

Casey Munro

From: Melanie Knight
Sent: May 16, 2022 7:47 AM
To: Jeanne Harfield
Cc: Casey Munro; Ken Kelly
Subject: FW: Prime Agricultural Opposition - OPA 29
Attachments: We found suspicious links; Schedule B.pdf; Cavanagh letter April 13 2022.pdf

Good morning,

I'm not sure what the process is for having Council receive these after the agenda has gone live?

Melanie

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

The Planning Department is experiencing a large number of inquiries and applications, resulting in delayed responses. We appreciate your patience as we work to respond as quickly as possible.

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

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: May 15, 2022 3:39 PM
To: Melanie Knight <mknight@mississippimills.ca>
Cc: Daniel Cavanagh [REDACTED]; Nancy Cavanagh [REDACTED]; Jennifer Russell <jrussell@mississippimills.ca>
Subject: Fwd: Prime Agricultural Opposition

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Hello
Please add this email and pdf...
Did our best to include all - believe there are already a few from this resident...
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: Daniel Cavanagh [REDACTED]
Sent: Wednesday, April 13, 2022 5:36 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>; rsweeney@mississippimills.ca <rsweeney@mississippimills.ca>; Nancy Cavanagh [REDACTED]; dferguson@mississippimills.ca <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

April 13, 2022

Marc Rivet

JL Richards and Associates

Dear Mr Rivet:

Re: Proposed Prime Agricultural Designation of Eldon and Nancy Cavanagh's property located at 1166 12th Conc Pakenham S Roll Number [REDACTED] and Daniel Cavanagh's property located at 3561 Timmins Road Roll Number [REDACTED]

I am property owner at 3561 Timmins Road and son to Eldon and Nancy Cavanagh property owners of 1166 12th Concession S Pakenham. I am writing following the public meeting on their behalf as well as mine to oppose the proposed Prime Agricultural designation of our properties identified above. We understand the challenging work JL Richards and Associates in collaboration with the LEAR Working Group has achieved to this point to identify Prime Agricultural land in Mississippi Mills while at the same time satisfying the province's mandate to protect Prime Agricultural land in the province of Ontario, however we strongly object to the designation of our lands listed above to Prime Agricultural.

Based on review of March 25, 2021 draft OPA 29, March 22, 2022 Draft OPA 29, specifically LEAR scoring methodology, Agricultural Advisory Committee Meetings, LEAR Working Group Meetings, Canada Land Inventory Soil Capability For Agriculture maps, Comprehensive Zoning By-Law No. 11-83 of the Town of Mississippi Mills as well as detailed history of the properties, the facts presented, it is our view that JL Richards and Associates in collaboration with the LEAR Working Group has proposed restrictive designations on our lands with limited input from us as land owners. We seek to have JL Richards and Associates and the LEAR Working Group revisit each of these land parcel designations prior to JL Richards and Associates submitting their report to council.

Factual Background 1166 Lot 9 Concession 12 South Pakenham

The following is the factual background of the property.

1. In January of 1994 the **Land Division Committee of the County of Lanark** approved the separation of this 20 acre parcel at 1166 Lot 9 Concession 12 South. The intent noted on **Form 1, The Planning Act Land Division Committee County of Lanark Application**, was to separate the not good farm land from the Prime Agricultural farmland. Canada Land Inventory Soil Capability For Agricultural map was used at this time (see Appendix A).

2. At the time of consent a single family dwelling was located on the parcel with a designated driveway off of Concession 12.

3. In July of 1996 the single family dwelling burnt due to a fire.

4. **Comprehensive Zoning By-Law No. 11-83 of the Town of Mississippi Mills** article **6.14 NON-COMPLYING USES** designates a dwelling can be rebuilt on the property.

5. **Zoning By-law No. 11-83 of the Town of Mississippi Mills Schedule B, Pakenham Ward**, zone classifications designate this parcel of land as Rural. The Canada Land Inventory methodology for soil capability and the associated Schedule B Map for Pakenham indicate this parcel is designated as Rural (see Schedule B Appendix B).

6. In 2018 Compass Energy with approval of the Director of the Ministry of the Environment and Climate change approved a site plan for the construction of a ground mounted solar project on this parcel. Part of the process for approval of this site plan was an environmental assessment inclusive of the local municipality, neighbors, Ministry of Natural Resources and Forestry,

Conservation Authorities, and the Ministry of Tourism, Culture and Sport. This assessment was conducted to ensure the facility was not located on land classified as good farming land by the Canada Land Inventory. More specifically ground mounted solar facilities are strictly only allowed to be placed on land classified as CLI 4-7. Lastly ground mounted solar projects must be confirmed to not be located on CLI 1-3 land or Prime Agricultural land (see detailed site plan Appendix C).

7. March 25, 2021 Mississippi Mills staff seek council's direction to move forward with JL Richards and Associates Land Evaluation Area Review or LEAR to delineate Prime Agricultural designation on Schedule "A" and Schedule "B" – Rural Land Use Plan. As part of the LEAR review using OMAFRA's guidelines Mississippi Mills decides to attribute 70 percent of the overall score to the Land Evaluation (LE) component and the remaining 30 percent of the score be attributed to Area Review (AR) factors. This weighting breakdown was selected as soil capability is a significant determinant of agricultural potential and JL Richards and Associates wanted the weighting scheme to be reflective of this. Additionally, JL Richards and Associates believes 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.
8. Using the LEAR methodology Eldon and Nancy's parcel scored a total of 56, much less than the 66 score required to be designated Prime Agricultural. Breaking down this point system further, the Land Evaluation (LE) soil capacity score component worth up to 70 points only achieved a score of 32 points. Whereas the Area Review (AR) worth up to 30 points achieved a score of 24 points. The Land Evaluation (LE) component evaluates soil capability as it relates to agriculture. The Canada Land Inventory Soil Capability Classification for this parcel of land clearly does not meet the standard for Prime Agricultural land.
9. On October 20th, 2021 during the LEAR Working Group Meeting, this parcel of land was briefly mentioned. Marc Rivet of JL Richards and Associates noted the scoring of this property to be 56 and left it to the committee to recommend removing the Prime Agricultural designation. Marc also comments it is completely surrounded by agricultural properties so by default it should remain designated. There was no comment by any member of the committee on this parcel despite a LEAR score of 56.

10. April 5th, 2022 I spoke briefly on Eldon and Nancy Cavanagh's behalf to contest the Prime Agricultural designation of this parcel. I made note during my time a more formal objection was to follow. This letter containing factual background of the property will help JL Richards and Associates along with the LEAR Working Group revisit the proposed land designation of our land in Official Plan Amendment 29's draft.

Analysis of land history and proposed Prime Agricultural designation

Based on my review of the facts of these land parcels and the LEAR study as conducted by JL Richards and Associates we have several concerns about the proposed Prime Agricultural designation of our land and the process used for Prime Agricultural designation. I list below the salient problems with this designation.

- A. **Figure 6. Parcels with LEAR Scores of 66+** (page 22 Draft Official Plan Amendment 29) clearly demonstrates the parcels score of less than 66. LEAR methodology scoring determined this parcel of land to score 56 out of a possible 100 points. Expanding on this the 70% weighting of the Land Evaluation (LE) component only received a score of 32. The Land Evaluation component uses a dataset from Canada Land Inventory Soil Capability Classification mandated by OMAFRA. The bulk of the scoring percentage for this parcel came from the Area Review (AR) component which is weighted much less at 30% and achieved a score of 24 points out of 30. Therefore the lessor weighted component of the LEAR methodology attained a greater percentage of the points in determining this lands classification. Nevertheless this parcel does not meet the threshold score of 66 to be designated Prime Agricultural land by LEAR methodology criteria.

- B. The LEAR working group in collaboration with JL Richards and Associates participated in a series of meetings to review the LEAR study, landowner submissions and provide expert advice regarding the LEAR scoring process for Official Plan Amendment 29. During the October 20th, 2021 meeting the above parcel of land was briefly mentioned by Mr Rivet and noted a LEAR score of 56. Mr Rivet also asked members of the LEAR Working Group if the parcel should be excluded. No member of the LEAR Working Group commented on this parcel or the 56 LEAR score attained

for this parcel. Neither LEAR scoring methodology nor input from the LEAR Working Group played a role in the designation of this parcel of land.

- C. **Figure 1. Land Evaluation: Soil Capacity Score** (page 17 of Draft Official Plan Amendment) clearly delineates the soil capabilities of this parcel of land. The Canada Land Inventory Soil Capability of this parcel does not meet the standards to be classified Prime Agricultural Land.

- D. Notwithstanding lots 7, 6, back half of 5,4,3,2 and 1 on Concession 12 South Pakenham are not designated Prime Agricultural, our parcel in the front half of lot 9 has been recommended as Prime Agricultural however, only by default for its proximity to other Prime Agricultural lands. This reasoning is ambiguous and misleading. The parcel's proximity to Prime Agricultural land is equal to its proximity to undesignated land along the same Concession.

- E. Related zoning By-law Amendments affected by draft Official Plan Amendment 29 that have a direct effect on this parcel of land have not been discussed or presented to us as land owners.

- F. The LEAR Working Group was formed via the Agriculture Committee and was to include any available member of the Agriculture Committee plus Councilor Denzil Ferguson to represent Pakenham Ward. We commend their efforts during this difficult process. However, at no point during the LEAR Working Group Meetings did the members consult with independent planners, Ontario Federation of Agriculture, Ontario Landowners Association, other land designation experts, or any other independent third party in fields relating to the reclassification of land.

- G. **Zoning By-Law No. 11-83 of the Town of Mississippi Mills Schedule B Ward of Pakenham** zone designation designates this parcel of land as Rural (see Appendix B).

H. **The Land Division Committee of the County of Lanark** Under subsection 53 (21) of the Planning Act certified consent to separate this parcel of not good farmland from the existing Prime Agricultural farmland for the purpose of resale.

I. The Ministry of Environment and Climate Change of Ontario's Director approved a project site plan for a Ground Mounted Solar project on this parcel of land. Ground mounted solar projects can not be placed on land classified as Canada Land Inventory 1-3 or Prime Agricultural land.(see detailed site plan Appendix C)

Factual Background 3561 Timmins Road

1. Lot Created by **Land Division Committee of the County of Lanark** and registered July 6th 1978. Presently has Specific Use Provisions outlined in section 7.1.3 Existing Lots of the Comprehensive Zoning By-Law NO. 11-83 of the Town of Mississippi Mills.
2. **Schedule B Ward of Pakenham Zoning By-law No. 11-83 of the Town of Mississippi Mills** indicates a mixed-use zoning classification of Rural and Agriculture for this lot. Schedule B shows the back half of the lot is designated Agriculture while the front half of the lot is designated Rural (see Schedule B Appendix B)
3. **Figure 5, Total LEAR Score per Evaluated Parcel** (page 21 Draft Official Plan Amendment 29) clearly shows the lot not meeting the threshold score of 66 to designate this parcel of land Prime Agricultural.
4. **Figure 6, Parcels with LEAR Scores 66+** (page 22 Draft Official Plan Amendment 29) clearly shows this lot not meeting the threshold score of 66 for Prime Agricultural designation.

5. The parcel attained a LEAR score of 56, breaking down this score by component, the Land Evaluation (LE) component received a score of 45 out of a possible 70 points and the Area Review (AR) component received 1 out of 10 points for parcel size, 10 out of 10 points for conflicting land uses and 0 out of 10 for active farming for a total of 11 out of a possible 30 points. This parcel does not meet the LEAR scoring threshold thus should not be designated Prime Agricultural land.

6. Upon receiving notice of a proposed land designation change to this lot. An email was sent to JL Richards and Associates on August 17, 2021 with specific questions regarding the redesignation of my lot to Prime Agricultural. A response followed on August 20, 2021 indicating my inquiry was received and a response was being prepared; however, due to the high volume of inquiries, delays were to be expected in receiving a formal response. To this date I have not received a formal response from JL Richards and Associates.

7. October 20th, 2021 during the LEAR Working Group meeting Councilor Denzil Ferguson asks Mr Rivet about the query on this lot. Mr Rivet references the small size of the lot and dismisses my inquiry, commenting “they do not understand the change”. (see LEAR Working Group Meeting October 20, 2021)

Analysis of land history and proposed Prime Agricultural Designation

I list below the salient problems with this designation.

- A. This lot does not meet the LEAR scoring threshold of 66+ to be designated Prime Agricultural land. This can be supported by **figure 5** and **figure 6** in Draft Official Plan Amendment 29 dated March 22, 2022. Breaking down the weighted scoring further shows 45 of possible 70 points awarded for the Land Evaluation (LE) component and only 11 points out of 30 awarded for the Area Review (AR) component. This lot will only ever be used for a detached dwelling and should never be designated Prime Agricultural. Designating this lot Prime Agricultural restricts future use of this lot.

- B. Notwithstanding lots 7,6 back half of 5, 4,3,2 and 1 not being designated Prime Agricultural, this lot located on lot 8 in close proximity to these undesignated parcels and scoring 56 on LEAR is still being recommended Prime Agricultural.

- C. During the LEAR Working Group Meeting on October 20, 2021 when this land was discussed no member of the committee spoke to the LEAR score of 56 for the land and when asked about an inquiry Mr Rivet dismissed the inquiry because of the lot size and my misunderstanding of Prime Agricultural designation. The lot size was part of the LEAR scoring AR review and had already received a score of 1 for this parcel. During the process of designating this parcel Prime Agricultural no member of the LEAR Working Group spoke and the LEAR methodology scoring was disregarded.

- D. **Zoning By-Law No. 11-83 of the Town of Mississippi Mills Schedule B Ward of Pakenham** zone designation designates this parcel of land as Rural and Agriculture. Schedule B shows the front half designated Rural and the back half designated Agriculture. There is adequate room keeping setbacks in mind to build a detached dwelling on the Rural designation of this lot. Changing this lot's designation to Prime Agricultural restricts the future land uses associated with this lot. (see Schedule B Appendix B)

- E. Related zoning By-law Amendments affected by Official Plan Amendment 29 that have a direct effect on this parcel of land have not been discussed or presented to myself. These changes could have a significant effect on the properties land use in the future.

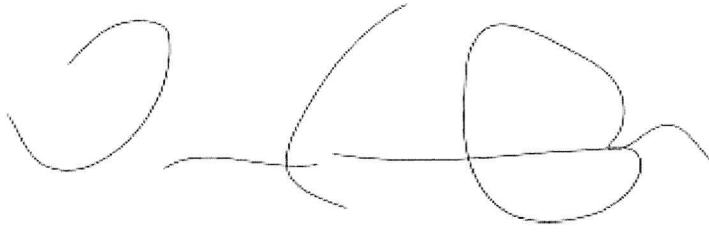
Request to reconsider Prime Agricultural Designation

Given the above concerns along with the factual background presented, we seek to have JL Richards and Associates revisit the land designation at 1166 Lot 9 Concession 12 S Pakenham and 3561 Timmins Road.

We would appreciate hearing from you regarding this matter within the next 10 calendar days.

We look forward to hearing from you.

Yours very truly,

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line and a large, stylized 'C'.

Daniel Cavanagh

Appendix

Appendix A



Form 1
THE PLANNING ACT
LAND DIVISION COMMITTEE
County of Lanark
APPLICATION FOR CONSENT

copy

To be submitted to: LAND DIVISION COMMITTEE, P.O. BOX 37, PERTH, ONTARIO K7H 3E2.

1. Name of owner NANCY E ELDON CAVANAGH
Telephone number [redacted]
Address [redacted]
Name of owner's solicitor or authorized agent

Telephone number
Address
Please specify to whom all communications should be sent:
owner solicitor agent

2. (a) Type and purpose of proposed transaction:
(check appropriate space)
 Conveyance (specify - e.g. new lot, addition to a lot)
 Other (specify - e.g. mortgage, lease, easement, right-of-way, correction of title)
SEPARATION OF FARM LAND FOR RESALE
(b) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged
?
(c) Relationship (if any) of person(s) named in (b) to owner (specify nature of relationship)

3. Location of land:
Municipality PAKENHAM Concession No. 12
Lot(s) No. 8 & 9 Registered Plan No.
Lot(s) No. Reference Plan No.
Part(s) No. Geographic or Former Township
Name of Street Street No.

4. Description of land intended to be severed:
Frontage 900' Depth 44 - 921' Area 18.9 AC.
Existing Use Proposed Use
Number and use of buildings and structures (both existing and proposed) on the land to be severed
HAY STORAGE BARN #3 FOR CONDITION

5. Description of land intended to be retained:
Frontage APPROX - 1100' Depth Area 118 ACRES
Existing Use Proposed Use
Number and use of buildings and structures on the land to be retained

6. Number of new lots (not including retained lots) proposed: ZERO

7. (a) Type of road access to proposed lot:
 Provincial Highway County Road Township Road
 Other (specify)

(b) Type of road access to retained lot:
 Provincial Highway County Road Township Road
 Other (Specify)

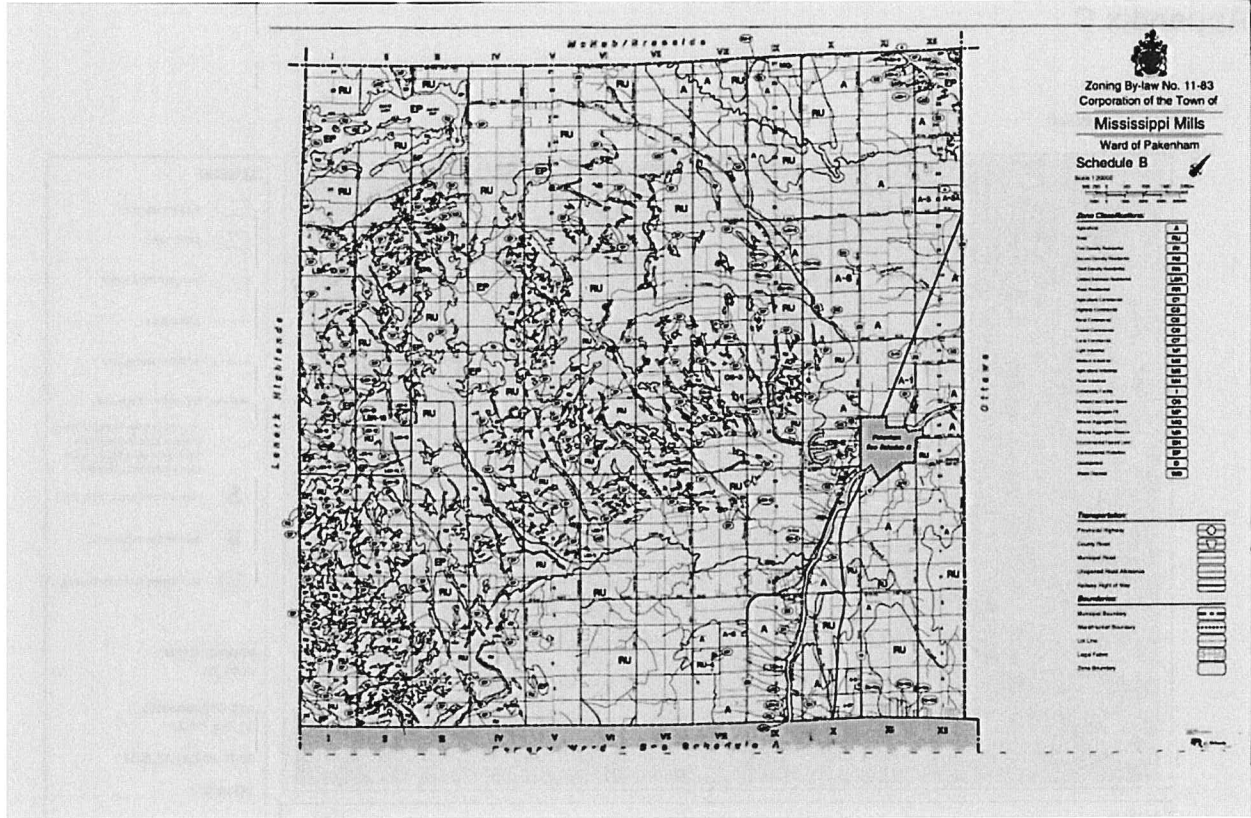
(c) Is access by water to proposed lot? Yes No
Is access by water to retained lot? Yes No
If proposed access is by water, what boat docking and parking facilities are available on the mainland? (Specify)

8. What type of water supply is proposed? (Check appropriate space)

TYPE	PROPOSED		RETAINED	
	LOT	LOT	LOT	LOT
Municipality owned and operated pipe water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (Specify) <u>TOWN ON FARM</u>				

Comprehensive Zoning By-law 11-83 Schedule B

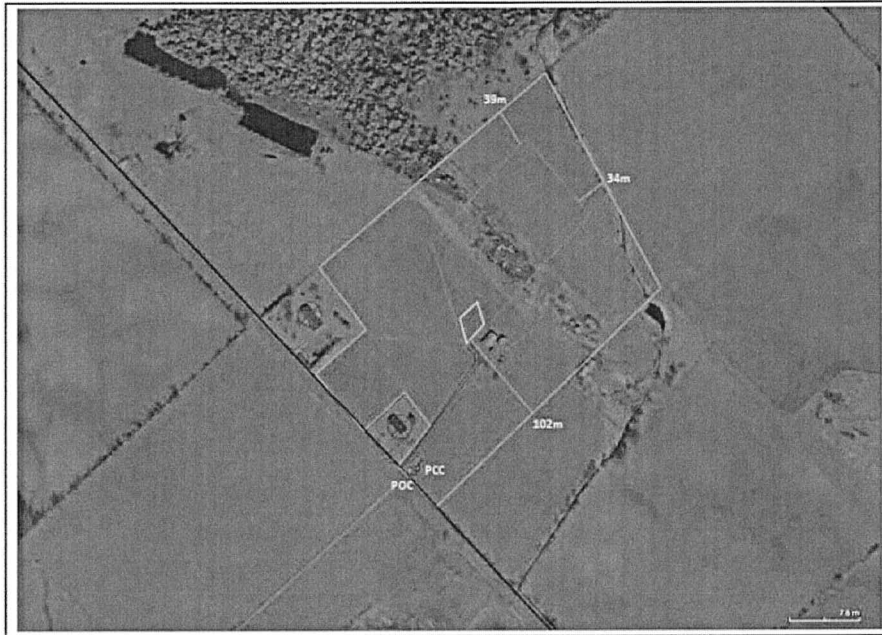
Appendix B



Compass Energy Site Plan

Appendix C

PROJECT SITE PLAN



LEGEND


- Property Boundary
- Solar Project
- Inverter/Transformer
- Access Road
- HONI Distribution Line
- Project Connection Line
- Setback of Solar PV Panels from Property Boundary and from Noise Generating Equipment to Abutting Property Boundary
- Point of Common Coupling (PCC)
- Point of Connection (POC)
- On Property Structure/Building

PROJECT NAME
CECN_B1


GPS COORDINATES
45.332, -76.27

DATE: August 16, 2017

VERSION: 1



Suite 350, 215 Spadina Avenue,
Toronto, Ontario, M5T 2C7
T: (416) 705-1361
www.compassenergyconsulting.ca

- NOTES:**
- Minimum setback from property boundary of 20 m;
 - Minimum setback from waterbodies (including wetlands) of 30 m;
 - Minimum setback from a residential cluster of 100 m;
 - Visual screening (3 m wide and approximately 2 m tall strip of vegetation, planted in a staggered pattern) required for all properties that abut a residential property;
 - POC: Point of Connection (connection point to existing Hydro One distribution system);
 - PCC: Point of Common Coupling (connection point to new Hydro One owned distribution line); and
 - Location and configuration of equipment, and dimensions are subject to final design of the solar PV facility.
- 

Other Resources

Land Inventory Soil Capability for Agriculture

https://sis.agr.gc.ca/cansis/publications/maps/cli/250k/agr/cli_250k_agr_31f.jpg

The Municipality of Mississippi Mills Draft OPA

<https://www.mississippimills.ca/en/build-and-invest/resources/Documents/Planning/Draft-OPA-29-March-23-2022.pdf>

Comprehensive Zoning By-law No. 11-83 Of The Town Of Mississippi mills

<https://www.mississippimills.ca/en/build-and-invest/resources/Documents/Planning/Bylaw-11-83-Comprehensive-Zoning---Consolidated-March-2020.pdf>

LEAR Working Group Meeting October 20, 2021

https://pub-mississippimills.escribemeetings.com/Players/ISISStandAlonePlayer.aspx?ClientId=mississippimills&FileName=Encoder%20550_Agricultural%20Working%20Group%20-%20LEAR_2021-10-20-10-03.mp4

Paul Frigon

From: [REDACTED]
To: "[Melanie Knight](#)"; "[Jeffrey Ren](#)"
Cc: [Marc Rivet](#); [REDACTED]
Subject: RE: File A-04-22 and OPA29
Date: March 31, 2022 7:34:08 PM
Attachments: [image001.png](#)
[image003.jpg](#)

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Hi Melanie ... Sorry – the email got sent before I finished – just wanted to end with:

OPA-29

A final concern is, while Provincially Significant Wetlands (PSWs) were considered a hard boundary in the LEAR process, ANSIs were not – was there a rationalization for this approach ? ANSIs were considered hard boundaries in the LEAR process in the GTA and points East.

Paul

From: paul frigon [REDACTED]
Sent: Thursday, March 31, 2022 6:02 PM
To: 'Melanie Knight' <mknight@mississippimills.ca>; 'Jeffrey Ren' <jren@mississippimills.ca>
Cc: 'Marc Rivet' <mrivet@jlrichards.ca>; 'Tineke Kuiper' [REDACTED]
Subject: RE: File A-04-22 and OPA29

Hi Melanie – thanks for this – some additional comments

File A-04-22

Is the development agreement available for public scrutiny or comment ?
Is there any opportunity for public input on the interpretation of the EIS and its recommendations ?? e.g. outdoor lighting and illumination impact is not mentioned.

OPA-29

We understand there is no change to the ANSI – the concern is the potential impact of the change in zoning from RU to PA. Of course, we believe there is an overarching need to have the ANSI re-zoned Environmental Protection (EP), which is a similar zoning that Ottawa has for the ANSI, but we realise that this issue is beyond the scope of the current exercise.

One concern is the ability to change a PA zoning, in the future, to EP. There is a

sense that the PA zoning is very difficult, if not impossible to change.

Another concern is the PA zoning would likely still permit agricultural practices in the ANSI, such as outbuildings, barns and feedlots, that would have a significant impact on the ANSI.

A final concern is, while Provincially Significant Wetlands (PSWs) were considered a hard boundary on the LEAR process, ANSIs were not – was there a rationalization for this approach ? ANSIs were considered hard boundaries

From: Melanie Knight [<mailto:mknight@mississippimills.ca>]

Sent: Thursday, March 31, 2022 4:51 PM

To: 'paul frigon' [REDACTED]; Jeffrey Ren <jren@mississippimills.ca>

Cc: Marc Rivet <mrivet@jlrichards.ca>

Subject: RE: File A-04-22 and OPA29

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

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

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 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

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

Paul Frigon

Mélanie Désabrais

From: paul frigon [REDACTED]
Sent: March 31, 2022 6:02 PM
To: 'Melanie Knight'; 'Jeffrey Ren'
Cc: Marc Rivet; 'Tineke Kuiper'
Subject: RE: File A-04-22 and OPA29

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Sent: Thursday, March 31, 2022 4:51 PM
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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

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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

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 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

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]; [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

Paul Frigon

Mélanie Désabrais

From: Marc Rivet
Sent: April 1, 2022 8:58 AM
To: paul frigon; 'Jeffrey Ren'
Cc: 'Melanie Knight'; 'Tineke Kuiper'
Subject: RE: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Good morning,

Yes and her letter was discussed with provincial partners.

The ANSI limits and related policies were recently reviewed and approved as part of the Five Year Review to the Community Official Plan (a couple of years ago).

ANSI policies are only triggered at time of “development” requiring a Planning Act decision.

This was discussed with Ministry of Municipal Affairs and Housing, Ministry of Agriculture and Rural Affairs, and the Ministry of Natural Resources and Forestry.

This Public Meeting is not to discuss whether or not ANSIs show be a designation or zoned to prohibit development, etc. This is to identify prime agricultural areas and the LEAR methodology has been developed with OMAFRA and reviewed with MMAH and MNRF.

Thanks
Marc

From: paul frigon [REDACTED] >
Sent: March 31, 2022 5:42 PM
To: Marc Rivet <mrivet@jlrichards.ca>; 'Jeffrey Ren' <jren@mississippimills.ca>
Cc: 'Melanie Knight' <mknight@mississippimills.ca>; 'Tineke Kuiper' [REDACTED] >
Subject: RE: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Hi Marc

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However, I am certainly interested in the issue and have been working with Tineke Kuiper on presenting some concerns about the change in zoning from Rural to Prime AG for three specific parcels in the NW of the ANSI – as you have correctly identified with arrows in the image below. Also appreciate the confirmation of terminology “overlay of development constraints” vs “zoning designation”

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Paul Frigon

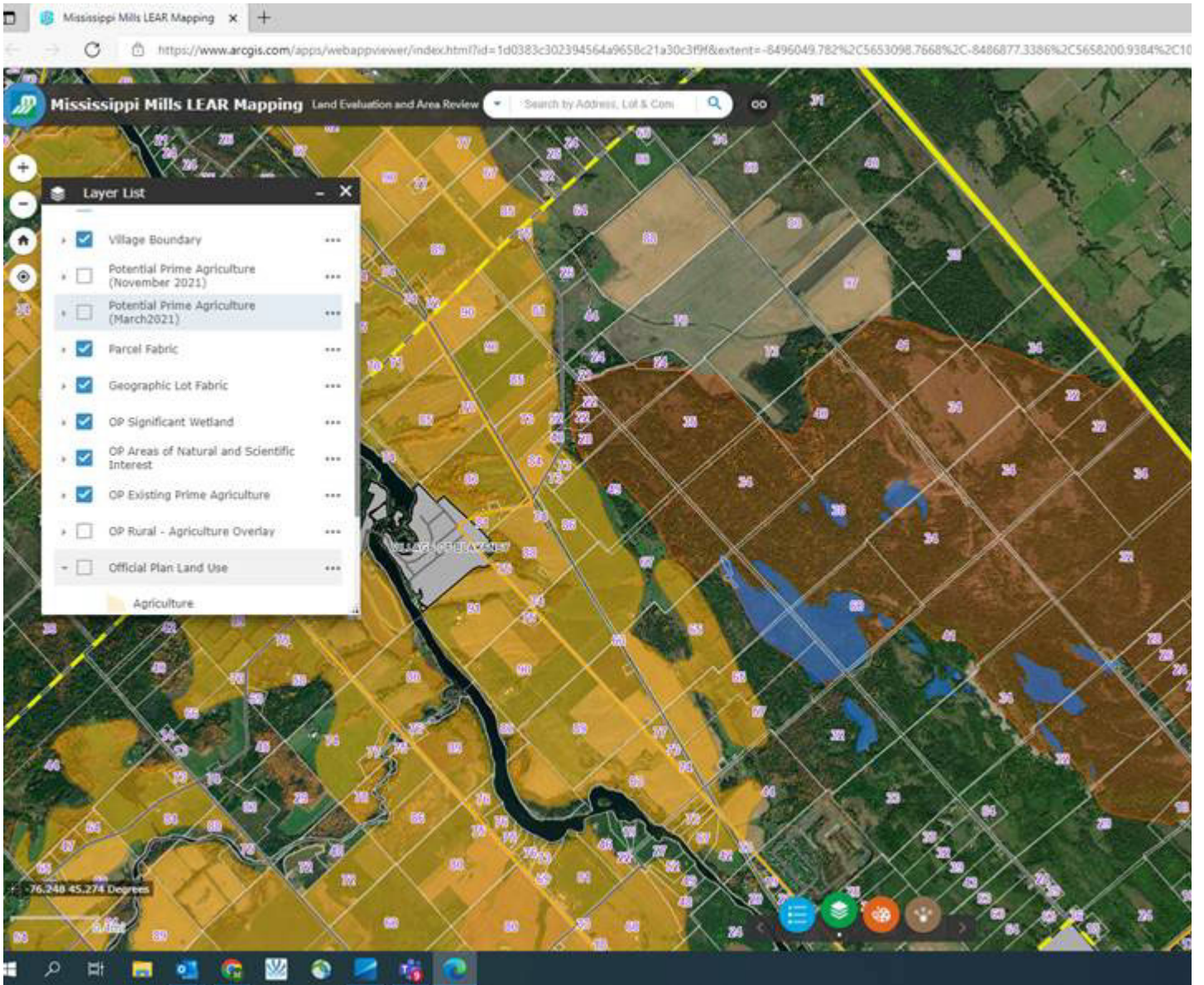
From: Marc Rivet [<mailto:mrivet@jlrichards.ca>]
Sent: Thursday, March 31, 2022 4:53 PM
To: 'paul frigon' [REDACTED] Jeffrey Ren <jren@mississippimills.ca>
Cc: Melanie Knight <mknight@mississippimills.ca>
Subject: FW: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

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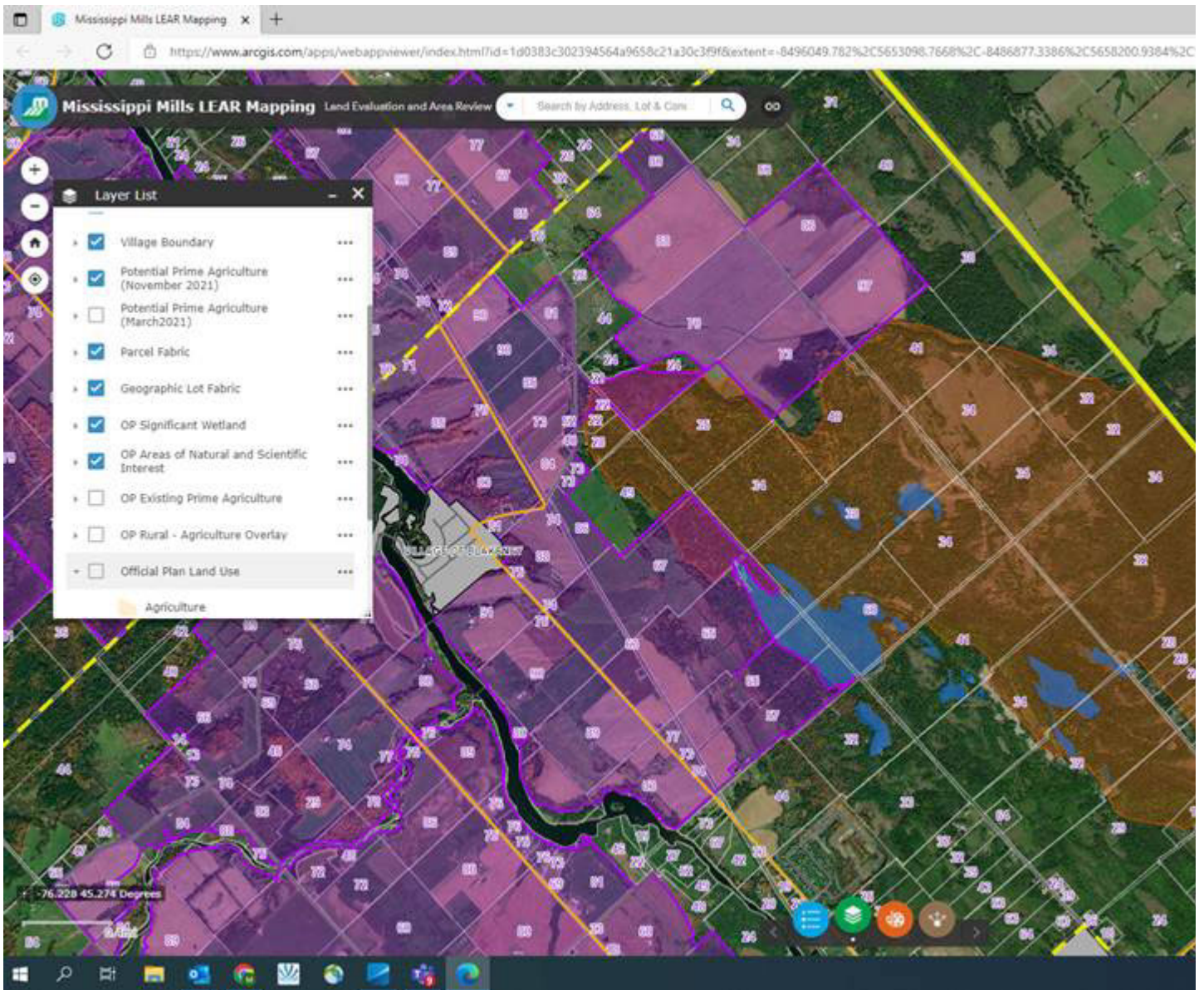
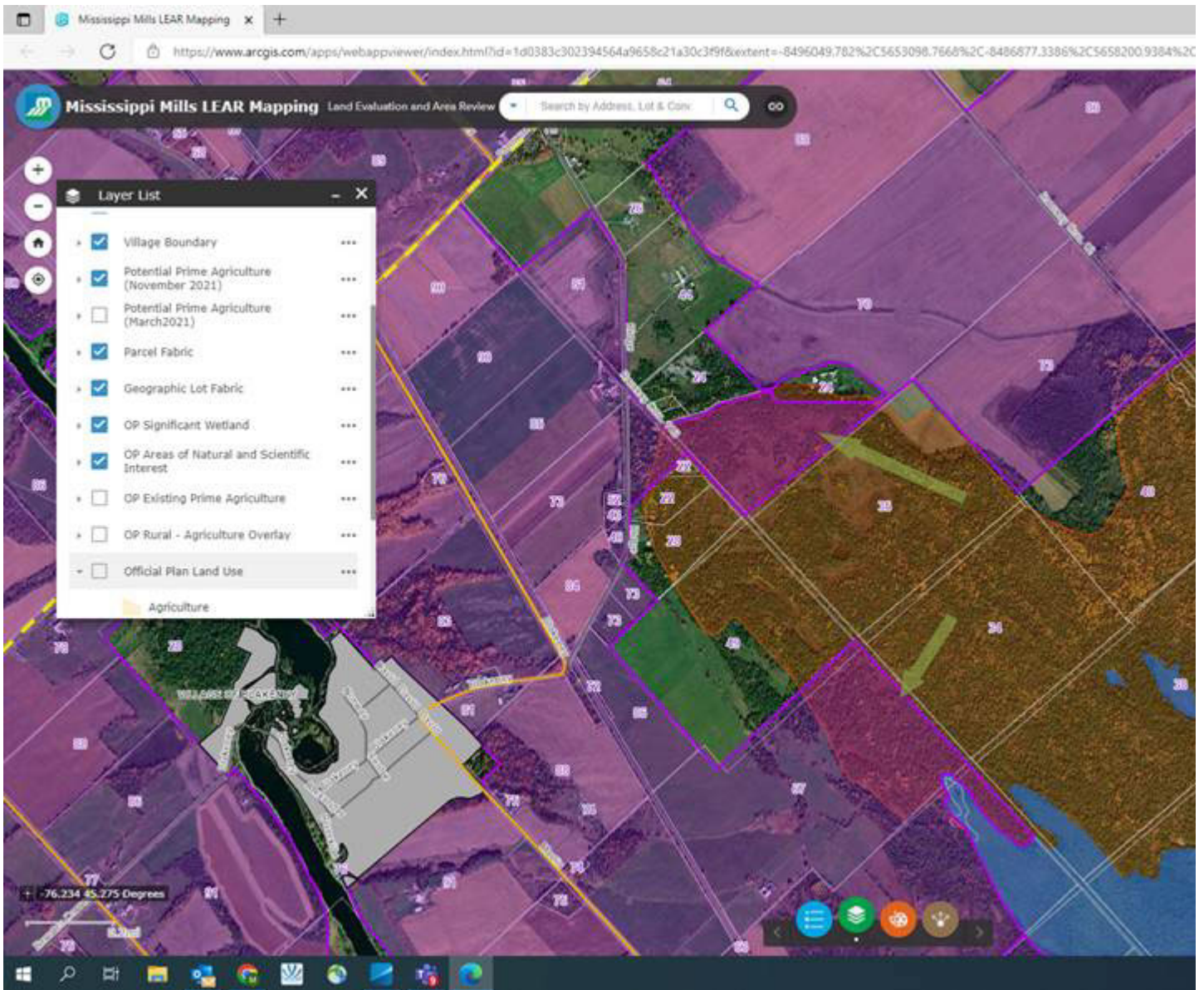


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Both Rural and Agricultural designation / zoning permit agricultural uses.

