi Mills' website and typing in LEAR in the search bar. [www.mississippimills.ca](http://www.mississippimills.ca)

**PUBLIC MEETING**

A public meeting on April 5, 2022 will be held to learn more about the LEAR study and provide the public an opportunity to provide input. Please see attached a copy of the public meeting advertisement which has been advertised in the local paper and on the Municipality's website and shared through email notification to everyone who has participated in the process.

**WHO TO CONTACT**

If you have specific questions regarding the LEAR study as it relates to your property, please refer to the contact details below for Marc Rivet, JL Richards.

Marc Rivet, RPP, MCIP

Associate

Senior Planner

JL Richards (on behalf of the Municipality of Mississippi Mills)

[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca) | (343) 803-4533



**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 AND 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](mailto: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](mailto: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](mailto: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 [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca) for additional information.

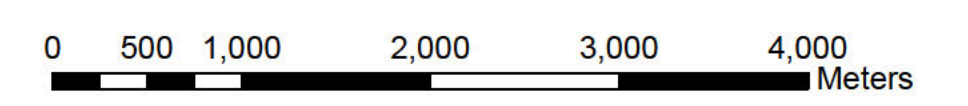
**DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS THIS 3<sup>rd</sup> DAY OF MARCH 2022.**

Melanie Knight  
Senior Planner  
Municipality of Mississippi Mills

# Official Plan

## Municipality of Mississippi Mills

### Rural Land Use (Schedule A)



#### Legend

- Provincial Highway**
- Provincial Highway
  - 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

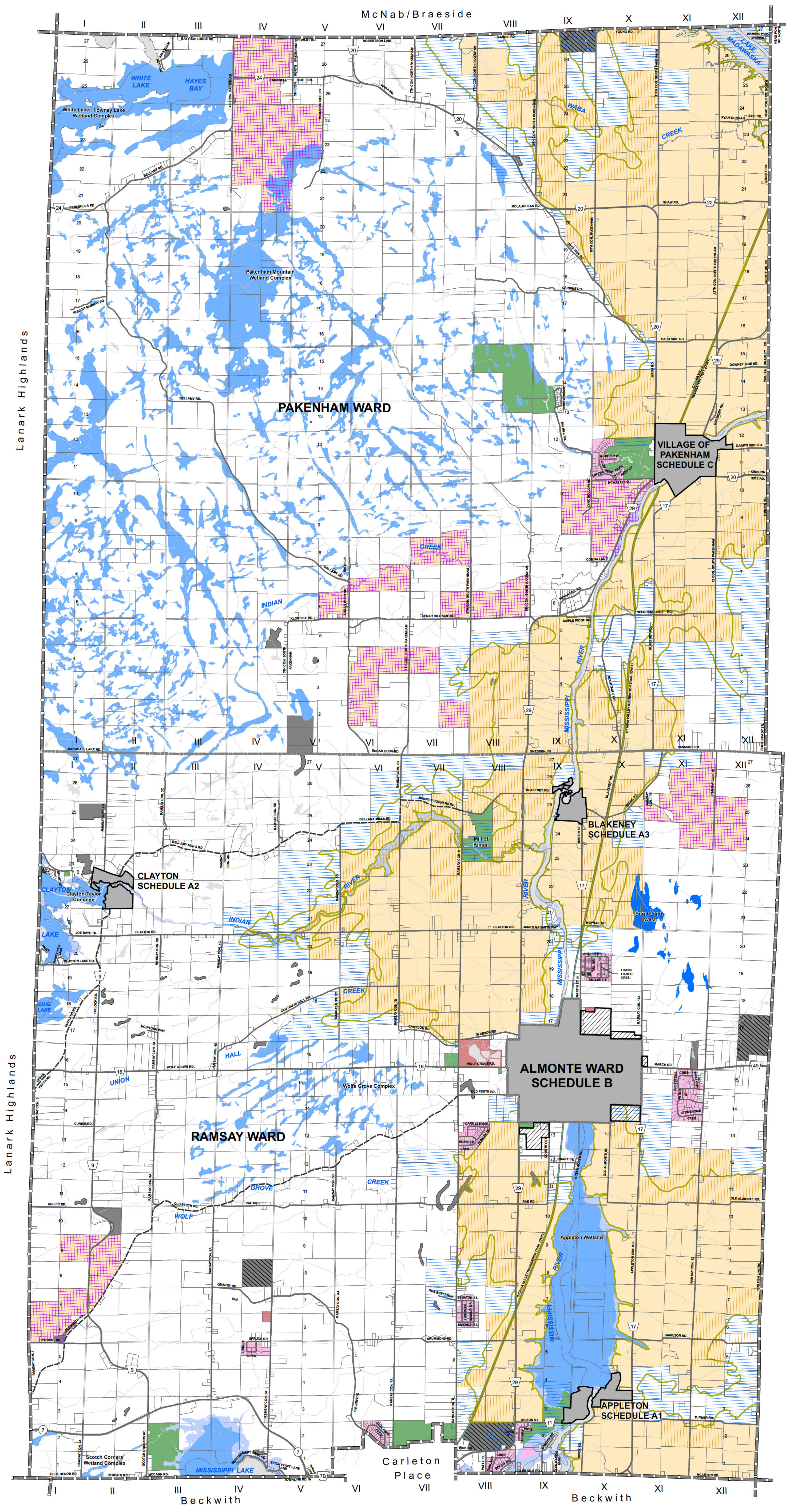
- Agriculture
- Aggregate - Pit
- Aggregate - Quarry
- Rural Settlement Area and Hamlet
- Rural
- Waste Disposal
- Parkland and Open Space
- Flood Plain
- Locally Significant Wetland
- Provincially Significant Wetland

#### Overlay

- Areas Subject to Official Plan Amendment 22 (Under Appeal)

#### LEAR Changes

- New properties added to Agriculture
- Change from partial Agriculture coverage to full
- Properties removed from Agriculture



Lanark Highlands

Lanark Highlands

Ottawa

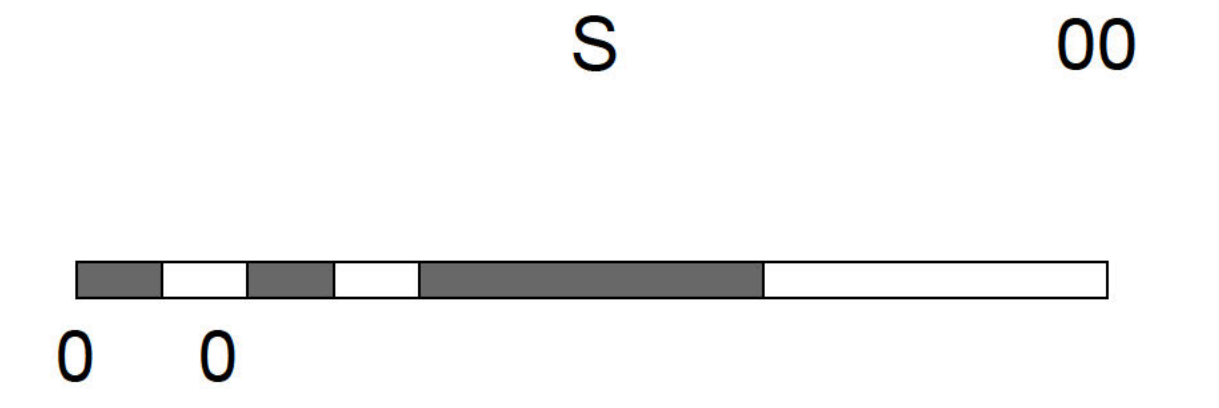
Ottawa

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.



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**SCHEDULE B - PAKENHAM WARD**

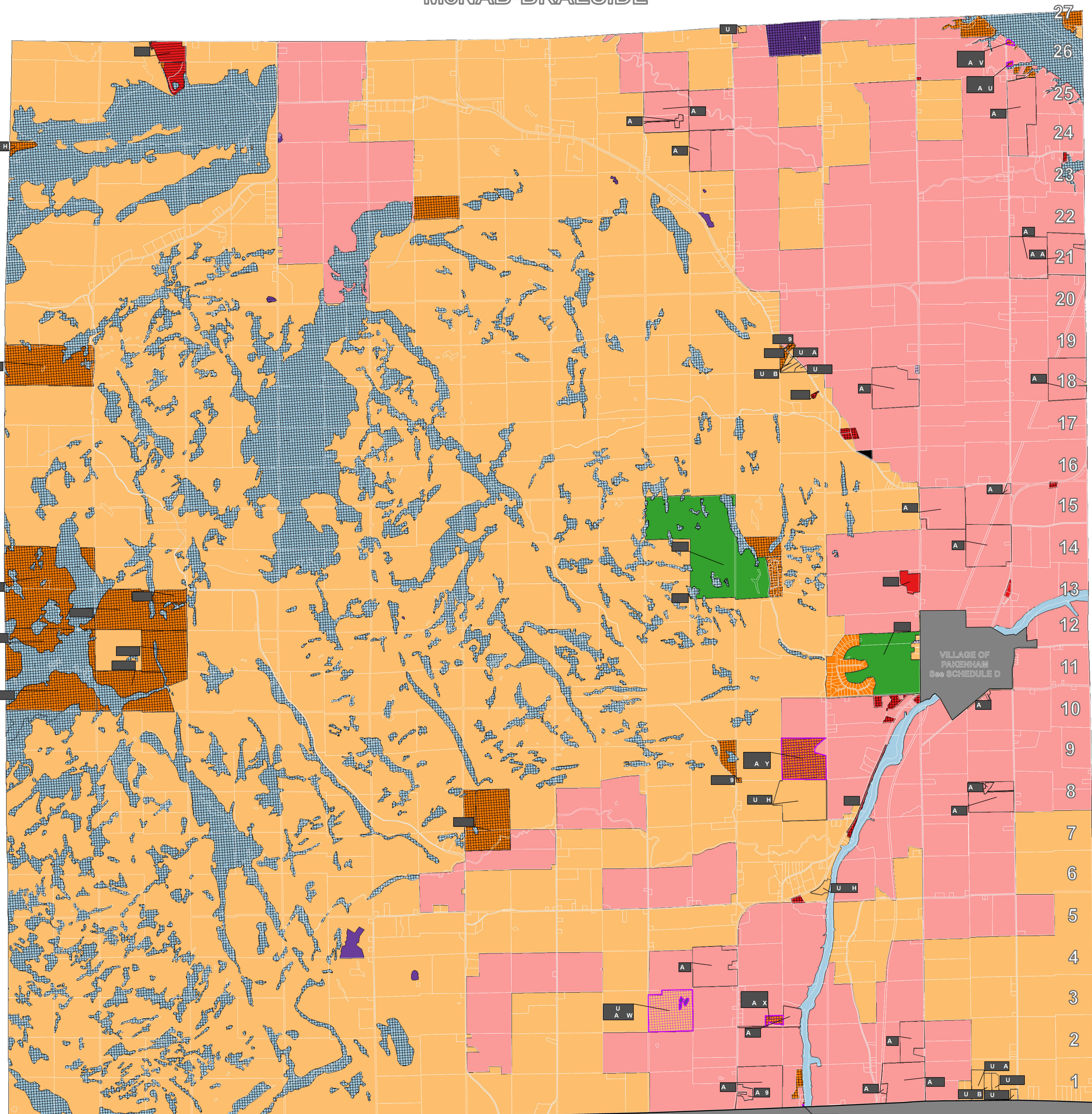


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LANARK HIGHLANDS

CITY OF OTTAWA



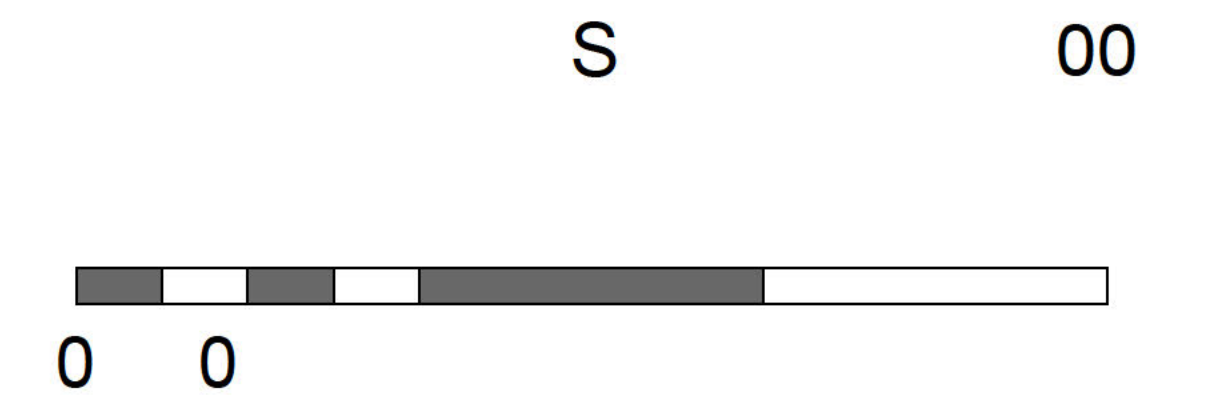
RAMSAY WARD - See SCHEDULE A

PAKENHAM WARD - See SCHEDULE B



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SCHEDULE A - RAMSAY WARD

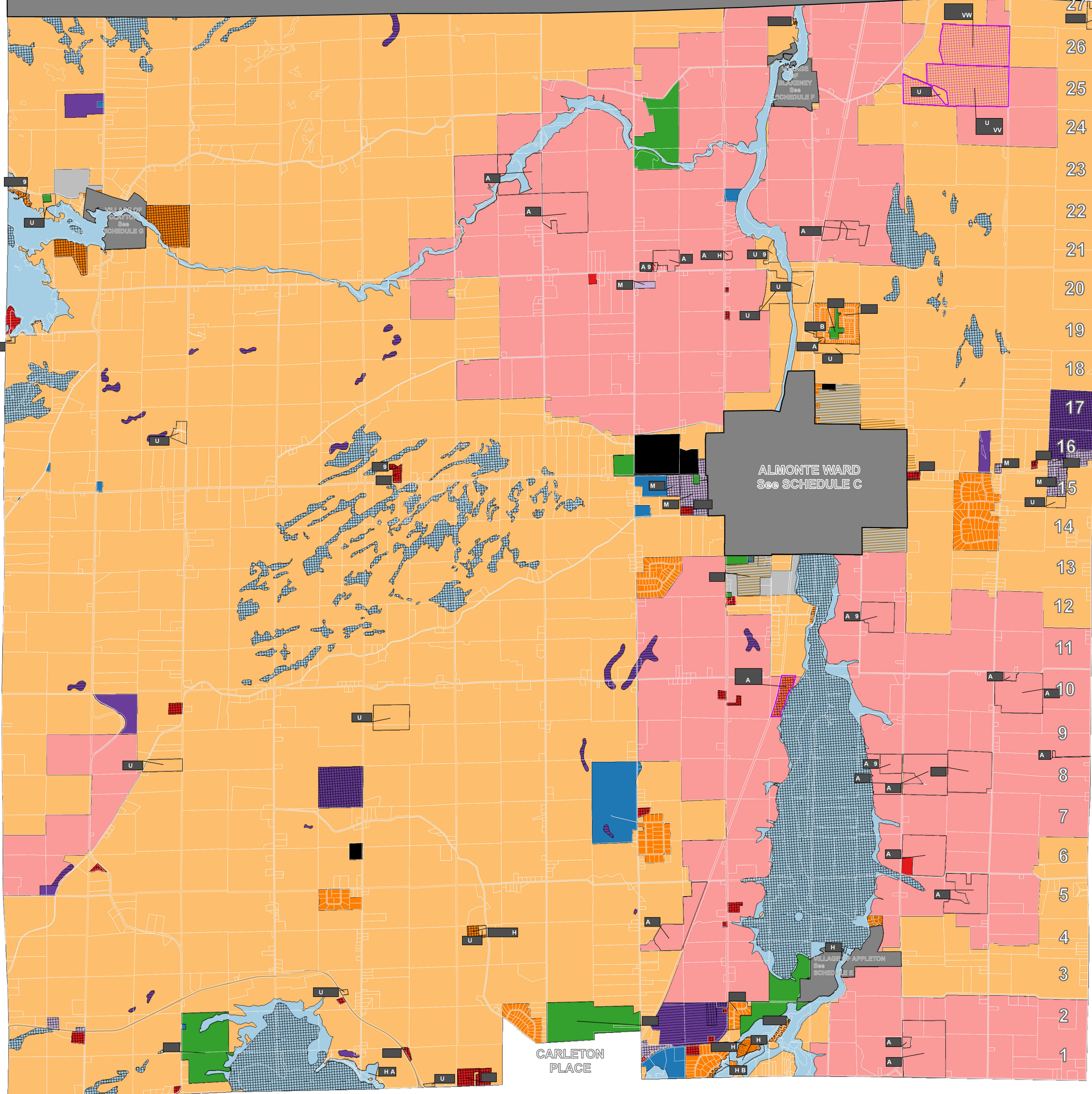


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LANARK HIGHLANDS

CITY OF OTTAWA



BECKWITH

BECKWITH

## What is LEAR?

LEAR stands for Land Evaluation and Area Review. LEAR is a process created by the Ontario Ministry of Agriculture and Rural Affairs (OMAFRA) to evaluate (or “score”) lands for agriculture based on the land's characteristics and other factors affecting agricultural potential. LEAR studies are used to identify prime agricultural areas, which is a requirement by the Province through the Provincial Policy Statement (PPS).

Scores from the LE and AR components are weighted and combined to provide an overall LEAR score for each property. The highest score represents the areas with the greatest agricultural potential.

LEAR scores may also be supplemented with additional analysis and field verification prior to designating prime agricultural areas such as local analysis, input and further evaluation.

The Municipality consulted OMAFRA on this required update and worked with OMAFRA to determine the LEAR approach which was specific to Mississippi Mills. Through this process, it was determined that any score 66 and above, would result in the lands being considered for classification as Agricultural.

## Why is Mississippi Mills doing a LEAR study?

LEAR is one type of study used to inform the Municipality's Official Plan.

One of the important pieces to guide how the Municipality will grow over time, is determining which areas/lands should be protected because of their agricultural potential. It is also 'Provincial interest' to ensure that agricultural lands are protected in the long-term and municipalities must adhere to the province's requirements.

Every Municipality must update their Official Plan policies from time to time. In the last update to the Official Plan, OMAFRA provided direction that the Municipality needed to update their Agricultural and Rural classifications of land. This is why Mississippi Mills is doing the LEAR study.

## There are two parts to a LEAR evaluation:

1. Land Evaluation (LE), which assesses inherent soil and climatic conditions for agriculture. OMAFRA's mapping is used to identify and compare the agricultural capability for common field crops.
2. Area Review (AR), which considers other factors important to agricultural potential such as fragmentation of the land base and how land is used.

## Mississippi Mills Community Official Plan:

The Community Official Plan is the Municipality's land use and growth management plan. This plan includes land use policies for all types of uses and manages how the Municipality is expected to grow in the long-term.

Visit [Mississippi Mills webpage for more information on LEAR: Frequently Asked Questions - LEAR](#)

### What is the LEAR process in Mississippi Mills?

Mississippi Mills began the LEAR process in 2020. There were a number of public notifications provided to the public to advise them of this study. The Agricultural Advisory Committee and LEAR Working Group also met many times to review the LEAR scores and public input and to provide local agricultural knowledge and expertise.

- On May 4, 2020, a kick-off public meeting was held.
- Over 500 property owners that were affected by the LEAR study were notified in July 2021.
- In March 2021, a draft of the Official Plan Amendment to implement LEAR was presented to Mississippi Mills' Committee of the Whole
- On April 5, 2022, the final Public Meeting will be held to hear public feedback on the LEAR study and proposed amendments to Mississippi Mills Official Plan.

### Next Steps:

Please refer to our Next Steps Highlight sheet to find out about the next steps in the LEAR process.

### What does LEAR mean in the Mississippi Mills context?

Mississippi Mills has a strong, local agricultural economy. It is important for Mississippi Mills to ensure that this economy is protected for long term success, which includes protecting agricultural lands from redevelopment.

### Mississippi Mills has an important Agricultural Sector

The Municipality is striving to provide a balanced approach to accommodate growth and change in the Municipality while ensuring the protection of the important agricultural industry.

Protecting agricultural lands from redevelopment can mean many things – from the severance of individual residential lots to larger scale redevelopment. The LEAR process will result in Official Plan policy changes, which in some cases, will restrict the ability to redevelop agricultural lands.

Most often, the Municipality hears from landowners that are concerned about impact of LEAR affecting the ability to sever a property to create residential building lots.

For more information on how LEAR may affect the ability to sever residential lots, please visit Mississippi Mills webpage for more information: [Frequently Asked Questions - LEAR](#)

### Agricultural Advisory Committee and LEAR Working Group:

- Three (3) meetings of the Agricultural Advisory Committee were held.
- The LEAR Working Group met nine (9) times over the course of 2021 and 2022 to review the preliminary LEAR scores, review the public input and provide local expertise and knowledge.

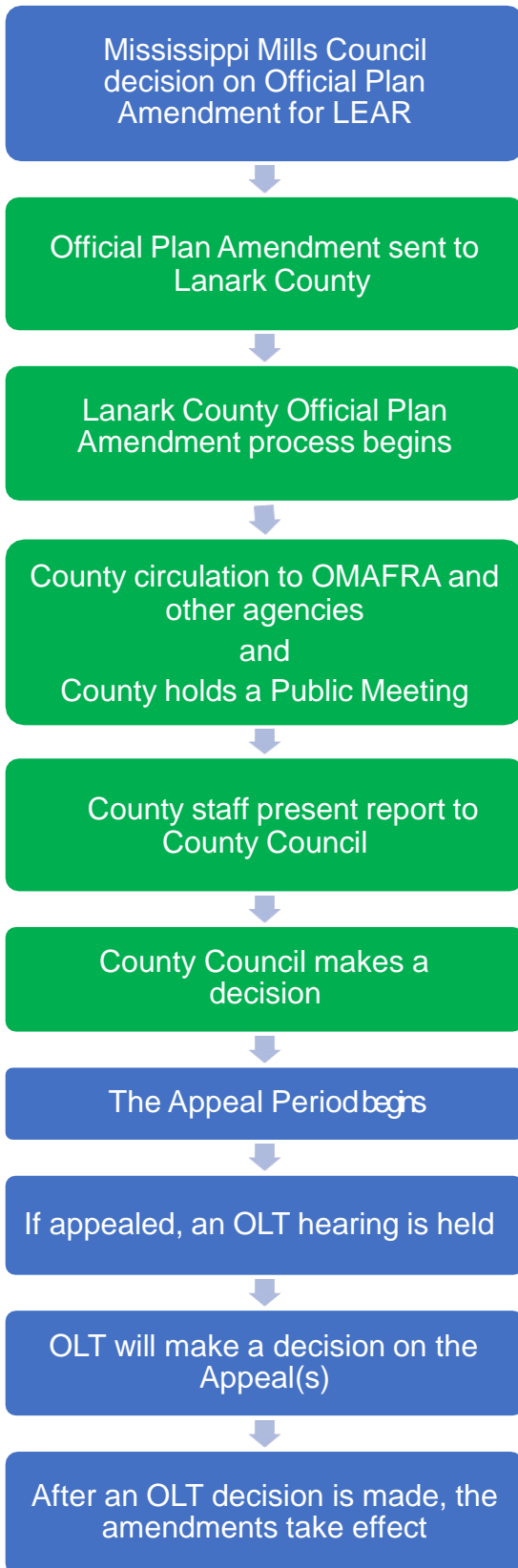
### Agricultural and Rural designations in the Official Plan

In Mississippi Mills Official Plan, the Agricultural designation reflects the Province's classification of "prime agriculture" lands.

The Rural designation in Mississippi Mills Official Plan also includes agricultural lands; however, does not reflect the Province's classification of "prime agricultural" lands.

### Visit Mississippi Mills webpage for more information on LEAR:

[Frequently Asked Questions - LEAR](#)



The decision of LEAR by Mississippi Mills Council is only the first step in the process to formally implement the LEAR study. Mississippi Mills Council will be presented with a recommendation report for the implementation of the LEAR study in the form of an Amendment to the Community Official Plan.

The Official Plan Amendment and LEAR study will then be sent to Lanark County for approval.

Lanark County is the upper tier municipality and the approval authority for any amendments that Mississippi Mills approves to its Community Official Plan. The County also needs to ensure that both Mississippi Mills Official Plan and the County Official Plan are aligned. Therefore, an Amendment to the County Official Plan will also be required.

As part of the process at Lanark County, the Amendment and LEAR study will be circulated to other agencies for comment, including OMAFRA. These agencies may suggest changes to the Official Plan Amendment or may accept the Official Plan Amendment as presented.

The County will also hold its own public meeting to hear from the public regarding the Official Plan Amendment to the County's Sustainable Communities Official Plan.

County staff will present a recommendation report and the Official Plan Amendments to Mississippi Mills Official Plan and the County Official Plan to County Council for approval.

Once approved, notification of the passing of the Official Plan Amendments will be provided to anyone who participated in the LEAR process.

Once notification is provided, the 20-day 'appeal period' will begin and anyone that participated in the process can submit an appeal to the Ontario Land Tribunal (OLT).

If the LEAR Official Plan Amendments are appealed, the amendments will not come into 'full force and effect' until all of the appeals are resolved.

Visit [Mississippi Mills webpage](#) for more information on LEAR: [Frequently Asked Questions - LEAR](#)

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#); [Gabrielle Snow](#); [Roxanne Sweeney](#)  
**Subject:** RE: Land Designation - 1546 Ramsay Conc. 1 - OPA 29 and Z-04-22  
**Date:** April 5, 2022 9:31:48 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[LEAR letter March 24 2022.pdf](#)  
[meeting.msg](#)

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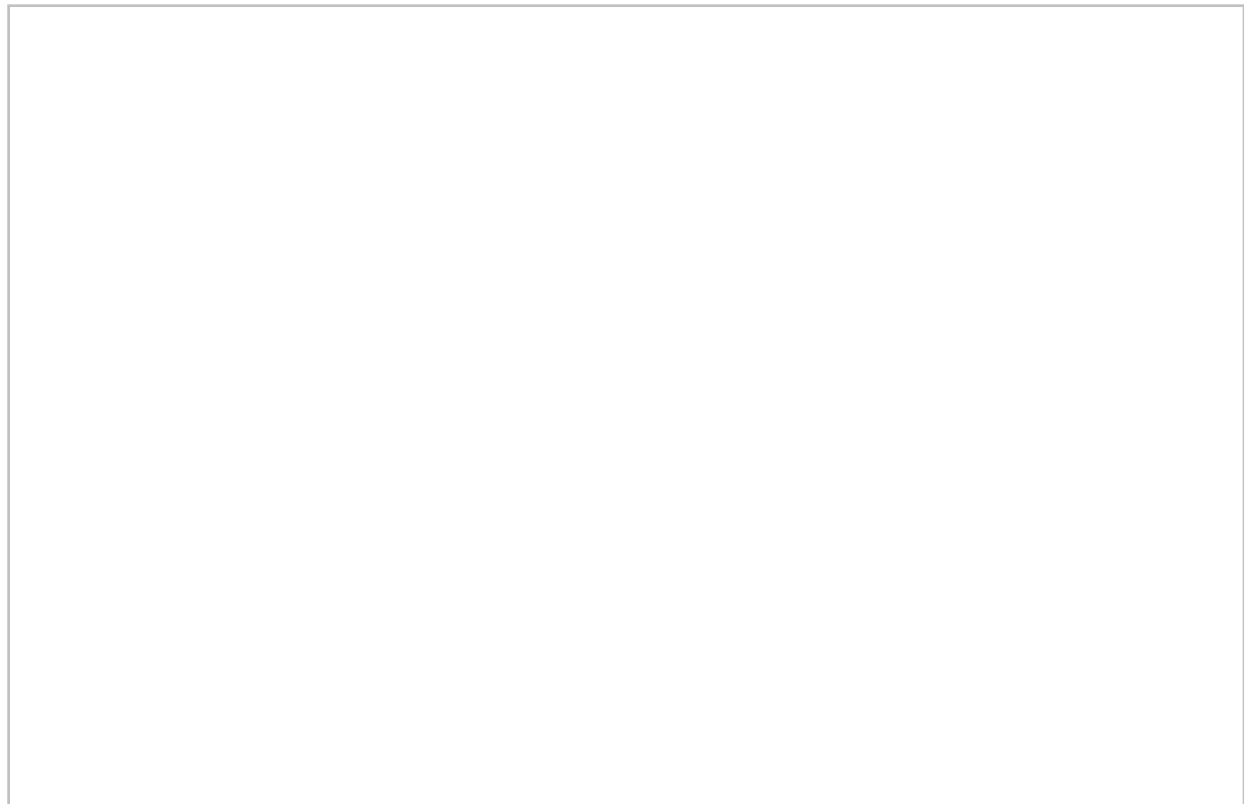
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I hope this information helps.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

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

From: Glennis Harwig [REDACTED]

Sent: April 4, 2022 9:56 PM

To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>

Subject: Land Designation

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Hello Miss Knight.

Today I was made aware of a land designation that is taking place and my land is to be designated non-agricultural. The land is West half of Lot 13, Ramsay Concession 1.

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I do realize that there is a shortage of staff and I'm asking this of you at a busy time but I'm quite concerned about this, having experienced a massive oversight by the Municipality many years ago.

Many thanks for your help.

Glennis Harwig

[REDACTED]  
[REDACTED]

Sent from my iPad

**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: Proposed Addition of Lot to Prime Agricultural  
**Date:** March 8, 2022 10:42:00 AM

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**From:** Marc Rivet  
**Sent:** Tuesday, May 4, 2021 2:03 PM  
**To:** Greg Smith [REDACTED]  
**Cc:** [mrivet@mississippimills.ca](mailto:mrivet@mississippimills.ca); Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>; [Bholmes@mississippimills.ca](mailto:Bholmes@mississippimills.ca); [Cguerard@mississippimills.ca](mailto:Cguerard@mississippimills.ca); Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>; Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>  
**Subject:** RE: Proposed Addition of Lot to Prime Agricultural

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](mailto:mrivet@jlrichards.ca)>  
**Cc:** [mrivet@mississippimills.ca](mailto:mrivet@mississippimills.ca); Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>; [Bholmes@mississippimills.ca](mailto:Bholmes@mississippimills.ca); [Cguerard@mississippimills.ca](mailto:Cguerard@mississippimills.ca)  
**Subject:** Proposed Addition of Lot to Prime Agricultural

**[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:

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]  
[REDACTED]

## Mélanie Désabrais

---

**From:** Shelley A. McPhail [REDACTED]  
**Sent:** April 6, 2022 9:23 AM  
**To:** Marc Rivet; Harold McPhail; mknight@mississippimills.ca  
**Cc:** [REDACTED]  
**Subject:** Re: LEAR Comments Lot 24, Conc 9, Lot 25, Conc 10

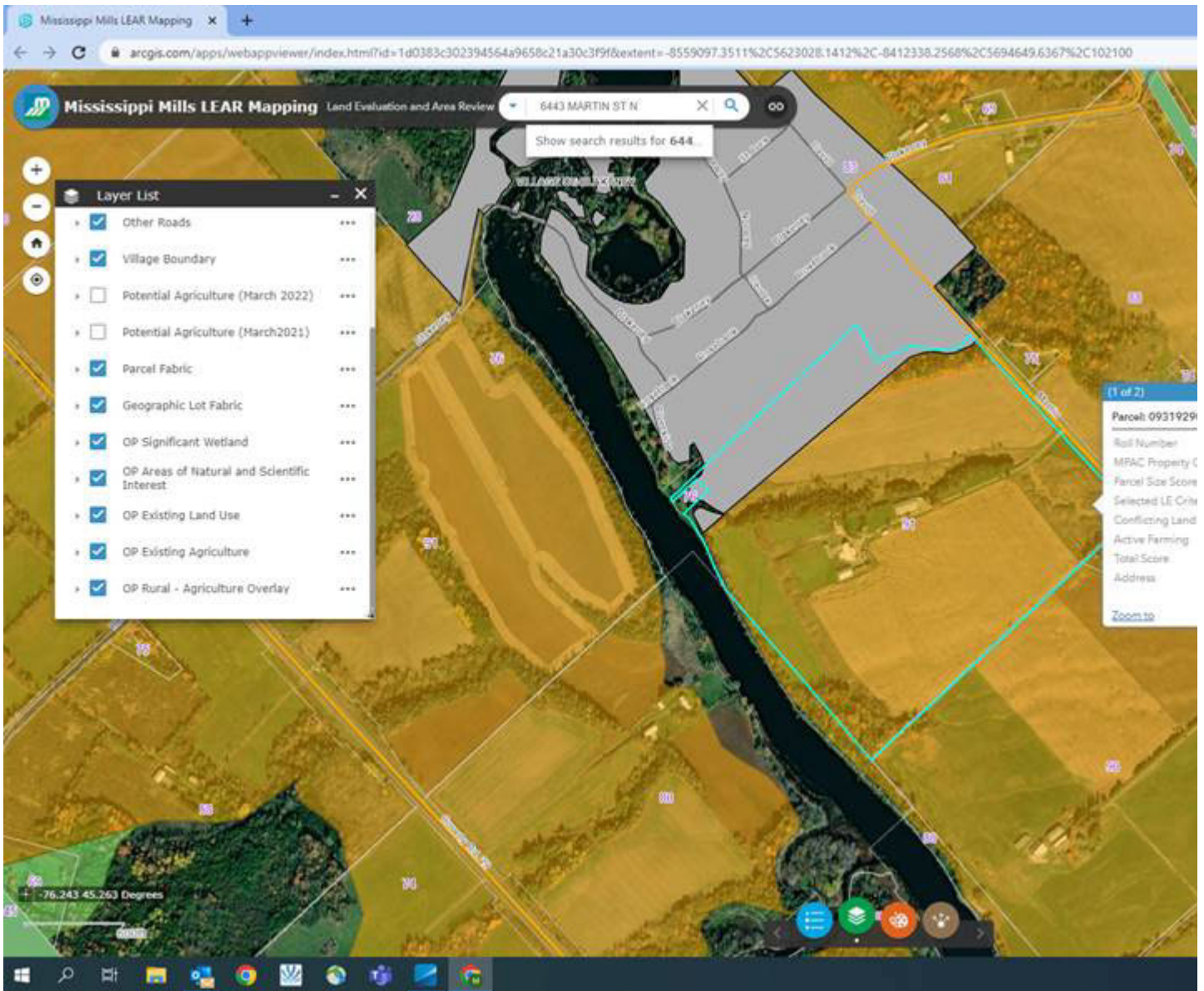
Thanks Marc! Love prompt responses!  
Good luck sorting through the volume of correspondence you will be/have received.  
Shelley

---

**From:** Marc Rivet <mrivet@jlrichards.ca>  
**Sent:** April 6, 2022 9:20 AM  
**To:** Harold McPhail [REDACTED]; mknight@mississippimills.ca <mknight@mississippimills.ca>  
**Cc:** mbashelley [REDACTED]; [REDACTED]  
**Subject:** RE: LEAR Comments Lot 24, Conc 9, Lot 25, Conc 10

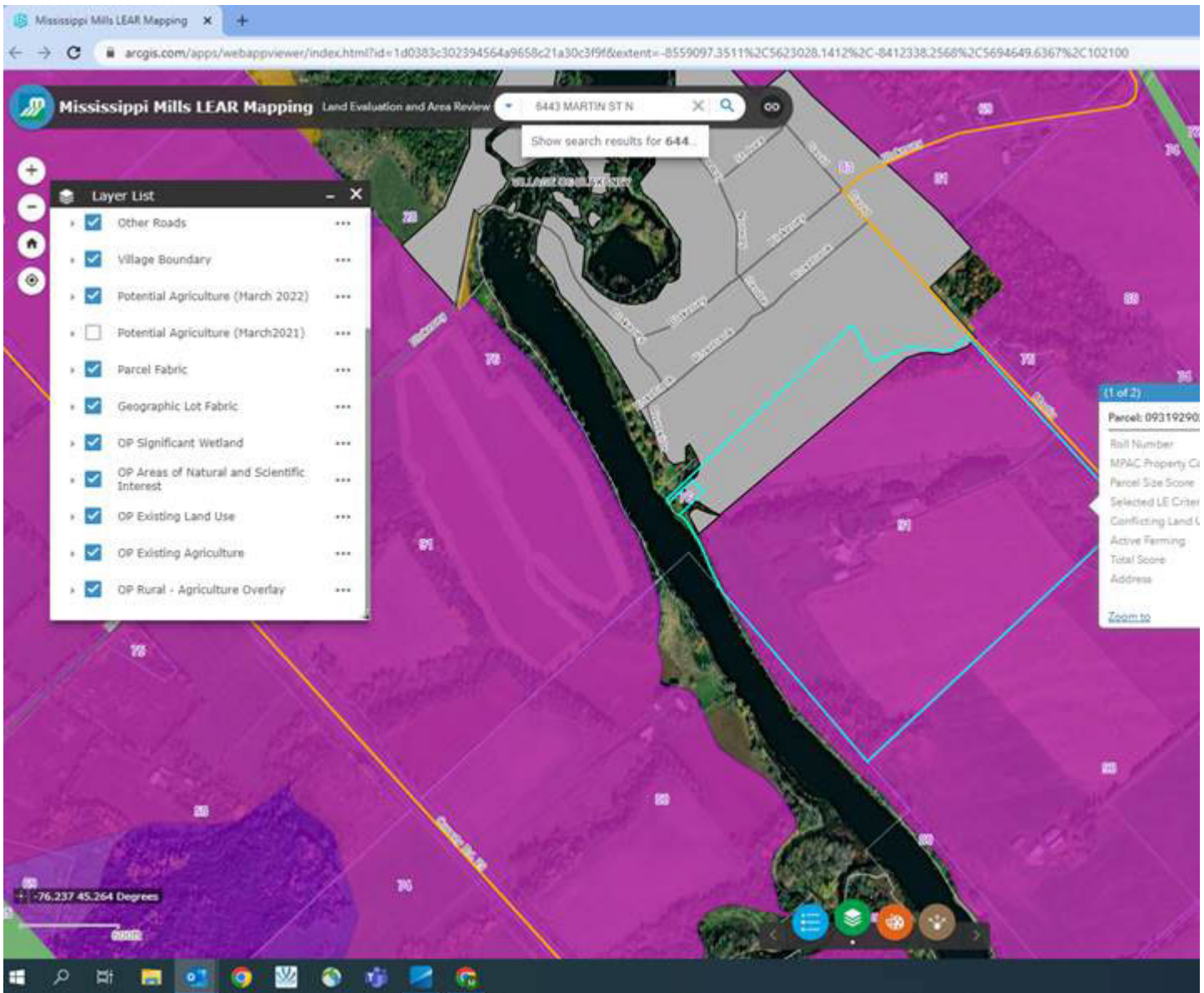
Hello,

Below is the figure of your property in the current 2006 Community Official Plan. Portion in the Village of Blakeney (grey) and remainder Agricultural lands (yellow).



Below if the figure from the proposed amendment (OPA 29) NO CHANGES are proposed for this area (grey Village and purple proposed AG lands).

I would recommend you discuss your projects with your planning consultant and the municipal planner (Melanie Knight) as this project is no changing anything but I cannot speak about your projects.



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



**From:** Harold McPhail [REDACTED]  
**Sent:** April 5, 2022 8:21 PM

To: Marc Rivet <mrivet@jlrichards.ca>; mknight@mississippimills.ca

Cc: mbashelley [REDACTED]

Subject: LEAR Comments Lot 24, Conc 9, Lot 25, Conc 10

**[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 Evening:

We have been listening to the presentations with regard to LEAR this evening.

We are lifelong farmers on Martin Street North, Almonte.

We own approximately 100 acres at Lot 24 Concession 9 and part Lot 25 Concession 9, as well as approximately 65 acres on Lot 24, Concession 10.

As well, we have a building lot along the river next to Blakeney.

We have so many questions about the impact of LEAR on our property and on our future.

With regard to our building lot, which we are working with Zanderplan to expand the lot lines on (not big enough for building lot), we are concerned that there will be issues with this process due to this now, apparently being prime agricultural land. We intend to sever enough land to make a roadway to access the building lot and that roadway would potentially be on prime agricultural land as well.

We plan, in the next couple of years, to sell our larger farm on the Mississippi River side of Martin Street North in order to finance retirement (farmers don't have pension). Of note, is that a portion of one of our fields, next to the Village of Blakeney, is zoned as being in the Hamlet. Will there be any issues with the sale of the farm? Is it possible to sever building lots on the part of our farm which is zoned Hamlet?

Finally, we would like to build our retirement home and out building on the 65 acre parcel at Lot 24 concession 10. We do not have a residence on that farm. The existing house and one acre of land was severed several decades ago. In speaking with Zanderplan a few weeks ago, she suggested that we should be able to build on the 3 acre field which borders Martin Street North and Lot 23 Concession 10. A shared laneway would allow access. Is this going to be possible with this land being deemed prime agricultural land?

A number of years ago there was much talk of expanding the hamlet boundaries and focusing development in those areas rather than all along every municipal road. It made sense from the perspective of servicing rural residents. This idea would have benefited us greatly as we farm next to the Village of Blakeney and would have been able to sell land for such development.

We are far from "informed" when it comes to LEAR and all that it means for our future, but we are definitely concerned. We have worked hard as farmers and although we value our land and its potential going forward, we are rightfully concerned about the limitations LEAR may put on us and the consequential financial impact on our retirement plans.

Happy to follow up if you have questions or feedback for us.