ANSI policies apply at time of a planning decision (under the Planning Act).



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

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: Rob Rainer [REDACTED]
Sent: March 31, 2022 4:29 PM
To: Melanie Knight <mknight@mississippimills.ca>; Marc Rivet <mrivet@jlrichards.ca>
Cc: Don Johnston [REDACTED]
Subject: Re: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

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Marc, if you have time tomorrow (Friday), preferably, or on Monday to speak with me that would be appreciated.

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Melanie

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ecological implications of such rezoning, and to encourage a strengthening of protection for this invaluable site.

Would you have 15-20 minutes of time tomorrow (Friday April 1), or at latest Monday April 4, to speak with me to answer some questions? If so please advise of the time that works for you and I will make it work for me. I would also ask that you call me on my cell at 613-314-7755.

We also request opportunity to speak at next Tuesday's Public Meeting. To speak on our behalf would be our President, Don Johnston (also a resident of Mississippi Mills), and myself. **Please confirm that we may have time to speak next Tuesday.**

If you have any further information on this potential rezoning, beyond what is available on the municipal website, please also share it with us.

Thank you and we look forward to hearing from you.

Rob Rainer, Vice President

Mississippi Madawaska Land Trust

10970 Hwy 7

Carleton Place, ON K7C 3P1

██████████

████████████████████

████████████████

Mélanie Désabrais

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Sent: March 31, 2022 5:42 PM
To: Marc Rivet; 'Jeffrey Ren'
Cc: 'Melanie Knight'; 'Tineke Kuiper'
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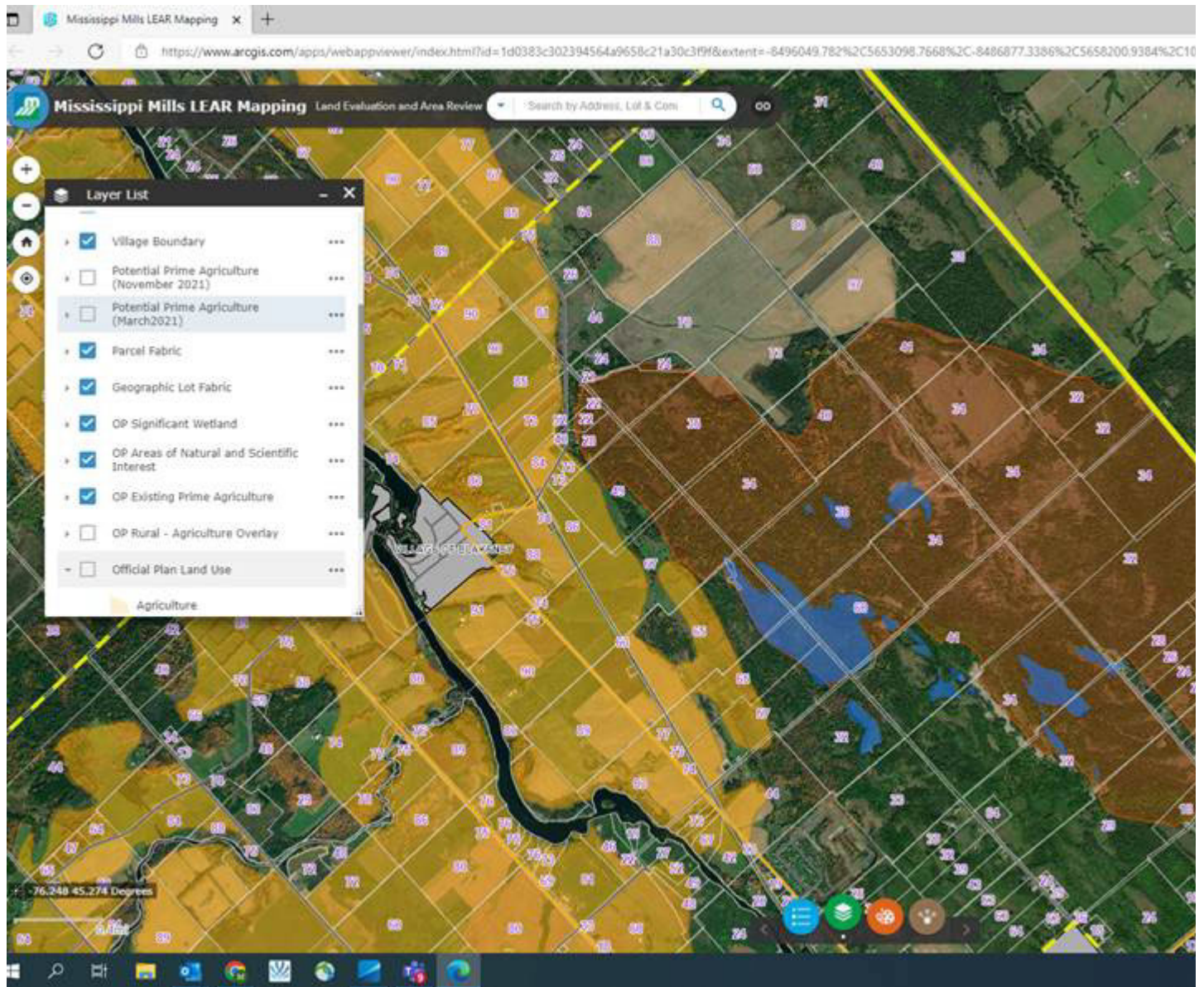
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Purple is the proposed Agricultural Area (parcels scoring greater than 66 and generally forming an area of 250 ha or more). Blue being wetlands

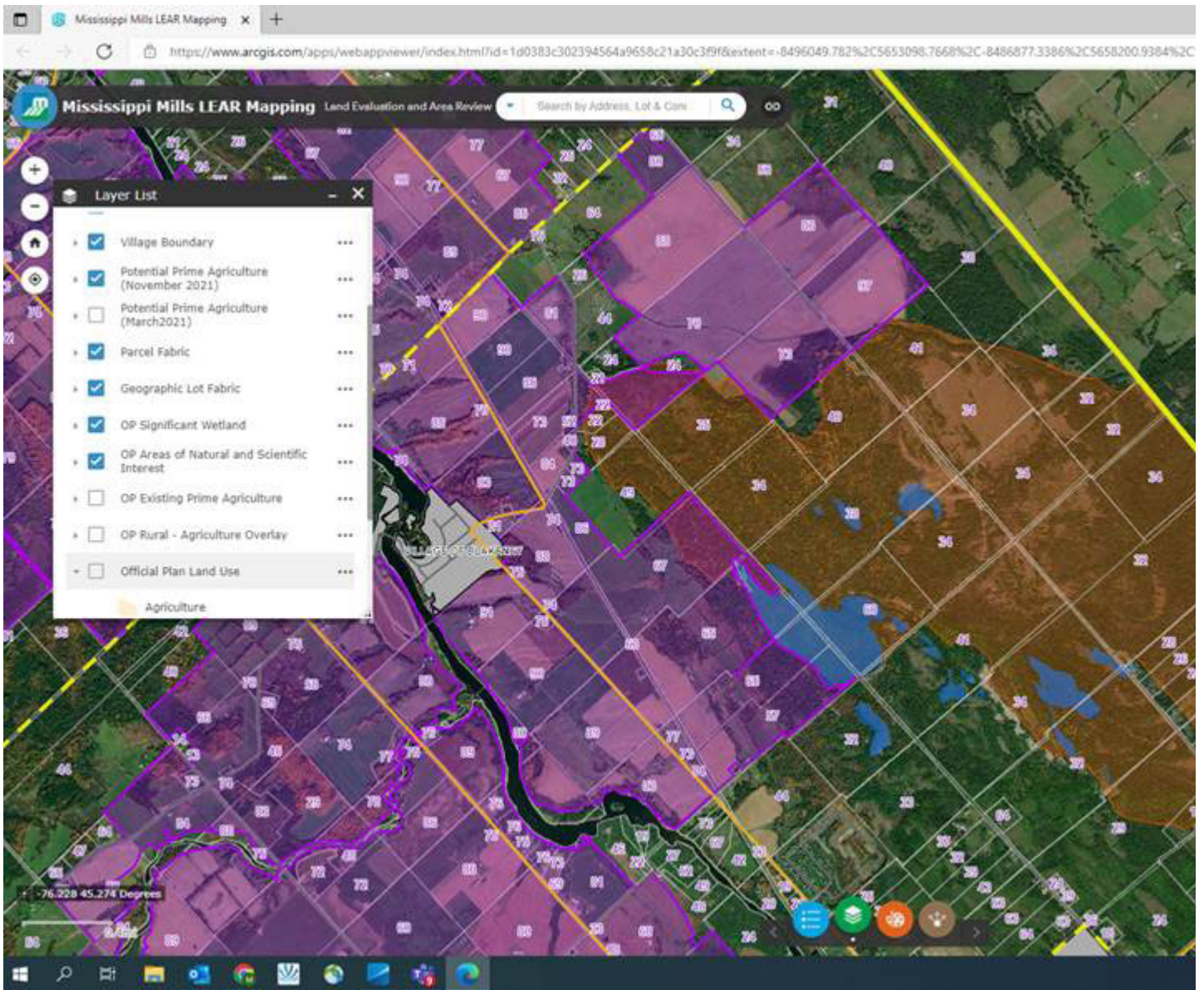
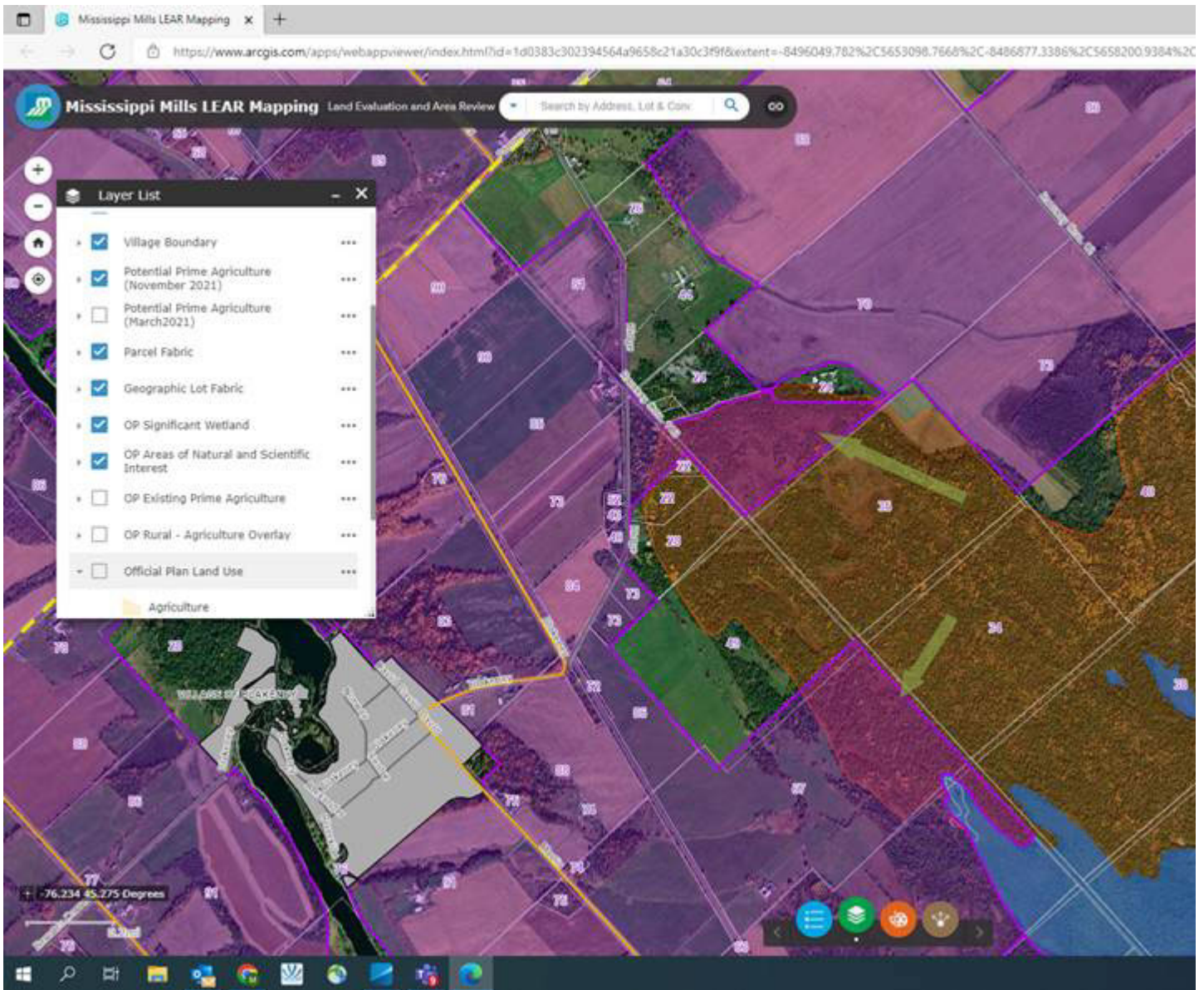


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Hope this helps.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



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Thank you and we look forward to hearing from you.

Rob Rainer, Vice President

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10970 Hwy 7

Carleton Place, ON K7C 3P1

[REDACTED]

[REDACTED]

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Mélanie Désabrais

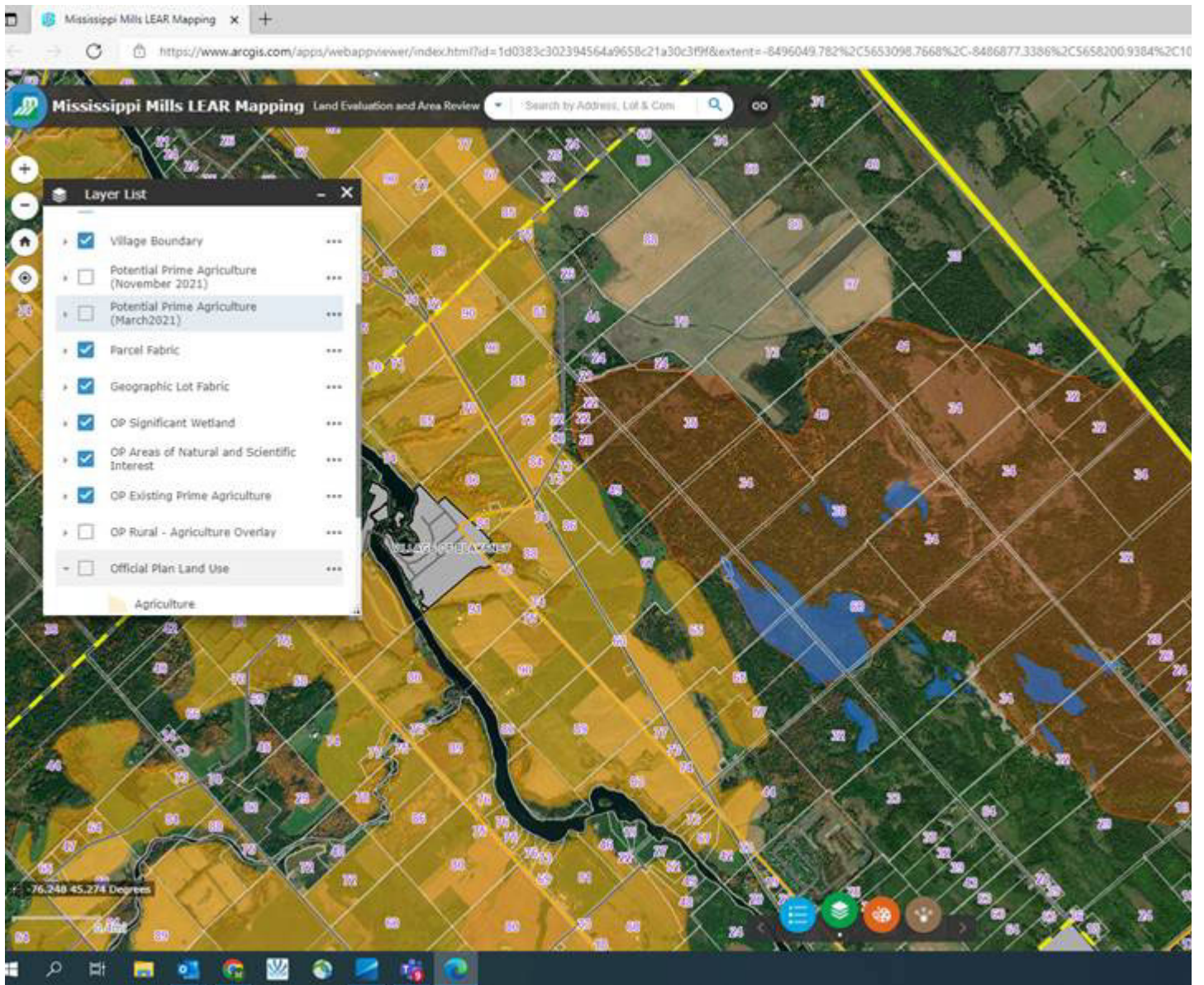
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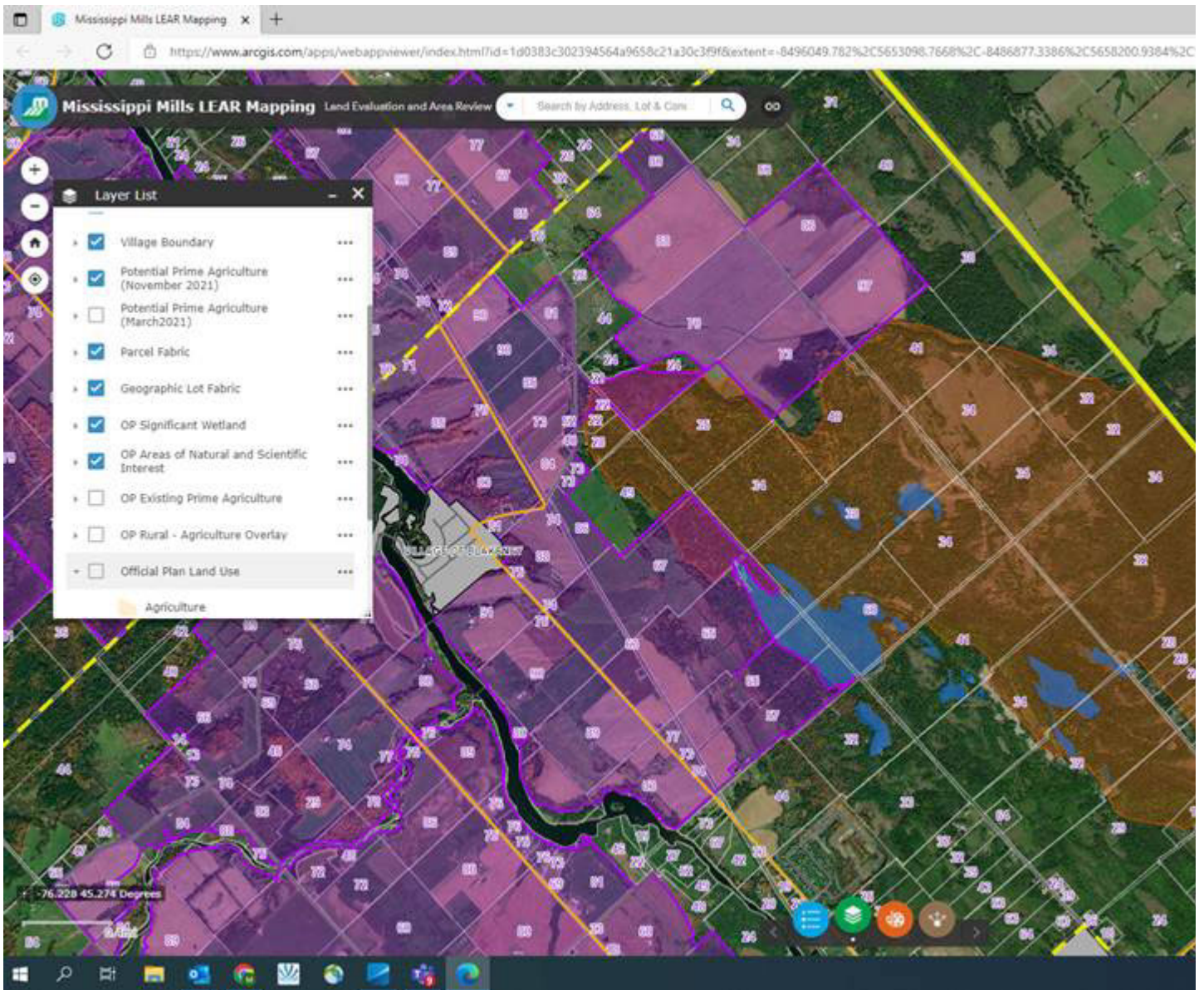
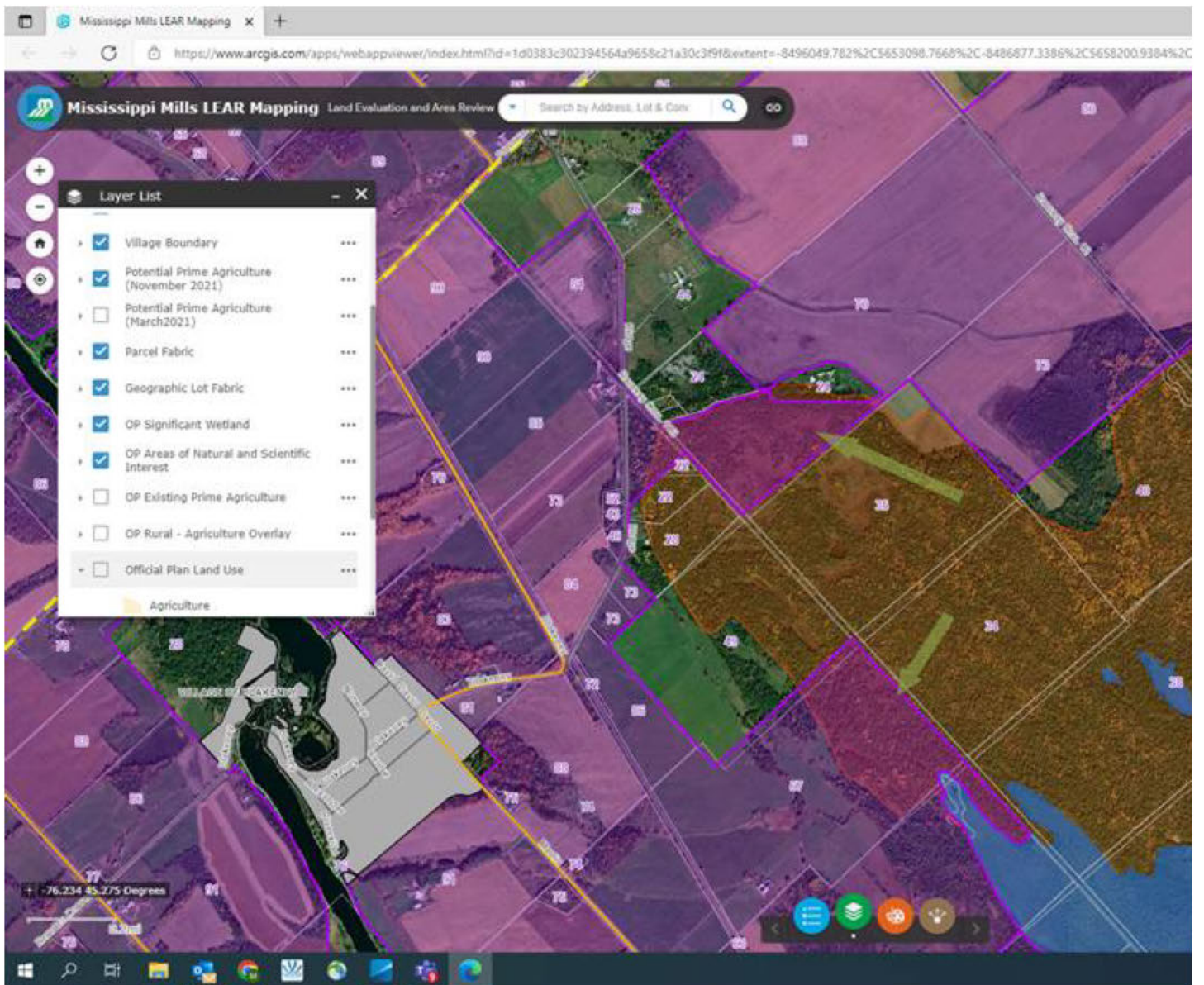


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Mississippi Madawaska Land Trust

10970 Hwy 7

Carleton Place, ON K7C 3P1

[REDACTED]

[REDACTED]

[REDACTED]

From: [Marc Rivet](#)
To: [Gabrielle Snow](#)
Subject: FW: LEAR Pakenham
Date: March 8, 2022 11:03:00 AM
Attachments: [LRO 27 - Parcel Register \(PIN 05077-0073\) - OrderID 4379520.pdf](#)

From: [REDACTED]
Sent: Sunday, September 26, 2021 9:59 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Melanie Sommerer [REDACTED]; Peter Sommerer [REDACTED]
Subject: LEAR Pakenham

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Dear Sir,

I am owner of the property as identified in the enclosure which is subject to LEAR as part of the Official Plan Amendment (OPA 29) of the Municipality of Mississippi Mills.

Per this email I would like to draw your attention to the following matters if and when making changes to the Official Plan:

Without having access to a professional assessment, I do consider most of the land owned by me as prime agricultural land with two exceptions:

- a. There is a ravine at the North of the property which is unsuitable for agricultural purposes. I would like that the ravine together with a buffer zone on the main piece of land, be exempted from a prime agricultural area designation
- b. At the South of the property, three other lots already exist facing Blakeney Road, two of them with existing housing. I would like that the area between these lots and the railway line, the very southern border of the land and the existing driveway subject to a right-of-way for the benefit of residences located on the other side of the railway be exempted from a prime agricultural area designation

It should also be noted that my daughter plans to buy this property from me in order to

- a. Pursue agricultural business by breeding and raising goats
- b. Build her prime residence plus any building associated with her agricultural activities in the area identified in paragraph b) above.

You may reach me for any questions at my email address or under [REDACTED]

May I also ask you to acknowledge receipt of this email by return email.

Kind regards

Peter Sommerer

LAND
REGISTRY
OFFICE #27

05077-0073 (LT)

PREPARED FOR Peter Sommerer
ON 2021/08/09 AT 13:35:21

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 7 CON 10 PAKENHAM PTS 4, 5, 7, & 8, 26R3082 & PT 1 & 2, 26R1243, EXCEPT PTS 1, 2, & 3, 27R6680; T/W RS177144, S/T RN28405 ; S/T RN21307 TOWN MISSISSIPPI MILLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1999/09/13

OWNERS' NAMES

SOMMERER, PETER

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/09/13 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/09/13**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/09/10 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/09/13 **</p>						
RN21307	1966/11/30	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA	C
26R1243	1980/09/10	PLAN REFERENCE				C
26R3082	1990/12/18	PLAN REFERENCE				C
RS177144	1996/08/29	TRANSFER	\$72,500		SOMMERER, PETER	C

From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Melanie Knight](#)
Subject: RE: Burnt Lands Alvar
Date: March 28, 2022 11:07:00 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>
Sent: March 28, 2022 10:18 AM
To: 'Peter Moller' [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Burnt Lands Alvar

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Peter,

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

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

From: Peter Moller [REDACTED]
Sent: March 26, 2022 12:04 AM
To: Melanie Knight <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.

Melanie Knight, Senior Planner
Mississippi Mills Planning Department

Dear Ms. Knight:

The Area of the Burnt Lands Alvar (the ANSI) within Mississippi Mills should be designated as such and protected from development. In that context, I wish to point out that the portions of the Alvar that have been proposed for designation as prime agricultural should also not be so designated. All these lands should be protected, and never considered for development, whether it be for agricultural purposes or for residential or commercial development.

Respectfully submitted:

Peter Moller
265 Gore Street
Almonte

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 11:07 AM
To: 'Peter Moller' [REDACTED]
Cc: Melanie Knight <mknight@mississippimills.ca>
Subject: RE: Burnt Lands Alvar

Hello,

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Sent: March 28, 2022 10:18 AM
To: 'Peter Moller' [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
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613-256-2064 ext 259
mknight@mississippimills.ca

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Melanie Knight, Senior Planner
Mississippi Mills Planning Department

Dear Ms. Knight:

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Respectfully submitted:

Peter Moller
265 Gore Street
Almonte

Mélanie Désabrais

From: Marc Rivet
Sent: April 5, 2022 4:13 PM
To: Ralph Henry
Cc: Gabrielle Snow; Melanie Knight
Subject: RE: OPA 29 - Objection to Redesignation of Rural and Agricultural Land

Hello,

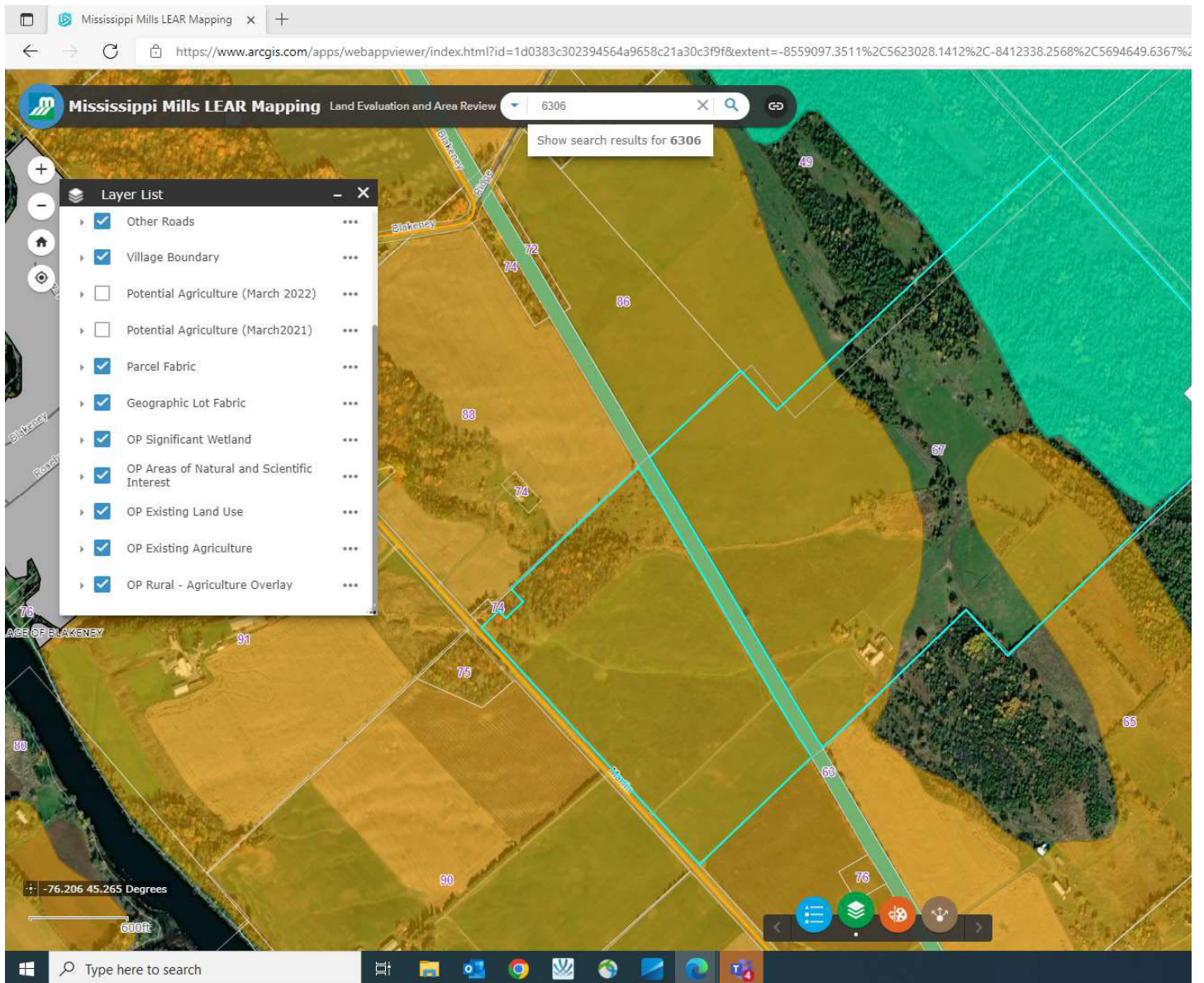
Under the current Community Official Plan your property is in large part Agriculture with a small section towards the rear being Rural. The previous designations were based only on soils mapping. Under the new LEAR methodology the full parcel will be considered Agriculture.

This has little to no implications on your property (no change in taxes, permitted lands uses, and severances are already restricted).

Regards.

Marc

Left image is current (orange is AG) and right image is proposed (purple is proposed AG).



From: Ralph Henry [REDACTED]
Sent: April 5, 2022 4:08 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: OPA 29 - Objection to Redesignation of Rural and Agricultural Land

Hi Gabrielle,

We have reviewed the updated information issued by J.L. Richards and Mississippi Mills and are not certain if the proposed redesignation of our property has changed based on our request. Can you please confirm if the portion of our property currently designated Rural is still proposed to be redesignated to Prime Agricultural? Similarly, can you please confirm if the 0.7 acre parcel is still proposed to be designated Prime Agricultural?

Thank you,

Ralph and Leona Henry

On Tue, 21 Sept 2021 at 08:46, Gabrielle Snow <gsnow@jlrichards.ca> wrote:

Hi Ralph,

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

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

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

Thank you,

Gabrielle

Gabrielle Snow
Planner

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



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

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Monday, September 20, 2021 8:42 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: OPA 29 - Objection to Redesignation of Rural and Agricultural Land

From: Ralph Henry [REDACTED]
Sent: Monday, September 20, 2021 8:39 PM
To: Marc Rivet
Subject: OPA 29 - Objection to Redesignation of Rural and Agricultural Land

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Dear Mr. Rivet,

We, Ralph and Leona Henry, are the owners of 6306 Martin Street North. 6306 Martin Street North is comprised of three separate PINS: 050830059, 050830073 and 050830229, a small lot, roughly 0.7 acres in area, fronting on Blakeney Road. Recently, we received notice from the Municipality of Mississippi Mills that a portion of our property, under Official Plan Amendment 29 (OPA 29), was to be redesignated from Rural to Prime Agricultural. Please consider this email as our formal objection to the proposed redesignation.

Under the current Official Plan, approximately half of our property closest to Martin Street North (see attached OP Schedule Excerpt) is designated Prime Agricultural, a designation with which we generally agree with. The majority of these lands are tile drained and have historically been planted with a variety of crops. The portion of our property which is currently designated Rural is largely characterized by bush and pasture. Furthermore, a large portion of these lands are characterized by rocky conditions with minimal soil depth (approximately 2 inches) and cannot accommodate the growing of crops. Elevation changes in this area further hinder the growing of crops.

AgMaps from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), which provides mapping for the capability of soils to support agriculture, classifies approximately half of our property closest to Martin Street North as Class 1 soils, while the majority of the “back” half of our property is classified as Class 6 soils (see attached excerpt). It is our understanding that Prime Agricultural lands are to be comprised of Class 1-3 soils and that Class 6 soils are not Prime Agricultural Lands.

Therefore, due to the rocky characteristics, topography and Class 6 soils, we do not believe that the “back” portion of our property should be redesignated from Rural to Prime Agricultural.

In addition to the above noted items, our property is currently for sale. The proposed redesignation of the “back” portion of our property would eliminate any severance potential and reduce the marketability of our property. We

understand that severing a maximum of two lots fronting on Ramsay Concession 11B is not without its issues, but it remains possible with a Rural designation.

Lastly, we believe that two portions of our land, which are currently designed Prime Agricultural should be redesigned to Rural. The first portion is an approximately 10 acre “bush lot” fronting on Martin Street North adjacent to 6404 Martin Street North and running to the Ottawa Valley Recreational Trail. This parcel of land is generally tree covered and cannot be used for agricultural purposes. The second parcel is the approximately 0.7 acre portion of our property fronting on Blakeney Road, which is currently designated Prime Agricultural. This designation is proposed to remain. We request that this parcel be redesignated to Rural. The parcel is too small to farm or contribute to agricultural production and is currently largely covered in trees. It is our opinion that the only suitable use for this parcel is residential on its own or through a lot addition to enlarge the parcel.