Harold and Shelley McPhail

6443 Martin Street North, Almonte, ON K0A 1A0

--

Harold McPhail



## Mélanie Désabrais

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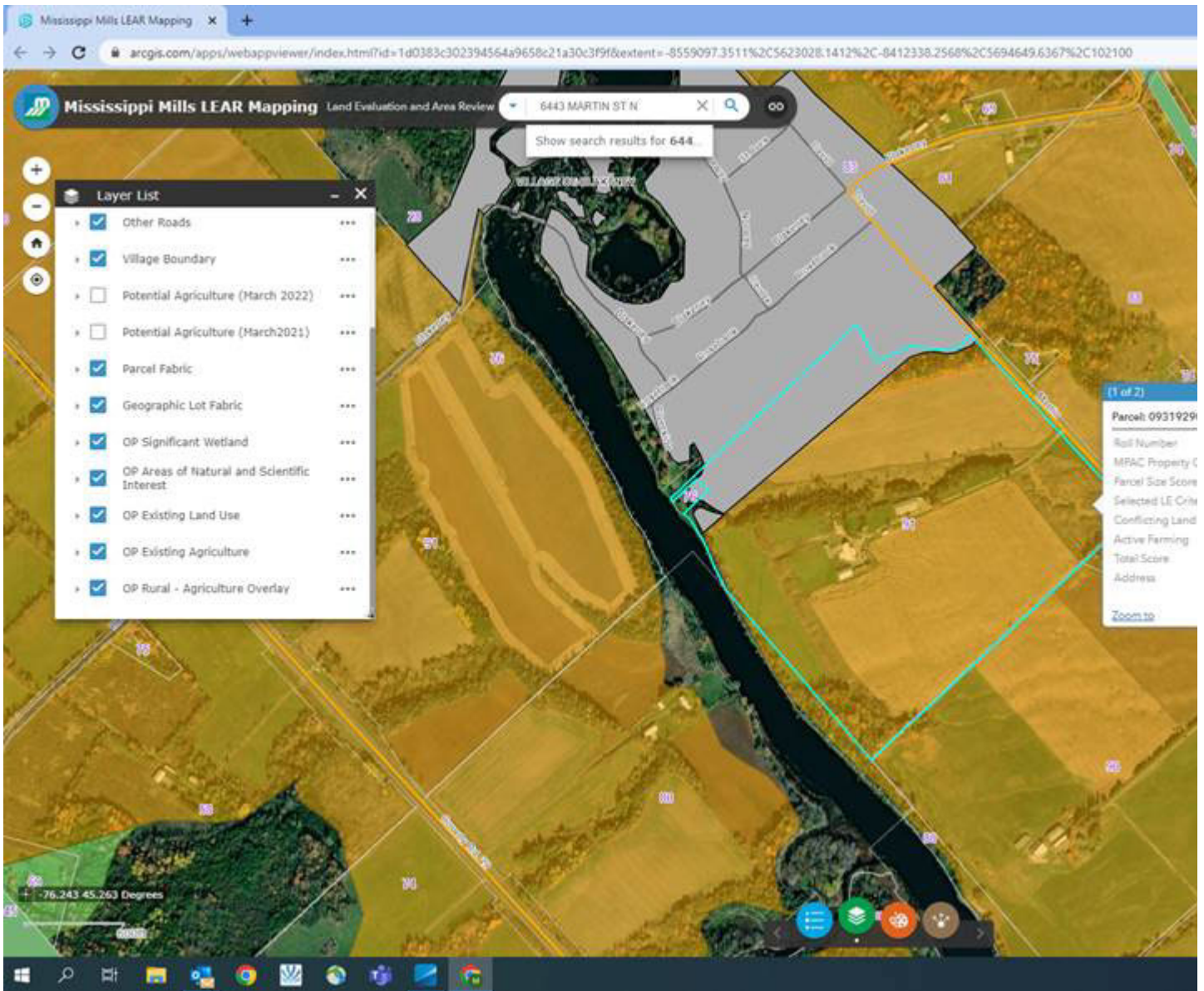
**From:** Marc Rivet  
**Sent:** April 6, 2022 9:22 AM  
**To:** Gabrielle Snow  
**Subject:** FW: LEAR Comments Lot 24, Conc 9, Lot 25, Conc 10

---

**From:** Marc Rivet  
**Sent:** April 6, 2022 9:21 AM  
**To:** Harold McPhail [REDACTED]; mknight@mississippimills.ca  
**Cc:** mbashelley [REDACTED]  
**Subject:** RE: LEAR Comments Lot 24, Conc 9, Lot 25, Conc 10

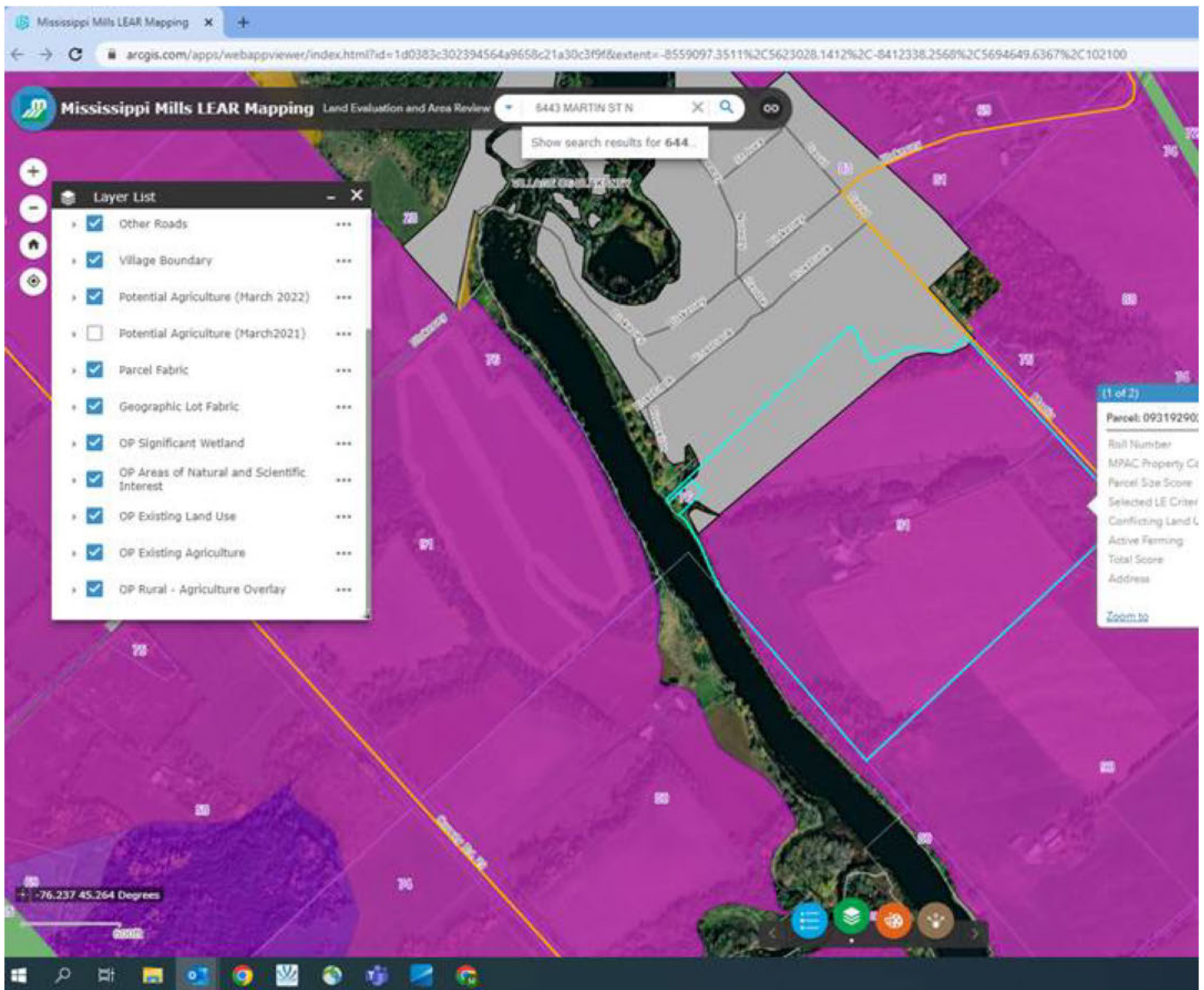
Hello,

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I would recommend you discuss your projects with your planning consultant and the municipal planner (Melanie Knight) as this project is not changing anything but I cannot speak about your projects.



Thanks.  
Marc

From: Harold McPhail [REDACTED]  
Sent: April 5, 2022 8:21 PM  
To: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)  
Cc: mbashelley [REDACTED]  
Subject: LEAR Comments Lot 24, Conc 9, Lot 25, Conc 10

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Good Evening:  
We have been listening to the presentations with regard to LEAR this evening.

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We are far from "informed" when it comes to LEAR and all that it means for our future, but we are definitely concerned. We have worked hard as farmers and although we value our land and its potential going forward, we are rightfully concerned about the limitations LEAR may put on us and the consequential financial impact on our retirement plans.

Happy to follow up if you have questions or feedback for us.

Harold and Shelley McPhail

6443 Martin Street North, Almonte, ON K0A 1A0

--

Harold McPhail

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#); [Gabrielle Snow](#); [Roxanne Sweeney](#)  
**Subject:** RE: Alvar - OPA 29; Z-04-22 comments  
**Date:** April 11, 2022 6:30:33 AM

---

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Hi Irene,

Thank you for your email.

I have included Marc Rivet in this email from JL Richards who is the lead on this project if you have any follow up questions.

To be clear, there is no change to the Burnt Lands ANSI in the Official Plan as a result of the LEAR study. The Burnt Lands is an Area of Natural and Scientific Interest is shown as an overlay in our Official Plan which has related policies. The area is identified using Provincial data and no change to ANSI limits are proposed or can without MNRF input. The policies associated with ANSI are up to date and in the current Community Official Plan.

It is the underlying designation, which is currently either Rural or Agricultural is what the LEAR study applies to, not the ANSI lands.

Here is our LEAR website which has the proposed mapping for both the Official Plan designations and Zoning By-law Amendment details. [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

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

From: Irene Lefebvre [REDACTED]  
Sent: April 4, 2022 7:11 PM  
To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>

Subject: Alvar

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.

Please protect this land for environmental and scientific reasons as well as its historical significance in this region.

Irene Lefebvre  
Carleton Place.

Sent from my iPad

## Mélanie Désabrais

---

**From:** Faith & Jack Bird [REDACTED]  
**Sent:** March 31, 2022 10:45 AM  
**To:** Marc Rivet  
**Cc:** Melanie Knight  
**Subject:** Re: LEAR study for our property ROLL # 0931-929-020-55100-000 5090 Appleton Side Road, Almonte

Ok thank you for the information.  
Jack & Faith

Sent from my iPad

On Mar 31, 2022, at 10:29 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

No this does not affect your tax base.

In 2006 the mapping was in large part based on CLI Mapping (classes 1-3). Based on that only a small portion was identified as Agricultural (designation). Based on LEAR this parcel is proposed to remain fully Rural.

This does not affect how you use your property. Agricultural uses and residential uses are permitted in both.

Thanks.  
Marc

### OPA 29 Documents and Additional Resources:

- [PROPOSED PRIME AGRICULTURAL AREA DESIGNATION](#)
- [March 25, 2021 Report to Committee of the Whole re: Official Plan Amendment \(OPA\) No. 29 - Agricultural Lands LEAR](#)
- [March 25, 2021 OPA 29 Overview Presentation Slides](#)
- [Public Notice](#)
- [Draft OPA 29](#)
- [Frequently Asked Questions](#)
- [Proposed Prime Agriculture Designation Map](#)
- [Potential Future Severances Map](#)

- [Mississippi Mills LEAR Additional Feedback Request](#)
- [April 22, 2021 Agricultural Advisory Committee Meeting](#)
- [April 22, 2021 JL Richards Presentation to Agricultural Advisory Committee](#)
- [April 28, 2021 Virtual Information Session Recording](#)
- [May 4, 2020 Public Meeting Recording](#)
- GIS LEAR mapping: <https://arcg.is/05LaOG>
- [LEAR Scores of 66+](#)
- [LEAR Working Group Meeting - July 28, 2021](#)
- [LEAR Working Group Meeting - August 3, 2021](#)
- [Letter to property owners changing from Agricultural to Rural designation](#)
- [Letter to property owners changing from Rural to Agricultural designation](#)
- [LEAR Working Group Meeting - September 1, 2021](#)
- [LEAR Working Group Meeting - September 22, 2021](#)
- [LEAR Working Group Meeting - October 6, 2021](#)
- [LEAR Working Group Meeting - October 20, 2021](#)
- [LEAR Working Group Meeting - November 3, 2021](#)
- [Agricultural Advisory Committee Meeting - December 8, 2021](#)
- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

---

**From:** Faith & Jack Bird [REDACTED]  
**Sent:** March 31, 2022 10:15 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Re: LEAR study for our property ROLL # 0931-929-020-55100-000 5090 Appleton Side Road, Almonte

Good morning



Thank you for the information.

This does not make sense as our neighbour to the south has 50 acres of bush classified as Agricultural and our neighbour to the east has changed to Agricultural. It appears to go right around our property and our hayfields.

Does this not impact our tax base?

Thanks again

Jack & Faith Bird

5090 Appleton Side Road



Sent from my iPad

On Mar 31, 2022, at 9:40 AM, Marc Rivet <[mrivet@jlrichards.ca](mailto: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



Good morning,

The agricultural lands review used a methodology called LEAR which consists of a Land Evaluation and Area Review. It looks at matters such as soils, size of parcel, existing land uses, conflicting land uses, etc. It then scores all parcels across the municipality using the same approach – based on discussions with the Province and the LEAR Working Committee generally parcels that scored greater than 66 points were considered for designation. Your parcel scored 36.

TODAY only a small portion SW corner (where you see the transparent orange) is designated Agriculture – the remainder off your lands are currently designated Rural. Based on the review and update this small section would be changed to Rural like the rest of your property.

This has no impacts to the current use of your property. In fact both Rural and Agricultural zones permit agricultural uses.

The website GIS link connects to the correct map. If you want the map to start zoomed out to the full extents of Mississippi Mills you can use the link below.

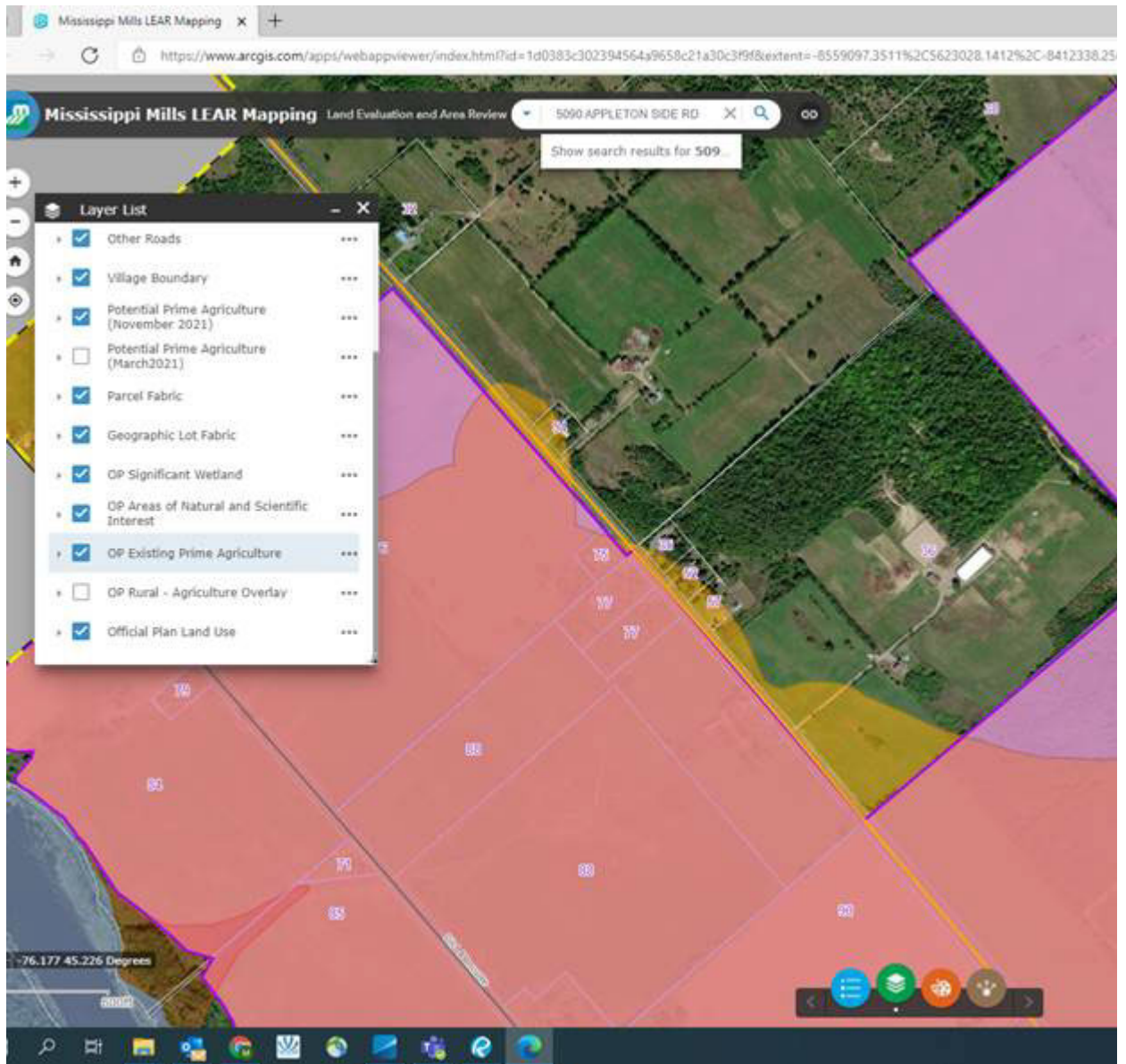
<https://arcg.is/1GfDa1>

scroll down to OPA 29

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

Hope this helps.

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

---

**From:** Faith & Jack Bird [REDACTED]  
**Sent:** March 31, 2022 9:15 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** 'Faith Bird' [REDACTED]  
**Subject:** LEAR study for our property ROLL # 0931-929-020-55100-000 5090 Appleton Side Road, Almonte

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Good morning

We have been informed that our property is part of the LEAR study and will now be classified as Non Agricultural.

We have lived on this property since 2008 and have had various farm crops grown on our land and continue to do so.

Could you please specify why our farmland is no longer considered agricultural?

We currently have 20 horses on our land that require feed and therefore we grow hay crops for them.

How and why was this decision made?

Thank you  
Jack & Faith Bird  
5090 Appleton Side Road  
RR 4  
Almonte, ON K0A 1A0  
[REDACTED]

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 31, 2022 9:41 AM  
**To:** Faith & Jack Bird  
**Cc:** Melanie Knight  
**Subject:** RE: LEAR study for our property ROLL # 0931-929-020-55100-000 5090 Appleton Side Road, Almonte

Good morning,

The agricultural lands review used a methodology called LEAR which consists of a Land Evaluation and Area Review. It looks at matters such as soils, size of parcel, existing land uses, conflicting land uses, etc. It then scores all parcels across the municipality using the same approach – based on discussions with the Province and the LEAR Working Committee generally parcels that scored greater than 66 points were considered for designation. Your parcel scored 36.

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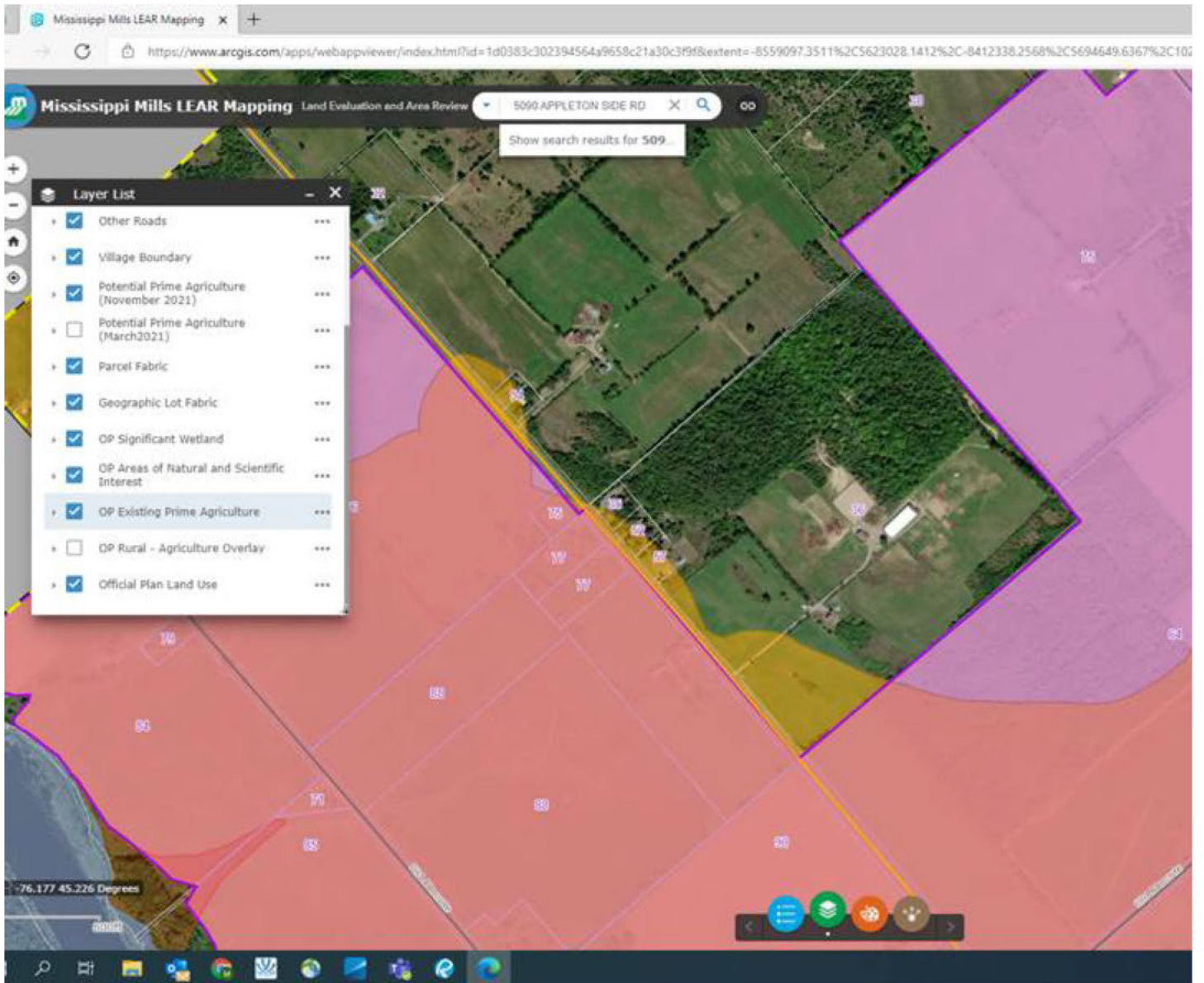
<https://arcg.is/1GfDa1>

scroll down to OPA 29

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

Hope this helps.

Marc



From: Faith & Jack Bird [REDACTED]  
Sent: March 31, 2022 9:15 AM  
To: Marc Rivet <mrivet@jlrichards.ca>  
Cc: 'Faith Bird' [REDACTED]  
Subject: LEAR study for our property ROLL # 0931-929-020-55100-000 5090 Appleton Side Road, Almonte

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Good morning

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Could you please specify why our farmland is no longer considered agricultural?

We currently have 20 horses on our land that require feed and therefore we grow hay crops for them.

How and why was this decision made?

Thank you

Jack & Faith Bird

5090 Appleton Side Road

RR 4

Almonte, ON K0A 1A0



## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 5, 2022 3:47 PM  
**To:** Gabrielle Snow  
**Subject:** FW: Jim Wood enquiring rezoning info - LEAR

---

**From:** Marc Rivet  
**Sent:** March 18, 2022 11:38 AM  
**To:** [REDACTED]  
**Cc:** Melanie Knight <mknight@mississippimills.ca>  
**Subject:** FW: Jim Wood enquiring rezoning info - LEAR

Hello Mr. Wood,

Wasn't sure if somebody had replied to you.

We are having difficulty finding your property. Do you have an address or map?

- You can also search on the map via this link: GIS LEAR mapping: <https://arcg.is/05LaOG>

Thanks.  
Marc

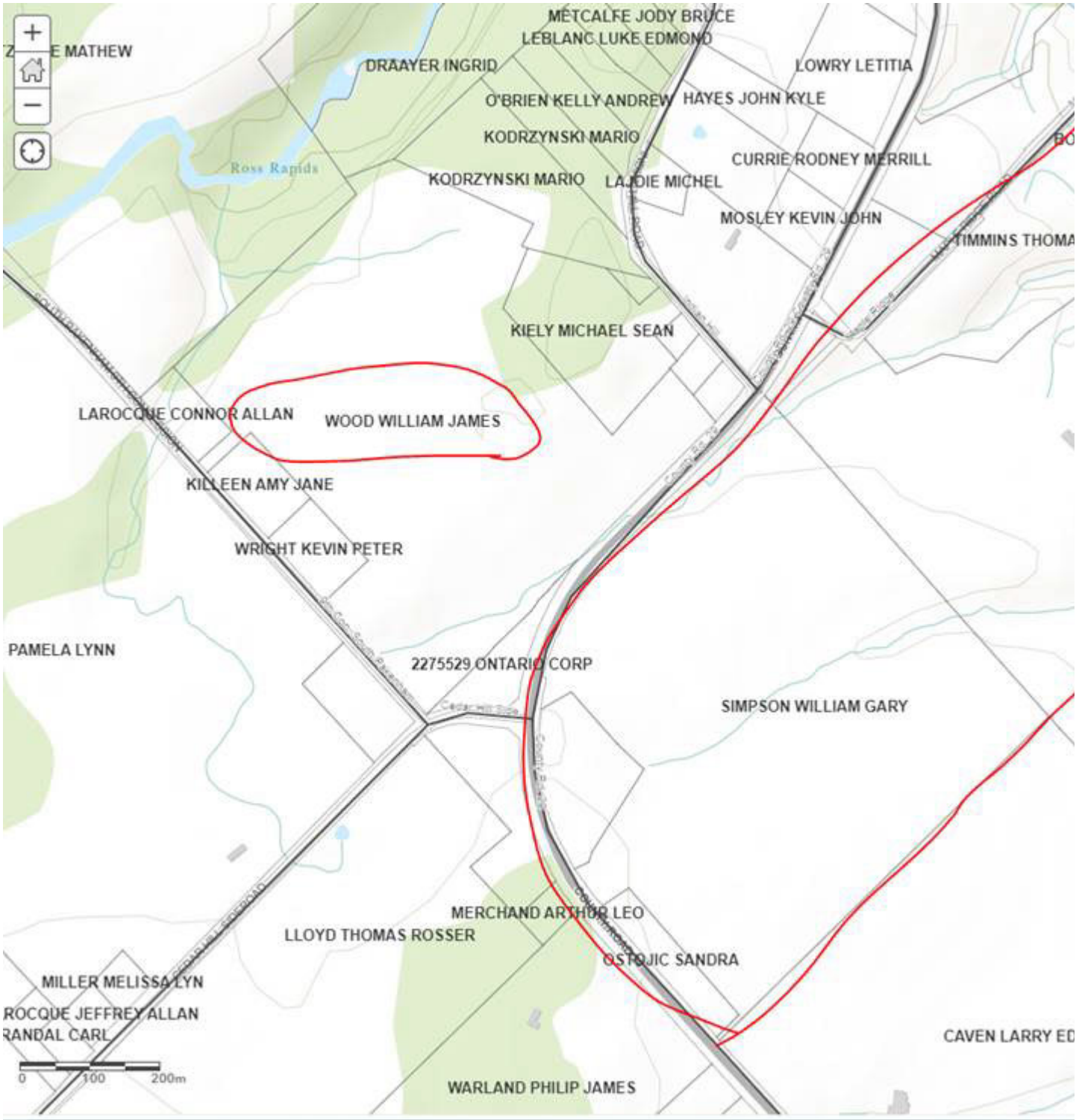
---

**From:** Kris Kerwin <[kkerwin@jrichards.ca](mailto:kkerwin@jrichards.ca)>  
**Sent:** Tuesday, December 14, 2021 11:39 AM  
**To:** Marc Rivet <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)>; Gabrielle Snow <[gsnow@jrichards.ca](mailto:gsnow@jrichards.ca)>  
**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](mailto:mrivet@jlrichards.ca)>  
**Sent:** Monday, December 13, 2021 5:54 PM  
**To:** Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto: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](mailto: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](mailto:mknight@mississippimills.ca)

---

**From:** Sadie Dupuis <[sdupuis@mississippimills.ca](mailto:sdupuis@mississippimills.ca)>  
**Sent:** December 13, 2021 4:17 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Jim Wood enquiring rezoning info

Hey Melanie.

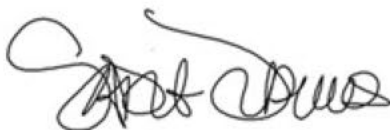
Please see the following details in regard to the man who just called looking for more information on the rezoning of his property.

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 [REDACTED]



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](http://www.mississippimills.ca)

**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: OPA 29 Agricultural Area study  
**Date:** March 8, 2022 10:41:00 AM

---

---

**From:** Jean-Guy & Lynda [REDACTED]  
**Sent:** Tuesday, May 4, 2021 2:29 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Re: OPA 29 Agricultural Area study

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@jlrichards.ca](mailto:mrivet@jlrichards.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>](#)

*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:** Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>  
**Sent:** Monday, May 3, 2021 6:14 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.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!1s0x4cd21ac400e590e1:0x26a7ddff8e87e062!8m2!3d45.2371999!4d-76.1649526>

<image001.png>

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

From: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
Sent: Monday, May 3, 2021 3:50 PM  
To: Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.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@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
Subject: OPA 29

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.

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

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 17, 2022 9:30 AM  
**To:** Gabrielle Snow  
**Subject:** FW: Proposed amendments to zoning by-law #11-83 - LEAR

---

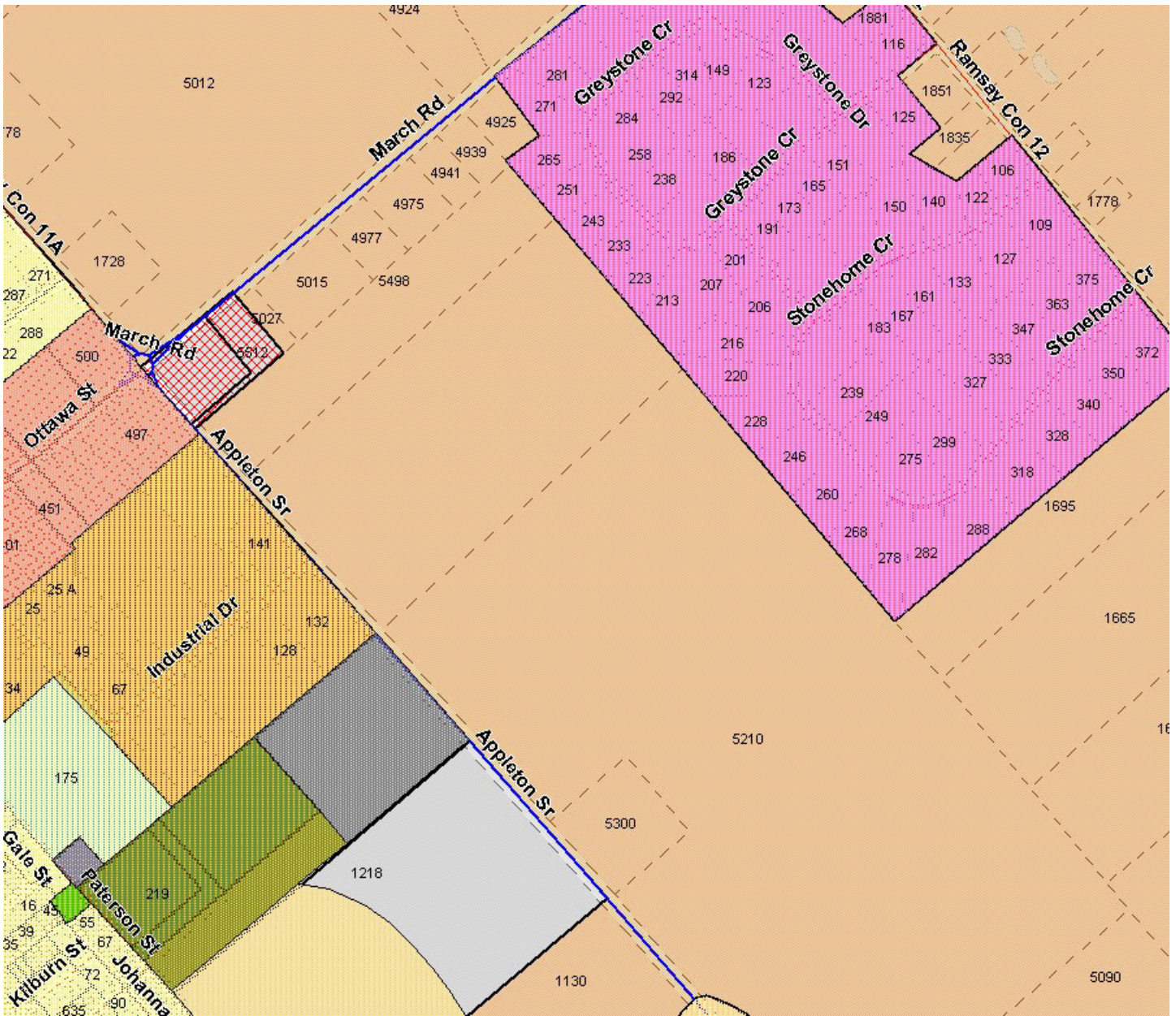
**From:** Melanie Knight <mknight@mississippimills.ca>  
**Sent:** Tuesday, March 15, 2022 4:41 PM  
**To:** 'Jean-Guy Legault' [REDACTED]  
**Cc:** Roxanne Sweeney <rsweeney@mississippimills.ca>; Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>  
**Subject:** RE: Proposed amendments to zoning by-law #11-83 - LEAR

**[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 Jean-Guy,

Thanks for reaching out. I've included a screen shot below of the area that you are referring to. The properties behind 216 and 220 Stonehome Cres (5498 to 5210 Appleton Side Road) are currently designated Rural in the Official Plan and zoned Rural (RU) in the Zoning By-law. No changes to the Official Plan designation or the zoning are proposed as part of the LEAR study.

I hope this information helps.



Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

---

**From:** Jean-Guy Legault [REDACTED]  
**Sent:** March 12, 2022 3:49 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Proposed amendments to zoning by-law #11-83

**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 afternoon,

I am wondering if there is any information pertaining to the proposed zoning changes related to the parcels located on Appleton Side road abutting on Stonehome Estates (parcel **093192902055300 on the Lear mapping**) . There are two parcels that are no longer classified as prime agricultural land and I am simply wondering what, if any, changes to the zoning of those parcels will be made. Specifically, I am concerned about the possibility of residential development in my backyard.

Thank you.

Jean-Guy Legault

216 & 220 Stonehome Crescent

Almonte

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#); [Roxanne Sweeney](#)  
**Subject:** RE: Burnt land OPA 29 and Z-04-22  
**Date:** April 2, 2022 10:21:56 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 Jean-Philippe,

Thank you for your email.

To be clear, there is no change to the Burnt Lands ANSI in the Official Plan as a result of the LEAR study.

The Burnt Lands is an Area of Natural and Scientific Interest is shown as an overlay which has related policies in our Official Plan. The area is per provincial data and no change to its limits are proposed or can be changed without MNRF input. The policies associated with ANSI are up to date and in the current Community Official Plan.

It is the underlying designation, which is currently either Rural or Agricultural is what the LEAR study applies to.

Here is our LEAR website which has the proposed mapping for both the Official Plan designations and Zoning By-law Amendment details. [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

---

**From:** mowgly gagnon [REDACTED]  
**Sent:** April 1, 2022 6:50 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Burnt land

**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

I heard Burnt land zonage i at risk to changes for agriculture purpose

I dare you to protect this important ecosystem

and is rare and endangered species.

If it get destroying that's will a disaster for environnement, wildlife and biodiversity

This area should be protected for future generations.

Please consider that's high value ecosystem.

Jean-philippe Gagnon



Télécharger [Outlook pour Android](#)

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#)  
**Subject:** RE: Burnt Lands - OPA 29 AND Z-04-22  
**Date:** April 2, 2022 9:59:49 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 Jennie,

Based on your email below, I am assuming that you are referring to the current LEAR study.

To be clear, there is no change to the Burnt Lands ANSI in the Official Plan as a result of the LEAR study.

The Burnt Lands is an Area of Natural and Scientific Interest is shown as an overlay which has related policies in our Official Plan. The area is per provincial data and no change to its limits are proposed or can be changed without MNRF input. The policies associated with ANSI are up to date and in the current Community Official Plan.

It is the underlying designation, which is currently either Rural or Agricultural is what the LEAR study applies to.

Here is our LEAR website which has the proposed mapping for both the Official Plan designations and Zoning By-law Amendment details. [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

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

From: Jennie Legg [REDACTED]  
Sent: April 1, 2022 3:59 PM  
To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>

Subject: Burnt Lands

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.

We have already done all this. Can't someone look up the records and see what the town wanted instead of seemingly arbitrarily changing the direction things are going.

It is discouraging to see that a change in council members can make such a disruption.

Good luck with reversing the agricultural idea.

Jennie Legg

**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Date:** April 5, 2022 2:51:23 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 just spoke about the LEAR study for our property at 840 Clayton Road, Almonte.

Just because I tend to speak fast I thought I would email you.

Thanks for your time,

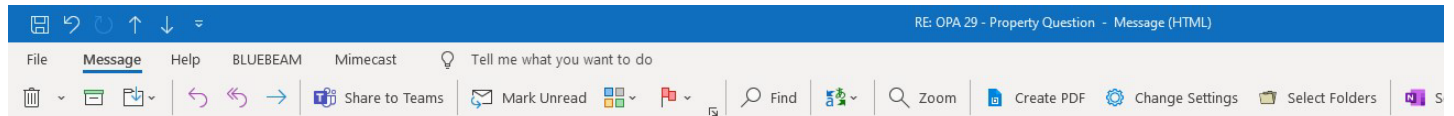
Jennifer Commodore

## Mélanie Désabrais

**From:** Marc Rivet  
**Sent:** April 5, 2022 4:19 PM  
**To:** Melanie Knight; Jennifer Russell; Gabrielle Snow  
**Subject:** RE: OPA 29 - Property Question

Left a message...

Is going AG was Ru ag overlay, Ru, and AG!



RE: OPA 29 - Property Question

 Melanie Knight <mknight@mississippimills.ca>  
To: Jennifer Russell; Marc Rivet



Melanie

**From:** Jennifer Russell <jrussell@mississippimills.ca>  
**Sent:** April 5, 2022 1:32 PM  
**To:** Marc Rivet <mrivet@jlrichards.ca>  
**Cc:** Melanie Knight <mknight@mississippimills.ca>  
**Subject:** OPA 29 - Property Question

Hi Marc,

Rod Merrithew at 1409 Conc 8 Ramsay says his property is currently Residential and will be changing to Rural Agriculture due to OPA 29. He would like to know "How will that affect my use of my property?" Please call him back today at 613-257-9763 before the meeting if possible.

I explained how a public meeting works and that it's not to answer specific property questions however he'd determined to ask the question tonight at the meeting if he doesn't receive an answer today.

Thanks and good luck tonight!

Jennifer Russell  
Building and Planning Clerk  
Municipality of Mississippi Mills



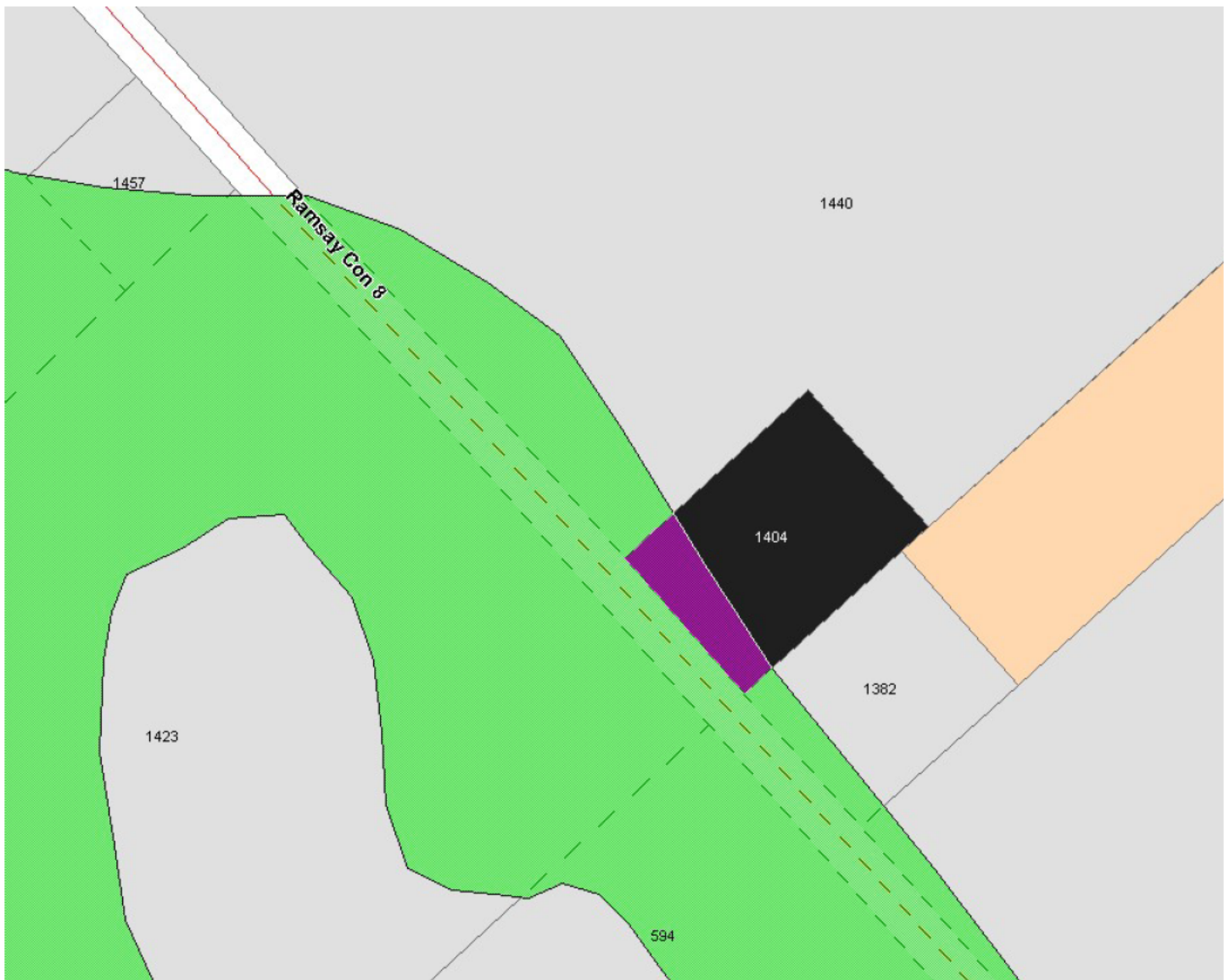
**From:** Melanie Knight <mknight@mississippimills.ca>  
**Sent:** April 5, 2022 3:44 PM  
**To:** Jennifer Russell <jrussell@mississippimills.ca>; Marc Rivet <mrivet@jlrichards.ca>  
**Subject:** RE: OPA 29 - Property Question

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Hi Marc,

I think this property might be 1404 Conc. 8.

In retrospect, we probably could have avoided sending mail outs to people who are only affected before the Rural/Ag overlay is being deleted.



Melanie

---

From: Jennifer Russell <[jrussell@mississippimills.ca](mailto:jrussell@mississippimills.ca)>  
Sent: April 5, 2022 1:32 PM  
To: Marc Rivet <[mrivet@jrichards.ca](mailto:mrivet@jrichards.ca)>



Cc: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>

Subject: OPA 29 - Property Question

Hi Marc,

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He would like to know **“How will that affect my use of my property?”**

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Thanks and good luck tonight!