In conclusion, we respectfully disagree with the proposed redesignation of the “back” portion of our property. We believe that this portion of our land does not constitute Prime Agricultural land as it is largely characterized by rocky terrain with minimal topsoil. OMAFRA has also classified the soil as Class 6 and not Class 1-3, which is considered Prime Agricultural soil. We also request that the roughly 10 acre “bush lot” adjacent to 6404 Martin Street North and the approximately 0.7 acre parcel fronting on Blakeney Road be redesignated to Rural.

We also respectfully request that future correspondence and notice of any future meetings or decision regarding OPA 29 be made to us in writing to:

Ralph and Leona Henry

6306 Martin St. North

Almonte, ON K0A 1A0

We look forward to speaking with you regarding this matter.

Sincerely,

Ralph and Leona Henry



Mélanie Désabrais

From: Rick Garland [REDACTED]
Sent: March 31, 2022 6:32 PM
To: Marc Rivet
Subject: Re: LEAR Study

Thanks Marc

Get [Outlook for Android](#)

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Thursday, March 31, 2022 11:28:44 AM
To: Rick Garland [REDACTED]
Cc: Melanie Knight <mknight@mississippimills.ca>
Subject: RE: LEAR Study

Hello

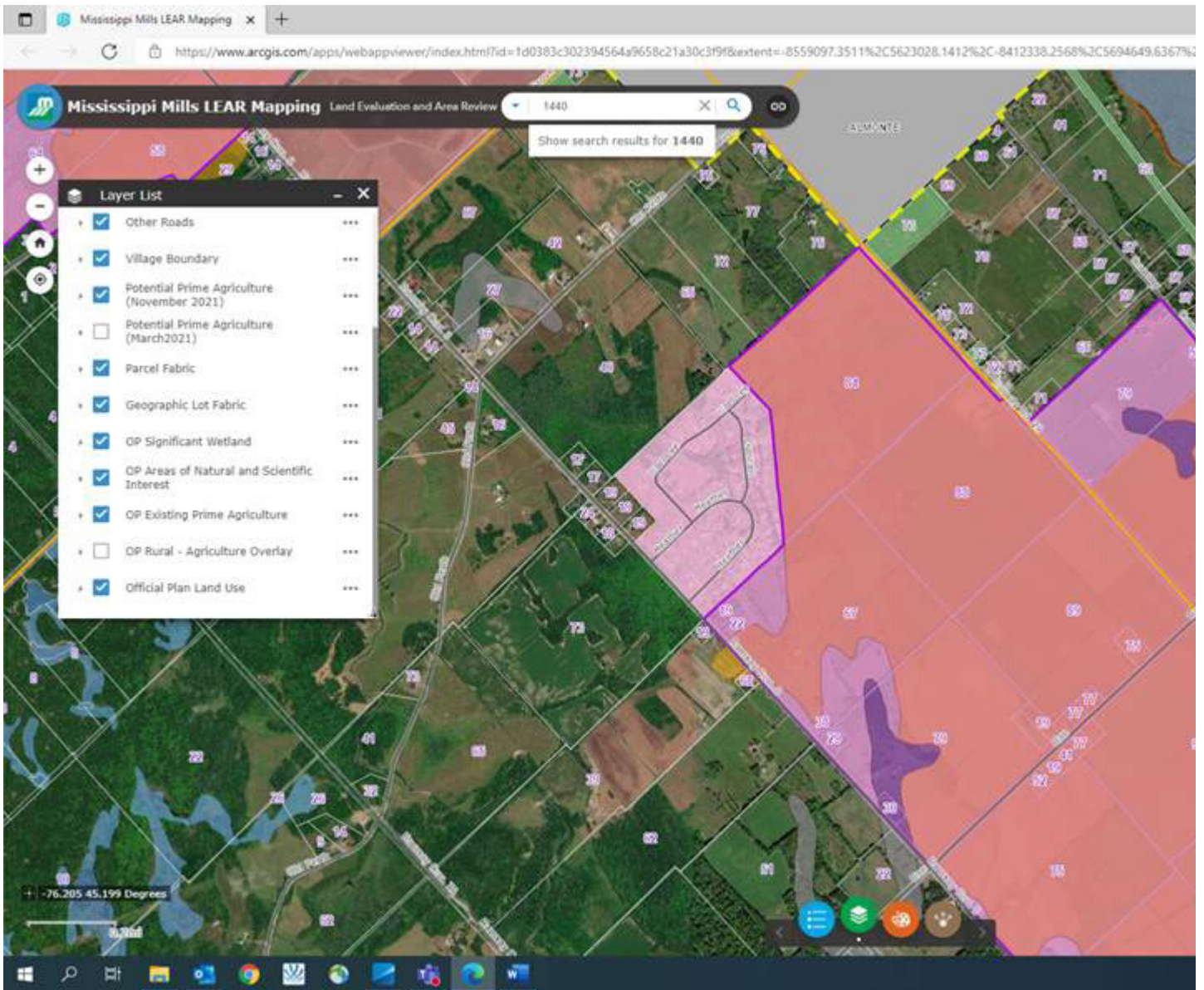
The property is in large part designated Agriculture today (reddish color) which was somewhat curvilinear following Class 1-3 soils. With the proposed LEAR methodology we use Land Evaluation and Area Review criteria per parcel. Generally parcels greater than 66 points and in areas of generally 250 hectares are proposed to be designated Agriculture.

Based on this methodology and review with the LEAR Working Group, your parcel is proposed to remain Agriculture (full parcel) – purple outline.

This has little implications as would appear the two consents were already created from this property in the past.

Thanks.

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



From: Rick Garland [REDACTED]
Sent: March 30, 2022 1:51 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: 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.

Good afternoon Marc.

I just received a notification of the official plan amendment along with a map.

Its unclear to me what the changes mean for my property.

Can you provide a more detailed map and explanation for my property.

Im located on the west half of lot 12 Ramsay concession 8 civic # 1440.

Thanks

Rick

Sent from [Mail](#) for Windows

Mélanie Désabrais

From: Marc Rivet
Sent: March 31, 2022 11:29 AM
To: Rick Garland
Cc: Melanie Knight
Subject: RE: LEAR Study

Hello

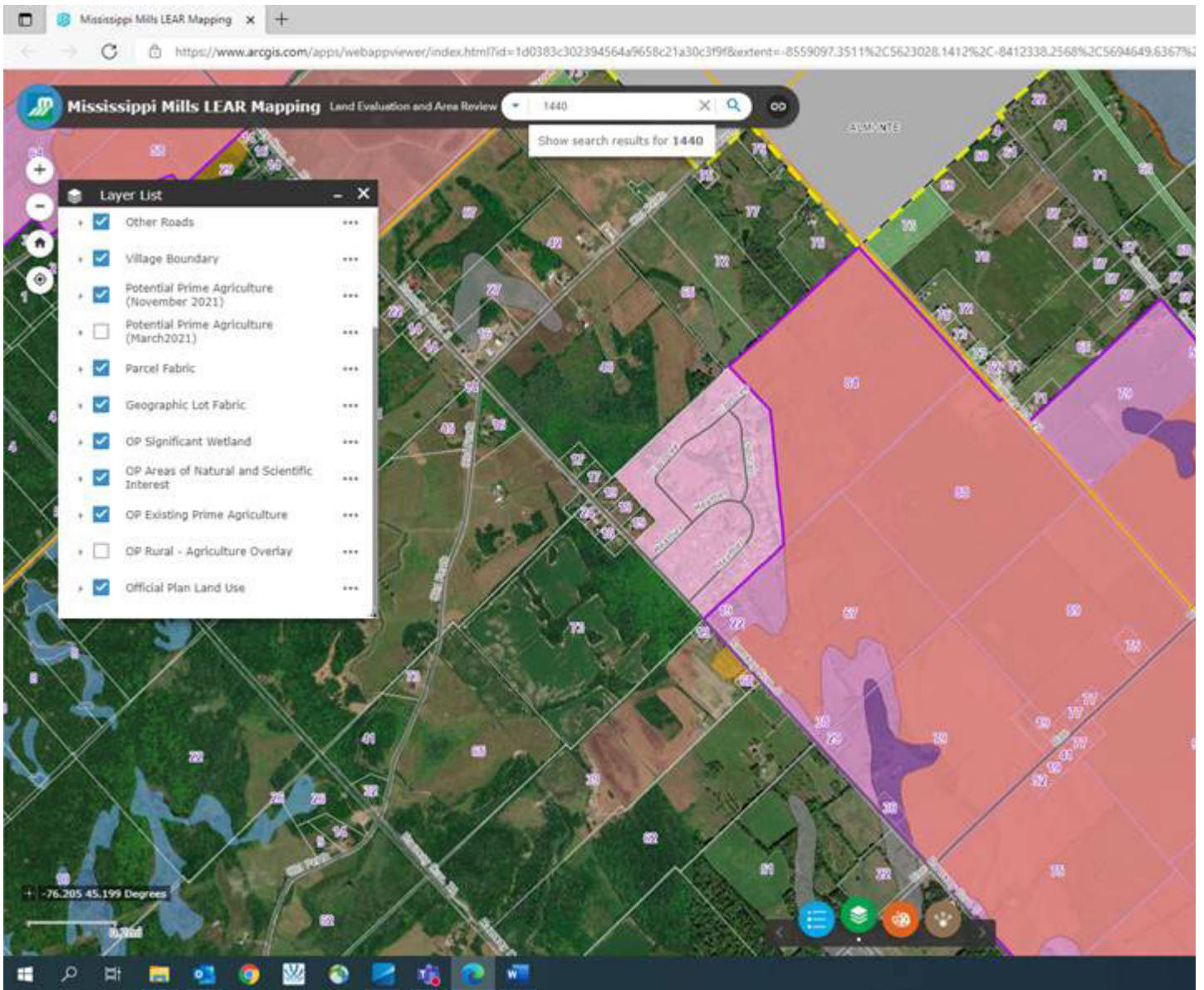
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Im located on the west half of lot 12 Ramsay concession 8 civic # 1440.

Thanks

Rick

Sent from [Mail](#) for Windows

From: [REDACTED]
To: Marc Rivet
Subject: Re: Planning Inquiry follow-up
Date: March 29, 2022 2:50:08 PM
Attachments: [0.png](#)

Hey Marc! Thank you for being so quick!

So for the horses question I guess a better way to word it is.. If we were to build a 40x30 barn for 4 horses would that be acceptable for the 15.9 acre property, as for livestock nearby there are farmers all over but i dont know exactly how far they are

On Tue, Mar 29, 2022 at 2:38 PM Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello

I will have Noe review zoning and -ar restrictions and provide me with a reply. How many horses isn't that easy to answer... this is based on MDS (size and location of livestock facility/barn and manure storage facility) and if there are livestock facilities and/or manure facilities in the area.

A drawing showing location of proposed dwellings, barn and manure storage and barns and manure storage facilities within 750 m of the property is required to look into this question per OMAFRA MDS Guidelines.

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: Alison Collard [REDACTED]
Sent: March 29, 2022 2:25 PM
To: Planning Notices - Agencies [REDACTED]
Cc: Marc Rivet <marc.rivet@champlain.ca>; [REDACTED]

Subject: Planning Inquiry follow-up

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Hi,

We received a planning inquiry call regarding the property at 0209.006.006.05730 from Mr. R.J. McComber.

This is a 59 acre property with an RU and RU-ar zoning.

Can you please advise if he can have horses on this property and how many?

Can you also please advise where he can build on the property given the RU and RU-ar zoning.

R.J. informed me that there is a new build on a neighbouring property (2 lots away) that he understands has the same aggregate zoning.

R.J. did leave telephone messages already in the Planning voicemail.

He can be contacted at the email address on copie or at [REDACTED]

Thanks,

--



Alison Collard

Greffière | Municipal Clerk



948 Pleasant Corner Road East
Vankleek Hill, ON K0B 1R0

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Mélanie Désabrais

From: Marc Rivet
Sent: April 19, 2022 1:19 PM
To: [REDACTED]
Cc: Melanie Knight; Jeffrey Ren
Subject: RE: LEAR Inquiry - 3177 11th Conc Pakenham N

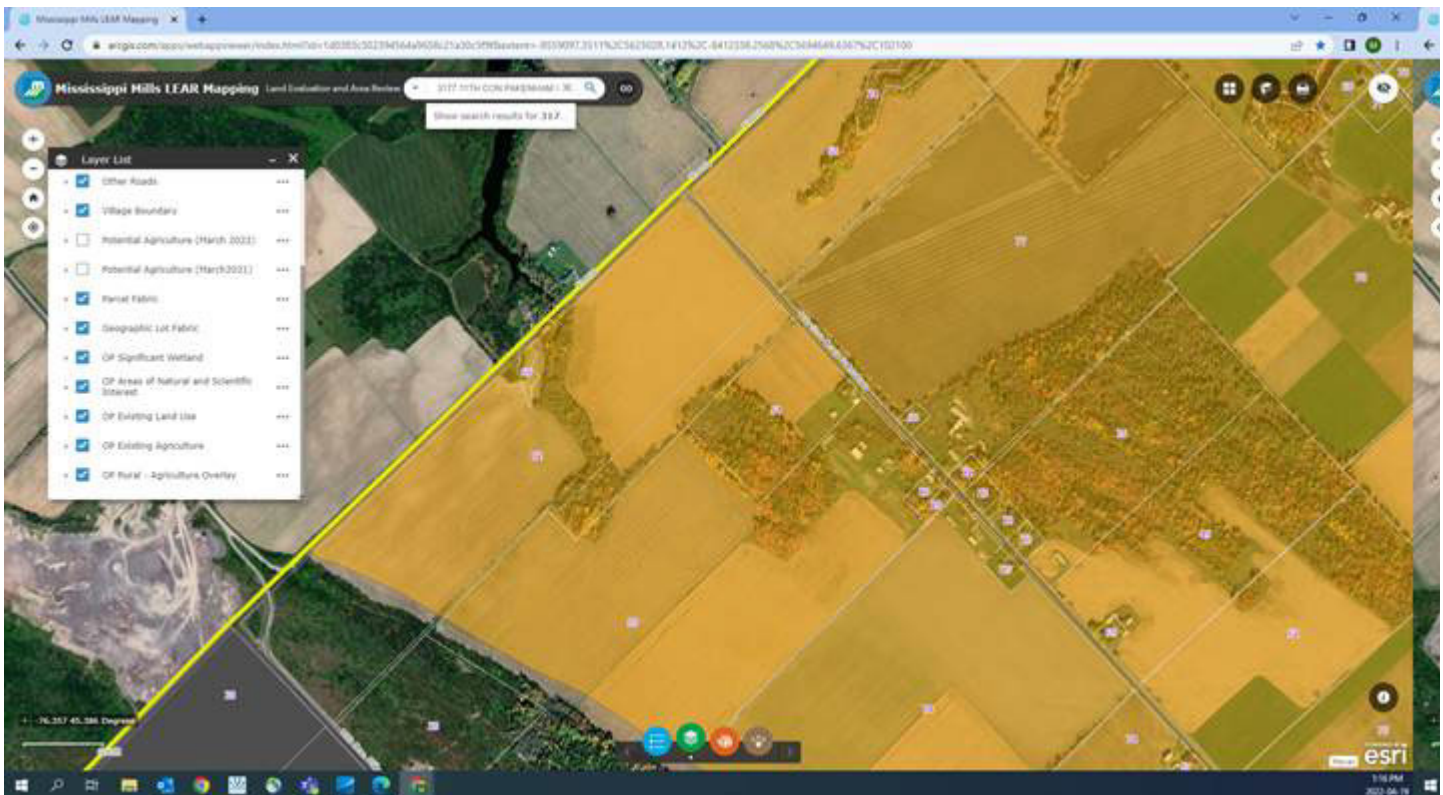
Hello

This property is currently designated Agriculture. Following a review from the LEAR Working Committee it is recommended that this property be designated Rural. It was discussed that as the property wasn't part of a larger area (greater than 250 ha) and did not score more than 66 points per LEAR it could be considered Rural.

Left screen is current Official Plan (orange is AG) right screen is proposal (purple is AG).

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

Thanks.
Marc



From: Jeffrey Ren <jren@mississippimills.ca>
Sent: April 19, 2022 1:14 PM
To: Marc Rivet <mrvet@jlrichards.ca>
Cc: [REDACTED] Melanie Knight <mknight@mississippimills.ca>
Subject: LEAR Inquiry - 3177 11th Conc Pakenham N



From: [Melanie Knight](#)
To: [REDACTED]
Cc: [Roxanne Sweeney](#); [Marc Rivet](#); [Gabrielle Snow](#)
Subject: RE: Burnt Lands Alvar protection - OPA 29; Z-04-22
Date: April 11, 2022 6:30:32 AM

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Hi Mr. Longair,

Thank you for your comments.

For your information, Lanark County is just beginning their review of the County Official Plan and one of the topics that will be reviewed is Natural Heritage so there may be an opportunity to voice your comments to the County during their review regarding Natural Heritage at a County-level. If the opportunity arises from private landowners or the City of Ottawa for partnership, I am sure that the municipality would consider involvement in any future opportunities.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext 259 | 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: Rob Longair [REDACTED]
Sent: April 5, 2022 9:32 AM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: Burnt Lands Alvar protection

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 am writing to express my strong support for ensuring that the portion of the Burnt Lands Alvar within Mississippi Mills remains free of agricultural or other development. As a resident of Mississippi Mills, and a biologist retired from a university faculty position, I have come to understand the significance of Burnt Lands as one of a small number of unique ecotypes within the local area. Its

protection is critical to maintaining a number of rare and uncommon species of plants and animals, as well as the unusual habitat, as a whole. This means that the area of the alvar that is considered an Area of Natural and Scientific Interest (ANSI) should be given the greatest protection possible at the municipal and provincial levels.

As part of the Land Evaluation Area Review which Mississippi Mills is undertaking to evaluate Prime Agricultural area designations, it is my understanding that the municipality considers this area to be important, and that there will be no change from current allowances in the ANSI as a result of the review. I would like to suggest further that the municipality work to ensure the maximum protection for the lands considered part of the ANSI, including working with the City of Ottawa and any private landowners to protect the largest area possible from any type of development. This could be a conservation area of great interest to residents of Mississippi Mills, like me, and to nature tourists from further afield, as well as to the increasing numbers of new residents in the municipality and nearby.

Thank you for your attention to my concerns,

Sincerely,

Rob Longair

[REDACTED]

1233 Ramsay Concession 8 Rd.

From: [Melanie Knight](#)
To: [REDACTED]
Cc: [REDACTED]; [Marc Rivet](#)
Subject: RE: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI
Date: March 31, 2022 3:53:40 PM

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Hi Rob,

I will defer to Marc Rivet, JL Richards, who is leading this project who is best to speak to regarding the LEAR study. I have only joined the municipality in September and so am coming in at the end of this multi-year 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 (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.

I can definitely add you to the list of registered speakers for the public meeting and I am sure Marc can layer onto this email or you connect by phone regarding the LEAR study.

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

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

From: Rob Rainer [REDACTED] >
Sent: March 31, 2022 2:16 PM
To: Melanie Knight <mknight@mississippimills.ca>
Cc: Don Johnston [REDACTED] >; Marc Rivet <mrivet@jlrichards.ca>
Subject: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

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:

The Mississippi Madawaska Land Trust (MMLT) understands that the Municipality of Mississippi Mills (MM) is engaged in a process by which, potentially, some of the land contained within the Burnt Lands Area of Natural and Scientific Interest (ANSI), which falls within the boundaries of MM, could be subject to rezoning to Agricultural. We are preparing a written submission to the Municipality to express concerns about the ecological implications of such rezoning, and to encourage a strengthening of protection for this invaluable site.

Would you have 15-20 minutes of time tomorrow (Friday April 1), or at latest Monday April 4, to speak with me to answer some questions? If so please advise of the time that works for you and I will make it work for me. I would also ask that you call me on my cell at [REDACTED]

We also request opportunity to speak at next Tuesday's Public Meeting. To speak on our behalf would be our President, Don Johnston (also a resident of Mississippi Mills), and myself. **Please confirm that we may have time to speak next Tuesday.**

If you have any further information on this potential rezoning, beyond what is available on the municipal website, please also share it with us.

Thank you and we look forward to hearing from you.

Rob Rainer, Vice President
Mississippi Madawaska Land Trust
10970 Hwy 7
Carleton Place, ON K7C 3P1



Mélanie Désabrais

From: Marc Rivet
Sent: March 31, 2022 5:35 PM
To: Rob Rainer
Cc: Don Johnston; Melanie Knight; Ken Kelly
Subject: Re: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Hello

Limits to the ANSI or policies associated with development with an ANSI are not changing with this OPA. The ANSIs and related policies were recently reviewed and approved as part of the Five Year Review to the Community Official Plan (a couple of years ago).

ANSI policies are only triggered at time of “development” requiring a Planning Act decision.

This was discussed with Ministry of Municipal Affairs and Housing, Ministry of Agriculture and Rural Affairs, and the Ministry of Natural Resources and Forestry.

Hope this helps... I know there are some that would more restrictive or no development with ANSIs but that’s not what provincial policy, County policy or local policy says....

Thanks

Marc

Get [Outlook for iOS](#)

From: Rob Rainer [REDACTED]
Sent: Thursday, March 31, 2022 5:10:41 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Don Johnston [REDACTED]; Melanie Knight <mknight@mississippimills.ca>; Ken Kelly <kkelly@mississippimills.ca>
Subject: Re: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Thanks Marc. If I understand you correctly, at the end of the current Amendment process there would be no change in how the Municipality treats land use within the ANSI, whether agriculture or anything else, pursuant to the current policies in the OP. Please confirm if my understanding is correct. I will also try to reach you on Friday - please advise if there is a particular time that can work for you for a short call.

Rob Rainer

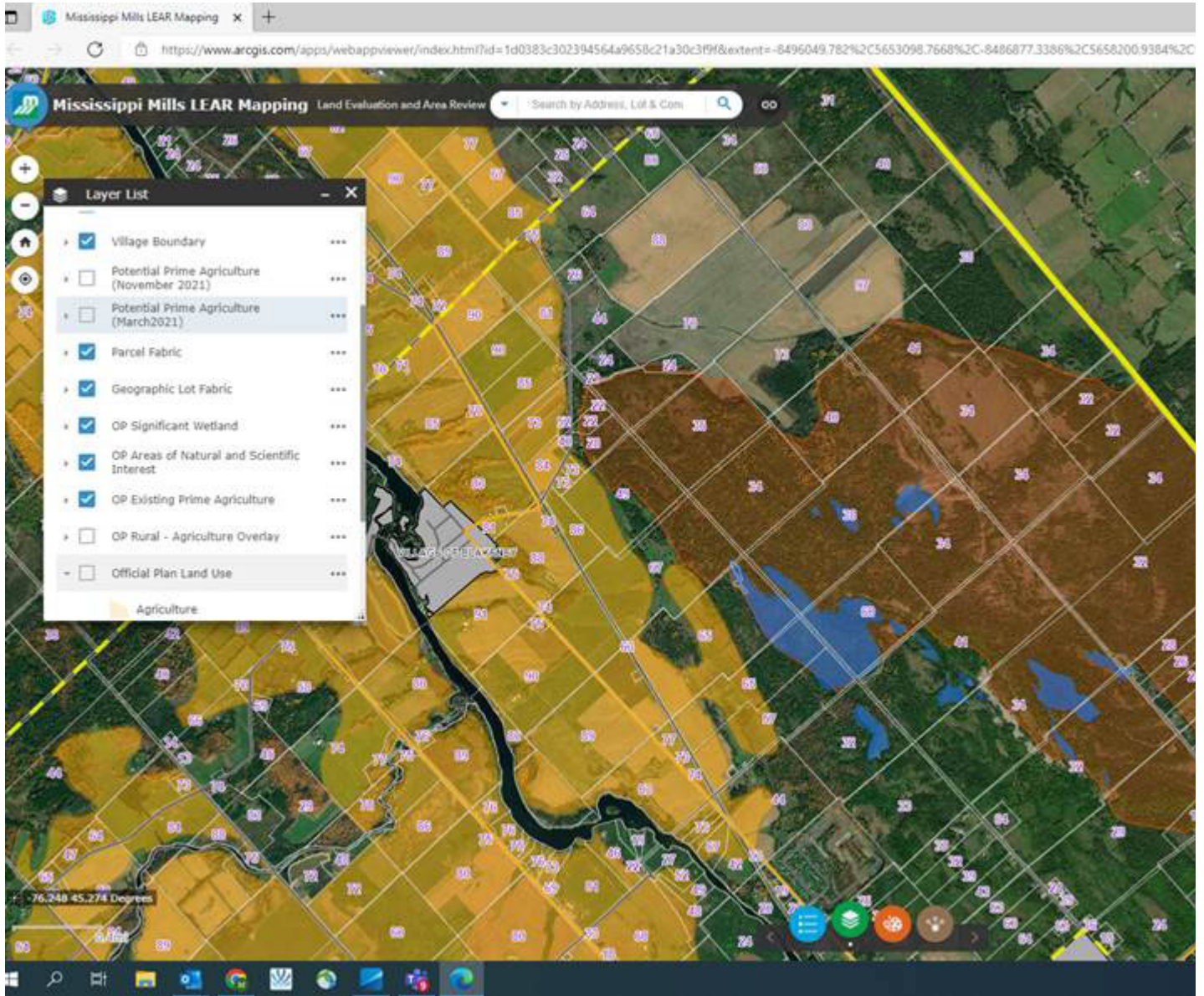
On Thu, Mar 31, 2022 at 4:46 PM Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello,

I don't know who wrote this... ANSI (Area of Natural and Scientific Interest) are NOT a designation or Zone category as further explained by Melanie. They are an overlay with development constraints as described in the Community Official Plan. This exercise is NOT looking at the limits of the ANSI (note this is from MNRF) or revising policies associated with their protection or development based on the underlying land use designation.

Note – OPA 21 (Five Year Review) was a review of the Community Official Plan policies and was approved by the approval authority and is in effect – this includes the latest policy in this regard.

Figure below – Existing Schedule A with the Natural Heritage Schedule added as an overlay. The yellow-orange is current Agricultural designation and the orange-red is the Burnt Lands ANSI (blue being wetlands).



Proposed Schedule A

Purple is the proposed Agricultural Area (parcels scoring greater than 66 and generally forming an area of 250 ha or more). Blue being wetlands

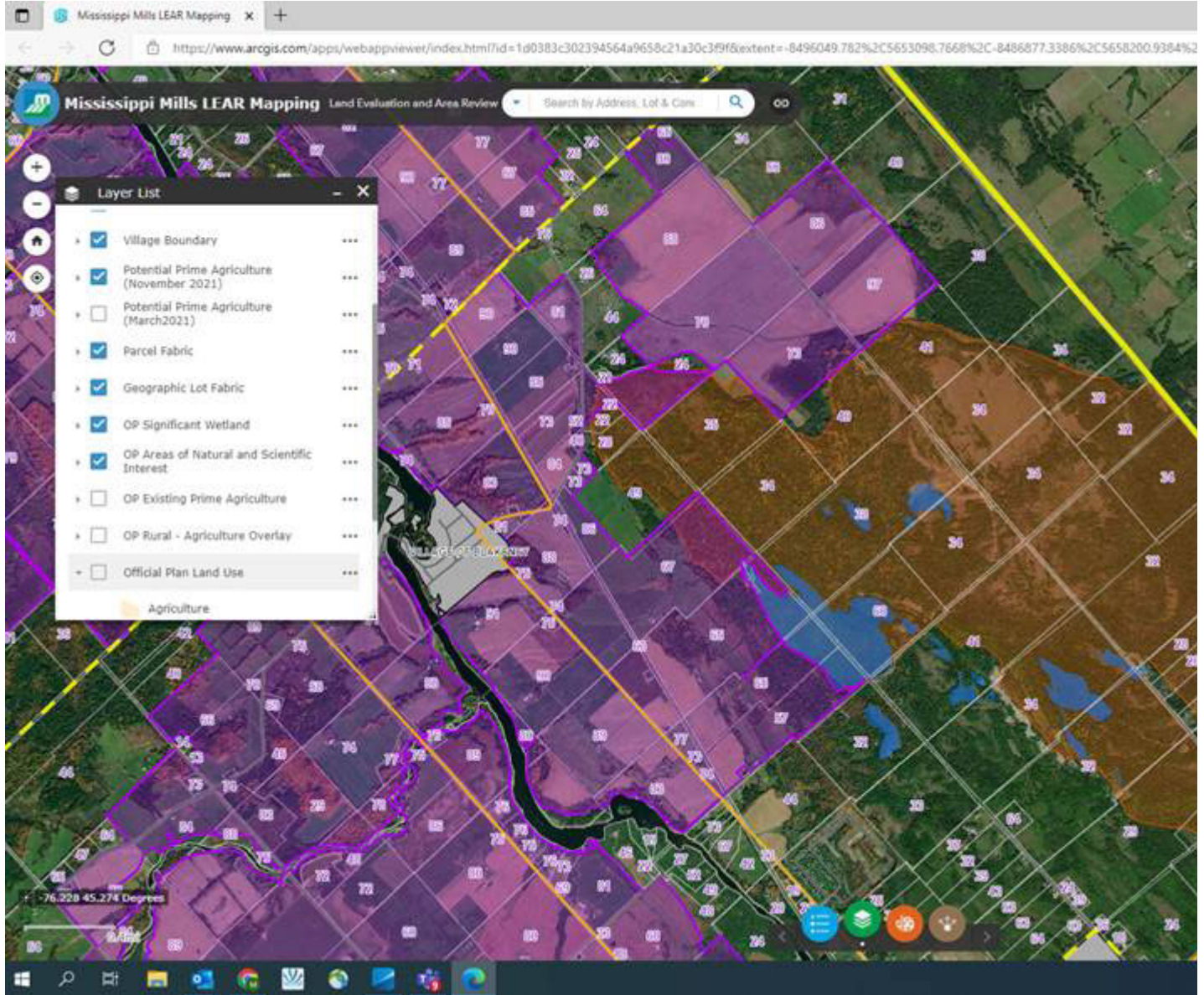
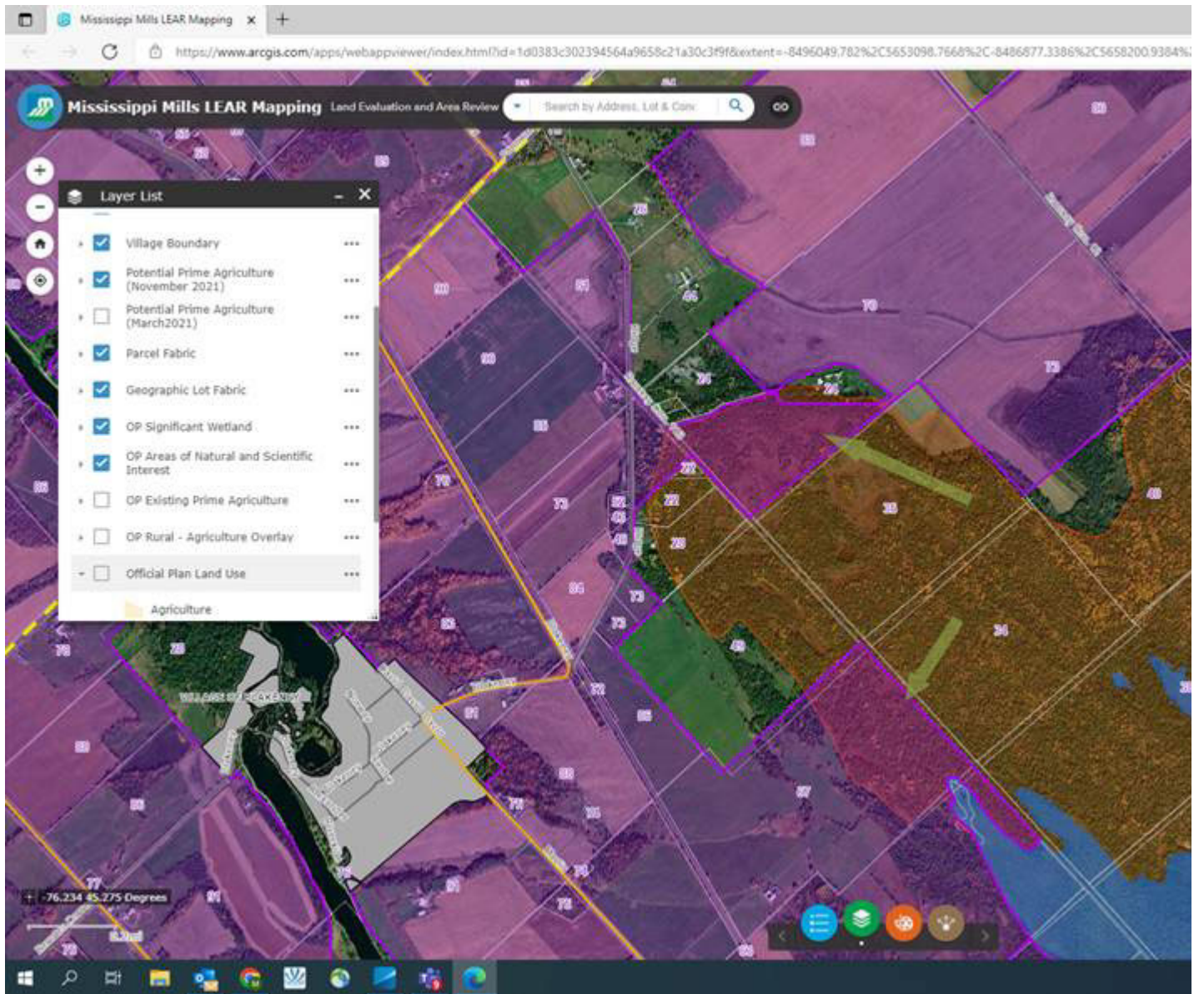


Figure below shows two areas where the underlying designation is proposed to change from Rural to Agricultural.

Both Rural and Agricultural designation / zoning permit agricultural uses.

ANSI policies apply at time of a planning decision (under the Planning Act).



[Mississippi Mills LEAR Mapping \(arcgis.com\)](https://www.arcgis.com/apps/webappviewer/index.html?id=1d0383c302394564a9658c21a30c3f91&extent=-8496049.782%2C5653098.7668%2C-8486877.3386%2C5658200.9384%)

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: Rob Rainer [REDACTED]
Sent: March 31, 2022 4:29 PM
To: Melanie Knight <mknight@mississippimills.ca>; Marc Rivet <mrivet@jlrichards.ca>
Cc: Don Johnston [REDACTED]
Subject: Re: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

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Hi Melanie, and thank you for your quick response. **If you have a few minutes, could you please read and then comment on the accuracy of the attached piece which appeared recently in the Millstone News (I understand)? In particular, is the claim in the following sentence in the article accurate?**

"In creating agricultural areas close to the Burnt Lands ANSI some of the ANSI has been included in the new agricultural zoning."

It would seem from what you have written below that there is no proposed change to the zoning of lands within the ANSI that are under municipal purview. That said, it also appears from my reading of [the Official Plan](#) that various forms of development within the ANSI are possible (e.g., per subsection [3.1.4.3](#)).

Marc, if you have time tomorrow (Friday), preferably, or on Monday to speak with me that would be appreciated.

Rob Rainer

On Thu, Mar 31, 2022 at 3:53 PM Melanie Knight <mknight@mississippimills.ca> wrote:

Hi Rob,

I will defer to Marc Rivet, JL Richards, who is leading this project who is best to speak to regarding the LEAR study. I have only joined the municipality in September and so am coming in at the end of this multi-year 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 (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.

I can definitely add you to the list of registered speakers for the public meeting and I am sure Marc can layer onto this email or you connect by phone regarding the LEAR study.

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

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From: Rob Rainer [REDACTED]
Sent: March 31, 2022 2:16 PM
To: Melanie Knight <mknight@mississippimills.ca>
Cc: Don Johnston [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>
Subject: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Dear Ms. Knight:

The Mississippi Madawaska Land Trust (MMLT) understands that the Municipality of Mississippi Mills (MM) is engaged in a process by which, potentially, some of the land contained within the Burnt Lands Area of Natural and Scientific Interest (ANSI), which falls within the boundaries of MM, could be subject to rezoning to Agricultural. We are preparing a written submission to the Municipality to express concerns about the ecological implications of such rezoning, and to encourage a strengthening of protection for this invaluable site.

Would you have 15-20 minutes of time tomorrow (Friday April 1), or at latest Monday April 4, to speak with me to answer some questions? If so please advise of the time that works for you and I will make it work for me. I would also ask that you call me on my cell at [REDACTED]

We also request opportunity to speak at next Tuesday's Public Meeting. To speak on our behalf would be our President, Don Johnston (also a resident of Mississippi Mills), and myself. **Please confirm that we may have time to speak next Tuesday.**

If you have any further information on this potential rezoning, beyond what is available on the municipal website, please also share it with us.

Thank you and we look forward to hearing from you.

Rob Rainer, Vice President

Mississippi Madawaska Land Trust

10970 Hwy 7

Carleton Place, ON K7C 3P1

[Redacted]

[Redacted]

[Redacted]

Mélanie Désabrais

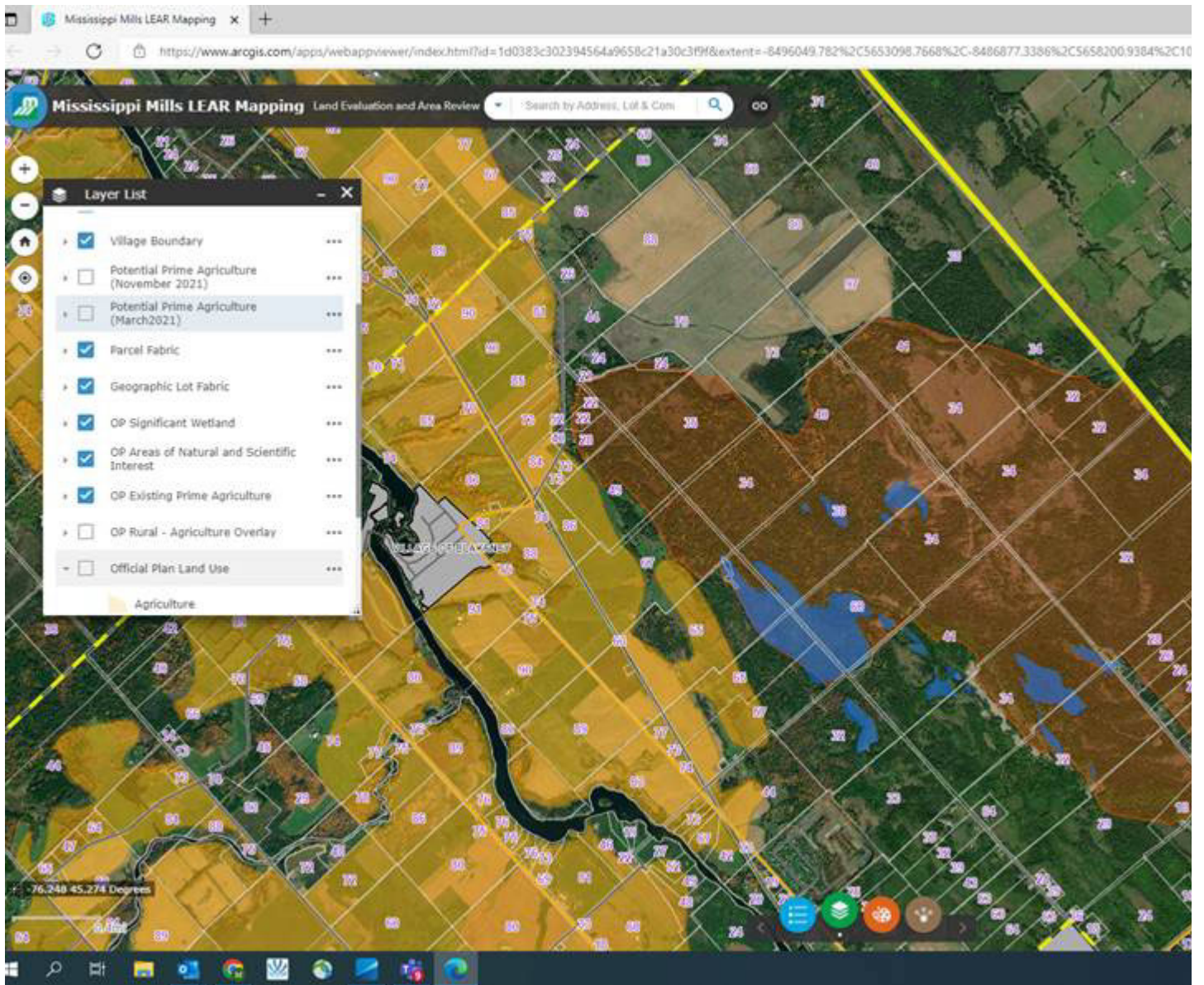
From: Marc Rivet
Sent: March 31, 2022 4:47 PM
To: Rob Rainer
Cc: Don Johnston; Melanie Knight; Ken Kelly
Subject: RE: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

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Figure below – Existing Schedule A with the Natural Heritage Schedule added as an overlay. The yellow-orange is current Agricultural designation and the orange-red is the Burnt Lands ANSI (blue being wetlands).



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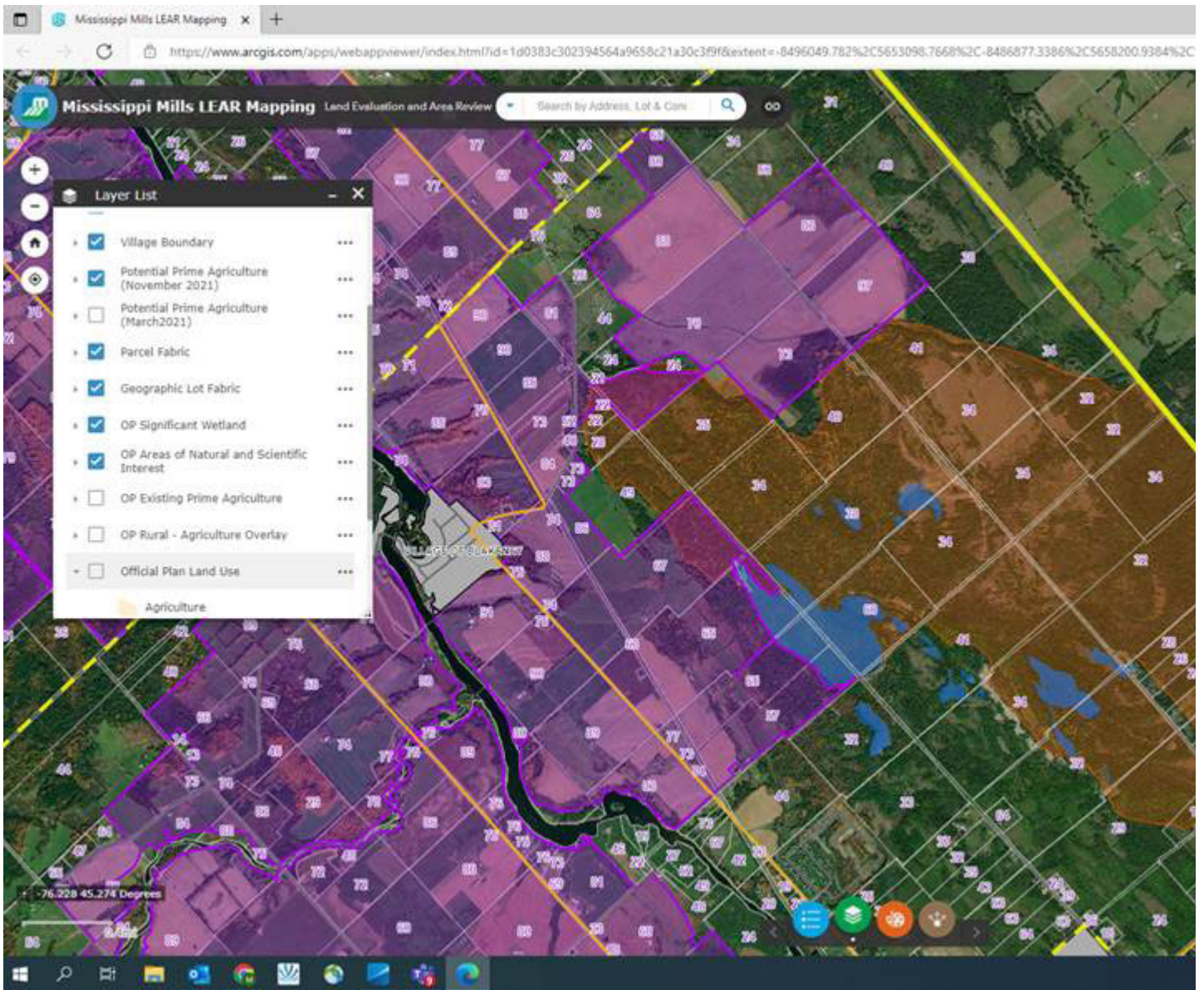
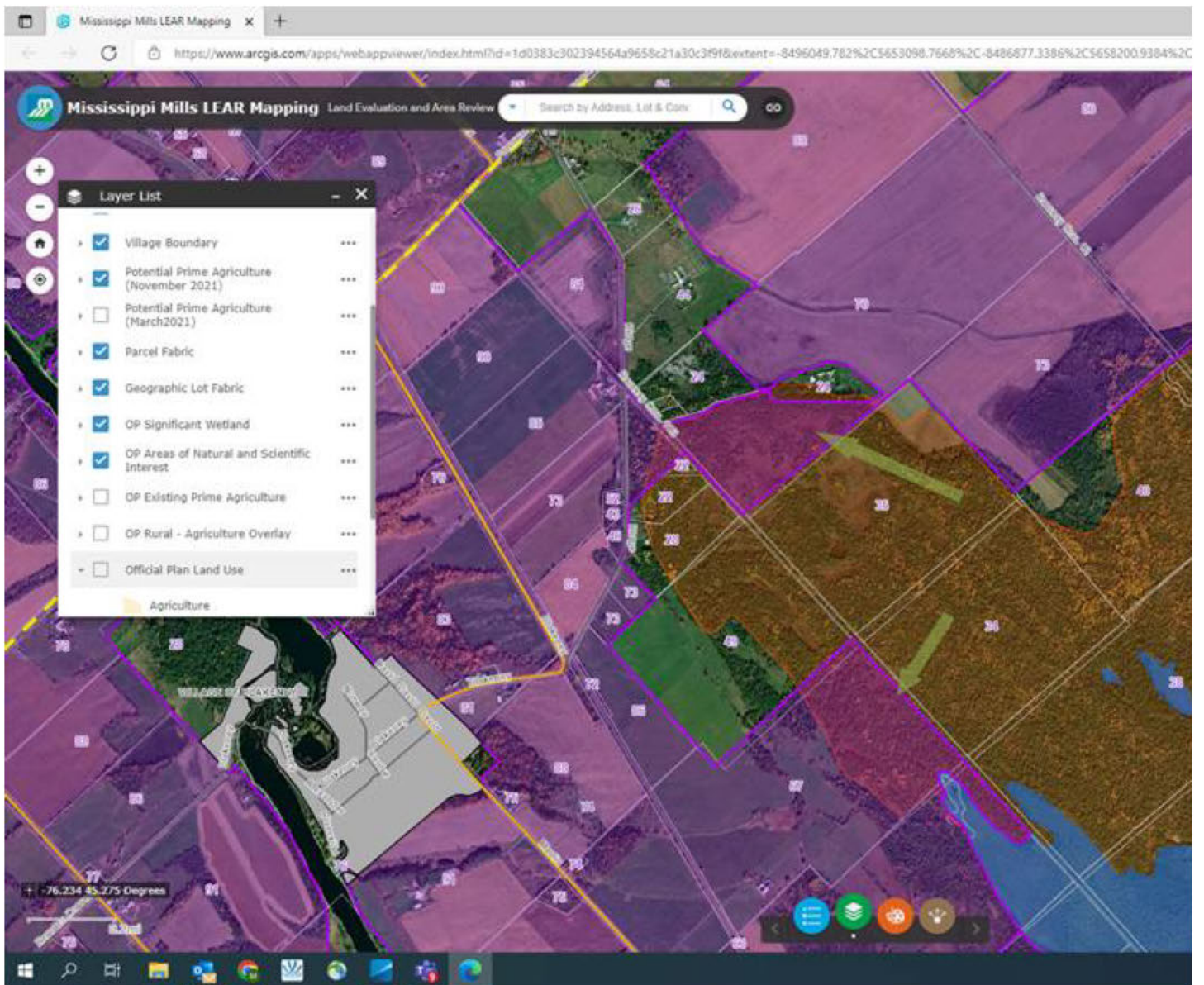


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Hope this helps.

Marc

From: Rob Rainer [REDACTED]
Sent: March 31, 2022 4:29 PM
To: Melanie Knight <mknight@mississippimills.ca>; Marc Rivet <mrivet@jlrichards.ca>
Cc: Don Johnston [REDACTED]
Subject: Re: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

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Melanie

Melanie Knight, Senior Planner

Municipality of Mississippi Mills

613-256-2064 ext 259 | mknight@mississippimills.ca

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From: Rob Rainer [REDACTED]
Sent: March 31, 2022 2:16 PM
To: Melanie Knight <mknight@mississippimills.ca>
Cc: Don Johnston [REDACTED] Marc Rivet <mrivet@jrichards.ca>
Subject: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

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Mississippi Mills), and myself. **Please confirm that we may have time to speak next Tuesday.**

If you have any further information on this potential rezoning, beyond what is available on the municipal website, please also share it with us.

Thank you and we look forward to hearing from you.

Rob Rainer, Vice President

Mississippi Madawaska Land Trust

10970 Hwy 7

Carleton Place, ON K7C 3P1

[REDACTED]

[REDACTED]

[REDACTED]

From: [Melanie Knight](#)
To: [REDACTED]
Cc: [REDACTED]; [REDACTED] [Marc Rivet](#); [Gabrielle Snow](#); [Roxanne Sweeney](#)
Subject: FW: Comment from Mississippi Madawaska Land Trust re: Burnt Lands Alvar OPA 29 and Z-04-22
Date: April 5, 2022 9:56:46 AM
Attachments: [We found suspicious links.msg](#)

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Hi Rob,

Thank you for your written submission. I am cc'ing a few others so that they also have copies of your submission.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext 259 | 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: Rob Rainer [REDACTED]
Sent: April 5, 2022 9:27 AM
To: Melanie Knight <mknight@mississippimills.ca>
Cc: Don Johnston [REDACTED]; Carolyn Piche [REDACTED]
Subject: Comment from Mississippi Madawaska Land Trust 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.

Dear Melanie,

Please find attached comment from the Mississippi Madawaska Land Trust re: the Burnt Lands Alvar. Our President, Don Johnston (cc'd), and myself will speak for a few minutes tonight on this matter, at the Public Meeting.

Sincerely,

Rob Rainer
Vice President
Mississippi Madawaska Land Trust

10970 Highway 7
Carleton Place, ON K7C 3P1



Mélanie Désabrais

From: Marc Rivet
Sent: April 13, 2022 10:41 AM
To: Melanie Knight; [REDACTED]
Cc: Roxanne Sweeney
Subject: RE: Public Comment re: LEAR OPA 29 and Z-04-22 - Merrithew

Hello

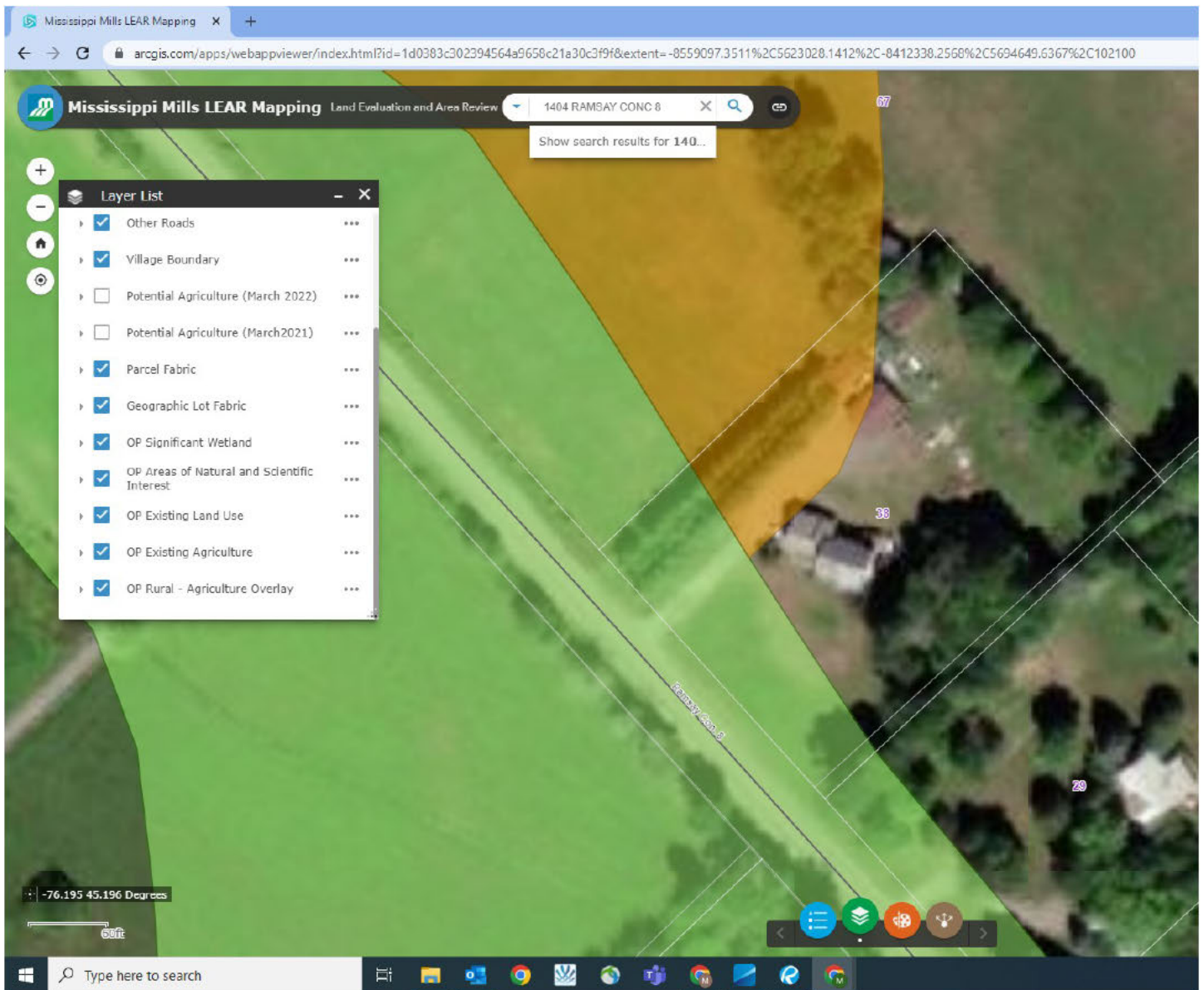
Melanie is correct – this will not affect the non-farm residential use of your property or any additions, accessory structures, etc.

The screenshot below (left) shows existing designations where the green is the Rural Ag overlay, orange is Ag designation and remainder being rural.

The LEAR methodology including large prime agricultural areas and adjacent lands (where Ramsay Con 8) was a limit and includes parcels that scored generally greater than 66 and in an area generally greater than 250 ha.

Regards.

Marc



From: Melanie Knight <mknight@mississippimills.ca>

Sent: April 13, 2022 10:35 AM

To: [REDACTED]

Cc: Marc Rivet <mrivet@jlrichards.ca>; Roxanne Sweeney <rsweeney@mississippimills.ca>

Subject: Public Comment re: LEAR OPA 29 and Z-04-22 - Merrithew

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Mr. Merrithew,

Thank you for your statement for the public record.

To clarify, the use of your property as a non-farm residential use will not change as a result of the LEAR study. The Official Plan designation of the property will change from partial Rural and partial Agriculture to full Agriculture; however, this has no impact to the use of your property as a non-farm residential use.

I am including Marc Rivet, who is the lead on the LEAR project to follow up with you regarding the LEAR study and how it will affect your property. I know that Marc had previously left you a voicemail regarding your question and so I am sure he can follow up over email as well if you require any further information.

As noted in the mail out that you received, there is more information online here: [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

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: Jeanne Harfield <jharfield@mississippimills.ca>

Sent: April 5, 2022 6:23 PM

To: Melanie Knight <mknight@mississippimills.ca>

Cc: 'rodmerithew@yahoo.ca' [REDACTED]

Subject: Public Comment re: LEAR

Good evening Melanie,

Mr. Rod Merrithew, attended the Council meeting in person today and wanted to make the following statement. Can you please incorporate the statement below in public record:

How does the change affect his property (SW ½ of Lot 12 Concession 8, Ramsay).

His contact information is as follows:

- [REDACTED]
- 1404 Concession 8, Ramsay

Many thanks,

Jeanne Harfield

Clerk I [Municipality of Mississippi Mills](#)

Phone: 613-256-2064 x226 | Fax: 613-256-4887

e-mail: jharfield@mississippimills.ca

www.mississippimills.ca



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From: [REDACTED]
To: [Marc Rivet](#)
Cc: [Melanie Knight](#)
Subject: Re: Protection of The Burnt Lands Alvar
Date: March 28, 2022 11:44:02 AM
Attachments: [0.png](#)

Thanks very much, Marc, for clarifying in response to my initial letter to Melanie.
Sincerely,
Ron W

On Mon, Mar 28, 2022 at 11:19 AM Marc Rivet <mrivet@jlrichards.ca> 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 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

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 10:19 AM

To: 'Ron Williamson' [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Protection of The Burnt Lands Alvar

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Ron,

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

From: Ron Williamson [REDACTED]
Sent: March 26, 2022 9:21 AM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: Protection of The Burnt Lands Alvar

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Dear Melanie/Mississippi Mills Planning Department:

Saturday March 26

I am writing to you to add my voice to the countless other local residents (and beyond) who are deeply concerned that any portion of The Burnt Lands Alvar may be being considered as a potential site for development.

As you know, I'm sure, The Burnt Lands is one of a very few alvar sites within North America and has been designated as an Area of Natural and Scientific Interest (ANSI) due to the presence of unique flora and fauna that can only be found in that site.

Fully protecting The Burnt Lands Alvar would, in my opinion, be an extremely crucial decision as a myriad of both global and local ecological challenges accelerate. I have been encouraged to hear that Council has been deliberating how best to integrate ecologically-based decision-making into its everyday practices and the opportunity to fully protect The Burnt Lands would send an incredibly important signal to the community (and beyond) that Mississippi Mills is, indeed, doing its best to honour the ecologically legacy with which its been endowed.

I would recommend, in the strongest possible terms, that The MM Planning Department recommend to Council that The Burnt Lands Alvar be FULLY protected under the Community Official Plan (COP).

I trust that this submission will be included as part of the public record as the meeting of April 5th approaches.

Thank you, Melanie, for the vital, and admittedly challenging, work that you and your colleagues, continue to do on our behalf. It is very much appreciated.

Sincerely yours,

Ron Williamson

309 Merrithew St.

Almonte, ON

K0A1A0



From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Melanie Knight](#)
Subject: RE: Protection of The Burnt Lands Alvar
Date: March 28, 2022 11:19:00 AM

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Thanks.
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Sent: March 28, 2022 10:19 AM
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Ron,

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Melanie

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

From: Ron Williamson <ronwilliamson12@gmail.com>
Sent: March 26, 2022 9:21 AM

To: Melanie Knight <mknight@mississippimills.ca>

Subject: Protection of The Burnt Lands Alvar

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309 Merrithew St.

Almonte, ON

K0A1A0



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

From: Marc Rivet
Sent: March 28, 2022 11:19 AM
To: 'Ron Williamson' [REDACTED]
Cc: Melanie Knight <mknight@mississippimills.ca>
Subject: RE: Protection of The Burnt Lands Alvar

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I am writing to you to add my voice to the countless other local residents (and beyond) who are deeply concerned that any portion of The Burnt Lands Alvar may be being considered as a potential site for development.

As you know, I'm sure, The Burnt Lands is one of a very few alvar sites within North America and has been designated as an Area of Natural and Scientific Interest (ANSI) due to the presence of unique flora and fauna that can only be found in that site.

Fully protecting The Burnt Lands Alvar would, in my opinion, be an extremely crucial decision as a myriad of both global and local ecological challenges accelerate. I have been encouraged to hear that Council has been deliberating how best to integrate ecologically-based decision-making into its everyday practices and the opportunity to fully protect The Burnt Lands would send an incredibly important signal to the community (and beyond) that Mississippi Mills is, indeed, doing its best to honour the ecologically legacy with which its been endowed.

I would recommend, in the strongest possible terms, that The MM Planning Department recommend to Council that The Burnt Lands Alvar be FULLY protected under the Community Official Plan (COP).

I trust that this submission will be included as part of the public record as the meeting of April 5th approaches.

Thank you, Melanie, for the vital, and admittedly challenging, work that you and your colleagues, continue to do on our behalf. It is very much appreciated.

Sincerely yours,
Ron Williamson
309 Merrithew St.
Almonte, ON
K0A1A0
[REDACTED]

Mélanie Désabrais

From: Marc Rivet
Sent: April 6, 2022 9:54 AM
To: 'Ross Still'
Cc: Gabrielle Snow; Casey Munro; Roxanne Sweeney; Melanie Knight
Subject: RE: Prime Agricultural Area Amendment OPA 29 and Z-04-22

Hello,

Public meeting was completed last February per Planning Act requirements for the March 2021 meeting. This was published in local newspapers and advertised on the municipal website. In addition, individual mail outs were provided.

The current Community Official Plan has this lot as Rural with an Agricultural overlay (which adds some policies and setbacks to consider at time of development). The March 2021 proposal was to remove this AG overlay and leave the lands as Rural.

The current review of Agricultural lands is based on a LEAR assessment. Generally properties that score greater than 66 points (your property scored 71) are considered for inclusion but other factors come into play as well such as proximity to other agricultural areas (generally creating 250 hectare areas). JLR did not include your property (and those along Old Perth / Tatlock) in March 2021 as the area was slightly below the 250 ha recommendation.

Over the past year we have been working with a Council appointed LEAR Working Committee and it was recently recommended that this area be identified as Agricultural area.

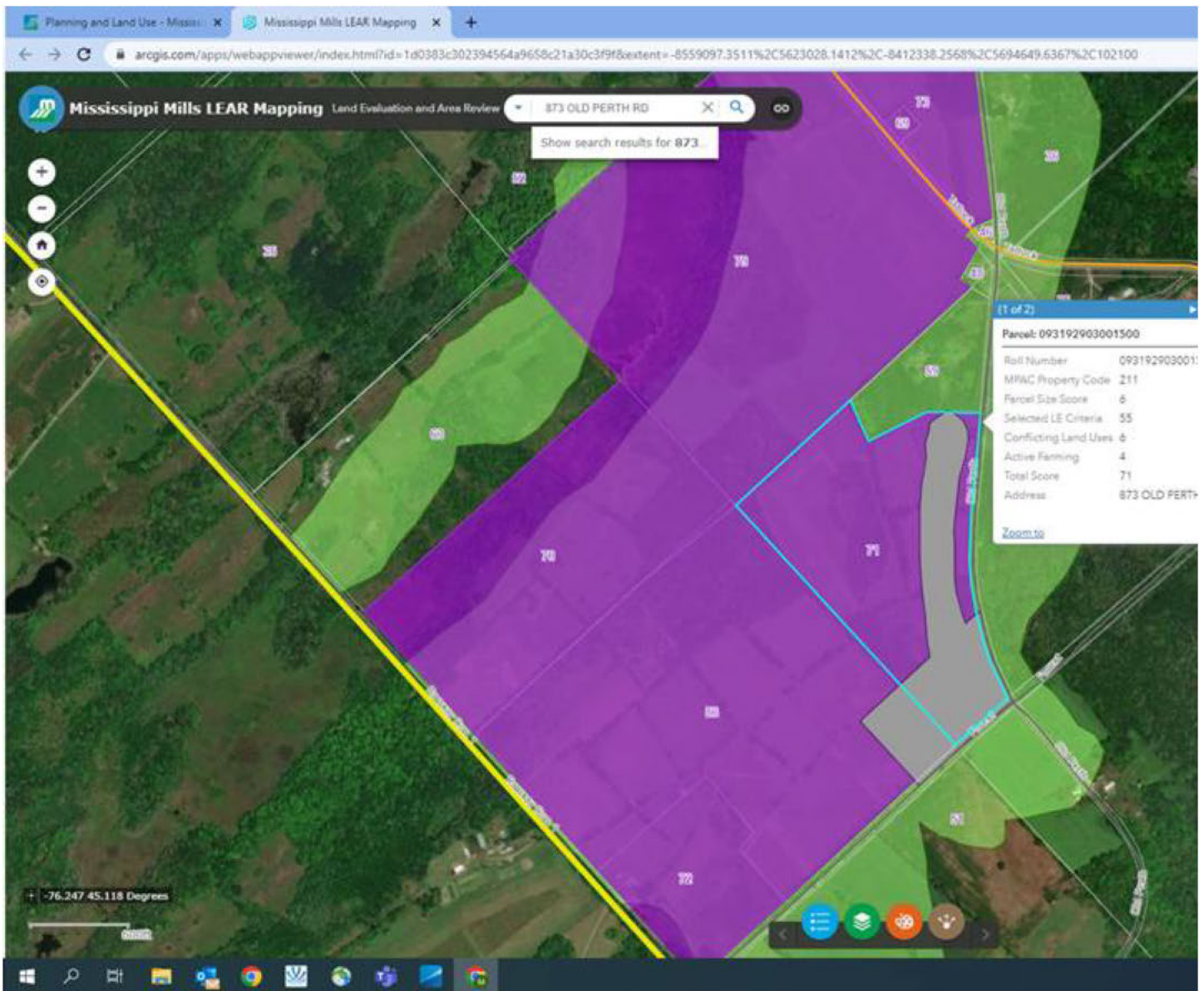
See purple area below.

This is why you received a head's up notice (in addition to the website and newspaper notice published 1 month ago).

Note the grey area (aggregate) is still shown as the aggregates haven't been updated yet (and are still zoned as such in the zoning by-law).

What were your plans for this lot?

Thanks.
Marc



From: Melanie Knight <mknight@mississippimills.ca>

Sent: April 5, 2022 11:53 AM

To: 'Ross Still' [REDACTED]

Cc: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>; Casey Munro <cmunro@mississippimills.ca>; Roxanne Sweeney <rsweeney@mississippimills.ca>

Subject: RE: Prime Agricultural Area Amendment OPA 29 and Z-04-22

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Hi Ross,

I have cc'd Marc Rivet on this email so that he can provide you with more information regarding the LEAR study.

If you would like to participate in the public meeting, you can do so by phone and call into the public meeting. Please let us know.

You have been added to our notification list so you will receive notification the decision.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext 259 | 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: Ross Still [REDACTED]
Sent: April 5, 2022 10:29 AM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: Prime Agricultural Area Amendment

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

Hello:

It was a surprise to me that an amendment to the official plan was already in process for some time that would directly affect the personal use of my land: 873 Old Perth Rd. I would have appreciated some warning at the beginning of this process that an action had been initiated that would make a change to my future plans. I do not understand the reasons for a change to the designation as prime agricultural land when it is no such thing. This land is rocky and nearly impossible to plow, it has many low, wet and wooded areas and an outcropping of Canadian Shield.

My internet connection will not allow me to participate in the Zoom meeting, but I can manage a viewing of the online meeting.

Additionally, I wish to be informed of the municipality's decision on this matter as it directly affects what I can and cannot do in the near future.

I strongly insist that this amendment not go through. I can't imagine what or whose, purpose this would serve.

Respectfully, Ross Still

From: [Melanie Knight](#)
To: [REDACTED]
Cc: [Marc Rivet](#); [Gabrielle Snow](#); [Casey Munro](#); [Roxanne Sweeney](#)
Subject: RE: Prime Agricultural Area Amendment OPA 29 and Z-04-22
Date: April 5, 2022 11:52:37 AM

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Hi Ross,

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Respectfully, Ross Still

From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Melanie Knight](#)
Subject: RE: Protection of 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>
Sent: March 28, 2022 8:34 PM
To: 'Sally Hansen' [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Protection of Burnt Lands Alvar

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Hi Sally,

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

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outside your normal working hours.

From: Sally Hansen [REDACTED]
Sent: March 28, 2022 3:29 PM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: Protection of Burnt Lands Alvar

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Please register my concern and my request that the entire Burnt Lands Alvar be protected as an environmentally sensitive Area of Natural and Scientific Interest, rather than portions of it being placed inside an agricultural zoning area. Protection of natural habitat is crucial as we humans continue to wantonly impinge on our cohabitants' ability to survive.

The Burnt Lands Alvar is one of only four pieces of similar and very special alvars in North America. The flora and fauna found there are particular to the land and its surface soil. Please convey my heartfelt plea to protect it.

Sally Hansen

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

From: Marc Rivet
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Cc: Melanie Knight <mknight@mississippimills.ca>
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Thanks.
Marc

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Cc: Marc Rivet <mrivet@jlrichards.ca>
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Melanie

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

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The Burnt Lands Alvar is one of only four pieces of similar and very special alvars in North America. The flora and fauna found there are particular to the land and its surface soil. Please convey my heartfelt plea to protect it.

Sally Hansen

From: [Marc Rivet](#)
To: [Gabrielle Snow](#)
Subject: FW: 2486 Ramsay Conc 8
Date: March 8, 2022 10:49:00 AM

From: Marc Rivet
Sent: Wednesday, April 28, 2021 5:57 PM
To: Sharon Gourgon [REDACTED]
Subject: RE: 2486 Ramsay Conc 8

Hello,

Based on current and proposed agricultural mapping (now using the LEAR approach) that larger area was and is still proposed to remain Prime Agricultural Area.

You are free to review and send a submission but the OMAFRA approach is to look / protect areas that meet at least 250 hectares of Prime Agricultural Area which this area clearly does...

Thanks,
Marc

From: Sharon Gourgon [REDACTED]
Sent: Wednesday, April 28, 2021 4:18 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: 2486 Ramsay Conc 8

Thanks for your reply..... there is a shop on property off Clayton Road. I am wondering if the properties across road etc (west)(North) are zoned rural. They claim to think they are not? In your opinion should I seek out a planner for a more accurate description of land? Could they provide a variance and determine I'm not agricultural? Or not suitable for ag use....

Any feedback is truly appreciated.

Thks

Sent from my iPhone

On Apr 28, 2021, at 3:32 PM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello,

Your property is smack-dab in the middle of Prime Agriculture area and no change in designation is being proposed. Are there two dwellings on this property?

Thanks.
Marc

View the property [here](#).

<image003.png>

Existing Prime Ag

<image001.jpg>

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528
[<0.png>](#)

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From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Wednesday, April 28, 2021 11:48 AM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: 2486 Ramsay Conc 8

Where is this.. being proposed... and are consents an option?

M

From: Jennifer Russell <jrussell@mississippimills.ca>
Sent: Wednesday, April 28, 2021 11:37 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: FW: 2486 Ramsay Conc 8

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

Hi Marc,

See below comments for OPA 29.

Jennifer Russell
Deputy Clerk
Municipality of Mississippi Mills
jrussell@mississippimills.ca
613-256-2064 x 225
3131 Old Perth Rd, PO Box 400
Almonte, ON K0A 1A0
Fax (613) 256-4887
Website: www.mississippimills.ca
<image004.jpg>

From: Sharon Gourgon [REDACTED]
Sent: April 28, 2021 11:33 AM
To: Jennifer Russell <jrussell@mississippimills.ca>
Subject: 2486 Ramsay Conc 8

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Good morning.....I plan to try and join zoom but in the event I don't get on my interest lies with rezoning for starters. We are zoned Agricultural and based on our property quality, we would like to be considered for Rural zoning. We sit on 7 acres and would love to be able to move forward at some point and sever to build a much smaller home. We have an entrance and well/septic in place off Clayton Rd. I suppose for starters we will see what we can do regarding zoning.....leaving us as Ag certainly puts more restrictions in place I'm sure. Thanks for your time... Sharon Gourgon

From: [Marc Rivet](#)
To: [Gabrielle Snow](#)
Subject: FW: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.
Date: March 8, 2022 10:47:00 AM
Attachments: [image004.jpg](#)
[image005.png](#)
[image001.jpg](#)
[0.png](#)
[image001.jpg](#)
[image004.jpg](#)
[0.png](#)
[image005.png](#)
[Farms.pdf](#)

From: Sheena Stewart [REDACTED]
Sent: Monday, May 3, 2021 2:41 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Christa Lowry <clowry@mississippimills.ca>
Subject: Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Thank you very much for your help. This helps ease our minds tremendously.

Sheena Stewart
Broker, MCNE
Coldwell Banker Valley Wide Real Estate, Brokerage
[REDACTED]
[REDACTED]
Making Your Home Wishes Come True

On May 3, 2021, at 2:31 PM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Hello,

Most of that parcel is within Agriculture. There is a poor pocket of Rural (would most likely be designated Agriculture with the review / update). Note would not be able to sever that portion today as the Rural is simply a poor pocket (see below) and no frontage on road. However, as this is an existing / vacant lot a detached dwelling would be permitted.... The Owner could choose to build it in that general area (Rural – poor pocket). Of course all would need to be reviewed / confirmed at time of building permit. In the future, should a farmer want the farm field then it might be possible to sever dwelling as a surplus dwelling.

Thanks.
Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Monday, May 3, 2021 2:23 PM

To: Marc Rivet <mrivet@jlrichards.ca>

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

Existing: RU / Agriculture

Proposed : All Prime Agriculture

From: Marc Rivet <mrivet@jlrichards.ca>

Sent: Monday, May 3, 2021 1:48 PM

To: Kris Kerwin <kkerwin@jlrichards.ca>

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

Sorry... what about existing / proposed designation?

From: Kris Kerwin <kkerwin@jlrichards.ca>

Sent: Monday, May 3, 2021 1:27 PM

To: Marc Rivet <mrivet@jlrichards.ca>

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

From: Marc Rivet <mrivet@jlrichards.ca>

Sent: Monday, May 3, 2021 11:56 AM

To: Kris Kerwin <kkerwin@jlrichards.ca>

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

Can you show me existing / proposed / severances barns in the area?

From: Sheena Stewart [REDACTED]

Sent: Monday, May 3, 2021 11:45 AM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jlrichards.ca>; Christa Lowry <clowry@mississippimills.ca>

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

Thank you for the quick reply. Property in question is Pt Lt 6 Conc 11 Pakenham. ARN is 093194602505600. I have attached a photo. Highlighted in yellow is the area that is marginal land. There has been an intention to have a home built there for our daughter when ready. A creek runs through the property

Sheena Stewart
Broker, MCNE
Coldwell Banker Valley Wide Real Estate, Brokerage

██████████
██████████
Making Your Home Wishes Come True

On May 3, 2021, at 11:37 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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

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Hello,

I would need a little more information (legal description, is the lot(s) vacant, are they all legally transferrable lots). But, generally if there is an EXISTING vacant lot (that is legally transferrable) then yes a dwelling can be built. However, Minimum Distance Separation (MDS) would apply (does apply today as well) - which is a formula to calculate distance between dwellings and barns/manure facilities.

Lot creation is / would not be permitted except to sever a surplus dwelling (where land is consolidated with another farm and dwelling is not needed – therefore surplus – to the farmer's operation).

Hope this helps.

Thanks.
Marc

From: Sheena Stewart ██████████
Sent: Monday, May 3, 2021 10:45 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <gsnow@jlrichards.ca>;

Christa Lowry <clowry@mississippimills.ca>

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

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Good morning,

I found the meeting last week very informative. Could you clarify something for us. If the proposed amendment is accepted will residences be permitted to be built on vacant farmland?

I ask because we own several farms and the intention was always to leave each of our children a farm. All have homes already constructed but one farm does not. It currently has a Rural and Agricultural zoning. The rural section is useless farmland maybe about 10 acres with frontage. It has an older barn on it. Would this land still be able to built on? This is very concerning for us as we have set up our estate planning with this intention.

Thank you for taking the time to address this concern,

Sheena Stewart
Broker, MCNE
Coldwell Banker Valley Wide Real Estate, Brokerage



Making Your Home Wishes Come True

On May 3, 2021, at 10:25 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

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Associate
Senior Planner

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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
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Good day,

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

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

Join Zoom Meeting

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

Meeting ID: 922 6512 4524

Passcode: 356284

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

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

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

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

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

Have a great day!

Dial by your location

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

+1 778 907 2071 Canada

Meeting ID: 922 6512 4524

Passcode: 356284

Thanks and Stay Safe.