Jennifer Russell

Building and Planning Clerk

Municipality of Mississippi Mills

[jrussell@mississippimills.ca](mailto: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](http://www.mississippimills.ca)



**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Cc:** [Melanie Knight](#)  
**Subject:** Re: Burnt Lands and Zoning review  
**Date:** March 28, 2022 11:18:44 AM  
**Attachments:** [0.png](#)

---

Thank you Marc

I had hoped such was the case, but just wanted to make sure

Jim Robertson

On 3/28/2022 11:16 AM, Marc Rivet wrote:

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNR input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

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



---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** March 28, 2022 10:18 AM  
**To:** 'Jim Robertson' [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: Burnt Lands and Zoning review

**[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.

Jim,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

---

**From:** Jim Robertson [REDACTED]  
**Sent:** March 26, 2022 6:37 AM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Burnt Lands and Zoning review

**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.

While not a resident, but a very frequent visitor, to Mississippi Mills I understand there is a zoning review (Land Evaluation Area Review) taking place shortly.

I would like to add my voice to those who feel that the Burnt Lands should be protected as an environmentally sensitive area.

The fact that the province has designated as an "Area of Natural and Scientific Interest" should be enough to ensure these lands are protected "as is".

Thank you

Jim Robertson

Ottawa

**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: Burnt Lands and Zoning review  
**Date:** April 5, 2022 3:37:00 PM

---

---

**From:** Marc Rivet  
**Sent:** March 28, 2022 11:17 AM  
**To:** 'Jim Robertson' [REDACTED]  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** RE: Burnt Lands and Zoning review

Hello,

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As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

Thanks.  
Marc

---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** March 28, 2022 10:18 AM  
**To:** 'Jim Robertson' [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: Burnt Lands and Zoning review

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Jim,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

---

**From:** Jim Robertson [REDACTED]  
**Sent:** March 26, 2022 6:37 AM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Burnt Lands and Zoning review

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While not a resident, but a very frequent visitor, to Mississippi Mills I understand there is a zoning review (Land Evaluation Area Review) taking place shortly.

I would like to add my voice to those who feel that the Burnt Lands should be protected as an environmentally sensitive area.

The fact that the province has designated as an "Area of Natural and Scientific Interest" should be enough to ensure these lands are protected "as is".

Thank you

Jim Robertson  
Ottawa

**From:** [Kris Kerwin](#)  
**To:** [Gabrielle Snow](#); [Marc Rivet](#)  
**Subject:** FW: Jim Timms - LEAR  
**Date:** November 9, 2021 10:58:16 AM  
**Attachments:** [Tims Properties.JPG](#)  
[Conc 5 West PT LOT 19.png](#)  
[997 Clayton Road.png](#)  
[Conc 6 E PT LOT 18.JPG](#)

---

FYI

Three properties are already severed from 997 Clayton road.

---

**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 – 283 Old Union Hall Rd.

- 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.

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:** Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>  
**Sent:** Monday, October 25, 2021 7:00 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>; Eric Forhan <[eforhan@jlrichards.ca](mailto:eforhan@jlrichards.ca)>  
**Subject:** RE: Jim Timms - LEAR

Eric,

Let me know if you want me to locate the properties.

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** Sunday, October 24, 2021 2:03 PM  
**To:** Eric Forhan <[eforhan@jlrichards.ca](mailto:eforhan@jlrichards.ca)>; Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>  
**Subject:** Fwd: Jim Timms - LEAR

Can you look I to these - find them?

Get [Outlook for iOS](#)

---

**From:** Bev Holmes <[bholmes@mississippimills.ca](mailto:bholmes@mississippimills.ca)>  
**Sent:** Sunday, October 24, 2021 1:48 PM  
**To:** Marc Rivet  
**Subject:** Jim Timms - LEAR

**[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.

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.

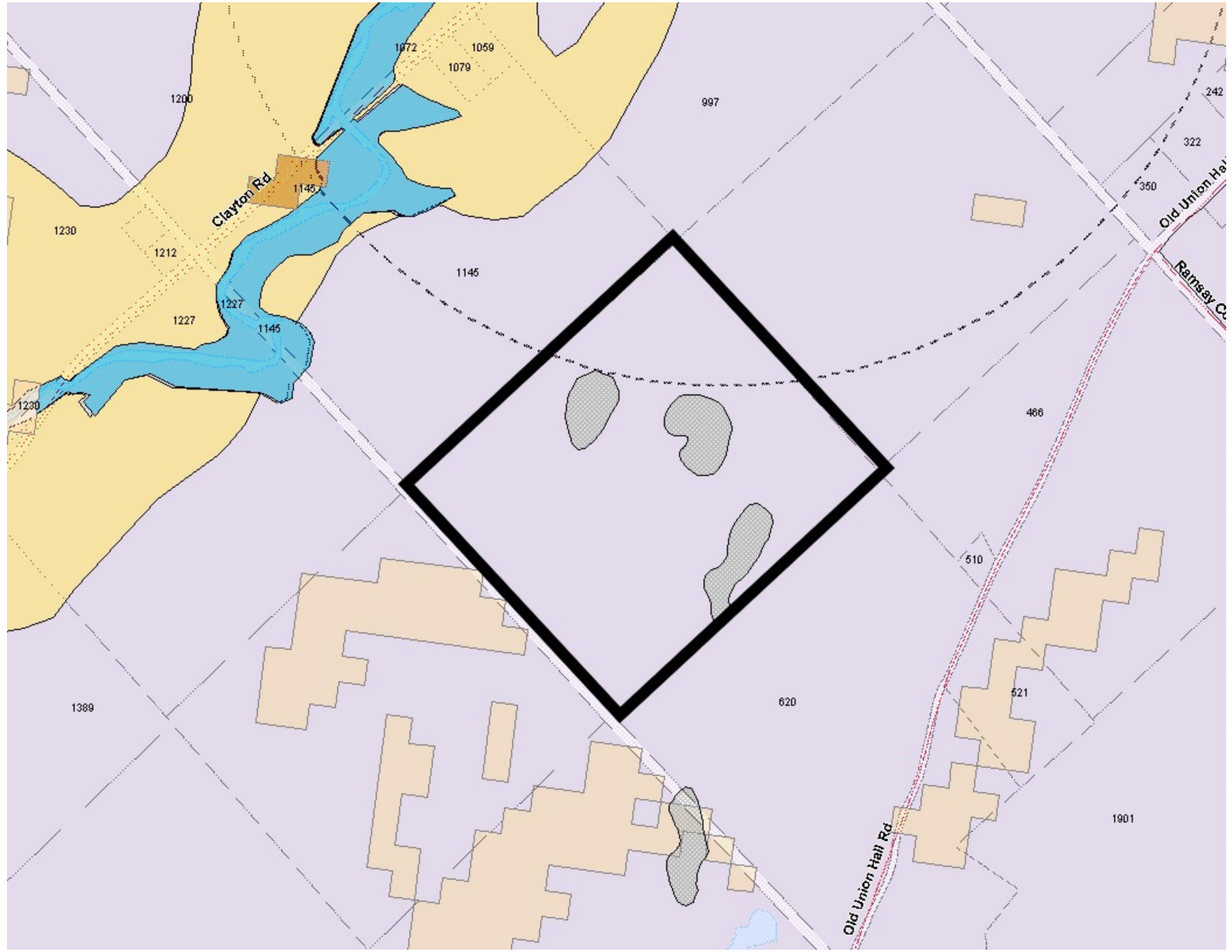
The other two parcels are on Concession 5 and are Lots 19 & 20. One of them is where Jim lives and has dairy barns, off Clayton Road. The other is bush. He is wanting to sever 2 lots off the "bush parcel" and has been, in the past, told by planning that he cannot because there is no access. However, 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.

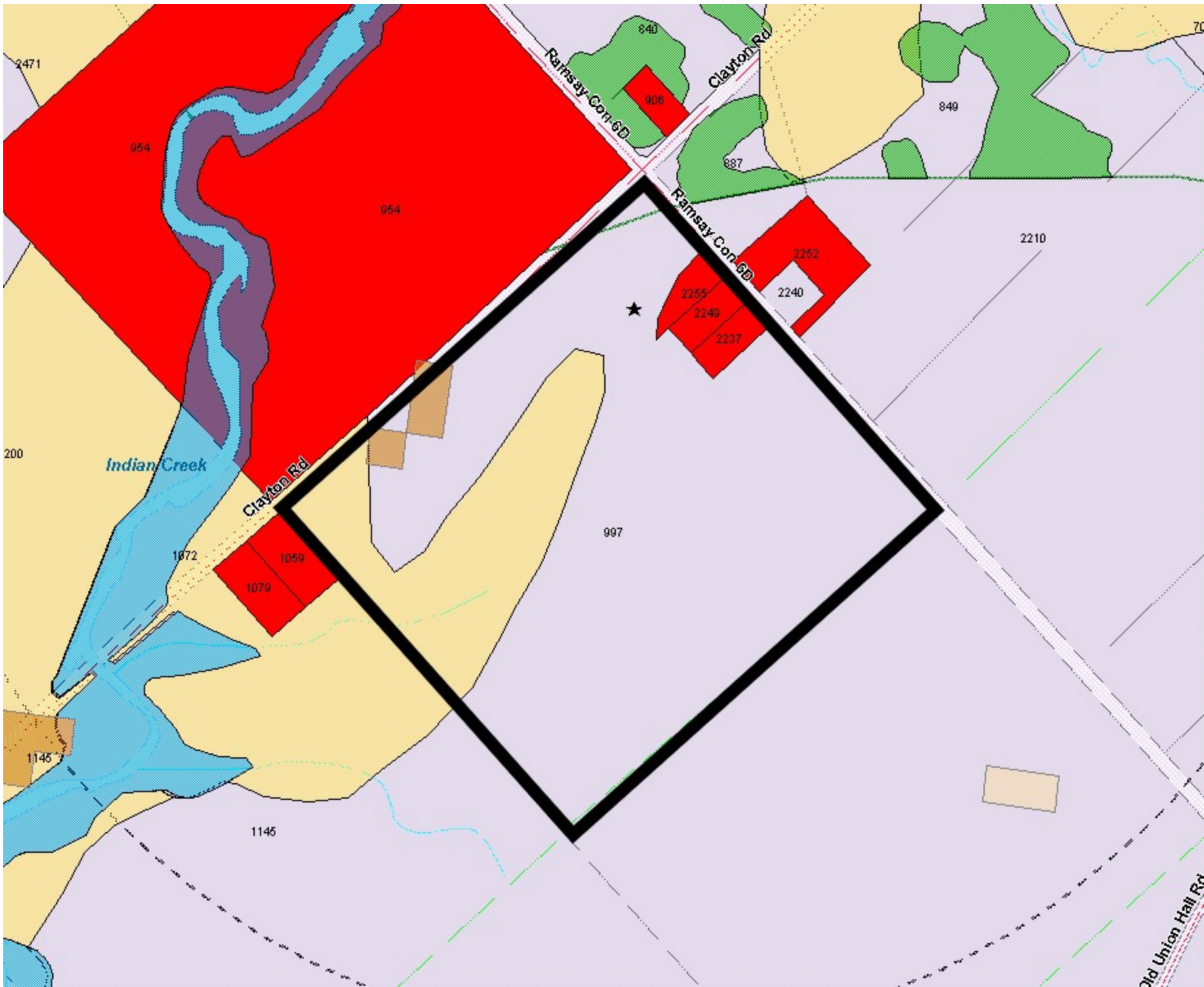
I would like to have a conversation with you about Jim's issue. Please let me know a good time to call you.

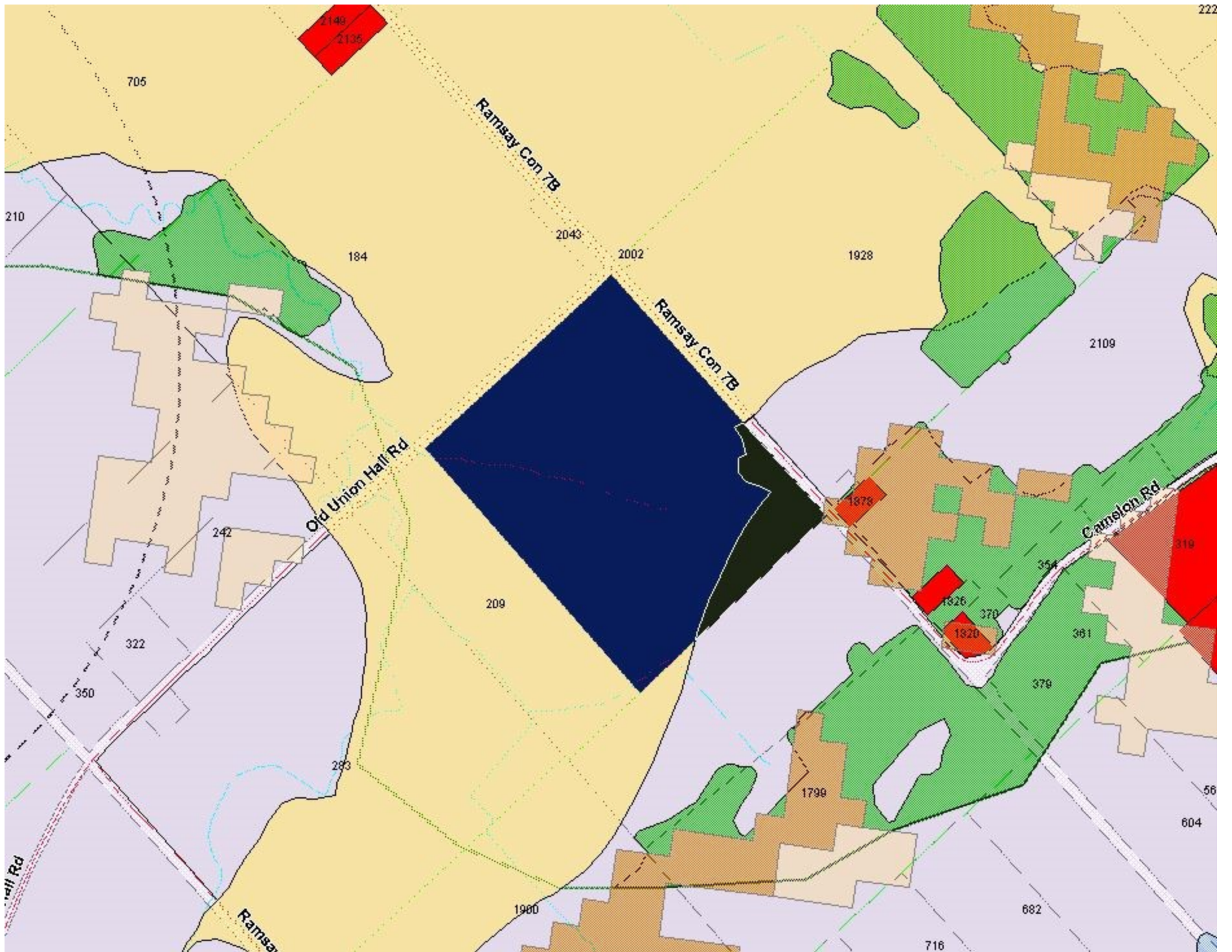
Bev

Bev Holmes  
Councillor - Ramsay Ward  
Municipality of Mississippi Mills  
613-316-0501  
[bholmes@mississippimills.ca](mailto:bholmes@mississippimills.ca)

📍		TIMS JAMES JOSEPH and N/A	CON 5 W PT LOT 19
📍		TIMS JAMES JOSEPH and N/A	CON 6 E PT LOT 18
📍	997 CLAYTON RD	TIMS JAMES JOSEPH and TIMS MARY	CON 5 E PT LOT 20







**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#)  
**Subject:** RE: Re Burnt Lands Alvar  
**Date:** March 28, 2022 10:38:34 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 Joanne,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

---

**From:** Joanne Earl [REDACTED]  
**Sent:** March 26, 2022 5:53 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Re Burnt Lands Alvar

**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.

As a Citizen Of Mississippi Mills, I request that the entire Burnt Lands Alvar be protected as an environmentally sensitive area of Natural & Scientific interest rather than portions of it be placed inside an agricultural zoning.

Sincerely, Joanne Earl  
212 Jamieson St. Almonte Ont. KOA 1A0

**From:** [Marc Rivet](#)  
**To:** [REDACTED]  
**Cc:** [Melanie Knight](#)  
**Subject:** RE: Re Burnt Lands Alvar  
**Date:** March 28, 2022 11:28:00 AM

---

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNRF input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

Thanks.  
Marc

---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** March 28, 2022 10:38 AM  
**To:** 'Joanne Earl' [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: Re Burnt Lands Alvar

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Hi Joanne,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

---

**From:** Joanne Earl [REDACTED]  
**Sent:** March 26, 2022 5:53 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>

**Subject:** Re Burnt Lands Alvar

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Sincerely, Joanne Earl

212 Jamieson St. Almonte Ont. K0A 1A0



**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: Re Burnt Lands Alvar  
**Date:** April 5, 2022 3:36:00 PM

---

---

**From:** Marc Rivet  
**Sent:** March 28, 2022 11:28 AM  
**To:** 'Joanne Earl' [REDACTED]  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** RE: Re Burnt Lands Alvar

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNRF input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

Thanks.  
Marc

---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** March 28, 2022 10:38 AM  
**To:** 'Joanne Earl' [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: Re Burnt Lands Alvar

**[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 Joanne,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner

Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

---

**From:** Joanne Earl [REDACTED]  
**Sent:** March 26, 2022 5:53 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Re Burnt Lands Alvar

**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.

As a Citizen Of Mississippi Mills, I request that the entire Burnt Lands Alvar be protected as an environmentally sensitive area of Natural & Scientific interest rather than portions of it be placed inside an agricultural zoning.

Sincerely, Joanne Earl  
212 Jamieson St. Almonte Ont. K0A 1A0

**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: OPA 29  
**Date:** March 8, 2022 11:50:00 AM

---

---

**From:** Marc Rivet  
**Sent:** Wednesday, September 8, 2021 3:35 PM  
**To:** Joanne Hanlon [REDACTED]  
**Cc:** Mark Brassard [REDACTED]; Jennifer Russell <[jrussell@mississippimills.ca](mailto:jrussell@mississippimills.ca)>; Gabrielle Snow <[gsnow@jrichards.ca](mailto:gsnow@jrichards.ca)>; [mplanner@mississippimills.ca](mailto:mplanner@mississippimills.ca)  
**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@jrichards.ca](mailto:mrivet@jrichards.ca)>  
**Cc:** Mark Brassard [REDACTED]; Jennifer Russell <[jrussell@mississippimills.ca](mailto:jrussell@mississippimills.ca)>; Gabrielle Snow <[gsnow@jrichards.ca](mailto:gsnow@jrichards.ca)>; [mplanner@mississippimills.ca](mailto:mplanner@mississippimills.ca)  
**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 understood 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@jrichards.ca](mailto:mrivet@jrichards.ca)> wrote:

>

> 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

>

>

> 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](http://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: Joanne Hanlon [REDACTED]

> Sent: Wednesday, September 8, 2021 12:44 PM

> To: Marc Rivet <[mrivet@jlrichards.ca](mailto: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

> <24473\_RuralLanduse\_ScheduleA.pdf>

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 31, 2022 11:06 AM  
**To:** Julie Blackburn  
**Cc:** Daniel Blackburn; Melanie Knight  
**Subject:** RE: LEAR Questions

Hello

Does not affect current applications.

Also this is only a proposal at this time – needs Council to adopt a by-law and the County to review and approve (followed by an appeal period) before would be in effect.

Thanks.  
Marc

---

**From:** Julie Blackburn [REDACTED]  
**Sent:** March 31, 2022 11:04 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Daniel Blackburn [REDACTED]; Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Re: LEAR Questions

Ok thank you for the info on scoring.

What does this mean for the severance that we start already started and spent considerable amount of money on?