Marc

Marc Rivet, RPP, MCIP

Associate

Senior Planner

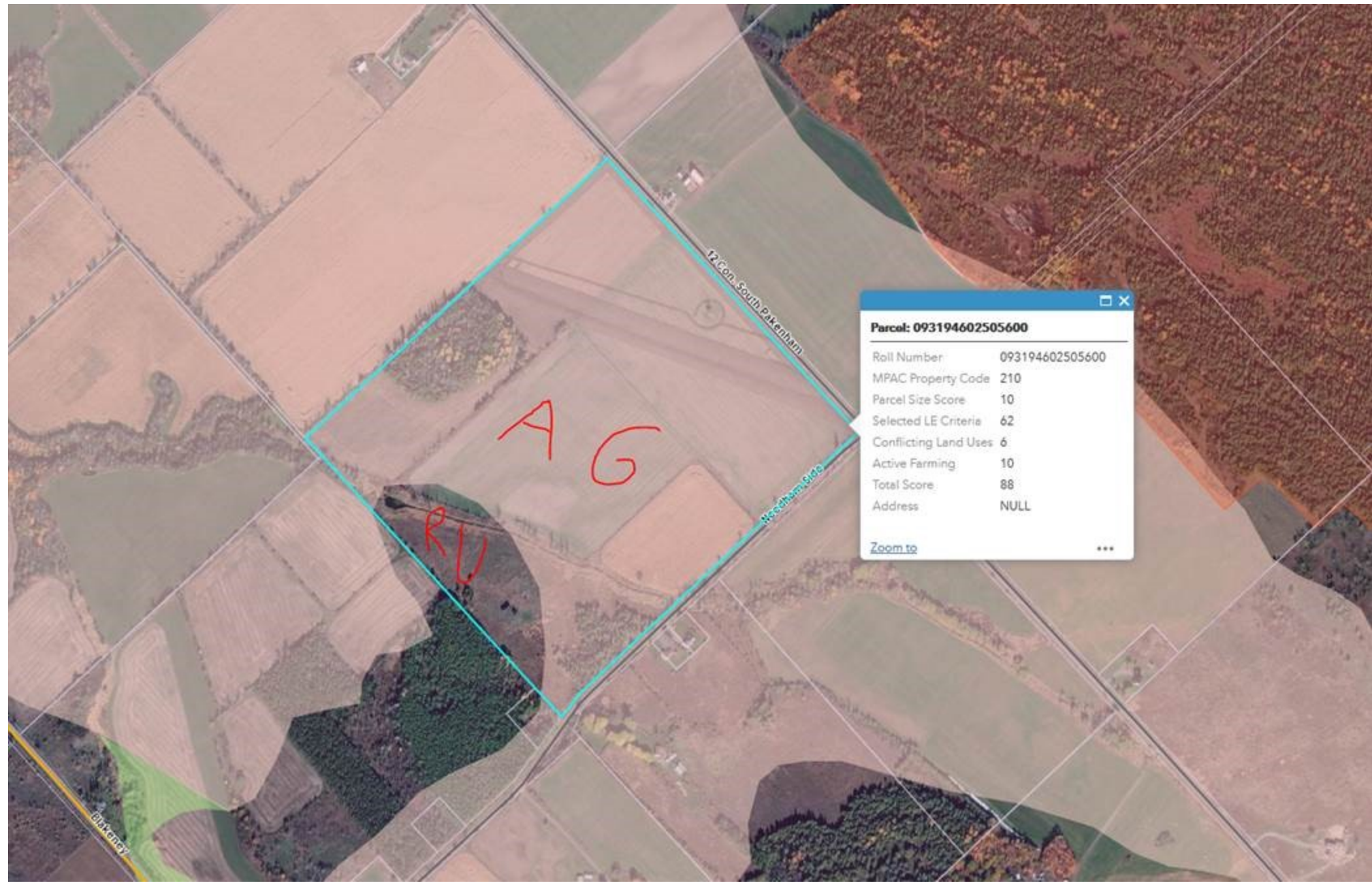
J.L. Richards & Associates Limited

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[<0.png>](#)

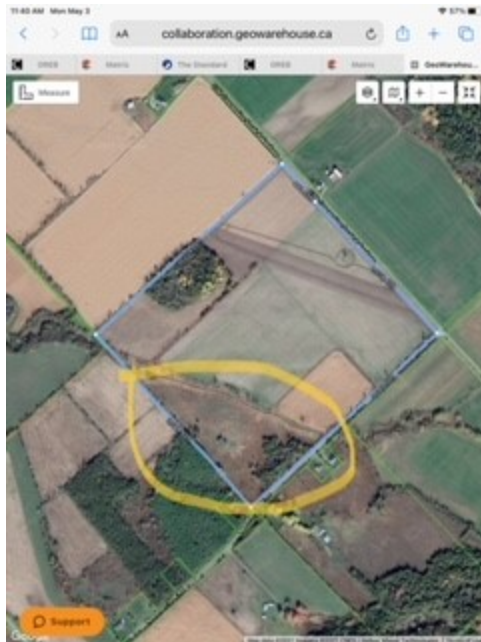
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Parcel: 093194602505600

Roll Number	093194602505600
MPAC Property Code	210
Parcel Size Score	10
Selected LE Criteria	62
Conflicting Land Uses	6
Active Farming	10
Total Score	88
Address	NULL

[Zoom to](#) ***

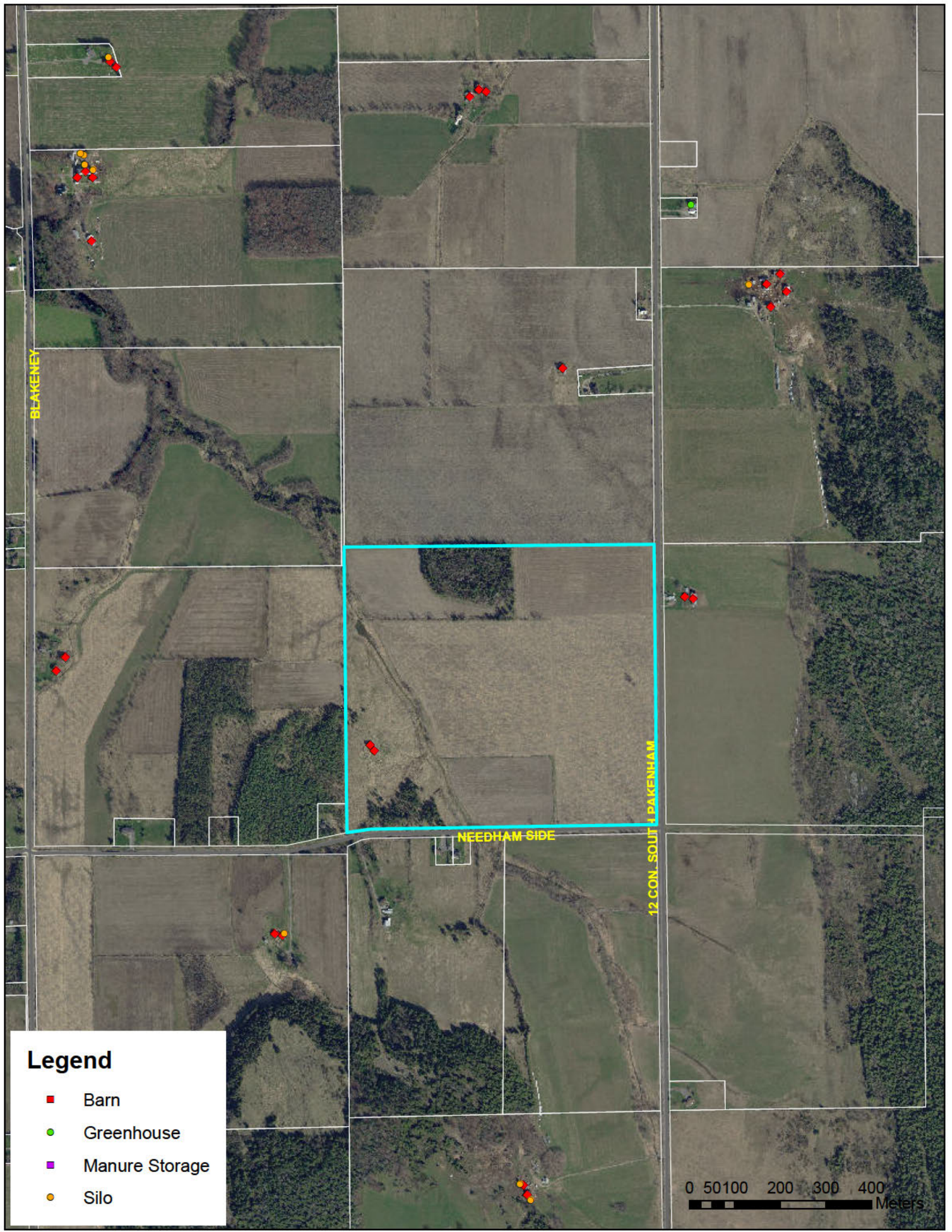




Platinum
member



Platinum member



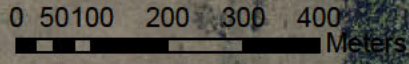
BLAKENEY

NEEDHAM SIDE

12 CON. SOUT 4 PAKENHAM

Legend

- Barn
- Greenhouse
- Manure Storage
- Silo



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

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To: 'Sheila Craig' [REDACTED]
Cc: Melanie Knight <mknight@mississippimills.ca>
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Hi Sheila,

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

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Municipality of Mississippi Mills
613-256-2064 ext 259
mknight@mississippimills.ca

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From: Sheila Craig [REDACTED]
Sent: March 28, 2022 7:12 PM
To: Melanie Knight <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 Melanie, I'm writing to express my concern regarding the possible re-zoning of the alvar area around Burnt Lands PP. This area is very important to wildlife, including a number of species of threatened birds including Clay-Colored Sparrow and Grasshopper Sparrow.

Please include me as a very concerned citizen. I do not support the re-zoning. I support protecting the entire sensitive area.

Thank you,

Sheila Craig
22 Newgale St, Nepean, ON K2H 5R3
[REDACTED]

--

Sent from Gmail Mobile

Mélanie Désabrais

From: Marc Rivet
Sent: March 29, 2022 10:15 AM
To: Sheila Mitchell
Cc: Melanie Knight
Subject: RE: Mitchell 2659 Ramsay Concession 7B, Almonte-LEAR Study- Roll 093192901528500

Good morning,

Yes the property is proposed to be fully designated Agriculture. Currently the east half is designated Ag and the remainder Rural.

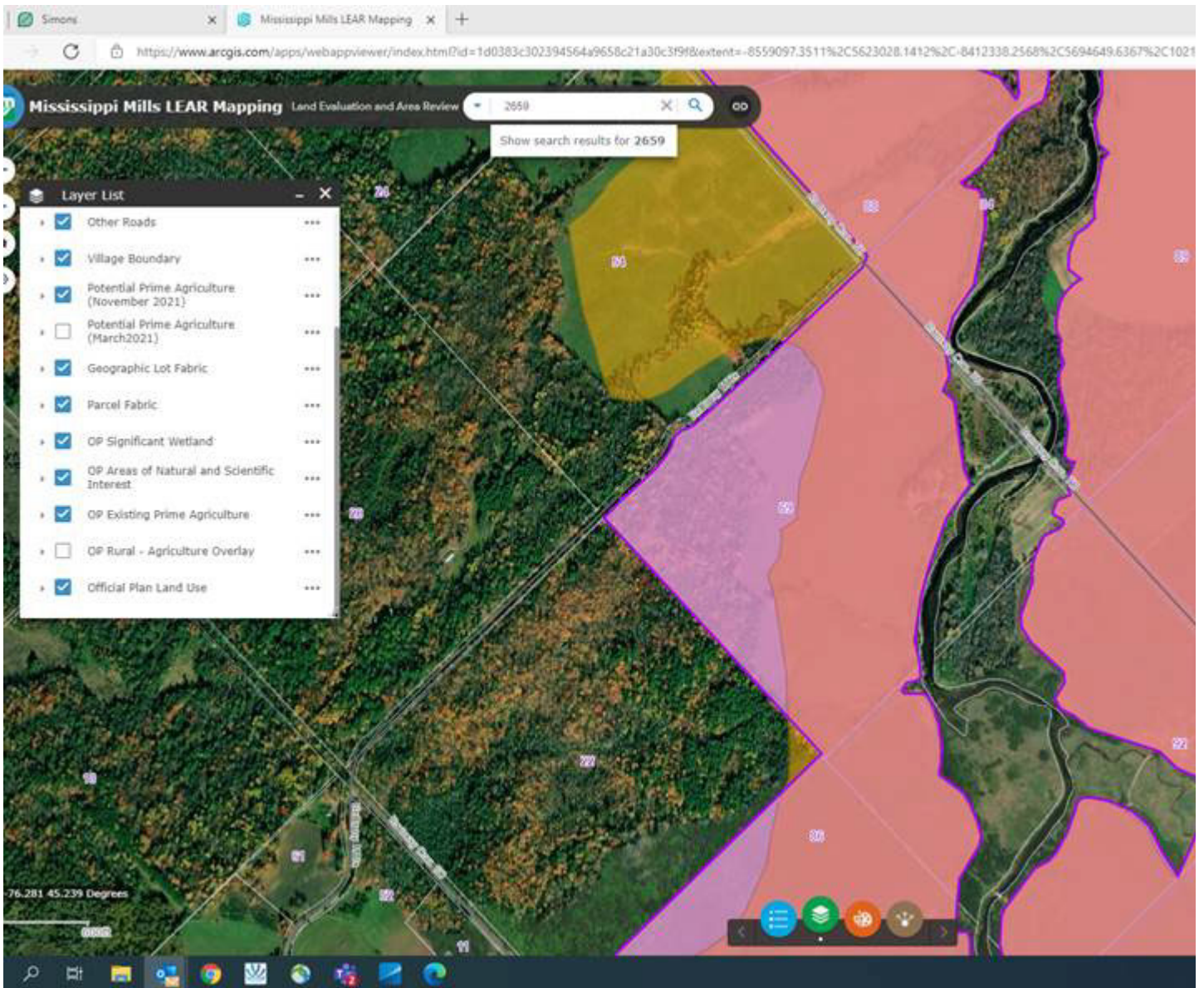
See Q & A – designations / zoning doesn't affect assessment / taxes (that is done by MPAC based on actual use).

Zoning of Ag or Rural lands is almost the same – dwellings, accessory buildings, etc. permitted.

The big difference is you cannot sever a lot within the AG designation. Doesn't appear a severance would be possible today as the portion abutting an open municipal road is AG and the lot doesn't front an open municipal road elsewhere.

Hope this helps.

Thanks.
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>

All studies are on the website - scroll down to OPA 29

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

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

From: Sheila Mitchell [REDACTED]

Sent: March 29, 2022 9:22 AM

To: Mitchell Sheila [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>

Subject: Mitchell 2659 Ramsay Concession 7B, Almonte-LEAR Study- Roll 093192901528500

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 Mr. Rivet,

I just received a letter from Mississippi Mills Municipality indicating that my property is affected by the LEAR study and I have questions regarding this.

1-Am I correct to think that my property is proposed to be rezoned from partial Agriculture coverage to full?

2-Would this new zoning affect what I pay for municipal taxes? If so, what change can I expect?

3-How does this new zoning affect how I use my property?

4-If passed, when does the new zoning take effect?

I appreciate your time,
Sheila Mitchell

Mélanie Désabrais

From: Marc Rivet
Sent: March 29, 2022 4:16 PM
To: Sheila Mitchell
Cc: mknight@mississippimills.ca
Subject: RE: Mitchell 2659 Ramsay Concession 7B, Almonte-LEAR Study- Roll 093192901528500

Hello,

As indicated the property is currently partial rural and partial agricultural – this approach no longer meets provincial policy and/or the Land Evaluation Area Review methodology that has been prepared with Ontario Ministry of Agriculture and Rural Affairs. The LEAR recommendation – which was supported by the LEAR Working Committee and the Agricultural Committee – was to designate properties that scored greater than 66 and were generally in areas of 250 ha as Agriculture.

As such, the OPA 29 is recommending this parcel be designated Agriculture.

Thanks.

Marc

From: Sheila Mitchell [REDACTED]
Sent: March 29, 2022 4:06 PM
To: Marc Rivet <mrivet@jlrichards.ca>; mknight@mississippimills.ca; Mitchell Sheila [REDACTED]
Subject: Re: Mitchell 2659 Ramsay Concession 7B, Almonte-LEAR Study- Roll 093192901528500

Hello Marc and Melanie,

Thank you Marc for getting back to me.

1- From what I can see we are at a 69 on the point system. The part designated rural is fully forested and either high and rocky or low and wet. It makes sense that it is designated rural as it could not be cultivated.

2-The property actually abuts both Concession 7B and Bellamy Mills Road.

3-I would like the property to remain zoned as it is currently.

Could you please advise?

Sheila Mitchell
[REDACTED]

On Mar 29, 2022, at 10:15 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Good morning,

Yes the property is proposed to be fully designated Agriculture. Currently the east half is designated Ag and the remainder Rural.

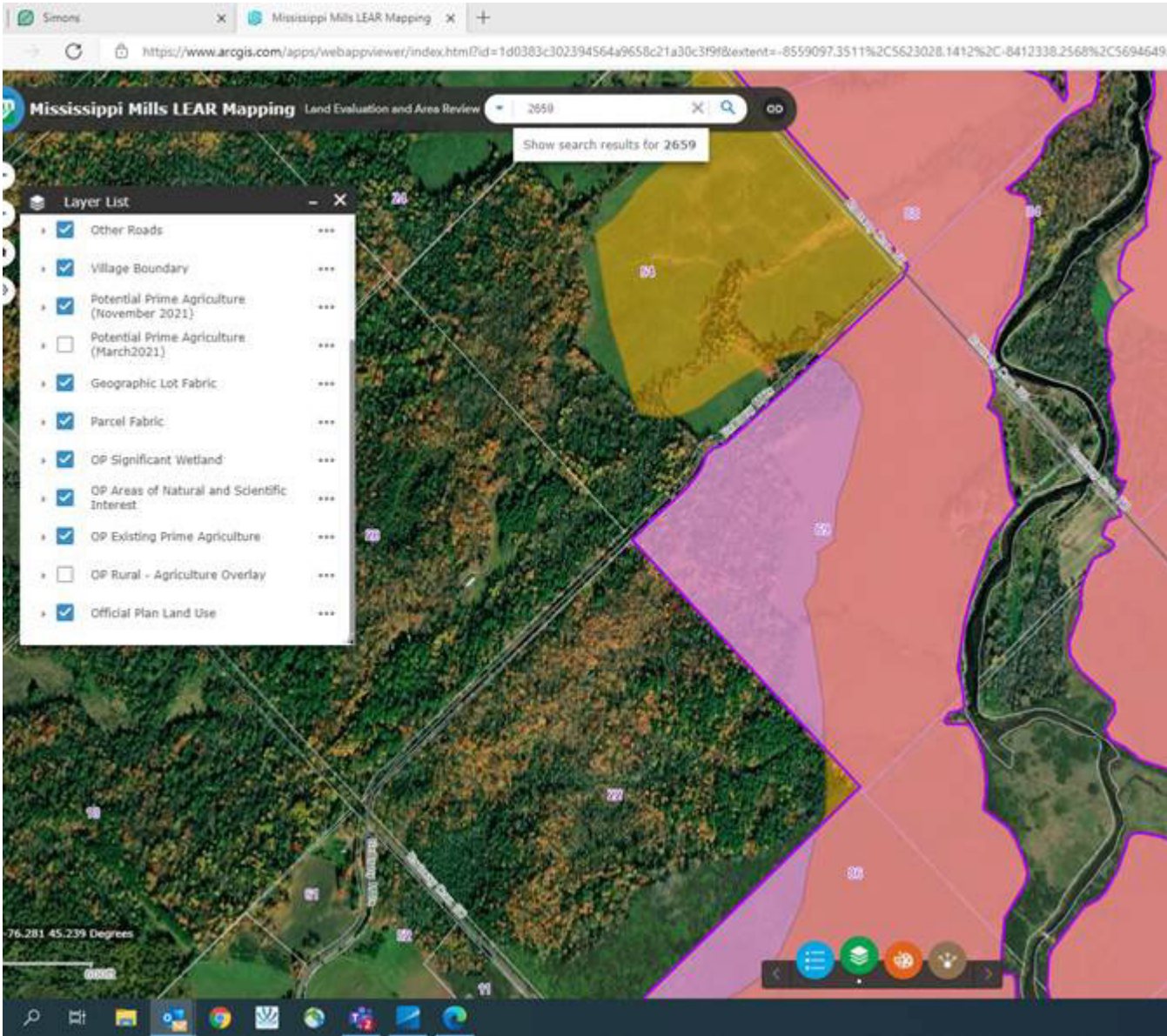
See Q & A – designations / zoning doesn't affect assessment / taxes (that is done by MPAC based on actual use).

Zoning of Ag or Rural lands is almost the same – dwellings, accessory buildings, etc. permitted.

The big difference is you cannot sever a lot within the AG designation. Doesn't appear a severance would be possible today as the portion abutting an open municipal road is AG and the lot doesn't front an open municipal road elsewhere.

Hope this helps.

Thanks,
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>

All studies are on the website - scroll down to OPA 29

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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member

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

From: Sheila Mitchell [REDACTED]
Sent: March 29, 2022 9:22 AM
To: Mitchell Sheila [REDACTED] Marc Rivet <mrivet@jlrichards.ca>
Subject: Mitchell 2659 Ramsay Concession 7B, Almonte-LEAR Study- Roll 093192901528500

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Hello Mr. Rivet,

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- 1-Am I correct to think that my property is proposed to be rezoned from partial Agriculture coverage to full?
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- 3-How does this new zoning affect how I use my property?
- 4-If passed, when does the new zoning take effect?

I appreciate your time,
Sheila Mitchell

Mélanie Désabrais

From: Marc Rivet
Sent: April 5, 2022 3:33 PM
To: Gabrielle Snow
Subject: FW: Mitchell 2659 Ramsay Concession 7B, Almonte-LEAR Study- Roll 093192901528500

From: Marc Rivet
Sent: March 29, 2022 4:16 PM
To: Sheila Mitchell [REDACTED]
Cc: mknight@mississippimills.ca
Subject: RE: Mitchell 2659 Ramsay Concession 7B, Almonte-LEAR Study- Roll 093192901528500

Hello,

As indicated the property is currently partial rural and partial agricultural – this approach no longer meets provincial policy and/or the Land Evaluation Area Review methodology that has been prepared with Ontario Ministry of Agriculture and Rural Affairs. The LEAR recommendation – which was supported by the LEAR Working Committee and the Agricultural Committee – was to designate properties that scored greater than 66 and were generally in areas of 250 ha as Agriculture.

As such, the OPA 29 is recommending this parcel be designated Agriculture.

Thanks.

Marc

From: Sheila Mitchell [REDACTED]
Sent: March 29, 2022 4:06 PM
To: Marc Rivet <mrivet@jrichards.ca>; mknight@mississippimills.ca; Mitchell Sheila [REDACTED] >
Subject: Re: Mitchell 2659 Ramsay Concession 7B, Almonte-LEAR Study- Roll 093192901528500

Hello Marc and Melanie,

Thank you Marc for getting back to me.

1- From what I can see we are at a 69 on the point system. The part designated rural is fully forested and either high and rocky or low and wet. It makes sense that it is designated rural as it could not be cultivated.

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Could you please advise?

Sheila Mitchell
[REDACTED]

On Mar 29, 2022, at 10:15 AM, Marc Rivet <mrivet@jrichards.ca> wrote:

Good morning,

Yes the property is proposed to be fully designated Agriculture. Currently the east half is designated Ag and the remainder Rural.

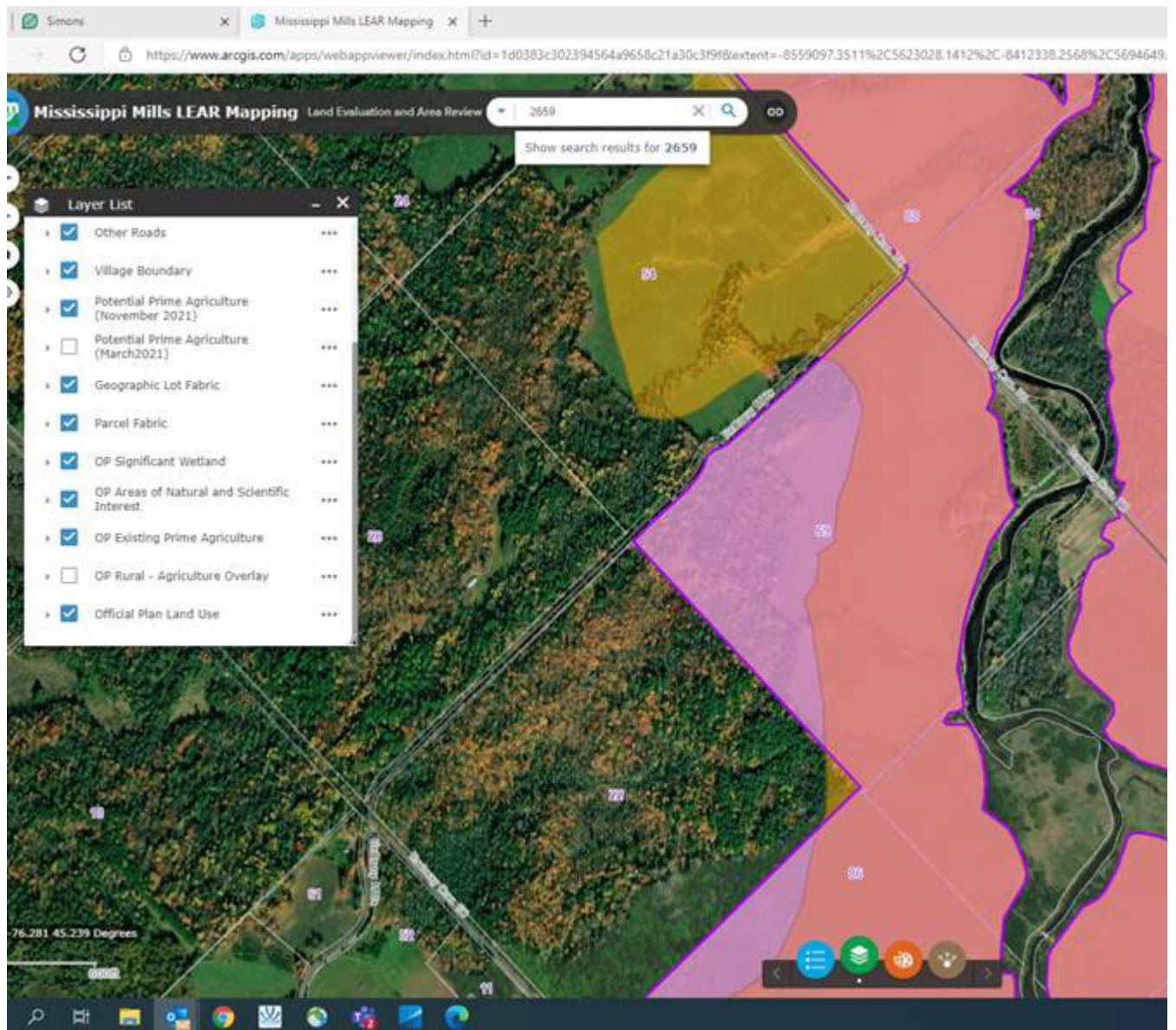
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The big difference is you cannot sever a lot within the AG designation. Doesn't appear a severance would be possible today as the portion abutting an open municipal road is AG and the lot doesn't front an open municipal road elsewhere.

Hope this helps.

Thanks.
Marc



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All studies are on the website - 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

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Direct: 343-803-4533 Cell: 613-867-8528



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& Associates Limited**
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-----Original Message-----

From: Sheila Mitchell [REDACTED]
Sent: March 29, 2022 9:22 AM
To: Mitchell Sheila [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>
Subject: Mitchell 2659 Ramsay Concession 7B, Almonte-LEAR Study- Roll 093192901528500

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Hello Mr. Rivet,

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3-How does this new zoning affect how I use my property?

4-If passed, when does the new zoning take effect?

I appreciate your time,
Sheila Mitchell

From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Melanie Knight](#)
Subject: RE: Map of Lear designation
Date: March 31, 2022 8:59:00 AM

Hello

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>

Or
scroll down to OPA 29

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

Have a nice day.

Marc

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

From: Shirley Deugo <[REDACTED]>
Sent: March 31, 2022 8:25 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Map of Lear designation

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

Good Morning,

I have been unable to find the map on the website.

I would like to view my lands to check if any have been affected by Lear.

Advice would be appreciated!

Shirley Fulton-Deugo

Please excuse typos as this was sent from my iPhone

Mélanie Désabrais

From: Marc Rivet
Sent: April 27, 2022 3:58 PM
To: Steve Hansel
Cc: Melanie Knight
Subject: RE: Residence: 954 Ramsay Concession 8 Lot 8, Official Plan Amendment 29 - Prime Agricultural Area Designation Review (LEAR)

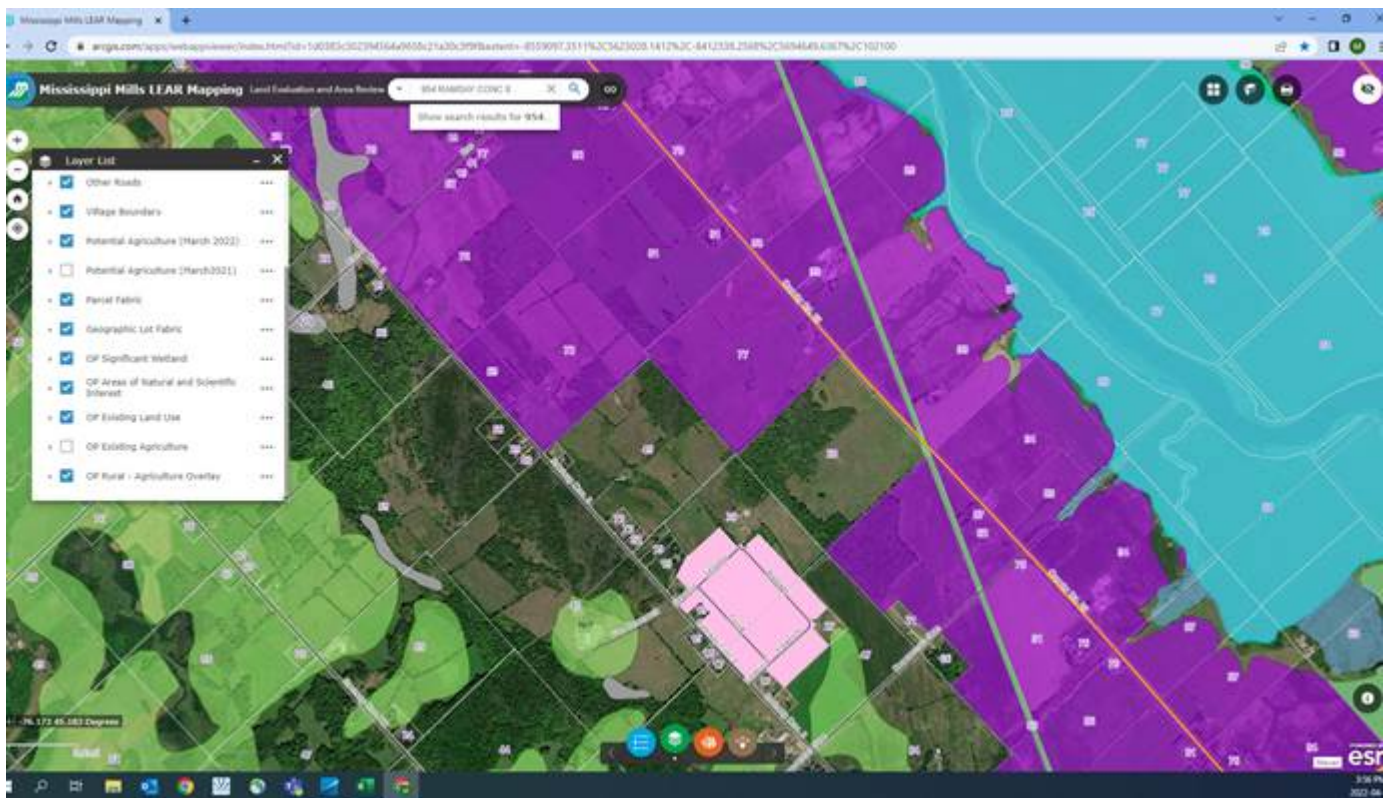
Hello

Thought I had replied but can't find my email so...

The property is proposed to be designated Rural.

Regards.

Marc



From: Steve Hansel [REDACTED]
Sent: April 13, 2022 2:33 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Residence: 954 Ramsay Concession 8 Lot 8, Official Plan Amendment 29 - Prime Agricultural Area Designation Review (LEAR)

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Good afternoon Mark

I am the owner of this property and I am making a written submission too Mississippi Mills Town Council to be excluded from the prime agricultural land designation. Currently I am not part of the proposed changes in land use, however I am presently designated as Prime Agricultural Land. I have approximately 23 acres which are Prime Agricultural and I would like to have this designation removed.

Approximately 20 years ago I rented the 60 workable acres of this property to a local farmer for corn production. There was no lack of machinery, herbicides & fertilizer to plant a crop. However, the anecdotal yield was quite poor as the corn cobs were 1/2 the usual size resulting in a very poor crop and as further evidence that the farmer did poorly, he never returned in following years to plant another crop.

My property is located across the street from the National Research Council fire-fighting lab which is flooding my property every spring with PFAS/PFOS (fire-fighting foam) contaminated spring run-off water. This renders my property useless for agricultural purposes. Aswell this annual flooding keeps farm machinery off of it well into June when the last of the mud has dried up, leaving very few options for planting a crop.

Also, this property has 2 small acreages of "bush" which are designated as "wetlands". Once the spring run-off has dried there is not enough water to boil a pot of water. Hardly what you would consider "wetlands". Puddles would be more of an appropriate term.

I would like to thank the Township of Mississippi Mills Council for their consideration in this matter.

Regards

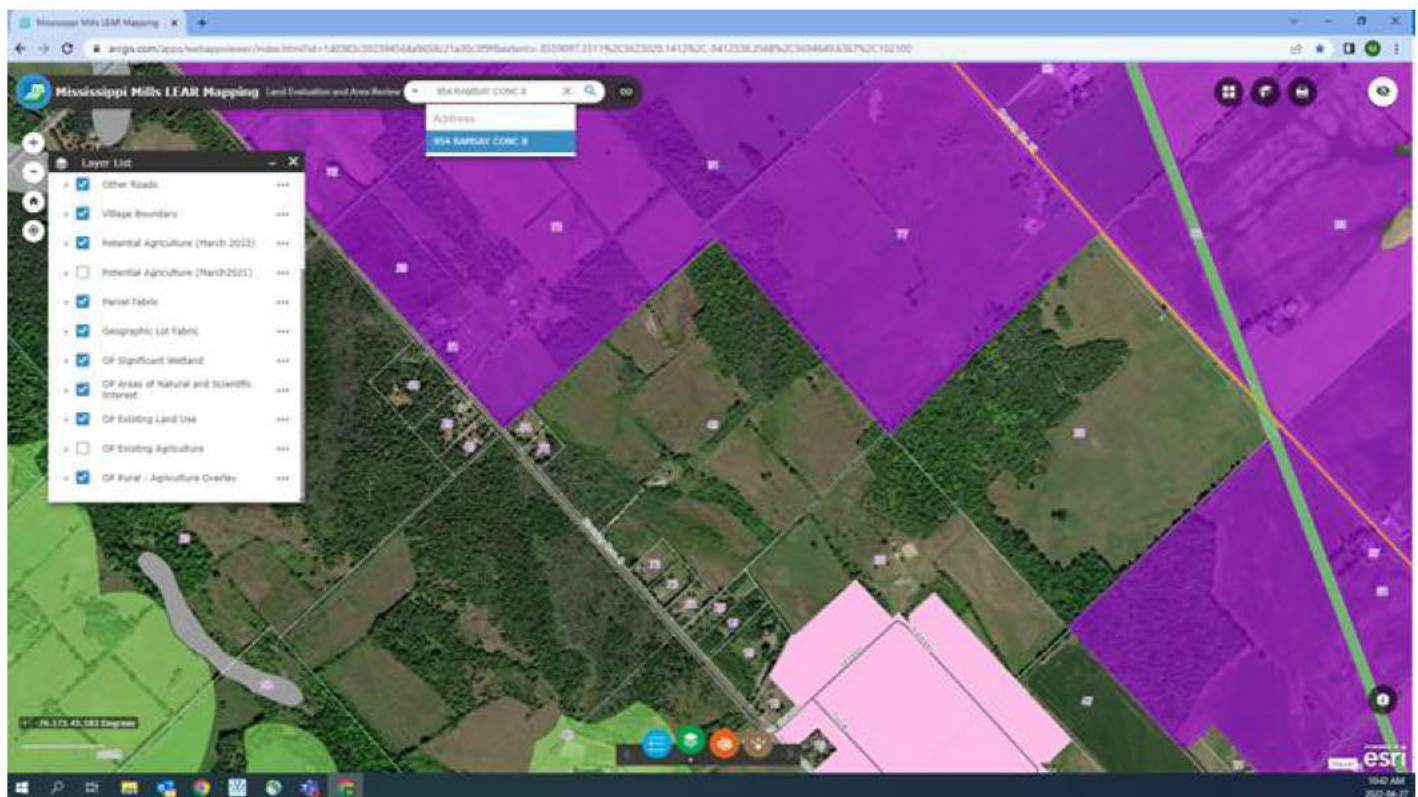
Steve Hansel
[REDACTED]

Mélanie Désabrais

From: Marc Rivet
Sent: April 27, 2022 10:45 AM
To: Steve Hansel
Cc: Melanie Knight
Subject: RE: Residence: 954 Ramsay Concession 8 Lot 8, Official Plan Amendment 29 - Prime Agricultural Area Designation Review (LEAR)

Hello,

This property is no longer being considered Agriculture in the current draft (March 2022) of Schedule A.



Regards.
Marc

From: Steve Hansel [REDACTED]
Sent: April 13, 2022 2:33 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Residence: 954 Ramsay Concession 8 Lot 8, Official Plan Amendment 29 - Prime Agricultural Area Designation Review (LEAR)

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I would like to thank the Township of Mississippi Mills Council for their consideration in this matter.

Regards

Steve Hansel



From: [Marc Rivet](#)
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]; [Ken Kelly](#); [Melanie Knight](#)
Subject: Re: COPA 29
Date: March 16, 2022 7:38:57 PM

Hello

I invite you to look at all supporting information and material found on the municipal website (certain lands are being added, certain removed, etc) all per the LEAR approach and the LEAR working group input.

There is a GIS link with existing, draft (1 year ago) and final proposal.

Thanks

Marc

Get [Outlook for iOS](#)

From: Steve Maynard [REDACTED]
Sent: Wednesday, March 16, 2022 5:32 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]; Bill Duncan
[REDACTED]
Subject: RE: COPA 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.

Good Afternoon Mr. Rivet:

Would you please confirm that COPA 29 will result in lands designated as Prime Agricultural Land will be removed and rezoned rural?

Regards,

Steve Maynard

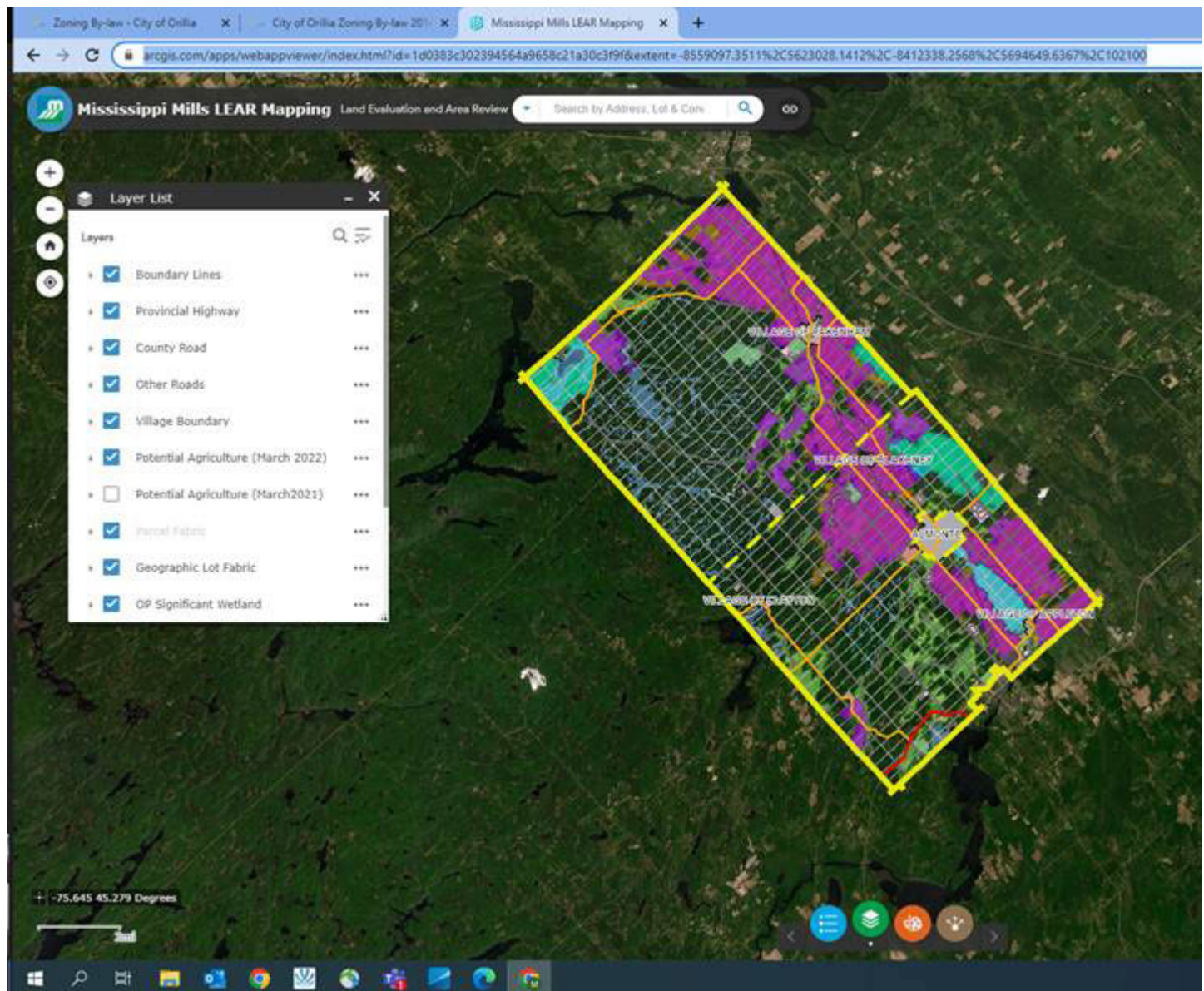
Mélanie Désabrais

From: Marc Rivet
Sent: April 14, 2022 9:37 AM
To: Steve Maynard
Cc: Melanie Knight
Subject: RE: Mississippi Mills LEAR

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

This link brings you to the GIS with the existing, March 2021, and proposed March 2022 proposals. Green circle bottom center is the layers list.

Thanks.
Marc



From: Steve Maynard [REDACTED]
Sent: April 14, 2022 9:34 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Mississippi Mills LEAR

Thank you for getting me the information.

Regards,

Steve Maynard

From: Marc Rivet [<mailto:mrivet@jlrichards.ca>]
Sent: Thursday, April 14, 2022 9:28 AM
To: Steve Maynard
Cc: Jennifer Russell; Melanie Knight; Ken Kelly
Subject: RE: Mississippi Mills LEAR

Hello

I will ask Jennifer if she has the list of 'added' and 'removed' properties.

Changes were based on the LEAR Committee workshop sessions over the past year – link to these meetings are on the municipal website.

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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member

From: Steve Maynard <[REDACTED]>
Sent: April 14, 2022 9:26 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Mississippi Mills LEAR

Thank you for your response.

Would you also please send me a list of properties that had proposed designations changed in March? Please include addresses and/or PINs.

Would you also provide me with your reasons to change these designations from those in November, 2021?

Thank you.

Regards,

Steve Maynard

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

Sent: Thursday, April 14, 2022 9:18 AM

To: Steve Maynard

Cc: Melanie Knight; Ken Kelly

Subject: RE: Mississippi Mills LEAR

Hello

The Official Plan designation for prime agricultural areas is "Agriculture".


The Rural – Agriculture overlay will be removed as the current exercise is to confirm prime agricultural areas which will fall under the designation "Agriculture".

Extract from existing Schedule A Land Use Designations

Land Use Designations:

Agriculture 

Aggregate Resource - Pit 

Aggregate Resource - Quarry 

Flood Plain 


Rural Settlement Area and Hamlet 

Provincially Significant Wetland 

Locally Significant Wetland 

Rural 

Waste Disposal 

Parkland and Open Space 

Overlay:

Rural - Agriculture 

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: Steve Maynard [REDACTED]
Sent: April 14, 2022 9:01 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Mississippi Mills 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.

Good Morning Mr. Rivet:

Would you please tell me if the proposed LEAR will designate properties as "Agricultural" or "Prime Agriculture". The March GIS now shows "Agriculture" which is a change from previous GIS'.

Would you also please send me a list of properties that were changed in March? Please include addresses and/or PINs.

Thanks you.

Regards,

Steve Maynard

From: [Marc Rivet](#)
To: [Gabrielle Snow](#)
Subject: FW: LEAR
Date: March 8, 2022 10:39:00 AM
Attachments: [image001.png](#)

From: Steve Maynard [REDACTED]
Sent: Wednesday, May 5, 2021 9:12 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Bill Duncan [REDACTED]
Subject: RE: LEAR

Mr. Rivet:

This is totally confusing. Would you please send me the information that OMAFRA provided to you for the LEAR?

Thank you.

Steve Maynard

From: Marc Rivet [<mailto:mrivet@jlrichards.ca>]
Sent: May 5, 2021 9:05 AM
To: Steve Maynard
Subject: RE: LEAR

Hello,

We start with 250 hectare blocks and add to them where the LEAR supports it... proposed areas can include adjacent lands with a lower score – OMAFRA says to include these areas within the proposed AG until there is a clear delineation in land use or natural severance.

If you compare current vs proposed you will note most of the areas are the same but we are no longer doing partial designation.

Hope this helps.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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

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

From: Steve Maynard [REDACTED]
Sent: Wednesday, May 5, 2021 8:58 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: LEAR

Mr. Rivet:

I know there is a parcel by parcel GIS Classification but you have told Council and the public that you used 2350 hectare blocks. My request was to see the mapping of all of the blocks in Mississippi Mills

Thank you.

Steve Maynard

From: Marc Rivet [<mailto:mrivet@jlrichards.ca>]
Sent: May 5, 2021 8:54 AM
To: Steve Maynard
Cc: Bill Duncan
Subject: RE: LEAR

Hello Mr. Maynard,

We have created a GIS program just for this project that has all this information per parcel.

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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

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From: Steve Maynard [REDACTED]
Sent: Wednesday, May 5, 2021 8:52 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Bill Duncan [REDACTED]
Subject: LEAR

[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 Mr. Rivet:

Thank you for the map showing the 250 hectare blocks of land used for the LEAR. Would you please send me a complete map of the blocks including the "white" areas?

Thank you.

Steve Maynard

From: [Marc Rivet](#)
To: [Gabrielle Snow](#)
Subject: FW: Zoning change for 514 Ramsay Conc. 12
Date: March 8, 2022 11:03:00 AM

From: Susan Allan [REDACTED]
Sent: Tuesday, September 28, 2021 10:16 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>; Des Clair [REDACTED]; Melanie Knight <mknight@mississippimills.ca>
Subject: Re: Zoning change for 514 Ramsay Conc. 12

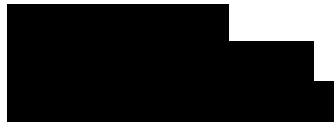
Good morning,

Thank you.

Susan Allan

Susan Allan

Willaway Farm Inc.
514 Ramsay Conc. 12,
Almonte, Ontario KOA 1A0



"Where there is a will, there is a way!"

To Unsubscribe at any time, please just reply with the word "Unsubscribe" in the Subject line.

On Sep 28, 2021, at 8:23 AM, Marc Rivet <mrivet@jlrichards.ca> wrote:

Good morning,

The proposal is not affecting zoning (zoning would come at a later date) – the current proposal is to determine / review what are prime agricultural areas according to provincial methodology in the Community Official Plan (a policy document). Agricultural uses are permitted in both Agricultural and Rural designations. Furthermore, existing uses (permitted) can continue.

I will ask Gabriele to review your current designation and zoning as it relates to equine

related activities.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528
[<0.png>](#)

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From: Susan Allan [REDACTED]
Sent: Monday, September 27, 2021 9:40 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Cc: Des Clair <[REDACTED]> Marc Rivet <mrivet@jlrichards.ca>
Subject: Zoning change for 514 Ramsay Conc. 12

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Hello,

Please confirm that the zoning change under consideration will allow me to continue to operate my equestrian business.

Please also confirm the exact equine related activities allowed under the proposed new zoning.

Thank you,

Susan Allan

Susan Allan

Willaway Farm Inc.
514 Ramsay Conc. 12,
Almonte, Ontario KOA 1A0



"Where there is a will, there is a way!"

To Unsubscribe at any time, please just reply with the word "Unsubscribe" in the Subject line.

From: [Melanie Knight](#)
To: [REDACTED]
Cc: [Marc Rivet](#); [Roxanne Sweeney](#)
Subject: RE: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022 - OPA 29 and Z-04-22
Date: April 19, 2022 6:30:20 AM
Attachments: [image001.png](#)

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Hi Susan,

Apologies for my delayed response.

You can access the information on the LEAR study here on our website: [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

I have checked the proposed LEAR mapping and your property is not proposed to be changed in either its designation in the Official Plan or the zoning in the Zoning By-law.

You are part of the listserve of people who have been involved in this multi-year study, so I assume that is why you received the notification below from Marc Rivet, JL Richards, who is the lead on the study. We will ensure you are notified of the decision for the LEAR project.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext 259 | 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: Susan Scott [REDACTED]
Sent: March 25, 2022 1:47 PM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: Fwd: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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,

Yes, I would like to know the outcome of the meeting on April 5th.

And if you could tell me what this all has to do with me. I don't have farmland, I live on a small lot with a house.

Will this affect me putting a garage and addition on my house later on.

My property is at 3090 Concession 10 in Pakenham.

Looking forward to hearing from you.

Thank you,
Susan Scott

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

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

Date: Fri, Mar 25, 2022 at 11:21 AM

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

To: Melanie Knight <mknight@mississippimills.ca>, Ken Kelly <kkelly@mississippimills.ca>

Cc: Gabrielle Snow <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

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



From: Marc Rivet <mrivet@jlrichards.ca>

Sent: March 18, 2022 1:57 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Melanie Knight <mknight@mississippimills.ca>; Ken Kelly <kkelly@mississippimills.ca>; Gabrielle Snow <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**](#)
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- [**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: [Melanie Knight](#)
To: [REDACTED]
Cc: [Marc Rivet](#); [Gabrielle Snow](#); [Casey Munro](#)
Subject: FW: Z-04-22 LEAR REGISTERED SPEAKER REQUEST
Date: April 5, 2022 10:48:56 AM
Attachments: [We found suspicious links.msg](#)
Importance: High

[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 Sylvia,

Thanks for your submission and yes, we can provide this handout to Council prior to the meeting.

We will register you as a speaker tonight. Casey Munro, Deputy Clerk, will be sending out direct links to the Zoom meeting around noon today.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext 259 | 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: Sylvia Kornherr [REDACTED]
Sent: April 5, 2022 10:20 AM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: Z-04-22 LEAR REGISTERED SPEAKER REQUEST
Importance: High

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, can you confirm the following please:

1. Attachment is printed or emailed and made available to all the LEAR committee members for reference at the meeting
2. Please add me to the speaker list for tonight.

Please confirm
Regards

Sylvia Kornherr

Dianne Dawe

From: Melanie Knight [REDACTED]
Sent: March 31, 2022 3:58 PM
To: [REDACTED]
Marc Rivet
Subject: 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 Ted,

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 (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.

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
[REDACTED]

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

From: [REDACTED]
Sent: March 31, 2022 2:05 PM
To: Melanie Knight [REDACTED]
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.

Please allow me to register my objection to any proposal that would diminish the Burnt Lands Alvar. This habitat is so unique and uncommon that to diminish it would be a serious threat to the long-term survival of a number of threatened

species of birds and plants. Please consider instead expanding the area of protected land even if the current provincial government might be unwilling to do so.

My wife and I have gone there in the past (and had lunch in your local restaurants) and hope to do so again.

Sincerely

Ted Glas

Dianne Dawe

From: Marc Rivet
Sent: March 8, 2022 11:51 AM
To: Gabrielle Snow
Subject: FW: Property off County Road 29N by the River between Pakenham and Almonte

From: Marc Rivet
Sent: Wednesday, September 8, 2021 2:32 PM
To: [REDACTED]
Cc: [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: Property off County Road 29N by the River between Pakenham and Almonte

Good afternoon,

According to our records Role number 0931-946-015-22200-0000 no changes are proposed to this property and we don't believe a letter was sent for this property? A letter was sent to 2210 Ramsay Conc 6D because a very small corner of that property was designated Agriculture and this is proposed to be removed. It appears that severances have already been granted to this parcel (2 new lots from the original lot of record 1973).

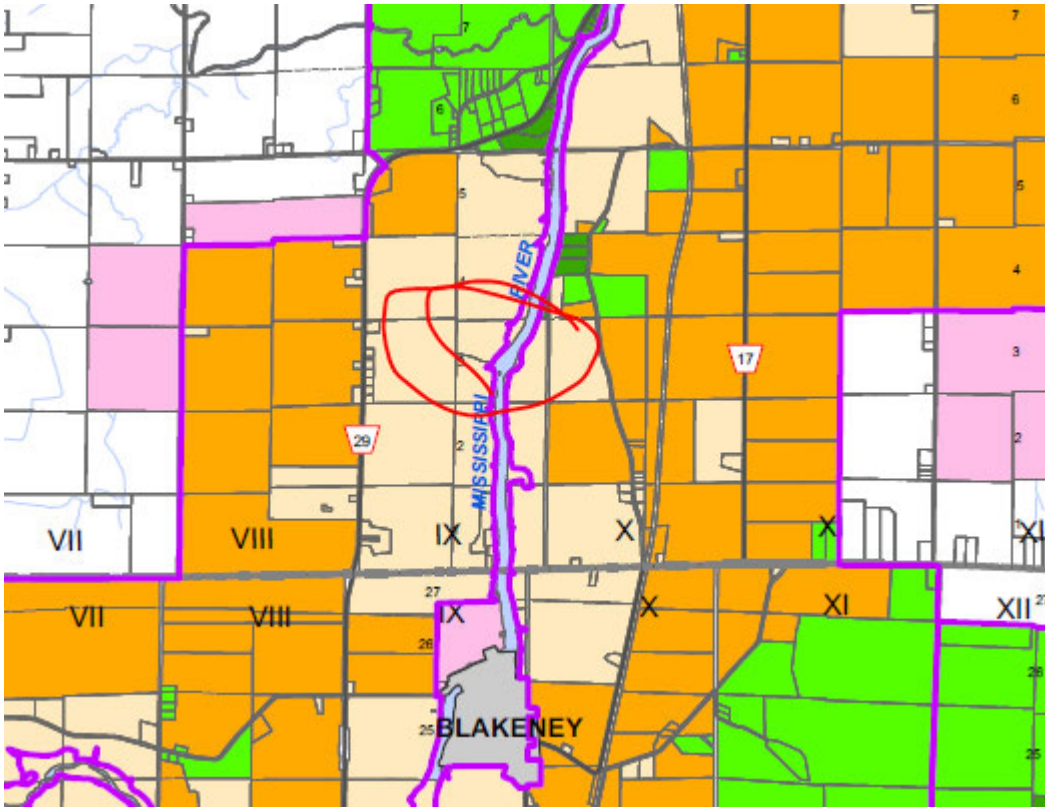
Role number 0931-946-015-22200-0000 is designated Agricultural Resource Area (no change proposed) and severances are not permitted since 2006 in Agricultural Resource Areas.

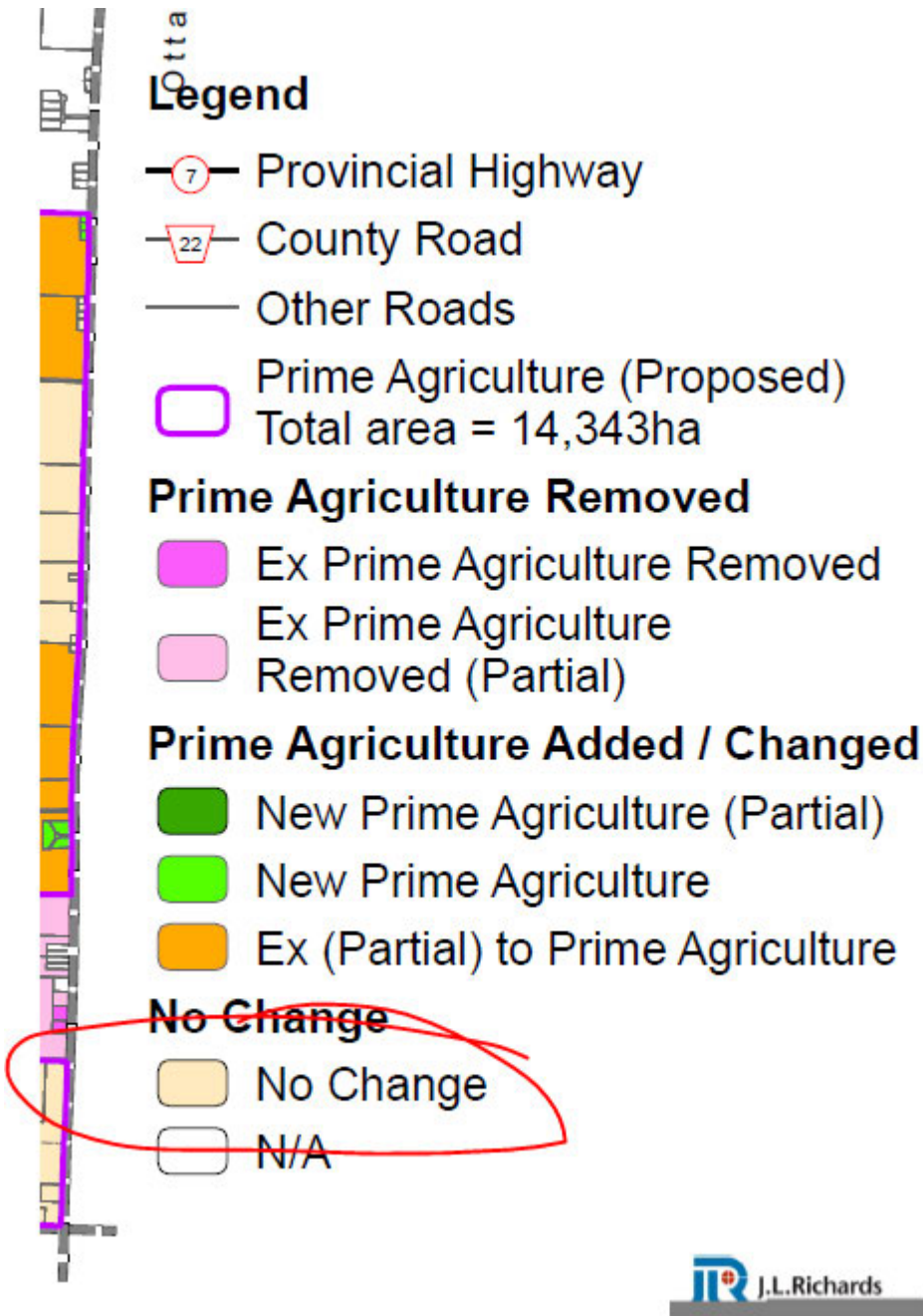
Regards.
Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Wednesday, September 8, 2021 2:17 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

Marc,

My records show the property hasn't changed and going through the mailing list spreadsheet it wasn't included in the mailing list. My ownership records show the owner is LEVI HELEN NOREEN and she did receive a letter in the mail for [2210 RAMSAY CONC 6D](#) because the partial prime agriculture designation could be removed if Mmills moves forward with proposed AG limits. Wrong property.





From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, September 7, 2021 2:56 PM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: FW: Property off County Road 29N by the River between Pakenham and Almonte

Why did 0931-946-015-22200-0000 get notice... no change in this area?

From: H.J Investments [REDACTED]
Sent: Tuesday, September 7, 2021 2:37 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED] Gabrielle Snow <gsnow@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>; Ken Kelly [REDACTED]
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

Thank you very much for getting back to me so promptly. I would like you to keep my original email and this one which address my wanted purpose of the land to either sever it into 3 parcels for each of my children or if that is not something I am entitled to do I would like to be able to build on it myself but of course my first choice is to leave it to each of my children where they would have a portion for their family to utilize it, creating memories separately and with each other. This property was their grandfathers home stead and has great sentimental meaning. He has been deeply missed and this property would bring a great amount of joy to our whole family. We would like to spend time there with each other and friends by celebrating his legacy. My grandfather and grandmother farmed the field in front of these 25 acres and their property was sold to my dad who then had to sell it but was able to keep the 25 acres on the river for his grandchildren to have. It is somewhere that my children have already expressed the desire to build a home on. for them to share with their children and feel the connection with their grandfather. I have been working double time for the last 2 years preparing myself to be able to afford this endeavor. Is there some technical supporting information I must supply so you will not designate my property as Agricultural or are you looking for the owner's opinion of what they want to accomplish with their property? I can only offer my purpose for purchasing this land.

Anyway, those are my dreams for the land and the motivation for me to have made an agreement with my mother to purchase the land from her. To keep it in the family, accessible to everyone and enjoyed for generations.

Thanks,
Terri-Lynn

P.S I was looking on your link and reading it and I have a really hard time understanding what I am reading. **What is my property designated as of today** and on the map am I in **the green area**, where it is trying to be added to Agricultural land? Is my property in the green area of the map. Will it be explained to me why my land is agricultural and can't be severed on, if that is the case? Do I have a point value for my property?

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, September 7, 2021 1:28 PM
To: H.J Investments [REDACTED]
Cc: [REDACTED] Gabrielle Snow <gsnow@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>; Ken Kelly [REDACTED]
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

Hello,

You can send letter and / or email to me. We are following what is known as the LEAR methodology (see info at this link under OPA 29) <https://www.mississippimills.ca/en/build-and-invest/planning-and-land-use.aspx> (scroll down to OPA 29 materials).

It is a proposed amendment under the Planning Act therefore includes public consultation.

We will review and provide a response in our report to Committee of the Whole (date to be determined).

We will keep you informed.

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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



Platinum member

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

From: H.J Investments [REDACTED]
Sent: Tuesday, September 7, 2021 1:18 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED] Gabrielle Snow <gsnow@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

Role number is 0931-946-015-22200-0000,

Should I be writing you a letter saying what I want to happen to the property or the general Mississippi Mills email box? Or is there an email address you can provide me to send my letter to? Will my purpose for the land make a difference in what the property is designated for? Does the provincial methodology consider the owners opinions? Or if the criteria from the provincial methodology approach is a match, then will the property fall into the designation of its choice, regardless of the owner's views?

Thanks,
Terri-Lynn

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, September 7, 2021 12:58 PM
To: H.J Investments [REDACTED]
Cc: [REDACTED] Gabrielle Snow <gsnow@jlrichards.ca>; Eric Forhan <eforhan@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>
Subject: RE: Property off County Road 29N by the River between Pakenham and Almonte

Hello,

We are still in the process of receiving comments and working with the Agricultural Committee before proposing revisions. The current approach towards designating Agricultural Lands follows a provincial methodology.

You are correct – whether or not you could sever to is the question.

What is the role number (PIN) of the subject property or do you have a plan?

Thanks.

Marc

Marc Rivet, RPP, MCIP

Associate
Senior Planner

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: H.J Investments [REDACTED]
Sent: Tuesday, September 7, 2021 12:48 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]
Subject: Property off County Road 29N by the River between Pakenham and Almonte

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To: Mark Rivet

Hi, my name is Terri-Lynn Levi, and I am emailing you on behalf of my mother Helen Levi and myself. We have a sale agreement between my mother Helen Levi, the current owner and myself, her daughter, Terri-Lynn Levi the purchaser of a piece of property off county road 29, 25 acres down by the river. My mother received the notice letter in the mail that the Municipality of Mississippi Mills is reviewing the designation of her land soon to be my land in the Community Official Plan.

How do we find out if this property is what you are speaking about? What do I put in my letter to the town? I want this property to be eligible for future severances for my three children to build homes on or to just have their own individual parcels to utilize with their family's or I want to be able to build a home for myself on this land. I don't know what this land is currently designated as so if these things aren't possible today, then I guess it won't make much of a difference down the road. I know before my father passed away this land was part of his homestead, and he was looking into the above options. I would really like to speak to someone and understand what the land is classified as today and what options it possesses or what potential purpose could this land be designated as if things change after this assessment is done and the town decides what our property is eligible for.

I would like to speak to you. Also, I'm not sure how to address the letter to the town? Do I just give my wants for the property as I have expressed in this email? I am not familiar with any of this and do not have enough

time to research and seek advice from I don't know who, to have the property explained to me as it stands today and what impact these decisions or assessments could have on it in the future.

Thanks,
Terri-Lynn Levi



Dianne Dawe

From: Marc Rivet
Sent: April 5, 2022 3:37 PM
To: Gabrielle Snow
Subject: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

From: Marc Rivet
Sent: March 28, 2022 11:27 AM
To: [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hello

Not sure I understand – I provided a series of screenshots (from Kris Kerwin) which included all layers. The LE is calculated based on how much of the properties is within a certain class... Now you did mention the area might be wrong which would affect the numbers.... I'll ask Kris to review / confirm this.

Note – OPA 29 (now online) has all LEAR approach described.

Thanks.
Marc

From: [REDACTED]
Sent: March 28, 2022 10:26 AM
To: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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Thanks Marc for the reminder and information. Would you have any indication when I can expect an answer to my latest email -- I will need the answers / screenshot of the CLI for the remainder of our property etc?

In addition If I was not clear, could you please tell me how the LE portion (57 points) was arrived at since there is class 2 and class 4 on the same property.

Many thanks.

Terry Scheel

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

From: Marc Rivet <mrivet@jlrichards.ca>

To: Melanie Knight [REDACTED]; Ken Kelly [REDACTED]

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

Sent: Fri, Mar 25, 2022 11:19 am

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

REMINDER

Marc Rivet, RPP, MCIP

Associate

Senior Planner

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**J.L. Richards
& Associates Limited**
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Platinum
member

From: Marc Rivet <mrivet@jlrichards.ca>

Sent: March 18, 2022 1:57 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Melanie Knight [REDACTED]; Ken Kelly [REDACTED]; Gabrielle Snow <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:

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- [**March 25, 2021 OPA 29 Overview Presentation Slides**](#)

- [Public Notice](#)
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- [Frequently Asked Questions](#)
- [Proposed Prime Agriculture Designation Map](#)
- [Potential Future Severances Map](#)
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- [LEAR Working Group Meeting - February 8, 2022](#)
- [Agricultural Advisory Committee Meeting - February 18, 2022](#)

Dianne Dawe

From: Melanie Knight [REDACTED]
Sent: April 21, 2022 8:50 PM
To: [REDACTED]
Cc: Marc Rivet; Roxanne Sweeney
Subject: FW: LEAR OPA 29 and Z-04-22 Public Meeting
Attachments: TFS - Farm LEAR Speaking Notes Apr 2022.docx

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

Hi Terry,

Thanks for the speaking notes, we'll add them to the file.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
[REDACTED]

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

From: [REDACTED]
Sent: April 11, 2022 10:42 AM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: LEAR

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

Hi Melanie, I attach my speaking notes from the public meeting which outlines our beliefs on the proposed inclusion of our property as Prime Agriculture.

It also includes some questions that I hope can be answered.

Thanks Melanie.

Terry

Good evening. My name is Terry Scheel. we own a property located adjacent to the village of Pakenham and directly across a municipal road --- from the golf course and housing development.

I know the Provincial government has issued this policy statement regarding Prime Agriculture land **BUT** they make you implement it -- and you are the ones who face the blow back from landowners.

So thank you very much for this opportunity to make a few remarks.

Our property is surrounded on 3 sides by homes and is within eyesight of the village.

The resulting number of people affected by farming operations is certainly increased here -- compared to a property further away.

Operating a farm in these specific circumstances is increasingly difficult caused by the number of people nearby. This includes:

- - complaints of dust and noise;
- our safe operation of machinery on McWatty Road;
- to the increased number of people entering our property (to be nosey, or to search for their golf balls)
- **This continues to result in increased liability risk, costs and worry!**

The LEAR score credited us with 0 points for conflicting use but this has only a 10% impact on the overall result. So, regardless of the level of conflict, it becomes a mute point if your soil class is deemed 4 or higher.

In our reality, it does not seem to matter how bad the conflict is or will become as a result of being next door to so many homes and the public.

I also provided you a handout to demonstrate a weakness in the LEAR initiative, concerning the (Soil Capability Classification) mapping. The mapping was produced many years ago and represents a broad-brush approach. When used and placed over individual properties with very finite borders, topographical features and when combined with such a high soil score weight of 70% ---- accuracy really matters.

In our case, the map identifies different parts of our land as class 1, 2 or 4.

In all of these sections, there are portions that are made up of 3 significant gulleys and 3 machine non-friendly hills.

My understanding from the Ontario Dept. of Ag. is that these portions should actually be considered class 6 and 7 land, yet this is not reflected on the mapping.

So, the government is issuing a policy statement and is relying heavily on an inaccurate Map (in our case) to capture our property. But the kicker is, the onus is on the landowner to pay around \$6000 or more to prove how accurate -- or inaccurate it is. The money may also be spent for nothing because believe it or not, a property over 80 acres farmed at 80% and with an average soil class of 4 makes it Prime Agriculture. Very disheartening! It is a difficult choice. Also, finding the Agrologist to take on the job is proving difficult with the nearest, so far, from the Toronto area and SW Ontario. That should tell us something!!

I know Mayor Lowry, Denny Ferguson and perhaps the rest of you have been pushing for a Policy Statement subset that better reflects the realities and the land situation here in Mississippi Mills and Eastern Ontario.

The LEAR initiative is a good example of this need. Our area is made of up relatively small farms. In fact, as an example -- farms of 130 acres or less make up 46% of this study. It would be safe to say that the same proportion would not be present in certain other areas of the Province -- SW Ontario for instance.

So, why is this worth mentioning?

Well, anyone trying to make a living on a 130 or less acre property (or more acreage for that matter) -- **normally** has fewer resources resulting from the lower earning potential and land equity than -- let's say -- a flat treeless 1000 acre farm.

Therefore, in order to make an equipment purchase or capital repair or even to contribute to retirement -- the ability to supplement monies required to do so by a severance opportunity, is being removed -- and who knows whatever other restrictions that inevitably will come.

This hurts and because of the high number of small farming operations here -- this reality does not seem fair to your landowners.

So, I would ask all of you to push back on this initiative as it stands and allow more rural farms and properties the means for additional financial opportunities from our own land.

This issue is very disheartening.

I have a few questions which I would kindly ask you to consider for the record:

1. Will a severance applications within the consent process be grandfathered in --- if the process does not finish before the OPA and immediate zoning change?
2. If the farming operation is stopped and the property is left to go natural, will this:
 - a. remove it from this initiative?
 - b. reduce the overall score given by the AR - % farmed?
3. If the farming operation ceases sometime in the future, will the land be converted back to rural since a factor used to include it as Prime Agriculture, is removed and no longer relevant?
4. What is the impact if an Agrologist review cannot be completed in time before the OPA?

Again, thank you so very much time and assistance.

Dianne Dawe

From: [REDACTED]
Sent: April 1, 2022 4:16 PM
To: Marc Rivet
Cc: Kris Kerwin; [REDACTED]; Gabrielle Snow; [REDACTED];
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hi Marc, I was able to work with MPAC and the land office and I was incorrect in stating that the property was only 72 acres. The 72 acres somehow became the number of acres on the property we purchased.

I apologize for leading folks astray on this point.

Terry

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

From: Marc Rivet <mrivet@jlrichards.ca>
To: [REDACTED]
Cc: Kris Kerwin <kkerwin@jlrichards.ca>; Ken Kelly [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; Melanie Knight [REDACTED]; Denzil Ferguson [REDACTED]
Sent: Wed, Mar 30, 2022 4:00 pm
Subject: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hi Terry,

Further explanation on the methodology / (GIS model applied across all Municipality) to determine the LE score.

Per the parcel fabric and assessment roll data we have 35 hectares or 86.47 acres... do you have a survey of 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



From: Kris Kerwin <kkerwin@jlrichards.ca>

Sent: March 30, 2022 3:50 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

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

Marc,

This is not an easy calculation to explain.

I have included images of the soil class score, spreadsheet calculations and a map of the soil capability classes that cover Terry's property.

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- Multiply the Total_CLI by the Percent of Total Area to create the final Soil Score. Total everything and multiply by 100 = 81.38
- Multiply the total by 70% to create the final scoring = 56.97

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Soil capability class map



From: Marc Rivet <mrivet@jlrichards.ca>

Sent: Tuesday, March 29, 2022 8:32 AM

To: Kris Kerwin <kkerwin@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>

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

Please show / tell me how the LE for Mr. Maverick's property was calculated.

Thanks.

Marc

From: [REDACTED]

Sent: March 29, 2022 8:25 AM

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

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

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

Marc, thank you all for your patience and support.

An agrologist review will cost upwards of \$6000.00 so it is important to understand how exactly the 57 land evaluation points based on the CLI was arrived at.

It is difficult to spend this amount of money if the review will have little chance of changing the total score of 76 down to 65. Therefore, could I have the exact numbers used to calculate the LE portion of 57? You say they were averaged, I would need to know:

1. Class 2 = X acres -- = Y LE points.
2. Class 3 = X acres -- = Y LE points.
3. Class 4 = X acres -- = Y LE points.
- Etc.
4. Total LE points divided by number of classes (in this example 3) = 57.

From this, I can better determine if going forward is just not a waste of money for such a small rural property.

As mentioned before, the property is actually just under 73 acres and the MPAC number seems to have not changed to reflect the severances in the 1970's and 1980's. I will deal with that.

Again thanks.

Terry

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

From: Marc Rivet <mrivet@jrichards.ca>

To: [REDACTED]

Cc: Gabrielle Snow <gsnow@jrichards.ca>

Sent: Mon, Mar 28, 2022 11:26 am

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

Hello

Not sure I understand – I provided a series of screenshots (from Kris Kerwin) which included all layers. The LE is calculated based on how much of the properties is within a certain class... Now you did mention the area might be wrong which would affect the numbers.... I'll ask Kris to review / confirm this.

Note – OPA 29 (now online) has all LEAR approach described.

Thanks.
Marc

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& Associates Limited**
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Platinum
member

From: [REDACTED]
Sent: March 28, 2022 10:26 AM

To: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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Thanks Marc for the reminder and information. Would you have any indication when I can expect an answer to my latest email -- I will need the answers / screenshot of the CLI for the remainder of our property etc?

In addition If I was not clear, could you please tell me how the LE portion (57 points) was arrived at since there is class 2 and class 4 on the same property.

Many thanks.

Terry Scheel

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

From: Marc Rivet <mrivet@jlrichards.ca>
To: Melanie Knight [REDACTED]; Ken Kelly [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Sent: Fri, Mar 25, 2022 11:19 am
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

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

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- [**Frequently Asked Questions**](#)
- [**Proposed Prime Agriculture Designation Map**](#)
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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](#)

Dianne Dawe

From: [REDACTED]
Sent: April 13, 2022 10:03 AM
To: Marc Rivet; [REDACTED]
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hi Marc, is there any chance I could get your response to the emails below -- re: my calculation and understanding sample of the formula used with the gullies and hills calculated? **Am I on the right track with my example?**

Also, could you please outline the requirements you are looking for in an Agrologist report?

I believe Curtis Wilson has a report done for LEAR, **could you tell me who the Agrologist was who did it? Appreciated.**

Regards,

Terry

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

From: Marc Rivet <mrivet@jlrichards.ca>
To: [REDACTED]; Melanie Knight [REDACTED]
Sent: Fri, Apr 8, 2022 12:43 pm
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Received - please copy Melanie on replies.

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: [REDACTED]

Sent: Friday, April 8, 2022 12:29 PM

To: Marc Rivet <mrivet@jlrichards.ca>

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

Thanks Marc. Sure, I understand that another OPA review is coming which will take a look at the village boundaries etc.

The discussions to date with the township centre around including our property as part of the new village boundaries since it would be a natural extension to the current hamlet and housing development.

The current boundary includes parcels of land across the bridge and up the quarry hill. This area was added in the 1980's, based on the information at the time.