Thank you  
Julie

Sent from my iPhone

On Mar 31, 2022, at 10:26 AM, Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)> wrote:

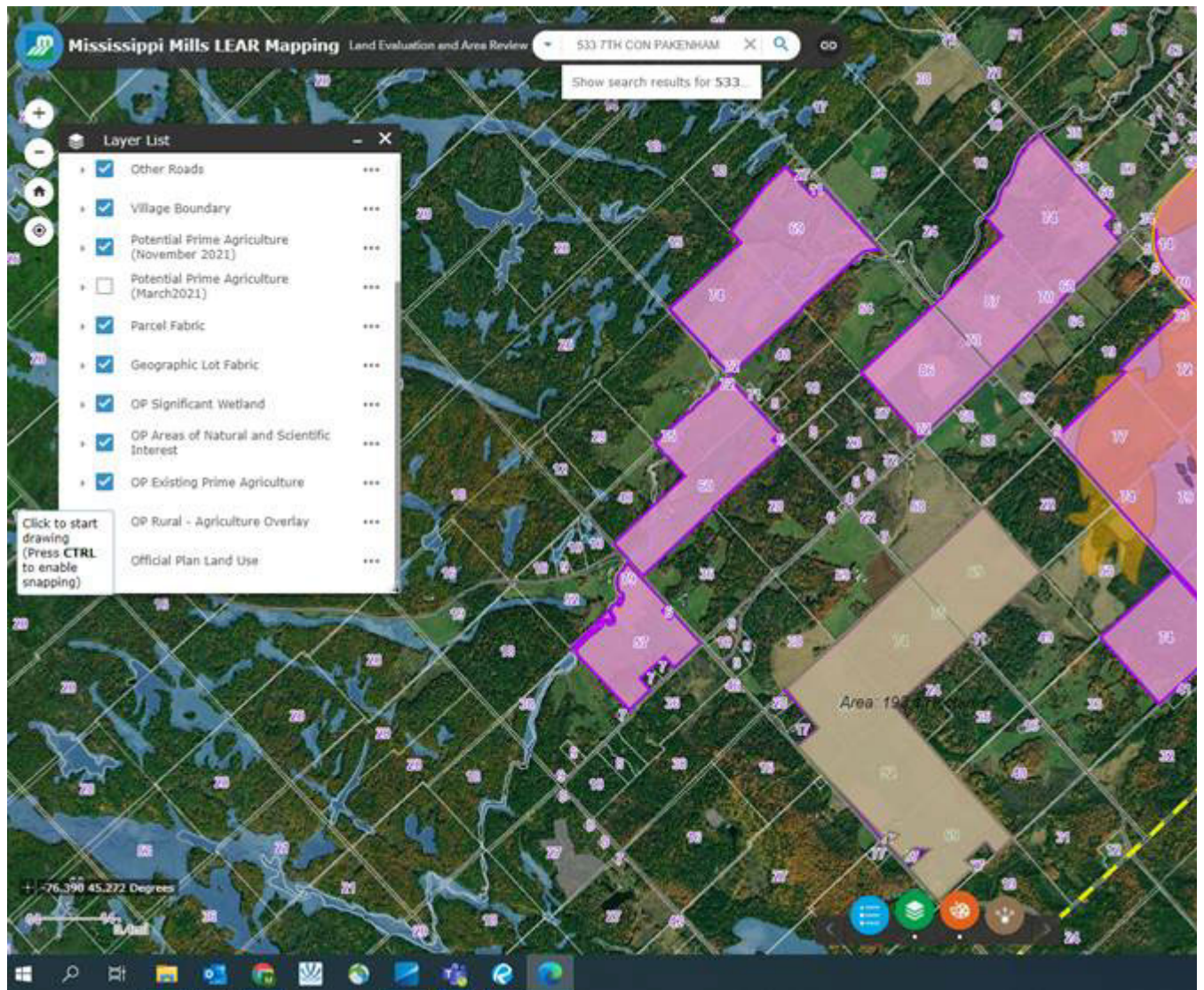
Hello

The LEAR methodology uses 66+ points (based on various criteria as described in Appendix to OPA 29 included below). Soil mapping is from Provincial data (CLI mapping), and land uses from MPAC – a program was then developed using GIS technology – this was all properties as assessed the same way as a starting point.

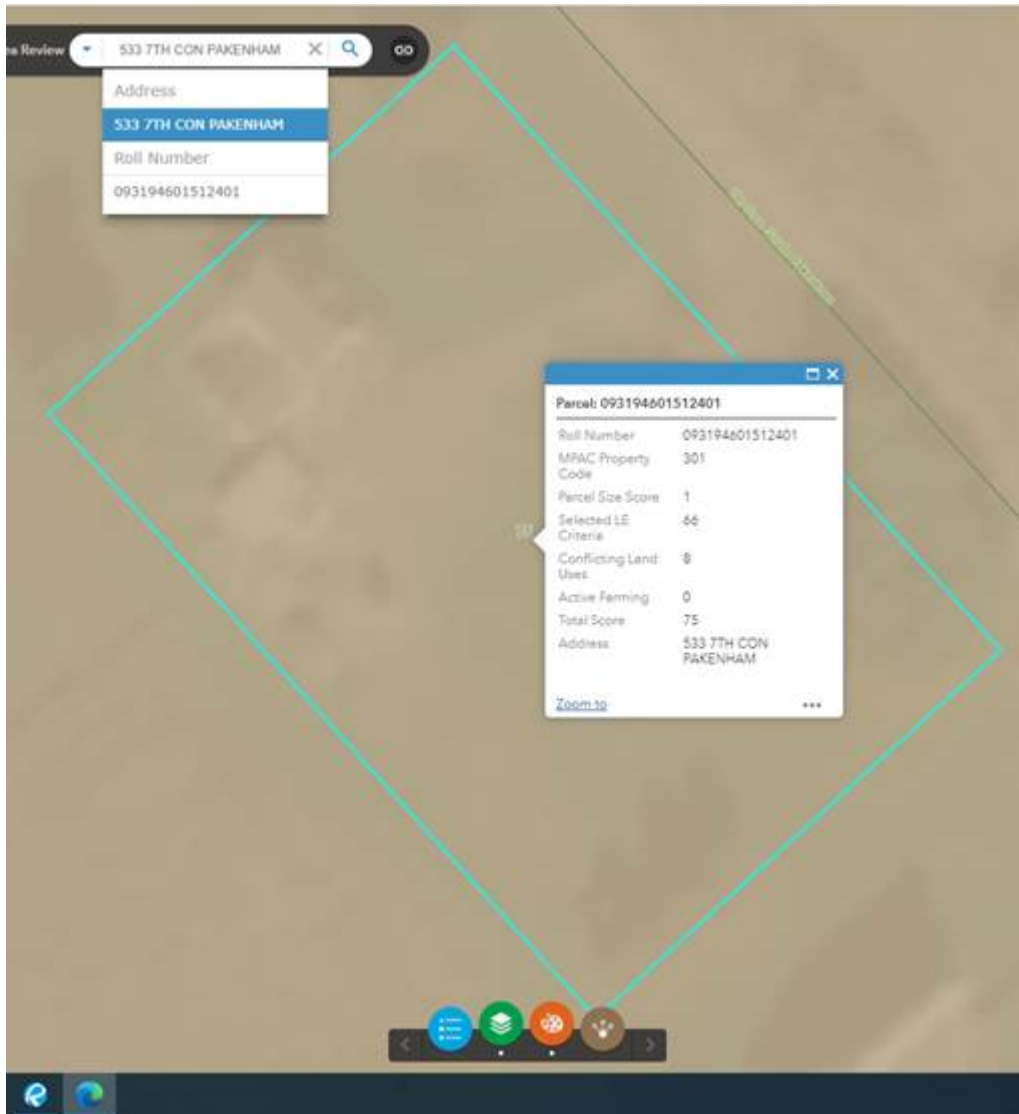
Over the past year, Council requested we review all proposed agricultural areas with a LEAR Working Committee (as can be seen on the weblink below).

The LEAR Working Committee felt that this area has prime agricultural areas and was large enough (even though not 250 but closer to 193 ha) and recommended abutting parcels greater than 66 points be identified as Agricultural area.

Your parcel scored 75 (66 points for soils, 8 for limited conflicting land uses, and 0 for active farming) – not sure why 0 this is per MPAC.







Hope this helps.

Marc

### OPA 29 Documents and Additional Resources:

- [PROPOSED PRIME AGRICULTURAL AREA DESIGNATION](#)
- [March 25, 2021 Report to Committee of the Whole re: Official Plan Amendment \(OPA\) No. 29 – Agricultural Lands LEAR](#)
- [March 25, 2021 OPA 29 Overview Presentation Slides](#)
- [Public Notice](#)
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- [Frequently Asked Questions](#)
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- GIS LEAR mapping: <https://arcg.is/05LaOG>
- [LEAR Scores of 66+](#)
- [LEAR Working Group Meeting - July 28, 2021](#)
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- [Agricultural Advisory Committee Meeting - December 8, 2021](#)
- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

---

**From:** Julie Blackburn [REDACTED]  
**Sent:** March 31, 2022 10:13 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Daniel Blackburn [REDACTED]  
**Subject:** Re: LEAR Questions

533 concession 7 South  
Pakenham

Thank you  
Julie

Sent from my iPhone

On Mar 31, 2022, at 9:43 AM, Marc Rivet <[mrivet@jlrichards.ca](mailto: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



Hello  
What is your address?

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



---

**From:** Julie Blackburn [REDACTED]  
**Sent:** March 31, 2022 9:42 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Daniel Blackburn [REDACTED]  
**Subject:** LEAR Questions

**[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 Marc,

I hope this email finds you well.

We received our LEAR paperwork in the mail yesterday and we have some questions.

We own 99 acres that is going to be classified as agricultural land, however, only 40 acres is tillable and not considered prime ag land. It has always been a hay field and remains that way to this day. How did our property score higher than 66 points to be considered ag when farmers nearby who actually farm their land get to be classified as rural?

Are you able to provide us with a copy of the scoring sheets for which the land is being evaluated?

When does this classification take effect? How do we have our classification reviewed? that was not clear in the information provided.

We are also in the midst of a severance on our land so if the paperwork was already submitted to the municipality (July 2021) and it's in the works, what does this LEAR assessment/re-classification mean for our severance?

Thank you kindly,  
Julie Blackburn

**From:** [Marc Rivet](#)  
**To:** [REDACTED]  
**Cc:** [Melanie Knight](#)  
**Subject:** RE: Opposed to the Lear Proposal  
**Date:** April 11, 2022 2:40:00 PM

---

Good afternoon,

I'm assuming your lands include those adjacent 533 Concession 7 South Pakenham?

This area was not a proposed Agricultural designation based on our March 2021 Draft. Over the past year we have been working with a Council appointed LEAR Working Committee and it was based on their recommendation that this property (purple area) be proposed as Agricultural area because the area was identified as a good farming area. We note this area although scoring greater than 66 points does not constitute an area of generally 250 hectares however the Province has indicated that local knowledge can also be a factor. We will note your comment and bring it to Committee's attention.

Regards.  
Marc

---

**From:** Julie Blackburn [REDACTED]  
**Sent:** April 11, 2022 11:32 AM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Opposed to the Lear Proposal

**[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.

Morning Marc,

My husband and I wanted it noted in the public record that we oppose this proposal for the Lear classification of our land at 533 Concession 7 South in Pakenham.

We do not agree with the 70/30 ratio as the soil sample score automatically classifies our land as prime agricultural. Our 100 Acres is made up of about 40 tillable land and of that we do not plant any crops, hay grows naturally. We are being classified as if we are a large farming operation, which we are not.

We purchased this land as an investment for our children to potentially build on in the future, but if this proposal goes through, that will no longer be an option for us. Not to mention the LEAR proposal decreases our land value significantly.

I'm not sure how the boundaries were established but our neighbours are being classified as rural land and they actually have more tillable land and plant crops in about 50 acres of their 100 acres parcel. How is that fair and equitable to landowners with almost identical properties.

If this proposal goes through, we wish to appeal our classification and wish to remain a rural land.

sincerely,

Julie & Daniel Blackburn

533 Concession 7 South, Pakenham ON K0A 2X0

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 11, 2022 3:06 PM  
**To:** Julie Blackburn  
**Cc:** Melanie Knight  
**Subject:** RE: Opposed to the Lear Proposal

OK – so the LEAR Committee felt this area to Sugar Bush was 'prime' agricultural area... There is another request along Sugar Bush to be excluded as well... we will be bringing this to the Committee's attention.

Thanks.  
Marc

---

**From:** Julie Blackburn [REDACTED]  
**Sent:** April 11, 2022 3:03 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Re: Opposed to the Lear Proposal

Hi Marc,

Yes according to the map, we are purple lots 74 & 75.

Thank you  
Julie and Daniel Blackburn

Sent from my iPhone

On Apr 11, 2022, at 2:42 PM, Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)> wrote:

Forgot to paste my image...





**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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& Associates Limited**  
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member

---

**From:** Marc Rivet  
**Sent:** April 11, 2022 2:40 PM  
**To:** Julie Blackburn [REDACTED]  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** RE: Opposed to the Lear Proposal

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Regards.  
Marc

---

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sincerely,

Julie & Daniel Blackburn

533 Concession 7 South, Pakenham ON K0A 2X0

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** March 31, 2022 10:27 AM  
**To:** Julie Blackburn  
**Cc:** Daniel Blackburn; Melanie Knight  
**Subject:** RE: LEAR Questions

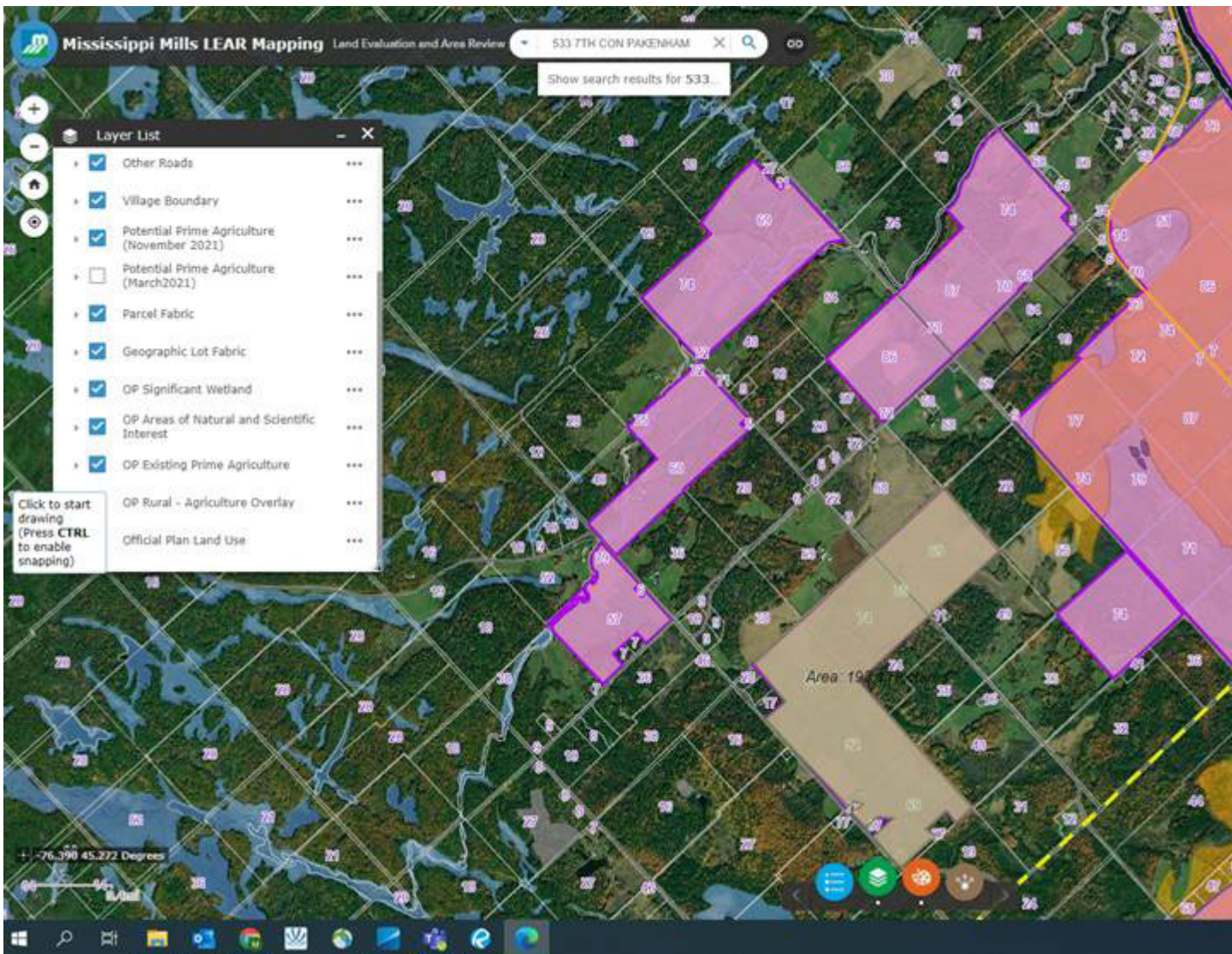
Hello

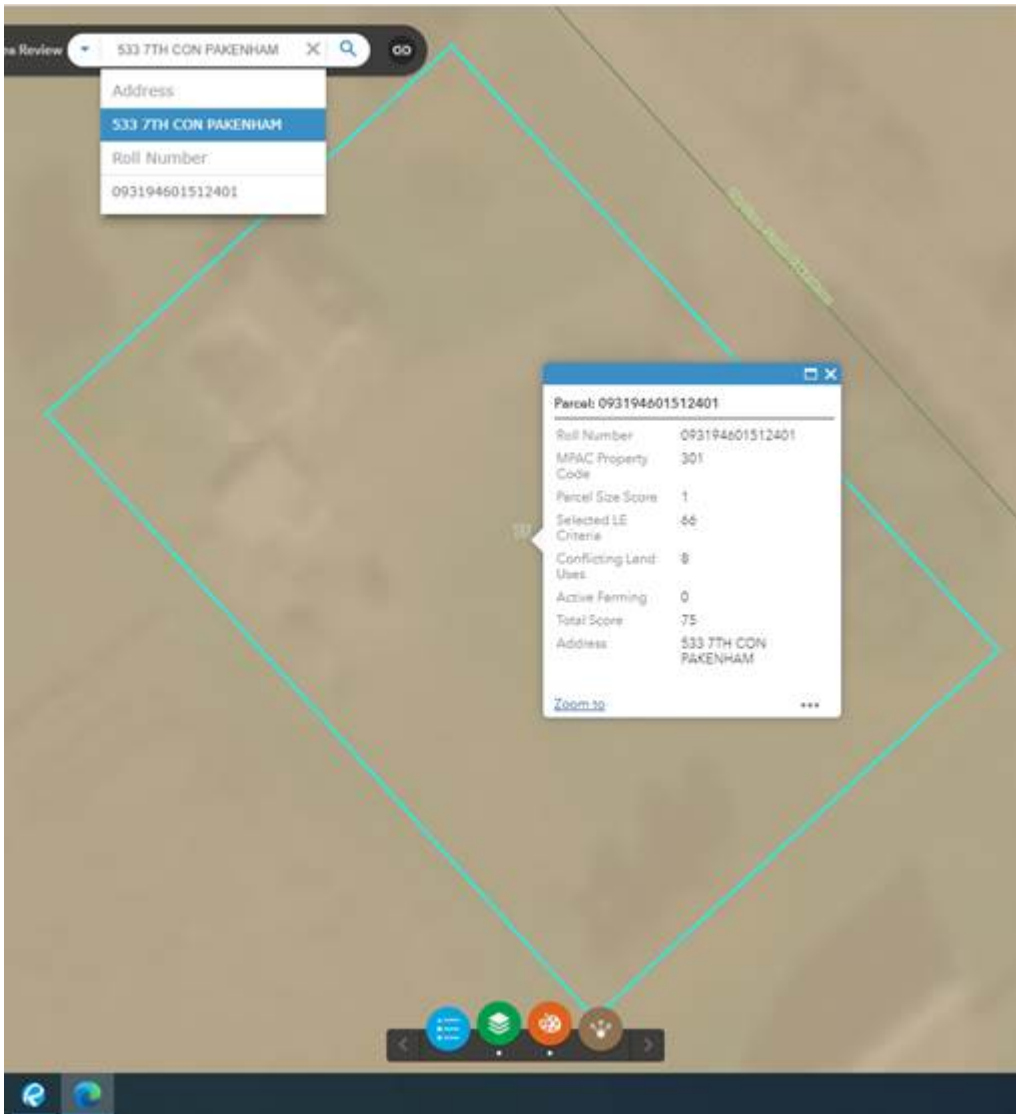
The LEAR methodology uses 66+ points (based on various criteria as described in Appendix to OPA 29 included below). Soil mapping is from Provincial data (CLI mapping), and land uses from MPAC – a program was then developed using GIS technology – this was all properties as assessed the same way as a starting point.

Over the past year, Council requested we review all proposed agricultural areas with a LEAR Working Committee (as can be seen on the weblink below).

The LEAR Working Committee felt that this area has prime agricultural areas and was large enough (even though not 250 but closer to 193 ha) and recommended abutting parcels greater than 66 points be identified as Agricultural area.

Your parcel scored 75 (66 points for soils, 8 for limited conflicting land uses, and 0 for active farming) – not sure why 0 this is per MPAC.





Hope this helps.

Marc

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- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

---

**From:** Julie Blackburn [REDACTED]  
**Sent:** March 31, 2022 10:13 AM

To: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

Cc: Daniel Blackburn [REDACTED]

Subject: Re: LEAR Questions

533 concession 7 South  
Pakenham

Thank you  
Julie

Sent from my iPhone

On Mar 31, 2022, at 9:43 AM, Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)> wrote:

Hello  
What is your address?

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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Platinum  
member

---

From: Julie Blackburn [REDACTED]  
Sent: March 31, 2022 9:42 AM  
To: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
Cc: Daniel Blackburn [REDACTED]  
Subject: LEAR Questions

**[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 Marc,

I hope this email finds you well.

We received our LEAR paperwork in the mail yesterday and we have some questions.

We own 99 acres that is going to be classified as agricultural land, however, only 40 acres is tillable and not considered prime ag land. It has always been a hay field and remains that way to this day. How did our property score higher than 66 points to be considered ag when farmers nearby who actually farm their land get to be classified as rural?

Are you able to provide us with a copy of the scoring sheets for which the land is being evaluated?

When does this classification take effect? How do we have our classification reviewed? that was not clear in the information provided.

We are also in the midst of a severance on our land so if the paperwork was already submitted to the municipality (July 2021) and it's in the works, what does this LEAR assessment/re-classification mean for our severance?

Thank you kindly,  
Julie Blackburn



**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: OPA 29 - Information Session Confirmation  
**Date:** March 8, 2022 10:50:00 AM  
**Attachments:** [image001.jpg](#)

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**From:** Marc Rivet  
**Sent:** Wednesday, April 28, 2021 3:42 PM  
**To:** eaves.julie@gmail.com  
**Cc:** Gabrielle Snow <gsnow@jlrichards.ca>; Ken Kelly <kkelly@mississippimills.ca>  
**Subject:** RE: OPA 29 - Information Session Confirmation

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](mailto: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](http://www.mississippimills.ca)



---

**From:** Julie Eaves [REDACTED]  
**Sent:** April 28, 2021 12:40 PM  
**To:** Jennifer Russell <[jrussell@mississippimills.ca](mailto: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](mailto: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](mailto:jrussell@mississippimills.ca)

Date Time: Apr 28, 2021 06:30 PM Eastern Time (US and Canada)

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Webinar ID: 918 3425 1588

Passcode: 870517

International numbers available: <https://zoom.us/j/91834251588>

You can [cancel](#) your registration at any time.