Now 35 years later, there is a good argument that the boundaries should be redrawn to reflect today's reality. Residential growth is concentrated in our property area. Should future services ever become available in Pakenham, then it would make a lot more sense not to have to bring them across the river.

The discussions with the township included doing a possible land swap of some of the land now designated hamlet across the bridge to the area of our property and a few others on the other side of the golf course on White Lake road.

With the Prime Agriculture designation, will this not be harder, if not impossible, to do?

If the Prime designation will not matter, then I guess it does not matter and I would not have to do a study (which would be really nice).

That is our fear! I am saying all this because as a farm now and going forward, we are afraid the conflict will become even worse. If now forever and forever, we will not be able to do anything else with the property that better fits in with the surrounding land uses (golf course and homes), then our peace of mind and pocketbook will be negatively affected. We already have had to increase our insurance coverage because of the potential liability of being literally feet away from people, some of whom will not respect other people's property.

If our property was actually Prime farmland -- like a really good farm, flat, great soils -- all this might be worth putting up with but any reasonable farmer would tell you that this is not the case with our land. It will always be marginal so the idea of calling it Prime really does not sit well.

Marc, my father lived through operating the property as a farm with livestock and limited crop production because of the quality of the soil and topographical features. As I may have stated, having livestock so close to the development as it grew and golf course proved too much to handle - and were removed. There were numerous incidents where people were feeding the animals at the fences, some kids actually in the fields and people searching for their golf balls. We have had residents from the development walk the back areas of the property. Today, we still have that issue but are also receiving more complaints of dust and noise and that we should be more carbon neutral -- with one lady stopping me on McWatty Road last year and she ended up banging on my tractor tires!

So, hope this answers your question.

Thanks Marc.

Terry

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

From: Marc Rivet <mrivet@jlrichards.ca>

To: [REDACTED]

Cc: Melanie Knight [REDACTED]

Sent: Fri, Apr 8, 2022 11:38 am

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

Quick question.

What is your overall intent of being Rural vS Ag considering the property doesn't qualify for further severances, is not abutting Pakenham boundary and estate lot subdivisions aren't permitted?

M

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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



From [REDACTED]

Sent: Friday, April 8, 2022 11:35 AM

To: Marc Rivet <mrivet@jlrichards.ca>

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

Good morning Marc.

Would it be possible to get an opinion from you that will help us determine if the \$6K for an Agrologist review will be money well spent?

I am not a statistician but have been trying to work out a score based on assuming 19 acres of the total property is class 6 (even though most of the 19 acres would be class 7 -- gullies and hills too steep for machinery).

Am I close in my "new soil score" scenario based on the info in red below???

If I am, then this will demonstrate to me that it would be worth spending this amount of money with a report.

Thank you very very much. This would really help.

Terry

Kris calculations:

5250 - 41 acres = Soil Score .42

5251 - 17 acres = Soil Score .19

5252 - .7 acres = Soil Score .1(rounded)

5253 - 28 acres = Soil Score .19

Soil Score = 82 rounded @ 70% total score = 57 points

My new assumptions based on 19 acres of class 6 land:

5250 - 41 acres = Soil Score .42 --- less 6 acres of class 6 = 35 acres X .9 = 32 Soil Score

5251 - 17 acres = Soil Score .19 --- less 8 acres of class 6 = 9 acres X .95 = 9 Soil Score

5252 - .7 acres = Soil Score .1(rounded) ---- no change

5253 - 28 acres = Soil Score .19 ---- less 5 acres of class 6 = 23 acres X .6 = 14 Soil Score

Estimated 19 acres of class 6 @ .2 = 4 Soil Score

New soil score $32 + 9 + 14 + 4 = 59$
@ 70% = 42 LE

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

From: Marc Rivet <mrivet@jlrichards.ca>

To: [REDACTED]

Cc: Kris Kerwin <kkerwin@jlrichards.ca>; Ken Kelly [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; Melanie Knight [REDACTED]; Denzil Ferguson [REDACTED]

Sent: Wed, Mar 30, 2022 4:00 pm

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Regards.

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& Associates Limited**
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member

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I have included images of the soil class score, spreadsheet calculations and a map of the soil capability classes that cover Terry's property.

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REMINDER

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Cc: Melanie Knight [REDACTED]

Sent: Fri, Apr 8, 2022 11:38 am

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M

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Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited



From: [REDACTED]
Sent: Friday, April 8, 2022 11:35 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Good morning Marc.

Would it be possible to get an opinion from you that will help us determine if the \$6K for an Agrologist review will be money well spent?

I am not a statistician but have been trying to work out a score based on assuming 19 acres of the total property is class 6 (even though most of the 19 acres would be class 7 -- gullies and hills too steep for machinery).

Am I close in my "new soil score" scenario based on the info in red below???

If I am, then this will demonstrate to me that it would be worth spending this amount of money with a report.

Thank you very very much. This would really help.

Terry

Kris calculations:

5250 - 41 acres = Soil Score .42

5251 - 17 acres = Soil Score .19

5252 - .7 acres = Soil Score .1(rounded)

5253 - 28 acres = Soil Score .19

Soil Score = 82 rounded @ 70% total score = 57 points

My new assumptions based on 19 acres of class 6 land:

5250 - 41 acres = Soil Score .42 --- **less 6 acres of class 6 = 35 acres X .9 = 32 Soil Score**

5251 - 17 acres = Soil Score .19 --- **less 8 acres of class 6 = 9 acres X .95 = 9 Soil Score**

5252 - .7 acres = Soil Score .1(rounded) ---- **no change**

5253 - 28 acres = Soil Score .19 ---- **less 5 acres of class 6 = 23 acres X .6 = 14 Soil Score**

Estimated 19 acres of class 6 @ .2 = 4 Soil Score

New soil score $32 + 9 + 14 + 4 = 59$

@ 70% = 42 LE

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

From: Marc Rivet <mrivet@jlrichards.ca>

To:

Cc: Kris Kerwin <kkerwin@jlrichards.ca>; Ken Kelly <[REDACTED]>; Gabrielle Snow <gsnow@jlrichards.ca>; Melanie Knight <[REDACTED]>; Denzil Ferguson <[REDACTED]>

Sent: Wed, Mar 30, 2022 4:00 pm

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

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Platinum
member

From: Kris Kerwin <kkerwin@jlrichards.ca>

Sent: March 30, 2022 3:50 PM

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Cc: Gabrielle Snow <gsnow@jlrichards.ca>

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Soil Capability Class	Score
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Spreadsheet calculations

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Soil capability class map



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

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Cc: Gabrielle Snow <gsnow@jlrichards.ca>

Sent: Mon, Mar 28, 2022 11:26 am

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Dianne Dawe

From: [REDACTED]
Sent: April 1, 2022 12:57 PM
To: Marc Rivet
Cc: Kris Kerwin; [REDACTED]; Gabrielle Snow; [REDACTED]
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Thank you Marc and Kris (and any other folks) for the additional information. It is helpful.

I cannot find a survey of the farm since this was my parent's land from which we purchased after their death.

Thanks again for your assistance. Appreciated.

Terry Scheel

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Sent: March 18, 2022 1:57 PM

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Cc: Melanie Knigh [REDACTED]; Ken Kelly [REDACTED]; Gabrielle Snow <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.

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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](#)

Dianne Dawe

From: [REDACTED]
Sent: April 13, 2022 11:21 AM
To: Marc Rivet; [REDACTED]
Cc: [REDACTED]
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Thanks Marc. I am not trying to be a pain in the rear to anyone here --- just trying to understand and move forward; and based on previous discussions with the township planner (from before the Pandemic Ms. Dywer) and Denny Ferguson. Sorry.

Terry

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

From: Marc Rivet <mrivet@ilrichards.ca>
To: [REDACTED]
Cc: Ken Kelly [REDACTED]
Sent: Wed, Apr 13, 2022 10:19 am
Subject: RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hi Terry,

I have/had provided the results of how the GIS works with the methodology (see below).

Clark consulting I believe had done a review of LEAR scoring based on soil testing (agrolgist) findings.

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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Platinum
member

From: Kris Kerwin <kkerwin@ilrichards.ca>
Sent: March 30, 2022 3:50 PM
To: Marc Rivet <mrivet@ilrichards.ca>
Cc: Gabrielle Snow <gsnow@ilrichards.ca>
Subject: RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Marc,

This is not an easy calculation to explain.

I have included images of the soil class score, spreadsheet calculations and a map of the soil capability classes that cover Terry's property.

- I start by calculating the Total CLI score for each section. Section 5251 has 50% of 1 and 50% of 2 so I blend the two together.
- Calculate the percentage of the total area of each section by dividing calculated area of each section by the total area of the property.
- Multiply the Total_CLI by the Percent of Total Area to create the final Soil Score. Total everything and multiply by 100 = 81.38
- Multiply the total by 70% to create the final scoring = 56.97

Soil Capability Class	Score
1	1
2	0.9
4	0.6

Spreadsheet calculations

	Assessment Roll Number	Parcel Area_m2	Percent Cli1	Cli1	Score	Percent Cli2	Cli2	C S
5250	93194602502900	350385.727	100	2	0.9			
5251	93194602502900	350385.727	50	1	1	50	2	
5252	93194602502900	350385.727	100	2	0.9			
5253	93194602502900	350385.727	100	4	0.6			

Soil capability class map



From: [REDACTED]

Sent: April 13, 2022 10:03 AM

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

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

Hi Marc, is there any chance I could get your response to the emails below -- re: my calculation and understanding sample of the formula used with the gullies and hills calculated? **Am I on the right track with my example?**

Also, could you please outline the requirements you are looking for in an Agrologist report?

I believe Curtis Wilson has a report done for LEAR, **could you tell me who the Agrologist was who did it? Appreciated.**

Regards,

Terry

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

From: Marc Rivet <mrivet@jlrichards.ca>

To: [REDACTED] Melanie Knight [REDACTED]

Sent: Fri, Apr 8, 2022 12:43 pm

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

Received - please copy Melanie on replies.

Thanks

Marc

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Marc Rivet, RPP, MCIP

Associate

Senior Planner

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member

From: [REDACTED]

Sent: Friday, April 8, 2022 12:29 PM

To: Marc Rivet <mrivet@jlrichards.ca>

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

Thanks Marc. Sure, I understand that another OPA review is coming which will take a look at the village boundaries etc.

The discussions to date with the township centre around including our property as part of the new village boundaries since it would be a natural extension to the current hamlet and housing development.

The current boundary includes parcels of land across the bridge and up the quarry hill. This area was added in the 1980's, based on the information at the time.

Now 35 years later, there is a good argument that the boundaries should be redrawn to reflect today's reality. Residential growth is concentrated in our property area.

Should future services ever become available in Pakenham, then it would make a lot more sense not to have to bring them across the river.

The discussions with the township included doing a possible land swap of some of the land now designated hamlet across the bridge to the area of our property and a few others on the other side of the golf course on White Lake road.

With the Prime Agriculture designation, will this not be harder, if not impossible, to do?

If the Prime designation will not matter, then I guess it does not matter and I would not have to do a study (which would be really nice).

That is our fear! I am saying all this because as a farm now and going forward, we are afraid the conflict will become even worse. If now forever and forever, we will not be able to do anything else with the property that better fits in with the surrounding land uses (golf course and homes), then our peace of mind and pocketbook will be negatively affected. We already have had to increase our insurance coverage because of the potential liability of being literally feet away from people, some of whom will not respect other people's property.

If our property was actually Prime farmland -- like a really good farm, flat, great soils -- all this might be worth putting up with but any reasonable farmer would tell you that this is not the case with our land. It will always be marginal so the idea of calling it Prime really does not sit well.

Marc, my father lived through operating the property as a farm with livestock and limited crop production because of the quality of the soil and topographical features. As I may have stated, having livestock so close to the development as it grew and golf course proved too much to handle - and were removed. There were numerous incidents where people were feeding the animals at the fences, some kids actually in the fields and people searching for their golf balls. We have had residents from the development walk the back areas of the property. Today, we still have that issue but are also receiving more complaints of dust and noise and that we should be more carbon neutral -- with one lady stopping me on McWatty Road last year and she ended up banging on my tractor tires!

So, hope this answers your question.

Thanks Marc.

Terry

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

From: Marc Rivet <mrivet@jlrichards.ca>

To: [REDACTED]

Cc: Melanie Knight [REDACTED]

Sent: Fri, Apr 8, 2022 11:38 am

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

Quick question.

What is your overall intent of being Rural vS Ag considering the property doesn't qualify for further severances, is not abutting Pakenham boundary and estate lot subdivisions aren't permitted?

M

Get [Outlook for iOS](#)

Marc Rivet, RPP, MCIP

Associate

Senior Planner

J.L. Richards & Associates Limited

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Direct: 343-803-4533 Cell: 613-867-8528



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From: [REDACTED]

Sent: Friday, April 8, 2022 11:35 AM

To: Marc Rivet <mrivet@jlrichards.ca>

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

Good morning Marc.

Would it be possible to get an opinion from you that will help us determine if the \$6K for an Agrologist review will be money well spent?

I am not a statistician but have been trying to work out a score based on assuming 19 acres of the total property is class 6 (even though most of the 19 acres would be class 7 -- gullies and hills too steep for machinery).

Am I close in my "new soil score" scenario based on the info in red below???

If I am, then this will demonstrate to me that it would be worth spending this amount of money with a report.

Thank you very very much. This would really help.

Terry

Kris calculations:

5250 - 41 acres = Soil Score .42

5251 - 17 acres = Soil Score .19

5252 - .7 acres = Soil Score .1(rounded)

5253 - 28 acres = Soil Score .19

Soil Score = 82 rounded @ 70% total score = 57 points

My new assumptions based on 19 acres of class 6 land:

5250 - 41 acres = Soil Score .42 --- less 6 acres of class 6 = 35 acres X .9 = 32 Soil Score

5251 - 17 acres = Soil Score .19 --- less 8 acres of class 6 = 9 acres X .95 = 9 Soil Score

5252 - .7 acres = Soil Score .1(rounded) ---- no change

5253 - 28 acres = Soil Score .19 ---- less 5 acres of class 6 = 23 acres X .6 = 14 Soil Score

Estimated 19 acres of class 6 @ .2 = 4 Soil Score

New soil score 32 + 9 + 14 + 4 = 59

@ 70% = 42 LE

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

From: Marc Rivet <mrivet@ilrichards.ca>

To: [REDACTED]

Cc: Kris Kerwin <kkerwin@ilrichards.ca>; Ken Kelly [REDACTED]; Gabrielle Snow <gsnow@ilrichards.ca>; Melanie Knight [REDACTED]; Denzil Ferguson [REDACTED]

Sent: Wed, Mar 30, 2022 4:00 pm

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

Hi Terry,

Further explanation on the methodology / (GIS model applied across all Municipality) to determine the LE score.

Per the parcel fabric and assessment roll data we have 35 hectares or 86.47 acres... do you have a survey of your property?

Regards.

Marc

Marc Rivet, RPP, MCIP

Associate
Senior Planner

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700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4533 Cell: 613-867-8528



From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: March 30, 2022 3:50 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Marc,

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I have included images of the soil class score, spreadsheet calculations and a map of the soil capability classes that cover Terry's property.

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Soil capability class map



From: Marc Rivet <mrivet@jlrichards.ca>

Sent: Tuesday, March 29, 2022 8:32 AM

To: Kris Kerwin <kkerwin@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>

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

Please show / tell me how the LE for Mr. Maverick's property was calculated.

Thanks.

Marc

From: [REDACTED]

Sent: March 29, 2022 8:25 AM

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

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

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

Marc, thank you all for your patience and support.

An agrologist review will cost upwards of \$6000.00 so it is important to understand how exactly the 57 land evaluation points based on the CLI was arrived at.

It is difficult to spend this amount of money if the review will have little chance of changing the total score of 76 down to 65. Therefore, could I have the exact numbers used to calculate the LE portion of 57? You say they were averaged, I would need to know:

1. Class 2 = X acres -- = Y LE points.
 2. Class 3 = X acres -- = Y LE points.
 3. Class 4 = X acres -- = Y LE points.
- Etc.
4. Total LE points divided by number of classes (in this example 3) = 57.

From this, I can better determine if going forward is just not a waste of money for such a small rural property.

As mentioned before, the property is actually just under 73 acres and the MPAC number seems to have not changed to reflect the severances in the 1970's and 1980's. I will deal with that.

Again thanks.

Terry

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

From: Marc Rivet <mrivet@jrichards.ca>

To: [REDACTED]

Cc: Gabrielle Snow <gsnow@jrichards.ca>

Sent: Mon, Mar 28, 2022 11:26 am

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

Hello

Not sure I understand – I provided a series of screenshots (from Kris Kerwin) which included all layers. The LE is calculated based on how much of the properties is within a certain class... Now you did mention the area might be wrong which would affect the numbers.... I'll ask Kris to review / confirm this.

Note – OPA 29 (now online) has all LEAR approach described.

Thanks.
Marc

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member

From: [REDACTED]
Sent: March 28, 2022 10:26 AM

To: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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Thanks Marc for the reminder and information. Would you have any indication when I can expect an answer to my latest email -- I will need the answers / screenshot of the CLI for the remainder of our property etc?

In addition If I was not clear, could you please tell me how the LE portion (57 points) was arrived at since there is class 2 and class 4 on the same property.

Many thanks.

Terry Scheel

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

From: Marc Rivet <mrivet@jlrichards.ca>
To: Melanie Knight [REDACTED] Ken Kelly [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Sent: Fri, Mar 25, 2022 11:19 am
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

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: March 18, 2022 1:57 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Melanie Knight [REDACTED]; Ken Kelly [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>
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From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Gabrielle Snow](#)
Subject: RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022
Date: March 28, 2022 11:26:00 AM
Attachments: [image001.png](#)

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Sent: March 28, 2022 10:26 AM
To: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

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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](#)



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Amendment (OPA) No. 29 – Agricultural Lands LEAR

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

From: [Marc Rivet](#)
To: [REDACTED]
Cc: [Gabrielle Snow](#); [Melanie Knight](#)
Subject: RE: Classification of Property Land - Scheel AG status
Date: March 7, 2022 9:38:00 AM
Attachments: [image001.jpg](#)

Good morning Mr. Scheel,

The agricultural working committee has recently finished its work and the Agricultural Committee has just (last meeting) passed a recommendation for Council's consideration.

At Council's request – another public meeting has been scheduled to permit the public an opportunity to provide Council with comments.

Subsequent to the Public Meeting – a staff report will be prepared and the Committee of the Whole will then make a recommendation to Council.

Council will then be asked to adopt a by-law, make revisions, or send back to staff.

If adopted, the By-law would then be sent to Lanark County for approval, approval with modifications, or refusal.

Public meeting notice was just published.

A link to all background materials, etc. can be found on the municipality's website as can then last Ag Committee recommendation.

As per the Working Committee's established goals and objectives – a minimum threshold of 66 + points scored based on LEAR (with revisions per Committee's recommendation) was used – without an agrologist's report re-evaluating the soils your property still scored above 66 therefore is proposed to remain as Agricultural Area.

OPA 29 Documents and Additional Resources:

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

The Municipality of Mississippi Mills News

2022-03-04 1:00:01 PM

Notice of Public Meeting - Tuesday, April 5, 2022 - Proposed Amendments to the COP and Zoning By-law

MUNICIPALITY OF MISSISSIPPI MILLS

NOTICE OF COMPLETE APPLICATIONS, VIRTUAL INFORMATION SESSION AND PUBLIC MEETING PURSUANT TO SECTIONS 17 & 34 OF THE PLANNING ACT R.S.O. 1990, CHAPTER P.13.

CONCERNING PROPOSED AMENDMENTS TO THE MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN & ZONING BY-LAW #11-83

LAND EVALUTION AREA REVIEW (LEAR)

TAKE NOTICE that the Municipality of Mississippi Mills has initiated a review of its Prime Agricultural Area designation. This amendment applies to various lands within Mississippi Mills' Rural Area (no key map is therefore provided).

A PUBLIC MEETING will be held on **Tuesday, April 5, 2022 at 6:00 p.m.** to consider proposed Official Plan and Zoning By-law Amendments under Sections 17 and 34, respectively, of the *Planning Act*, R.S.O. 1990, Chapter P.13., in the Municipality of Mississippi Mills Council Chambers, 3131 Old Perth Road, Almonte, Ontario.

AND TAKE NOTICE that the Municipality continues to take significant steps to limit the transmission of the COVID-19 virus while at the same time processing Planning Act applications. Therefore, in accordance with the Municipality's Procedural By-law 20-127, the Council of the Municipality will hold public meetings in accordance with the Planning Act.

AND THAT members of the public are not currently permitted to attend the public meeting in person, to help prevent the spread of COVID-19. The Public Meeting will be held virtually through the Municipal 'Zoom' platform.

THE PURPOSE AND INTENT of the Official Plan and the Zoning By-law Amendments are to accordingly re-designate and re-zone the rural and agricultural properties affected by the LEAR exercise related to Official Plan Amendment 29 (OPA 29). Schedule 'B' of Zoning By-Law #11-83 will be amended so as to conform to the amended Official Plan Schedules resulting from OPA 29.

IF YOU WISH TO MAKE AN ORAL SUBMISSION before Council, please send an email to mknight@mississippimills.ca with the subject line "**Z-04-22 LEAR Registered Speaker Request**". The Municipality will make arrangements for you to actively participate in the meeting. The maximum allotted time per delegation will be 5 minutes.

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AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk a Notice of Appeal accompanied with the Board's fee to the Local Planning Appeal Tribunal setting out the objection and the reasons in support of the objection.

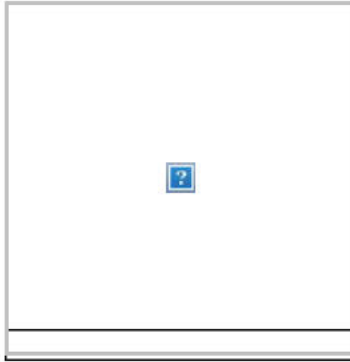
ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment, OPA 29 or the LEAR, or submitting comments please contact Marc Rivet at (343) 803-4533 or by e-mail at mrivet@jlrichards.ca. You may also contact Melanie Knight of the Municipal Planning Department at 613-256-2064 (ext. 259) or by e-mail at

[REDACTED] for additional information.

DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS THIS 3rd DAY OF MARCH 2022.

Melanie Knight
Senior Planner
Municipality of Mississippi Mills

[Read this article on our website.](#)



CONTACT US

3131 Old Perth Rd, Box 400
Almonte, ON K0A 1A0

[REDACTED] | [The Municipality of Mississippi Mills](#)

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From: [REDACTED]
Sent: Monday, March 7, 2022 9:09 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>; Marc Rivet <mrivet@jlrichards.ca>
Cc: [REDACTED]
Subject: Classification of Property Land

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

Hi, it is Terry Scheel from Lot 10 Concession 10 Pakenham ON.

Would you please provide me with an update on this issue as it applies to this piece of property?

You indicated that I would be kept updated / decision yet I have not heard anything despite several requests.

This would be appreciated.

Many thanks,

Terry Scheel

Dianne Dawe

From: [REDACTED]
Sent: March 25, 2022 8:18 AM
To: Marc Rivet
Cc: [REDACTED]; kkelly@mississippimills.ca; [REDACTED]; Gabrielle Snow; Kris Kerwin; [REDACTED]
Subject: Re: Urgent ---- Fwd: Classification of Property Land - Scheel AG status

Thanks Marc for the information. It is very helpful.

May I please clarify a few issues:

1. a. So I am clear, the CLI map provided shows 2 areas with a soil rating - 2 and 4? What about the other areas of the property northeast of these soil type markers? Have you considered the remainder areas to be a 2 or 4 rating? In this area, there are the 2 structures and surrounding non farm use - lanes and gravel, 2 hills and another large gully leading from the golf course -- which by the way, cuts the property in this area in two. Would you please have a screen shot of the remainder of the property? Cheers!

b. With the the multiple CLI ratings applied to the property, how did you arrive at a score of 56? Did you take an average, etc., and if so what percentage of land did you use for each CLI marker?

c. The map shows a CLI 4 marker for the area containing part of some of the gullies. I do not understand how the CLI can apply a 4 rating to these areas where the gullies can reach up to 20 plus feet with very steep sides. Any type of farming is impossible.

2. The MPAC size of the farm is incorrect. That is the size of the farm before severances were removed in the 1980's. I presume I will have to work with MPAC to correct??

3. For information purposes, the picture of the barn was taken a number of years ago. There has not been any animals on the farm since shortly after we purchased it from our Mom's estate. There is no plan to reintroduce any animals because of the proximity to the surrounding homes, people from the area interacting with the animals (which has happened in the past) and fences needed etc.

You and your staff have been very helpful and polite -- I thank you again for your assistance.

Terry

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

From: Marc Rivet <mrivet@jlrichards.ca>

To: [REDACTED]

Cc: Christa Lowry [REDACTED]; Melanie Knight [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; Kris Kerwin <kkerwin@jlrichards.ca>; Denzil Ferguson [REDACTED]

Sent: Wed, Mar 23, 2022 1:39 pm

Subject: FW: Urgent ---- Fwd: Classification of Property Land - Scheel AG status

Hi Terry,

Below is the details to the scoring for this property.

The LEAR was developed with the assistance of OMAFRA and for Mississippi Mills. There is no Ontario 'made to fit' approach or specific requirements... LEAR is a method developed with OMAFRA and in this case a Council appointed LEAR Working Committee (endorsed by the AG Committee).

Hope this helps.

Note – the same approach could be used for a subsequent Official Plan amendment should a site specific study be conducted that would reveal otherwise (and supported by Council). Note – expansion of Pakenham boundary could only occur during a Comprehensive Review (i.e. OPA 21 Five Year Review) and Estate Lot Subdivisions are still not permitted within Rural lands.

Thanks.

Marc

Marc Rivet, RPP, MCIP

Associate

Senior Planner

J.L. Richards & Associates Limited

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

Direct: 343-803-4533 Cell: 613-867-8528



Platinum member

From: Kris Kerwin <kkerwin@jlrichards.ca>

Sent: March 23, 2022 10:14 AM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

Subject: RE: Urgent ---- Fwd: Classification of Property Land - Scheel AG status

Marc,

LEAR total score for 231 McWatty Rd is 76 which is above our 66 score threshold. I have include screenshots below to support our calculations.

Parcel Size Score (Score= 10)

According to our records the MPAC assessed area for the Scheel property is 87.33 ac. All properties above 81 ac are given a score of 10 for parcel size

Parcel Size	Score
>81 Acres	10
51-80 Acres	8
26-50 Acres	6
11-25 Acres	4
6-10 Acres	2
1-5 Acres	1
<1 Acre	0

CLI Soil Mapping (Score= 57) – Mapping included in email below

Property has 70% coverage of OMAFRA soil capability score 1 – 3 and the soils data represents 70% of the total score.

Conflicting land uses (Score= 0)

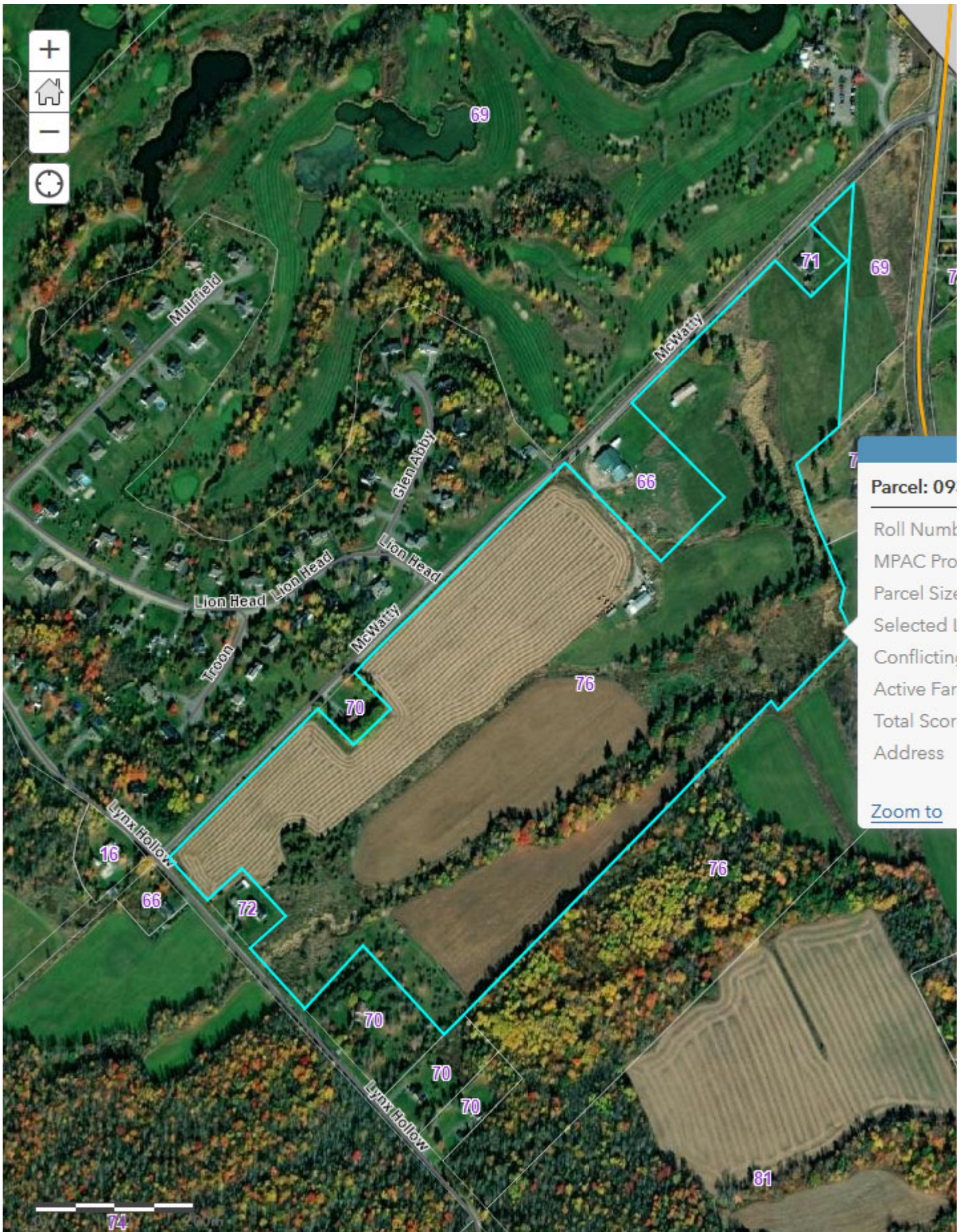
The property is surrounded by many conflicting land uses

Active Farming (Score= 9)

MPAC Property Code - 210 Farm without residence—with secondary structures; with farm outbuildings

Active farming is shown on many years of orthophoto and cropping activity was picked up on the 2019 Agriculture and Agri-Food Canada annual crop inventory.

LEAR total Score



Parcel: 09

Roll Number

MPAC Pro

Parcel Size

Selected I

Conflicting

Active Far

Total Scor

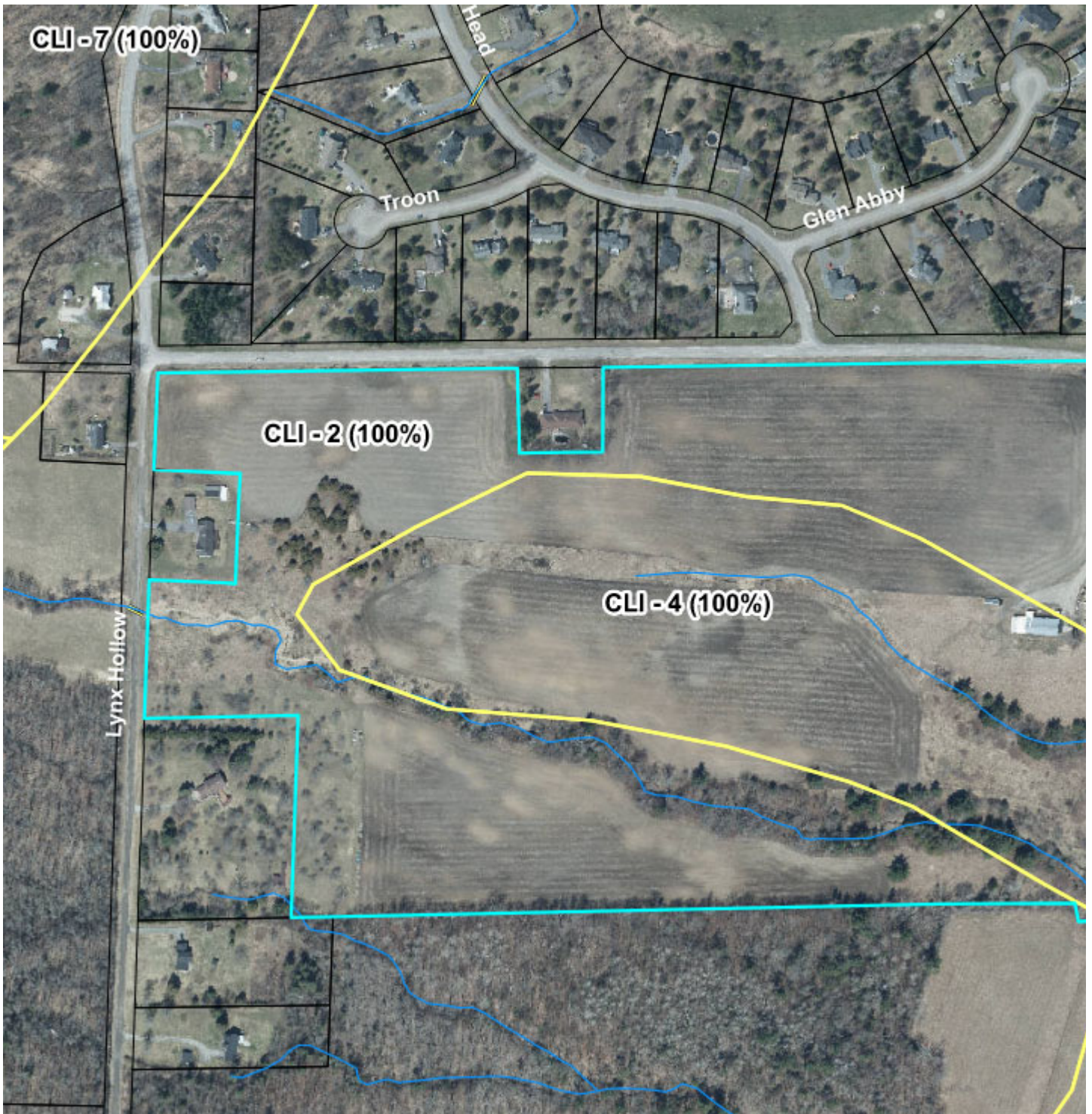
Address

[Zoom to](#)

MPAC Assessment area



Soil Class mapping



Google Street view

Eastern portion of the property



From: [REDACTED]
Sent: Wednesday, March 23, 2022 8:45 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Kris Kerwin <kkerwin@jlrichards.ca>; [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; [REDACTED]
Subject: Re: Urgent ---- Fwd: Classification of Property Land - Scheel AG status

Thanks Marc, would this be easier for you (when you are ready) if we spoke by phone?

Also, a clear copy of the soil classification map shot of our property would also really help!

Regards,

Terry

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

From: Marc Rivet <mrivet@jlrichards.ca>
To: [REDACTED]
Cc: Kris Kerwin <kkerwin@jlrichards.ca>; [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>; [REDACTED]; [REDACTED]

Sent: Tue, Mar 22, 2022 11:17 am
Subject: RE: Urgent ---- Fwd: Classification of Property Land - Scheel AG status

Hello,

I will try to reply ASAP – will need input from my team (Gabrielle and Kris) as they manage the GIS model.

Most of your questions are questioning the LEAR methodology. The LEAR methodology was developed in partnership with OMAFRA and the LE AR and related scoring was discussed with them, considered case scenarios, and adapted for Eastern Ontario. It was then discussed with the Council appointed LEAR Working group and recommendation made via the Agricultural Committee.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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



Platinum member

From: [REDACTED]
Sent: March 22, 2022 9:00 AM

To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Kris Kerwin <kkerwin@jlrichards.ca>; [REDACTED]; Gabrielle Snow <gsnow@jlrichards.ca>;
[REDACTED]
Subject: Urgent ---- Fwd: Classification of Property Land - Scheel AG status

Hi Marc, would you please be able to answer these questions? If you cannot answer these questions, could you please tell me who will? Thanks!

Also, could you please tell me what the process will be if an agrologist report comes in after the official plan is amended to include our property as Prime (choke) farmland?

Cheers

Terry

|

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

From: [REDACTED]
To: mrivet@jlrichards.ca <mrivet@jlrichards.ca>
Cc: kkerwin@jlrichards.ca <kkerwin@jlrichards.ca>; [REDACTED]
gsnow@jlrichards.ca <gsnow@jlrichards.ca>; [REDACTED]

Sent: Mon, Mar 14, 2022 8:49 am
Subject: Re: Classification of Property Land - Scheel AG status

Marc, thank you for addressing some of my questions. I know the methodology has been vetted etc., however, I need to understand better the information I have asked you for.

Would you please be able to address questions missed, or that I do not understand? If you are not the correct person, then could you please direct me to the person who could? Thank you.

1. CLI Mapping:

The screenshot of the CLI mapping of our property is blurred and I cannot read it. Would you have a clearer map please? If not, where do we access it?

2. Parcel Size:

a. According to our records, the total property is 72 acres. The score assigned would be an 8 and not a 10.

3. Active farming:

a. Based on our 72 acres, approximately 48 acres are farmable when you take into account the 3 major gullies, hills and buildings and lanes. Therefore, 66% of the available land would be available for farming, at best.

b. If my property was not farmed and left to natural growth (trees, grass and weeds), would the 9 points assigned under "% Farmed" be reduced by 9 points?

4. LEAR Scoring:

a Why has a high 70% weight assigned to the LE portion? Obviously, any additional scoring in the other categories has minimal impact on achieving a below 66 score.

b. Is the Mississippi Mills LEAR scoring point breakdown and methodology the same as other parts of Ontario?

Note: You replied "All properties were evaluating based on the same GIS / Scoring methodology (input / output)". Do you mean all properties in Ontario or are you referring to Mississippi Mills?

c.1. Is the impact of LEAR the same in other parts of the province with much more farmland and larger farms?

c.2. Is the impact on property owners here and in other parts of the province equal? For instance, is a rural property used for farming with a soil class of 3 + similar AR factors everywhere in the province assigned a Prime Agricultural status?

d. Was there a government requirement / objective to achieve a certain percentage of rural land assigned as Prime Agricultural?

d.1. If so, what is this Ontario government target? (*I am assuming close to the 66 point cutoff as the scoring point system seems to have been designed to meet this achieve this number; and therefore leads into my question d.2. below*). Could you please confirm?

d.2. How does this affect the assignment of such a high 70% percentage, for soil classification?