**From:** [Marc Rivet](#)  
**To:** [REDACTED]  
**Cc:** [Melanie Knight](#)  
**Subject:** RE: Burnt Lands Alvar  
**Date:** March 28, 2022 8:52:00 PM

---

Hello,

The Burnt Lands is an Area of Natural and Scientific Interest shown as an overlay (currently and proposed) which has related policies. The area is per provincial data and no change to its limits are proposed or can without MNRF input. Policies associated with ANSI are up to date and in the current Community Official Plan.

As an overlay the underlying designation is either Rural or Agricultural - that is the layer this project is looking at.

As Melanie indicated we are not reviewing or commenting on development files.

Thanks.  
Marc

---

**From:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Sent:** March 28, 2022 8:33 PM  
**To:** Kris Riendeau [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** RE: Burnt Lands Alvar

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Hi Kris,

Thank you for your comments. I have cc'd Marc Rivet who is our consultant and lead on the LEAR project should you have any further comments or questions.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply

outside your normal working hours.

---

**From:** Kris Riendeau [REDACTED]  
**Sent:** March 28, 2022 3:14 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Burnt Lands Alvar

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Dear Melanie,

I am writing to register my concern over the potential zoning changes to the Burnt Lands Alvar, and to add my name to the list of people requesting that the entire area be protected as an environmentally sensitive area of natural and scientific interest.

As a Mississippi Mills resident, I have a great appreciation for our ever-dwindling natural spaces. As a publisher of a local arts and community paper, I have already received several notes and letters about this issue, so I am aware that many others share these concerns.

Thank you for your careful consideration of this matter,

Kris Riendeau  
Editor & Publisher

[REDACTED]

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Municipality of Mississippi Mills  
613-256-2064 ext 259  
[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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Kris Riendeau  
Editor & Publisher

[REDACTED]  
[REDACTED]

**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: Burnt Lands Alvar  
**Date:** April 5, 2022 3:36:00 PM

---

---

**From:** Marc Rivet  
**Sent:** March 28, 2022 8:52 PM  
**To:** Kris Riendeau [REDACTED]  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
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As a Mississippi Mills resident, I have a great appreciation for our ever-dwindling natural spaces. As a publisher of a local arts and community paper, I have already received several notes and letters about this issue, so I am aware that many others share these concerns.

Thank you for your careful consideration of this matter,

Kris Riendeau  
Editor & Publisher

[REDACTED]  
[REDACTED]

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 5, 2022 5:55 PM  
**To:** Laura Pirie  
**Cc:** Melanie Knight; Eric Forhan; Gabrielle Snow  
**Subject:** RE: URGENT-contesting of LEAR score-please contact prior to April 5/22 public meeting

Hello,

Your property has been designated as Agricultural Area since the 2006 Community Official Plan (post amalgamation) orange highlight – before that we would need to pull out previous Township plans...

This is a larger area that is all AG lands.

No change is being proposed.

Hope this helps.

Marc

[Mississippi Mills LEAR Mapping \(arcgis.com\)](#)

You can see the maps online as well....

I can consider your email your submission and respond to it to Council (upcoming COW meeting) but based on the mapping and current methodology we won't be proposing a change.

---

**From:** Laura Pirie [REDACTED]  
**Sent:** April 5, 2022 5:49 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Eric Forhan <[eforhan@jlrichards.ca](mailto:eforhan@jlrichards.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>  
**Subject:** RE: URGENT-contesting of LEAR score-please contact prior to April 5/22 public meeting  
**Importance:** High

Hello Marc,

I'm not clear as to what the two maps you attached with current and proposed represent? If you could please explain that.

When we purchased the property it was not deemed prime agriculture and we were never made aware of any change to the designation.

We do not agree that our property was changed designation and would formally request it be reclassified.

If this should be part of your meeting information tonight I ask that you please include it. Please let me know what process we can take to get it reclassified.

I would appreciate if you could get back to me with more information.

Thanks,  
Laura Pirie  
[REDACTED]

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** April 5, 2022 12:39 PM  
**To:** Laura Pirie [REDACTED]

Cc: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Eric Forhan <[eforhan@jlrichards.ca](mailto:eforhan@jlrichards.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>

Subject: RE: URGENT-contesting of LEAR score-please contact prior to April 5/22 public meeting

Hello

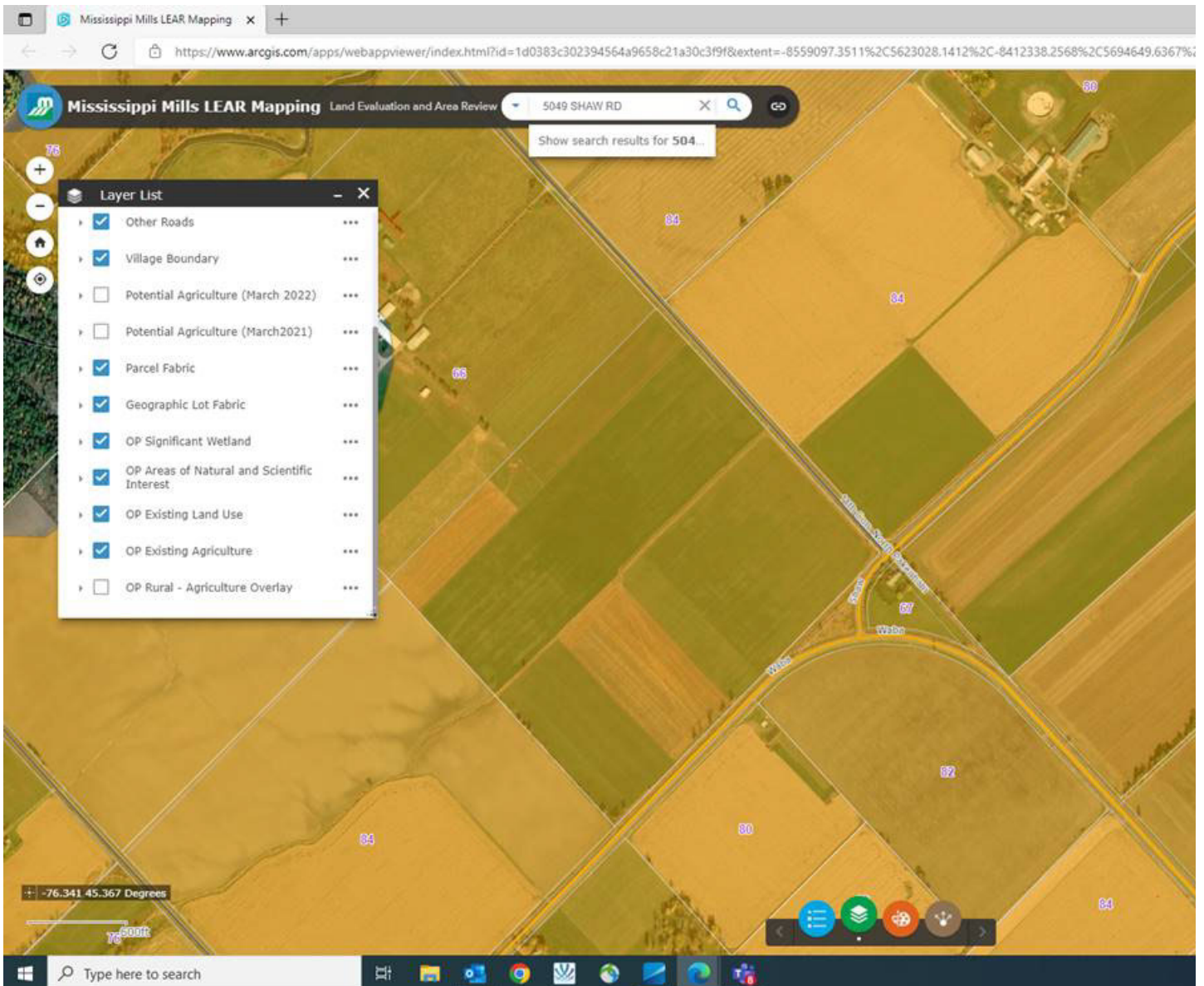
Nothing has changed from the current Community Official Plan designation or the proposed Community Official Plan designation as a result of LEAR. The proposed is currently designated AG and is proposed to remain.

Eric's email indicated you were above 65 (66+) see map included in his reply... this hasn't changed. LEAR score is only one component... it also looks at protecting areas (generally) greater than 250 hectares and small areas within these are not excluded.

Thanks.

Marc

Left image is current and right image is proposed.



**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

---

**From:** Laura Pirie [REDACTED]  
**Sent:** April 4, 2022 9:45 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** URGENT-contesting of LEAR score-please contact prior to April 5/22 public meeting

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Hi Marc,

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He advised that because of the score of 65 we would not meet the LEAR threshold and would be deemed prime agricultural.

Our first issue is that were told it was 65, last year, and therefore is below the 66 + LEAR score for prime agricultural, furthermore, we do not agree that it should fall under prime agricultural, as when we purchased this land directly from the County it was not deemed prime agriculture.

In addition, our property is under 4 acres so it is not suitable for profitable agriculture use. Our intent was always that we could sever from our property which we still actively would like to pursue.

I understand this is a pressing matter as there is a meeting tomorrow night however I would greatly appreciate a phone call at your earliest convenience tomorrow to inform us if there is anything we need to do to contest this prime agricultural designation for our property prior to the meeting.

Sincerely,

Laura Pirie  
[REDACTED]

**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Subject:** URGENT-contesting of LEAR score-please contact prior to April 5/22 public meeting  
**Date:** April 4, 2022 9:45:24 PM

---

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Sincerely,

**Laura Pirie**  
[REDACTED]

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 5, 2022 6:13 PM  
**To:** Laura Pirie  
**Cc:** Melanie Knight; Eric Forhan; Gabrielle Snow  
**Subject:** Re: URGENT-contesting of LEAR score-please contact prior to April 5/22 public meeting

Hello

It was always 67 - LEAR scoring has not changed (see map in Eric's email) - score is only a criteria - being within areas that are generally 250 hectares is also a considerations...

Regards.

Marc

Get [Outlook for iOS](#)

---

**From:** Laura Pirie [REDACTED]  
**Sent:** Tuesday, April 5, 2022 6:06:57 PM  
**To:** Marc Rivet <mrivet@jlrichards.ca>  
**Cc:** Melanie Knight <mknight@mississippimills.ca>; Eric Forhan <eforhan@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>  
**Subject:** RE: URGENT-contesting of LEAR score-please contact prior to April 5/22 public meeting

Hello,

Yes, we purchased the property before 2006.

I would like to have it reviewed and proposed for a change.

I'm also questioning why my property previously showed a 65 which would be under the score and has now gone to a 67 although no properties surrounding me have changed, from what I can see.

Please let me know if you require more information.

Thanks,

**Laura Pirie**  
[REDACTED]

---

**From:** Marc Rivet <mrivet@jlrichards.ca>  
**Sent:** April 5, 2022 5:55 PM  
**To:** Laura Pirie [REDACTED]  
**Cc:** Melanie Knight <mknight@mississippimills.ca>; Eric Forhan <eforhan@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>  
**Subject:** RE: URGENT-contesting of LEAR score-please contact prior to April 5/22 public meeting

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& Associates Limited**  
ENGINEERS • ARCHITECTS • PLANNERS



Platinum  
member

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**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
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Platinum  
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Sincerely,

Laura Pirie  
[REDACTED]

**From:** [REDACTED]  
**To:** [Marc Rivet](#)  
**Cc:** [Gabrielle Snow](#); ["Melanie Knight"](#)  
**Subject:** RE: Question re. property  
**Date:** February 1, 2022 6:01:52 PM  
**Attachments:** [image001.png](#)

---

Hi,

Thank you so much for your thorough answer! It is greatly appreciated.

Another thing I thought of, based on it's current designation and/or on its possible future designation, is it possible to sever the property at all?

And what happens if the farmer that currently uses the land, ceases to use it? Being designated agriculture, would it still be taxed so, even if it is not "farm" use? Don't get me wrong, I hope our farmer continues to use it forever, but just looking to be able to prepare myself for what could happen.

Thanks,  
Mel

---

**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Sent:** December 13, 2021 3:46 PM  
**To:** [REDACTED]  
**Cc:** Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>; Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** FW: Question re. property

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

**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



*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:** [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.

However, I'm wondering if you could still shed some light on the additional questions that I had re. what I can and cannot do with the property (questions copied here again for reference).

3. With it's current designation of Rural or partially Rural,
  - 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?
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](mailto:gsnow@jlrichards.ca)>

**Sent:** October 29, 2021 2:39 PM

**To:** [REDACTED]  
**Cc:** Marc Rivet <[mrivet@jlrichards.ca](mailto: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

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



*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:** [REDACTED]  
**Sent:** Thursday, October 28, 2021 3:23 PM  
**To:** Roxanne Sweeney <[rsweeney@mississippimills.ca](mailto:rsweeney@mississippimills.ca)>  
**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)?
  - b. Do we know how soon an MPAC assessment would be completed after the designation changes?
3. With it's current designation of Rural or partially Rural,
  - 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?
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 kindly in advance,  
Melanie

## Mélanie Désabrais

---

**From:** Melanie Knight <mknight@mississippimills.ca>  
**Sent:** April 5, 2022 12:56 PM  
**To:** 'Mary Jack'  
**Cc:** Marc Rivet; Gabrielle Snow; Roxanne Sweeney  
**Subject:** RE: Z-04-22 -LEAR OPA 29

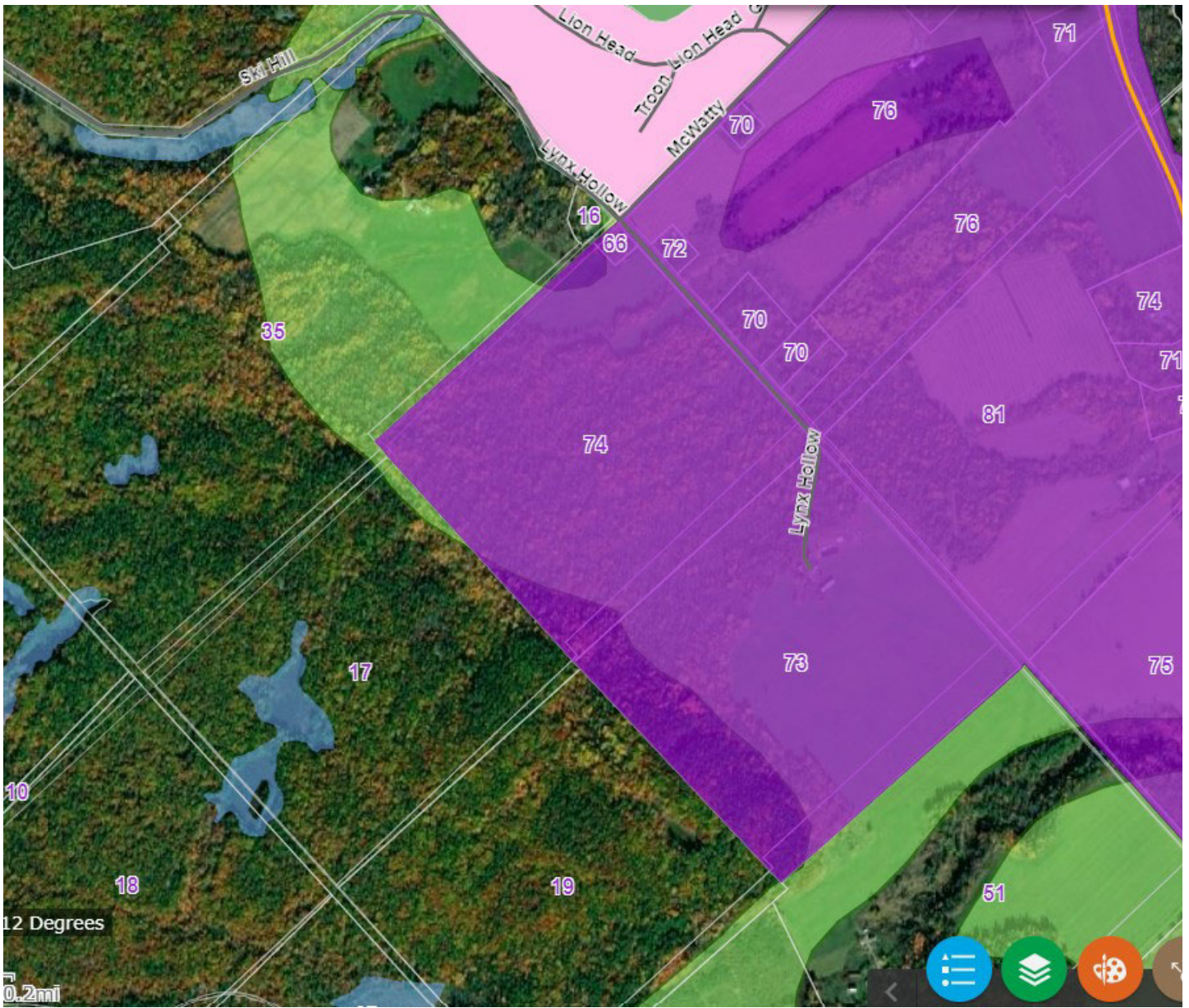
**[CAUTION]** This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Mary

I have cc'd Marc Rivet, who is the lead on this project so that Marc can provide more information regarding the LEAR study and the changes to your property.

I have provided a screen shot of the LEAR mapping below. This can also be accessed online on our website: [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#) and the map delineating the Agricultural to Rural changes can be found here: [Map-of-Rural-and-Agricultural-changes-March-25-2022.pdf \(mississippimills.ca\)](#)

We also have extensive FAQs on our website which will assist you with follow up questions: [Frequently Asked Questions - OPA 29 Prime Agricultural Area Designation Review - Mississippi Mills](#)



Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

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

From: Mary Jack [REDACTED]  
Sent: April 5, 2022 12:21 PM  
To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
Subject: Z-04-22 -LEAR



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I would like to ask 3 questions about the zoning of my property.

I own properties with roll numbers:

0931-946-015-24000-0000

0931-946-015-24100-0000

in Pakenham Ward.

Are they changing zoning from RU to Agricultural? They contain 57 acres of cleared land used for hay and 135 acres of wet bush ; so not all of the property is suitable for agriculture.

How will this affect my tax bill?

How will this affect my use of the property?

**From:** [Melanie Knight](#)  
**To:** [Marc Rivet](#); [Gabrielle Snow](#)  
**Subject:** FW: Jim Wood enquiring rezoning info - LEAR  
**Date:** December 13, 2021 4:34:59 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

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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](mailto:mknight@mississippimills.ca)

---

**From:** Sadie Dupuis <[sdupuis@mississippimills.ca](mailto:sdupuis@mississippimills.ca)>  
**Sent:** December 13, 2021 4:17 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto: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](mailto:wjimwood@yahoo.com)



Sadie Dupuis  
Building Official  
BCIN 122041



**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#); [Roxanne Sweeney](#)  
**Subject:** RE: Z-04-22 OPA-29  
**Date:** April 13, 2022 10:54:25 AM

---

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Thanks Nick and to confirm, yes, your comments will form part of the public record and will be included in the documents to Council.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

Please be advised the Municipal Offices are closed Friday April 15 and Monday April 19.

---

**From:** Nick de Boer [REDACTED]  
**Sent:** April 12, 2022 10:35 AM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Re: Z-04-22 OPA-29

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Hi Melanie,

Thanks for reaching out to me in a follow-up.

The input, as you mentioned, is from local residents, not only from the farming community. I am dependent on the products from the farming community as everyone is. As such we all need 'Prime Ag' lands to be protected from development. We also need biodiversity. This is something that the farming community is not good at.

Areas like the ANSI need special protection.

This LEAR process should not be about individual farming landowners.

As a concerned resident my views should be considered equally.

I trust that my input will be submitted to the Council, the decision makers, for them to do their job. Please confirm this will happen.

If they do their job right, then it will save a lot of aggravation for all parties going forward. If they don't do the job right, landowners will request changes to zoning to correct flaws and it will cost staff hours and tax dollars and landowner frustration.

Regards  
Nick de Boer

On Mon, Apr 11, 2022 at 6:30 AM Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)> wrote:

Hi Nick,

Thank you for your comments.

As I am sure you are aware, the LEAR study has been a multi-year study using the guidance of OMAFRA as well as input from local residents from the farming community as part of the Agricultural Working Group. I am not sure what your address is so I cannot confirm for you if your property is affected by the LEAR study at all, but if you would like to find out more regarding study, feel free to visit our website here where there are a number of maps and an interactive GIS map where you can input your address to find the scoring of properties and any proposed changes: [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

We will ensure you are notified of any formal decisions for the LEAR study.

Thanks again for your comments and perspective.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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---

**From:** Nick de Boer [REDACTED]  
**Sent:** April 4, 2022 1:50 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Z-04-22 OPA-29

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Hello Melanie,

This is a written submission for OPA-29.

The proposed amendment of the official plan is to zone lands as "Prime Agriculture" to protect the best soils from other forms of development. This is to preserve the best soils for our food needs.

Council has chosen to use the LEAR process to identify these prime agricultural lands. The LEAR process is flawed for this area. LEAR needs to be modified. This process was not designed for areas like Lanark County and Mississippi Mills. This process becomes much like fitting a square peg into a round hole. Our municipality has too many rock outcrops and ridges.

The LEAR process identifies areas of Prime Ag land and it stops at hard boundaries such as roads, rivers and significant wetlands. The Burnt Lands Alvar has an escarpment that provides a hard boundary between the ag lands and the sparse soil of the Alvar. The Burnt Lands Alvar contains a Provincially Significant Area of Natural and Scientific Interest (ANSI). The map shows the ANSI and it is great this area is acknowledged but it is not respected in the same way as the Significant Wetlands are. The ANSI needs to be respected.

A commonsense approach is to look at satellite imagery of the municipality. After 200+ years of settlement, viable agricultural land has been cleared and is devoid of trees. Land that is covered by trees is not financially cost effective to be cleared for cultivation.

To designate non-arable soil (rock) as Prime Ag Lands is like trying to make a silk purse from a sow's ear.

If the intent is to protect Prime Ag Lands with adjacent lands, then call it what it is, adjacent lands, not Prime Ag.

No one would want a legacy of trying to spin the truth and tell people that rock is Prime Ag Land. The common sense approach would be to exclude all the Alvar ANSI from the Prime Ag Land area.

Regards,  
Nick de Boer  
Mississippi resident.

**From:** [Melanie Knight](#)  
**To:** [REDACTED]  
**Cc:** [Marc Rivet](#); [Gabrielle Snow](#); [Roxanne Sweeney](#)  
**Subject:** RE: Z-04-22 OPA-29  
**Date:** April 11, 2022 6:30:31 AM

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Hi Nick,

Thank you for your comments.

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We will ensure you are notified of any formal decisions for the LEAR study.

Thanks again for your comments and perspective.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

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---

**From:** Nick de Boer [REDACTED]  
**Sent:** April 4, 2022 1:50 PM  
**To:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>  
**Subject:** Z-04-22 OPA-29

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Hello Melanie,

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Council has chosen to use the LEAR process to identify these prime agricultural lands. The LEAR process is flawed for this area. LEAR needs to be modified. This process was not designed for areas like Lanark County and Mississippi Mills. This process becomes much like fitting a square peg into a round hole. Our municipality has too many rock outcrops and ridges.

The LEAR process identifies areas of Prime Ag land and it stops at hard boundaries such as roads, rivers and significant wetlands. The Burnt Lands Alvar has an escarpment that provides a hard boundary between the ag lands and the sparse soil of the Alvar. The Burnt Lands Alvar contains a Provincially Significant Area of Natural and Scientific Interest (ANSI). The map shows the ANSI and it is great this area is acknowledged but it is not respected in the same way as the Significant Wetlands are. The ANSI needs to be respected.

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If the intent is to protect Prime Ag Lands with adjacent lands, then call it what it is, adjacent lands, not Prime Ag.

No one would want a legacy of trying to spin the truth and tell people that rock is Prime Ag Land. The common sense approach would be to exclude all the Alvar ANSI from the Prime Ag Land area.

Regards,  
Nick de Boer  
Mississippi resident.



**From:** [Marc Rivet](#)  
**To:** [Gabrielle Snow](#)  
**Subject:** FW: FW: Attend the OPA 29 Virtual Information Session (Open House)  
**Date:** March 8, 2022 10:51:00 AM  
**Attachments:** [0.png](#)

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**From:** Nick Martyn [REDACTED]  
**Sent:** Tuesday, April 27, 2021 1:34 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>  
**Subject:** Re: FW: Attend the OPA 29 Virtual Information Session (Open House)

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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

[REDACTED]  
[REDACTED]

e:

Skype: nick\_martyn

On Tue, Apr 27, 2021 at 1:17 PM Marc Rivet <[mrivet@jlrichards.ca](mailto: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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---

**From:** Marc Rivet

**Sent:** Tuesday, April 27, 2021 8:40 AM

**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

**Cc:** Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>; Christa Lowry <[clowry@mississippimills.ca](mailto:clowry@mississippimills.ca)>; Kris Kerwin <[kkerwin@jlrichards.ca](mailto:kkerwin@jlrichards.ca)>; Eric Forhan <[eforhan@jlrichards.ca](mailto: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-pgouF1Q](https://zoom.us/webinar/register/WN_WVaO4186TfmmJo-pgouF1Q)

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](mailto:kkerwin@jlrichards.ca)

**Phone:** (343) 804-5370

## Mélanie Désabrais

---

**From:** Marc Rivet  
**Sent:** April 28, 2022 10:32 AM  
**To:** Jen Hustler; Mélanie Désabrais  
**Cc:** Dianne Dawe  
**Subject:** FW: FW: Property designation change 5993 Martin Street North, Almonte, ON

Sorry a few missed

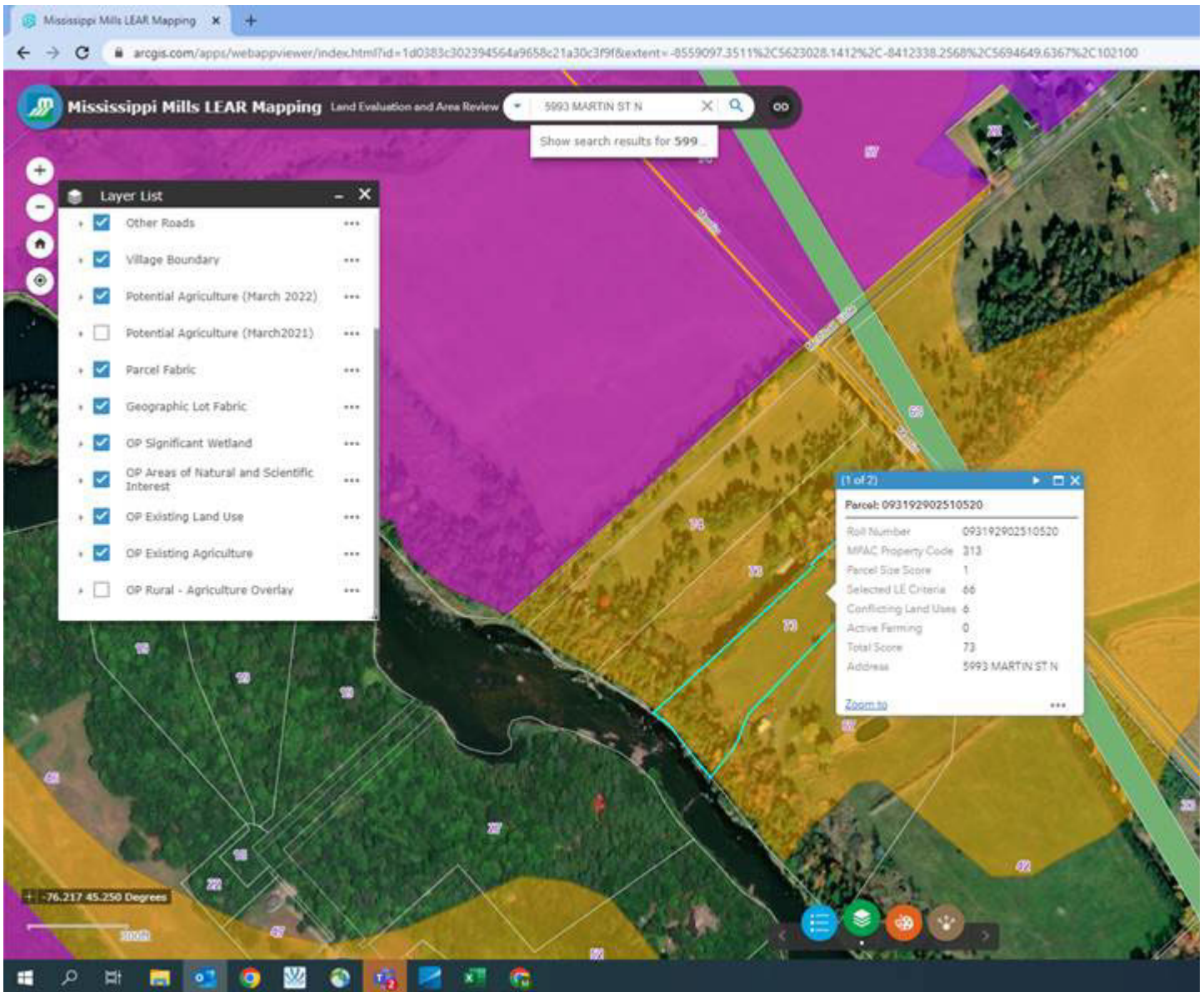
---

**From:** Marc Rivet  
**Sent:** April 28, 2022 10:30 AM  
**To:** [REDACTED]  
**Cc:** Melanie Knight <mknight@mississippimills.ca>  
**Subject:** FW: Property designation change 5993 Martin Street North, Almonte, ON

Hello

Under the 2006 Plan your property is Agriculture (orange). Under the proposed 2022 Plan your property is proposed to be Rural (new Ag limits shown in purple). No significant change as residential permitted in both and property doesn't appear to have further severance rights.

Thanks.  
Marc



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

From: [REDACTED]  
 Sent: Friday, July 30, 2021 11:04 PM  
 To: Marc Rivet <[mrivet@jlrichards.ca](mailto: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:** [Gabrielle Snow](#)  
**Subject:** FW: Mississippi Mills prime ag land  
**Date:** March 8, 2022 10:48:00 AM  
**Attachments:** [image001.png](#)

---

**From:** Marc Rivet  
**Sent:** Monday, May 3, 2021 1:09 PM  
**To:** [REDACTED]  
**Cc:** Ken Kelly <kkelly@mississippimills.ca>; Christa Lowry <clowry@mississippimills.ca>; Jennifer Russell <jrussell@mississippimills.ca>  
**Subject:** RE: Mississippi Mills prime ag land

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).

---

**From:** [REDACTED]  
**Sent:** Monday, May 3, 2021 1:02 PM  
**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto: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](mailto: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](mailto: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](mailto: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](http://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: Pam Martin [REDACTED] >

> Sent: Tuesday, April 27, 2021 8:12 AM

> To: Marc Rivet <[mrivet@jlrichards.ca](mailto: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

**From:** [REDACTED]  
**To:** [Eric Forhan](#); [Roxanne Sweeney](#); [Melanie Knight](#); [Marc Rivet](#); [Mills Planner](#)  
**Subject:** severance of 1072 clayton Rd  
**Date:** February 23, 2022 4:49:14 PM

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Hi Team,

Just a quick follow up, I understand we are waiting on an "OPA 29" I believe. I am still very interested in severing my property here at 1072 Clayton Rd. Almonte ON K0A 1A0.

We are zoned agricultural however as you can see on your drawings of this property, we are too small to be considered agricultural and wish to be zoned rural.

How do we go upon switching to Rural zoning? For severance.

Please advise

Thanks

Pat McKinnon

[REDACTED]  
[REDACTED]

Sent from [Mail](#) for Windows

## Mélanie Désabrais

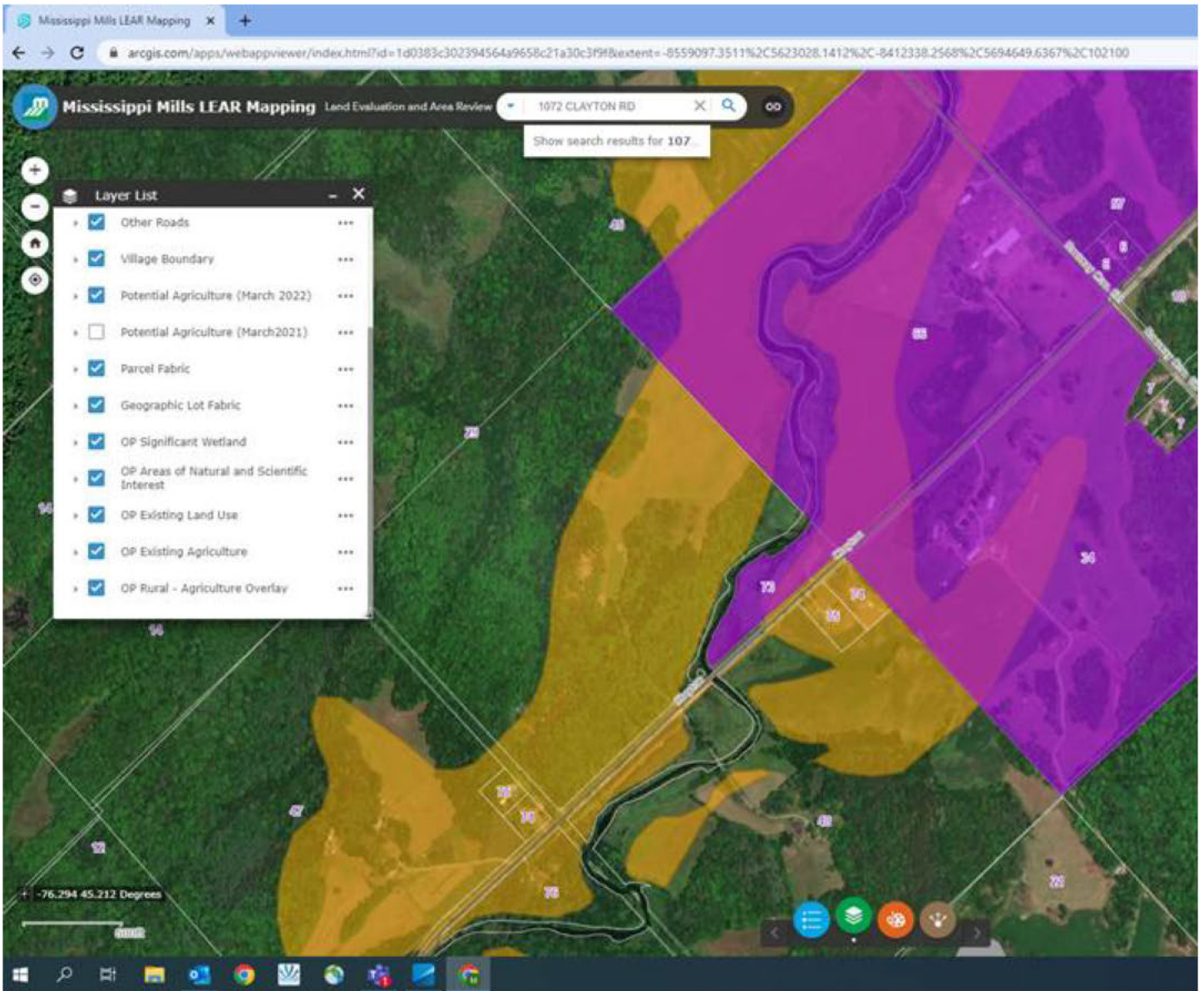
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**From:** Marc Rivet  
**Sent:** April 18, 2022 2:07 PM  
**To:** [REDACTED]; Melanie Knight  
**Cc:** Ken Kelly  
**Subject:** RE: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello,

I note that currently the east ½ is designated Agriculture. Based on the latest March 2022 Draft – the full property was proposed as it was abutting other Agricultural lands and scored greater than 66 points. Please advise if you will be proceeding with a consent and/or if you would like for us to reconsider full Agriculture designation.

Thanks.  
Marc



From: pandc.mckinnon [REDACTED] >  
Sent: April 18, 2022 1:40 PM  
To: Marc Rivet <mrivet@jlrichards.ca>; Melanie Knight <mknight@mississippimills.ca>; Ken Kelly <kkelly@mississippimills.ca>  
Cc: Gabrielle Snow <gsnow@jlrichards.ca>  
Subject: RE: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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Hi Gang,

Just reaching out to follow up with our request to sever our current address?

1072 Clayton Rd.

April 5th has come and gone, and it says to follow up with you's in regard to being rezoned from agricultural to rural.

Can you please confirm if we are good to go with the severance?

Thanks

Pat McKinnon [REDACTED]

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

Date: 2022-03-25 11:20 a.m. (GMT-05:00)

To: Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>, Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>

Cc: Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>

Subject: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

REMINDER

**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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**From:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

**Sent:** March 18, 2022 1:57 PM

**To:** Marc Rivet <[mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca)>

**Cc:** Melanie Knight <[mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>; Gabrielle Snow <[gsnow@jlrichards.ca](mailto:gsnow@jlrichards.ca)>

**Subject:** Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello,

You are receiving this notice simply as a reminder that a Public Meeting will be held April 5, 2022 at 6:00 p.m. to discuss the proposed Official Plan Amendment No. 29 which consists of a review of the prime agricultural area designation (and implementing zoning revisions).

As you might recall, a statutory public meeting was held May 4, 2021 for the purpose of giving the public an opportunity to make representation regarding the proposed OPA 29 by-law amendment for the Prime Agricultural Area Designation Review. Following the Public Meeting, a LEAR Working Committee was formed to review the prime agricultural area designations and Council required input from the Agricultural Committee and an additional public meeting. The Agricultural Advisory Committee passed a motion supporting the OPA, 29 as revised.

Following the public meeting, a report addressing comments / submissions will be brought forward to the Committee of the Whole for a recommendation to Council.

A full list of past meetings and resource materials (including an online mapping tool) can be found at the following link:

## OPA 29 Documents and Additional Resources:

- [PROPOSED PRIME AGRICULTURAL AREA DESIGNATION](#)
- [March 25, 2021 Report to Committee of the Whole re: Official Plan Amendment \(OPA\) No. 29 - Agricultural Lands LEAR](#)
- [March 25, 2021 OPA 29 Overview Presentation Slides](#)
- [Public Notice](#)
- [Draft OPA 29](#)
- [Frequently Asked Questions](#)
- [Proposed Prime Agriculture Designation Map](#)
- [Potential Future Severances Map](#)
- [Mississippi Mills LEAR Additional Feedback Request](#)
- [April 22, 2021 Agricultural Advisory Committee Meeting](#)
- [April 22, 2021 JL Richards Presentation to Agricultural Advisory Committee](#)
- [April 28, 2021 Virtual Information Session Recording](#)
- [May 4, 2020 Public Meeting Recording](#)
- GIS LEAR mapping: <https://arcg.is/05LaOG>
- [LEAR Scores of 66+](#)



- [LEAR Working Group Meeting - July 28, 2021](#)
- [LEAR Working Group Meeting - August 3, 2021](#)
- [Letter to property owners changing from Agricultural to Rural designation](#)
- [Letter to property owners changing from Rural to Agricultural designation](#)
- [LEAR Working Group Meeting - September 1, 2021](#)
- [LEAR Working Group Meeting - September 22, 2021](#)
- [LEAR Working Group Meeting - October 6, 2021](#)
- [LEAR Working Group Meeting - October 20, 2021](#)
- [LEAR Working Group Meeting - November 3, 2021](#)
- [Agricultural Advisory Committee Meeting - December 8, 2021](#)
- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

## Mélanie Désabrais

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**From:** Melanie Knight <mknight@mississippimills.ca>  
**Sent:** March 31, 2022 4:51 PM  
**To:** [REDACTED]  
**Cc:** Marc Rivet  
**Subject:** RE: File A-04-22 and OPA29

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Hi Paul,

In terms of the building envelope for the minor variance application, its best to wait until municipal staff have worked with the applicant on the development agreement. We are aware that the applicant's sketch was not to scale and caused some confusion. Rest assured the development agreement will stipulate that the applicant will be required to adhere to the recommendations of the EIS. This agreement will be registered on title and the Planning Department will also review the site plan at the building permit stage to ensure compliance with the requirements of the minor variance.

For Official Plan Amendment 29, I have included Marc Rivet in this email from JL Richards who is the lead on this project if you have any follow up questions.

To be clear, there is no change to the Burnt Lands ANSI in the Official Plan or Zoning By-law as a result of the LEAR study. The Burnt Lands is an Area of Natural and Scientific Interest is shown as an overlay (currently) which has related policies in our Official Plan. The area is per provincial data and no change to its limits are proposed or can without MNRF input. The policies associated with ANSI are up to date and in the current Community Official Plan.

It is the underlying designation, which is currently either Rural or Agricultural is what the LEAR study applies to, not to the ANSI overlay or policies.

Here is our LEAR website which has the proposed mapping for both the Official Plan designations and Zoning By-law Amendment details. [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

I hope this information helps.

Melanie

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills  
613-256-2064 ext 259 | [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca)

My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

---

**From:** paul frigon [REDACTED]  
**Sent:** March 28, 2022 2:51 PM

To: Melanie Knight <mknight@mississippimills.ca>; Jeffrey Ren <jren@mississippimills.ca>

Subject: File A-04-22 and OPA29

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Hi Melanie/Jeffrey

Could we meet for 30-45 minutes this week, earlier than later if possible, to discuss two matters?

1. To confirm the building envelope on Chad Young's property
2. OPA29 and Burnt Lands ANSI issues in the NW of the ANSI

Thanks for your consideration

Paul

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**From:** paul frigon [REDACTED]

**Sent:** Tuesday, March 22, 2022 5:08 PM

**To:** 'Jeffrey Ren' <jren@mississippimills.ca>

**Cc:** 'Roxanne Sweeney' <rsweeney@mississippimills.ca>; 'Mills Planner' <mplanner@mississippimills.ca>; 'Melanie Knight' <mknight@mississippimills.ca>; [REDACTED]

[REDACTED]; 'Jennifer Russell' <jrussell@mississippimills.ca>

**Subject:** RE: File A-04-22 - Questions and Concerns

Hi Jeffrey

Thanks for the confirmation regarding zoning.

Also thanks for picking up on terminology – I revised the location of the actual “building envelope” (the green square) to reflect just the buildings. Of course there is still the laneway, well and septic system that will likely be close to the buildings.



I will attend the CofA meeting – thanks for the invitation