I understand that these information requests are taking up your time; and I appreciate your responses.

Thank you.

Terry

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

From: Marc Rivet <mrivet@jrichards.ca>

To: [REDACTED]

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

<gsnow@jrichards.ca>;

Ken Kelly

Gabrielle Snow

Sent: Fri, Mar 11, 2022 9:58 am
Subject: RE: Classification of Property Land - Scheel AG status

Hi Terry,

The LEAR methodology was developed in partnership with OMAFRA (for this region) and input from the LEAR Working Committee.

CLI mapping is a provincial data set and I understand was verified (sorry don't have more info as was not involved) in 2005-2006.

All properties were evaluating based on the same GIS / Scoring methodology (input / output).

You would need to contact an agrologist for a quote.

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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



Platinum member

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From: [REDACTED]
Sent: Friday, March 11, 2022 9:52 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Kris Kerwin <kkerwin@jlrichards.ca>; [REDACTED] Gabrielle Snow <gsnow@jlrichards.ca>; [REDACTED]
Subject: Re: Classification of Property Land - Scheel AG status

Thank you Marc. The information is helpful. Could you please provide an answer / information for the following:

You have scored my property as follows:
Parcel Size - 10 out of 10
LE - 57 out of 70
Conflicting Land Uses - 0 out of 10
Active Farming - 9 out of 10
Total 76

1. CLI Mapping:

The screenshot of the CLI mapping of our property is blurred and I cannot read it. Would you have a clearer map please? If not, where do we access it?

- a. When was the CLI mapping done on our property?
- b. How accurate is the CLI mapping conclusions shown on the map?
- c. Would you have any idea how much an agrologist's report would cost me?

2. Parcel Size:

a. According to our records, the total property is 72 acres. The score assigned would be an 8 and not a 10.

3. Active farming:

a. Based on our 72 acres, approximately 48 acres are farmable when you take into account the 3 major gullies, hills and buildings and lanes. Therefore, 66% of the available land would be available for farming, at best.

b. If my property was not farmed and left to natural growth (trees, grass and weeds), would the 9 points assigned under "% Farmed" be reduced by 9 points?

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a Why has a high 70% weight assigned to the LE portion? Obviously, any additional scoring in the other categories has minimal impact on achieving a below 66 score.

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d. Was there a government requirement / objective to achieve a certain percentage of rural land assigned as Prime Agricultural?

d.1. If so, what is this target?

d.2. How does this affect the assignment of such a high 70% percentage, for soil classification?

Thanks again and I look forward to the answers above.

Regards,

Terry Scheel

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

From: Marc Rivet <mrivet@jlrichards.ca>

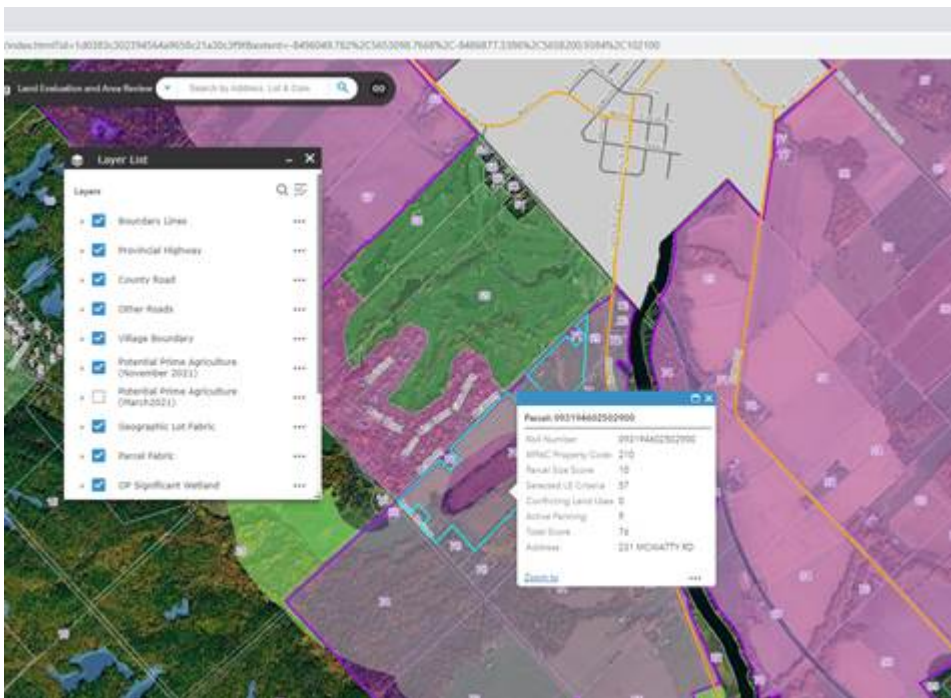
To: [REDACTED]

Sent: Mon, Mar 7, 2022 1:11 pm

Subject: RE: Classification of Property Land - Scheel AG status

Scored low on size and conflicting use but the soils themselves scored 57... As we are using Canada Land Inventory (CLI) mapping for all parcels you would need to provide an agrologist's report which reviews the soil mapping (Class 1, 2, 3).

M



Marc Rivet, RPP, MCIP
Associate
Senior Planner

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

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From: [REDACTED]
Sent: Monday, March 7, 2022 11:50 AM
To: Marc Rivet <mrivet@ilrichards.ca>
Subject: Re: Classification of Property Land - Scheel AG status

Marc, thanks very much. Could you kindly tell me how I would be able to find out the parcel description ie. is there a map that you used where I could point this out to you?

Terry

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

From: Marc Rivet <mrivet@ilrichards.ca>
To: [REDACTED] Kris Kerwin <kkerwin@ilrichards.ca>
Cc: [REDACTED] Gabrielle Snow <gsnow@ilrichards.ca>;
[REDACTED]
Sent: Mon, Mar 7, 2022 11:21 am
Subject: RE: Classification of Property Land - Scheel AG status

Hello

I would need to know what parcel you are talking about along White Lake Road?

Kris can you provide me with the breakdown for Terry's property (see below) – and see if you know what this other property is?

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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Direct: 343-803-4533 Cell: 613-867-8528

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From: [REDACTED]
Sent: Monday, March 7, 2022 10:11 AM
To: Marc Rivet <mrivet@ilrichards.ca>
Cc: [REDACTED]; Gabrielle Snow <gsnow@ilrichards.ca>; mknight@mississippimills.ca
Subject: Re: Classification of Property Land - Scheel AG status

Marc, thank you very much for the information. **Could I please obtain the exact breakdown of the scoring that applied to our property?** I am really surprised that this land based on the reasons previously submitted can be remotely designated Prime Agricultural land.

Also, there was land outside the village on the White Lake road that was deemed to be non-prime agricultural land (based on the previous map). I cannot understand how that land can be classified as such while our parcel is classified as Prime....this does not make any sense. **Therefore, could I obtain the scoring for that land also for comparison?**

Thanking you in advance.

Terry Scheel

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

From: Marc Rivet <mrivet@ilrichards.ca>
To: [REDACTED]
Cc: [REDACTED]; Gabrielle Snow <gsnow@ilrichards.ca>; Melanie Knight
[REDACTED]
Sent: Mon, Mar 7, 2022 9:38 am
Subject: RE: Classification of Property Land - Scheel AG status

Good morning Mr. Scheel,

The agricultural working committee has recently finished its work and the Agricultural Committee has just (last meeting) passed a recommendation for Council's consideration.

At Council's request – another public meeting has been scheduled to permit the public an opportunity to provide Council with comments.

Subsequent to the Public Meeting – a staff report will be prepared and the Committee of the Whole will then make a recommendation to Council.

Council will then be asked to adopt a by-law, make revisions, or send back to staff.

If adopted, the By-law would then be sent to Lanark County for approval, approval with modifications, or refusal.

Public meeting notice was just published.

A link to all background materials, etc. can be found on the municipality's website as can then last Ag Committee recommendation.

As per the Working Committee's established goals and objectives – a minimum threshold of 66 + points scored based on LEAR (with revisions per Committee's recommendation) was used – without an agrologist's report re-evaluating the soils your property still scored above 66 therefore is proposed to remain as Agricultural Area.

OPA 29 Documents and Additional Resources:

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

The Municipality of Mississippi Mills News

2022-03-04 1:00:01 PM

Notice of Public Meeting - Tuesday, April 5, 2022 - Proposed Amendments to the COP and Zoning By-law

MUNICIPALITY OF MISSISSIPPI MILLS

NOTICE OF COMPLETE APPLICATIONS, VIRTUAL INFORMATION SESSION AND PUBLIC MEETING PURSUANT TO SECTIONS 17 & 34 OF THE PLANNING ACT R.S.O. 1990, CHAPTER P.13.

CONCERNING PROPOSED AMENDMENTS TO THE MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN & ZONING BY-LAW #11-83

LAND EVALUATION AREA REVIEW (LEAR)

TAKE NOTICE that the Municipality of Mississippi Mills has initiated a review of its Prime Agricultural Area designation. This amendment applies to various lands within Mississippi Mills' Rural Area (no key map is therefore provided).

A PUBLIC MEETING will be held on **Tuesday, April 5, 2022 at 6:00 p.m.** to consider proposed Official Plan and Zoning By-law Amendments under Sections 17 and 34, respectively, of the *Planning Act*, R.S.O. 1990, Chapter P.13., in the Municipality of Mississippi Mills Council Chambers, 3131 Old Perth Road, Almonte, Ontario.

AND TAKE NOTICE that the Municipality continues to take significant steps to limit the transmission of the COVID-19 virus while at the same time processing Planning Act applications. Therefore, in accordance with the Municipality's Procedural By-law 20-127, the Council of the Municipality will hold public meetings in accordance with the Planning Act.

AND THAT members of the public are not currently permitted to attend the public meeting in person, to help prevent the spread of COVID-19. The Public Meeting will be held virtually through the Municipal 'Zoom' platform.

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IF YOU WISH TO MAKE AN ORAL SUBMISSION before Council, please send an email to [REDACTED] 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.

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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.

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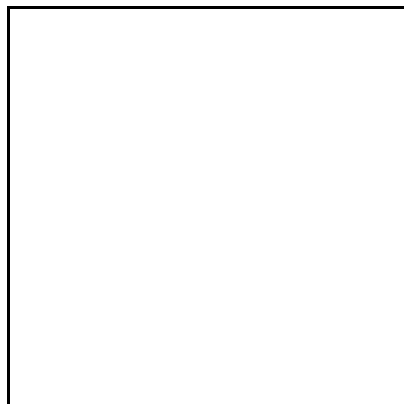
AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk a Notice of Appeal accompanied with the Board's fee to the Local Planning Appeal Tribunal setting out the objection and the reasons in support of the objection.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment, OPA 29 or the LEAR, or submitting comments please contact Marc Rivet at (343) 803-4533 or by e-mail at mrivet@jlrichards.ca. You may also contact Melanie Knight of the Municipal Planning Department at 613-256-2064 (ext. 259) or by e-mail at mknight@mississippimills.ca for additional information.

DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS THIS 3rd DAY OF MARCH 2022.

Melanie Knight
Senior Planner
Municipality of Mississippi Mills

[Read this article on our website.](#)



CONTACT US

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Almonte, ON K0A 1A0

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Marc Rivet, RPP, MCIP

Associate

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From: [REDACTED]

Sent: Monday, March 7, 2022 9:09 AM

To: Gabrielle Snow <gsnow@jlrichards.ca>; Marc Rivet <mrivet@jlrichards.ca>

Cc: [REDACTED]

Subject: Classification of Property Land

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

Hi, it is Terry Scheel from Lot 10 Concession 10 Pakenham ON.

Would you please provide me with an update on this issue as it applies to this piece of property?

You indicated that I would be kept updated / decision yet I have not heard anything despite several requests.

This would be appreciated.

Many thanks,

Terry Scheel

Dianne Dawe

From: Marc Rivet
Sent: March 30, 2022 4:01 PM
To: [REDACTED]
Cc: Kris Kerwin; Ken Kelly; Gabrielle Snow; Melanie Knight; Denzil Ferguson
Subject: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hi Terry,

Further explanation on the methodology / (GIS model applied across all Municipality) to determine the LE score.

Per the parcel fabric and assessment roll data we have 35 hectares or 86.47 acres... do you have a survey of your property?

Regards.

Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: March 30, 2022 3:50 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: RE: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Marc,

This is not an easy calculation to explain.

I have included images of the soil class score, spreadsheet calculations and a map of the soil capability classes that cover Terry's property.

- I start by calculating the Total CLI score for each section. Section 5251 has 50% of 1 and 50% of 2 so I blend the two together.
- Calculate the percentage of the total area of each section by dividing calculated area of each section by the total area of the property.
- Multiply the Total_CLI by the Percent of Total Area to create the final Soil Score. Total everything and multiply by 100 = 81.38
- Multiply the total by 70% to create the final scoring = 56.97

Soil Capability Class	Score
1	1
2	0.9
4	0.6

Spreadsheet calculations

Assessment Roll Number	Parcel Area m2	Percent Cli1	Cli1	Score	Percent Cli2	Cli2	C S
------------------------	----------------	--------------	------	-------	--------------	------	-----

5250	93194602502900	350385.727	100	2	0.9		
5251	93194602502900	350385.727	50	1	1	50	2
5252	93194602502900	350385.727	100	2	0.9		
5253	93194602502900	350385.727	100	4	0.6		

Soil capability class map



From: Marc Rivet <mrivet@jrichards.ca>

Sent: Tuesday, March 29, 2022 8:32 AM

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

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

Please show / tell me how the LE for Mr. Maverick's property was calculated.

Thanks.
Marc

From: [REDACTED]
Sent: March 29, 2022 8:25 AM
To: Marc Rivet <mrivet@jrichards.ca>; [REDACTED]
Cc: Gabrielle Snow <gsnow@jrichards.ca>
Subject: Re: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Marc, thank you all for your patience and support.

An agrologist review will cost upwards of \$6000.00 so it is important to understand how exactly the 57 land evaluation points based on the CLI was arrived at.

It is difficult to spend this amount of money if the review will have little chance of changing the total score of 76 down to 65. Therefore, could I have the exact numbers used to calculate the LE portion of 57? You say they were averaged, I would need to know:

1. Class 2 = X acres -- = Y LE points.
 2. Class 3 = X acres -- = Y LE points.
 3. Class 4 = X acres -- = Y LE points.
- Etc.
4. Total LE points divided by number of classes (in this example 3) = 57.

From this, I can better determine if going forward is just not a waste of money for such a small rural property.

As mentioned before, the property is actually just under 73 acres and the MPAC number seems to have not changed to reflect the severances in the 1970's and 1980's. I will deal with that.

Again thanks.

Terry

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

From: Marc Rivet <mrivet@jrichards.ca>
To: [REDACTED]; [REDACTED]; [REDACTED]
Cc: Gabrielle Snow <gsnow@jrichards.ca>

Sent: Mon, Mar 28, 2022 11:26 am

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

Hello

Not sure I understand – I provided a series of screenshots (from Kris Kerwin) which included all layers. The LE is calculated based on how much of the properties is within a certain class... Now you did mention the area might be wrong which would affect the numbers.... I'll ask Kris to review / confirm this.

Note – OPA 29 (now online) has all LEAR approach described.

Thanks.
Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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



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



Platinum
member

From: [REDACTED]

Sent: March 28, 2022 10:26 AM

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

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

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

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Thanks Marc for the reminder and information. Would you have any indication when I can expect an answer to my latest email -- I will need the answers / screenshot of the CLI for the remainder of our property etc?

In addition If I was not clear, could you please tell me how the LE portion (57 points) was arrived at since there is class 2 and class 4 on the same property.

Many thanks.

Terry Scheel

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

From: Marc Rivet <mrivet@jlrichards.ca>

To: Melanie Knight [REDACTED]; Ken Kelly [REDACTED]

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

Sent: Fri, Mar 25, 2022 11:19 am

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



Platinum member

From: Marc Rivet <mrivet@jlrichards.ca>

Sent: March 18, 2022 1:57 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Melanie Knight [REDACTED]; Ken Kelly [REDACTED]; Gabrielle Snow <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](#)

From: [REDACTED]
To: [Marc Rivet](#)
Subject: Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022
Date: March 25, 2022 8:50:58 PM
Attachments: [0.png](#)

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Good evening Marc,

Is LEAR score of 66 still the factor that is being used to identify prime agricultural land? Are the properties on the proposed prime agricultural area designation map, all LEAR scores > 66?

Is the LEAR score on the GIS LEAR mapping the score that was used for prime agricultural land determination? In other words is the GIS LEAR mapping score current.

I am asking the question as I see some properties with LEAR scores per the GIS LEAR mapping included as prime agricultural areas.

Thank you.

Tim Sonnenburg

On 2022-03-25 11:19, Marc Rivet wrote:

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>

Sent: March 18, 2022 1:57 PM

To: Marc Rivet <mrivet@jlrichards.ca>

Cc: Melanie Knight [REDACTED]; Ken Kelly [REDACTED]

Gabrielle Snow <gsnow@jlrichards.ca>

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

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

Dianne Dawe

From: Melanie Knight [REDACTED]
Sent: April 5, 2022 9:41 AM
To: [REDACTED]
Cc: Marc Rivet; Gabrielle Snow; Roxanne Sweeney
Subject: RE: OPA 29 virtual session information - OPA 29 and Z-04-22 - 1594 Waba Road

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Hi Tim,

Thank you for your email. I have cc'd Marc Rivet who is the lead on this project so that he can provide you with further information.

In terms of deadline for comments, the next step after this public meeting is to have a staff recommendation report go to Committee of the Whole/Council. I imagine this will happen next month or perhaps even in June – so if you can provide your comments in the next few weeks that would be helpful.

You may also want to look at our Next Steps fact sheet online because it explains the series of Next Steps after this public meeting [Official Plan Amendment 29 - Prime Agricultural Area Designation Review - Mississippi Mills](#)

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills

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

From: [REDACTED]
Sent: April 5, 2022 7:18 AM
To: Melanie Knight [REDACTED]
Subject: OPA 29 virtual session information

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Good morning,

I would like to be notified regarding any decisions relating to OPA 29 Prime Agriculture Area designation.

I would also like to comment in writing on the proposed OPA 29 after I have attended the meeting virtually and understand the process better.

What is the deadline for submissions?

At this point in looking at the proposed prime areas, it does not appear to match the GIS mapping with regards to scores above 66. In my particular case, 1594 Waba Rd Pakenham, the GIS has neighbouring properties below 66 with my property above 66. When I look at the proposed prime agricultural designation, I note that properties around me are now prime. Not sure what is happening in this area north of Pakenham. I would suggest that my property and those of my adjacent neighbours would not be considered prime agricultural.

What is the process to review properties that are like in nature?

Not sure how some properties with similar characteristics are below 66 and others are above.

Thank you.

Tim Sonnenburg

1594 Waba Rd Pakenham

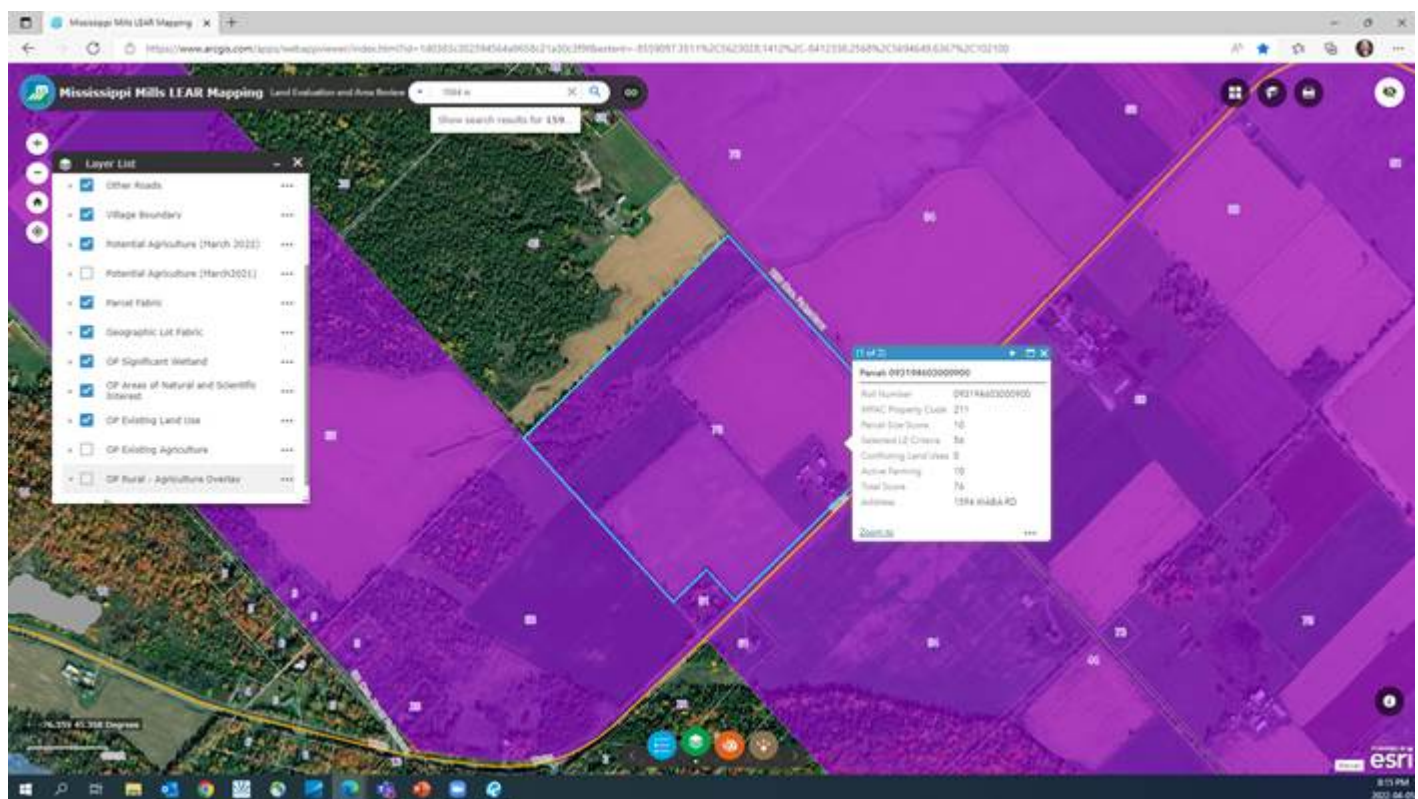
Dianne Dawe

From: Marc Rivet
Sent: April 5, 2022 8:17 PM
To: [REDACTED]
Cc: Mknight
Subject: RE: OPA 29 virtual session information - OPA 29 and Z-04-22 - 1594 Waba Road

Image below shows your property also designated as Agriculture (purple highlight).

Consents are not permitted per Provincial Policy, County Policy, MMills policy.

Thanks.
Marc



From: [REDACTED]
Sent: April 5, 2022 8:11 PM
To: Marc Rivet <mrivet@jlrichards.ca>; Mknight [REDACTED]
Subject: Re: OPA 29 virtual session information - OPA 29 and Z-04-22 - 1594 Waba Road

Hi Marc,

Thank you. This LEAR mapping does not appear to match the proposed prime agricultural designation map that was included in your previous email.

Can you tell me which document is the definitive document of the proposed prime agricultural designation. I am not trying to be difficult, I am trying to determine which is the document that I should be referring to.

Also, can you tell me under the current designation how many severances can I have on my property at 1594 Waba rd. There was one severance off the property in the mid 70's. You may have answered this previously, but I cannot find an email referencing this information.

Thank you.

Tim.

On 2022-04-05 18:01, Marc Rivet wrote:

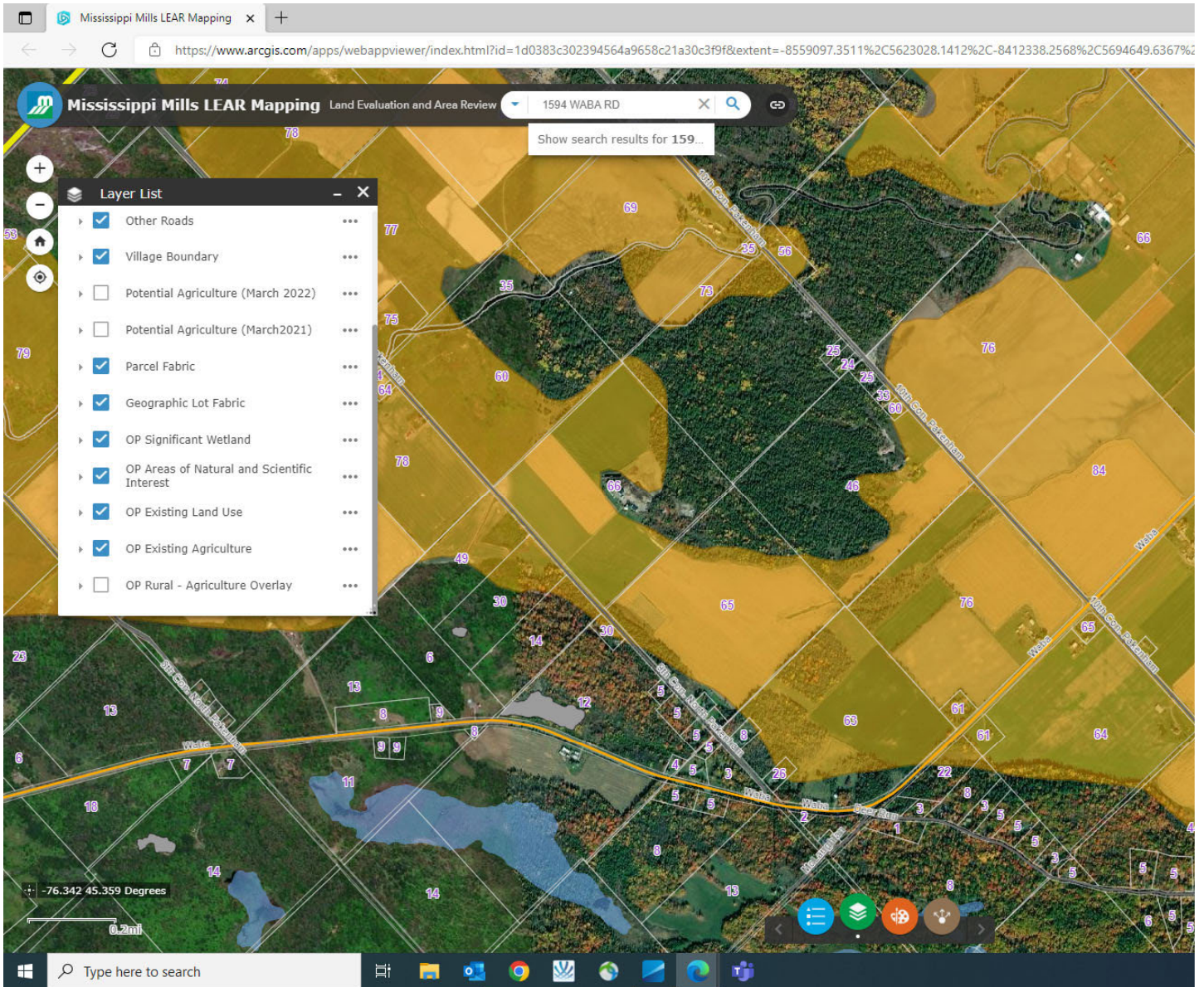
Hello

1594 Waba Road and area are designated Agriculture in the current (2006) Community Official Plan (see map to the left – orange highlight).

Based on LEAR and discussions with the LEAR Working Committee this area is proposed to remain Agriculture (see map to the right – purple highlight)... the 66+ is but one criteria.

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 [REDACTED]
Sent: April 5, 2022 9:41 AM
To: [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>; Gabrielle Snow <gsnow@jlrichards.ca>; Roxanne Sweeney

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1594 Waba Rd Pakenham

Dianne Dawe

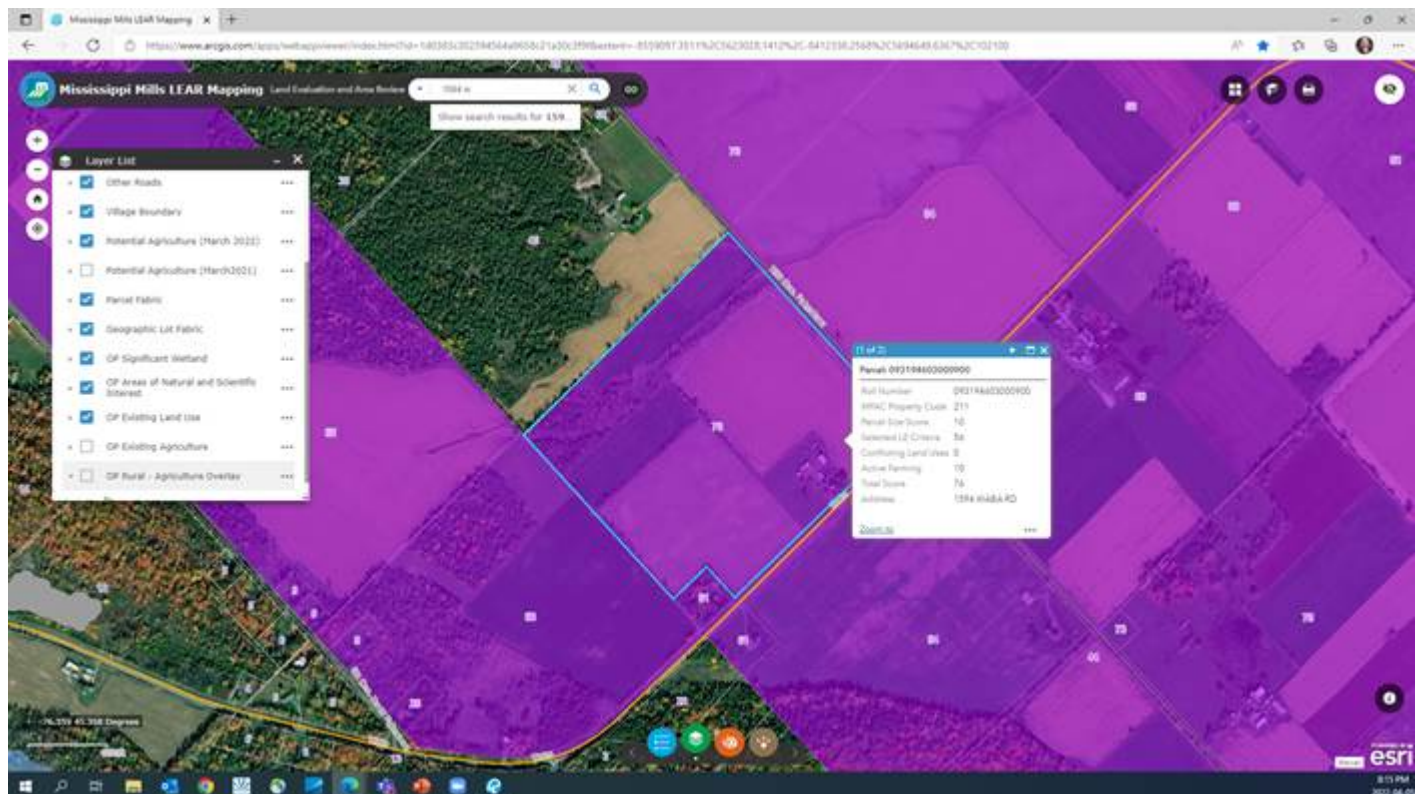
From: Marc Rivet
Sent: April 6, 2022 9:22 AM
To: Gabrielle Snow
Subject: FW: OPA 29 virtual session information - OPA 29 and Z-04-22 - 1594 Waba Road

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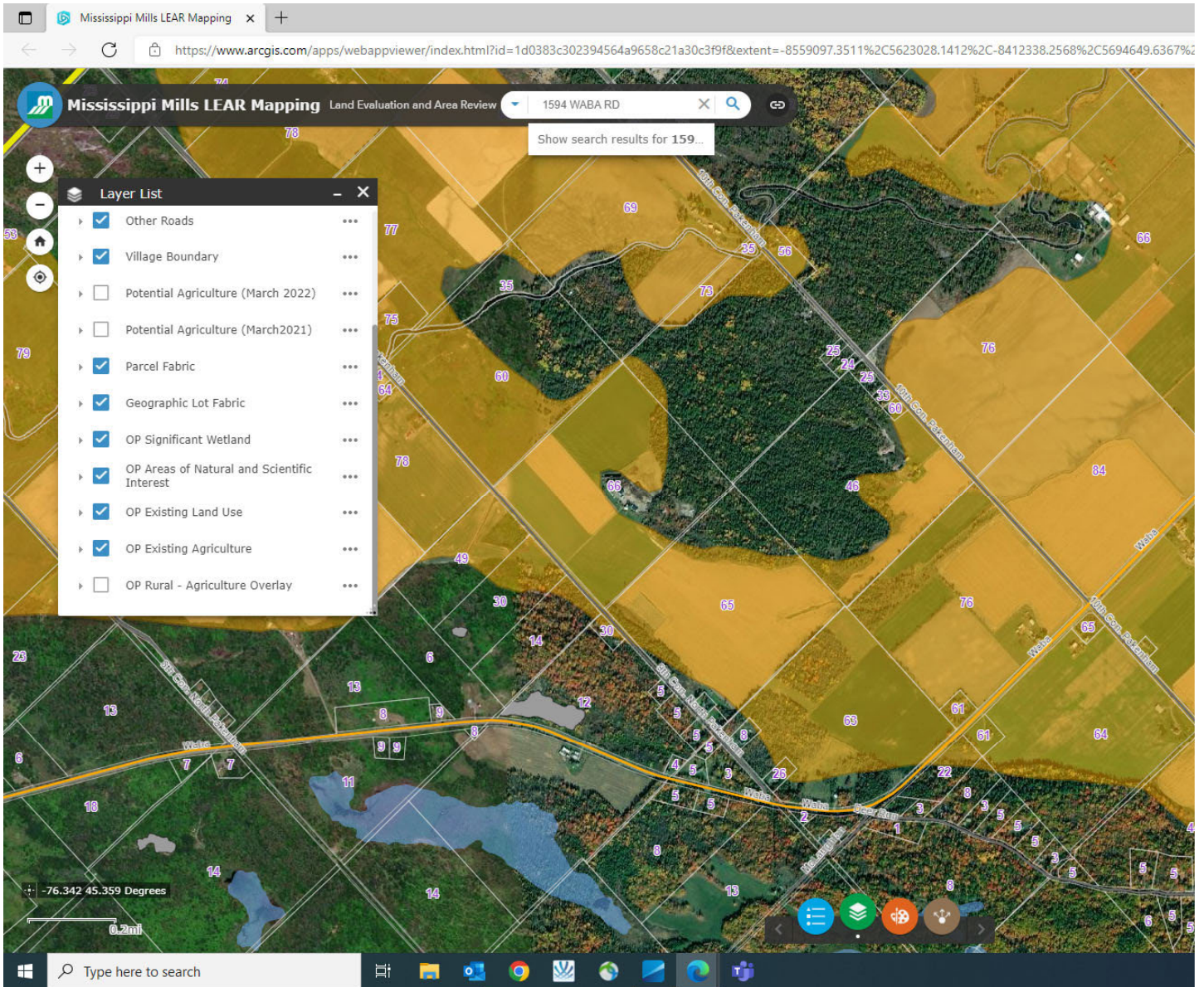
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Senior Planner

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1594 Waba Rd Pakenham

Dianne Dawe

From: Tineke Kuiper [REDACTED]
Sent: April 9, 2022 2:05 PM
To: Melanie Knight
Cc: Marc Rivet; Paul Frigon
Subject: Comments of Sept 30th 2021 on Prime Agriculture in the Burnt Lands ANSI

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 [_ANSI public Sept 30 2021 mtg-e.docx](#) 

Dianne Dawe

From: Tineke Kuiper [REDACTED]
Sent: April 4, 2022 10:25 AM
To: Marc Rivet
Subject: Public meeting on LEAR report

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Hello Marc,

I wonder whether you could send me a copy of the most current LEAR report and associated mapping parcels that will be considered PA.

I believe this will still be a zoom meeting.

tineke

Dianne Dawe

From: Marc Rivet
Sent: April 4, 2022 11:00 AM
To: Tineke Kuiper
Cc: Melanie Knight
Subject: RE: Public meeting on LEAR report
Attachments: 24473- OPA 29 AG Review_v.6_March2022.pdf

Hi Tineke,

You would need to go through the various meetings with the LEAR Working Committee to understand the changes from March 2021 to March 2022.

In any event, here is the latest OPA 29. The LEAR didn't change however LEAR Working Committee reviewed submissions, parcels, known constraints, known farming properties, etc. to make a final recommendation which has been supported (Feb 2022) by the AG Committee.

Thanks.

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>

From: Tineke Kuiper [REDACTED]
Sent: April 4, 2022 10:25 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Public meeting on LEAR report

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tineke

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](#)
- [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](#)

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 5th paragraph under Section 3.2 Agriculture and replace with the following: “The “Agricultural” designation has been placed on provincially significant prime agricultural areas identified through an alternative agricultural land evaluation system (LEAR) approved by the Province following public consultation and input from the Agricultural Committee.”
- Item 3:** Delete the 6th paragraph under Section 3.2 Agriculture of this Plan which reads: “This Plan also recognizes that there are productive locally significant agricultural operations located outside of the Agricultural designation on smaller pockets of good soils, as well as on poorer soils. These operations also require protection from conflicting land uses. The specific policies related to these areas are found in Section 3.3 of this Plan.”
- Item 4.** Delete item 3.2.3.4 General Policies which reads: “Council undertakes to complete a review of its prime agricultural lands through an alternative agricultural land evaluation area review (LEAR) approved by the Province including a review of related policies prior to the next Community Official Plan Five Year Review.”
- Item 5.** Delete item 3.3.1.1 which reads: “Identify locally significant agricultural lands as those which have soils within Classes 1 to 3 of the Canada Land Inventory located outside of the “Agricultural” designation and that are part of a productive agricultural operation. Schedule A shall identify such lands as an overlay referred to as “Rural – Agriculture”.
- Item 6.** Delete Section 3.3.4 Locally Significant Agricultural Operations. Agriculture is permitted across the Rural Area but only Prime Agricultural Areas will be designated.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Municipality of Mississippi Mills Community Official Plan (COP). OPA 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

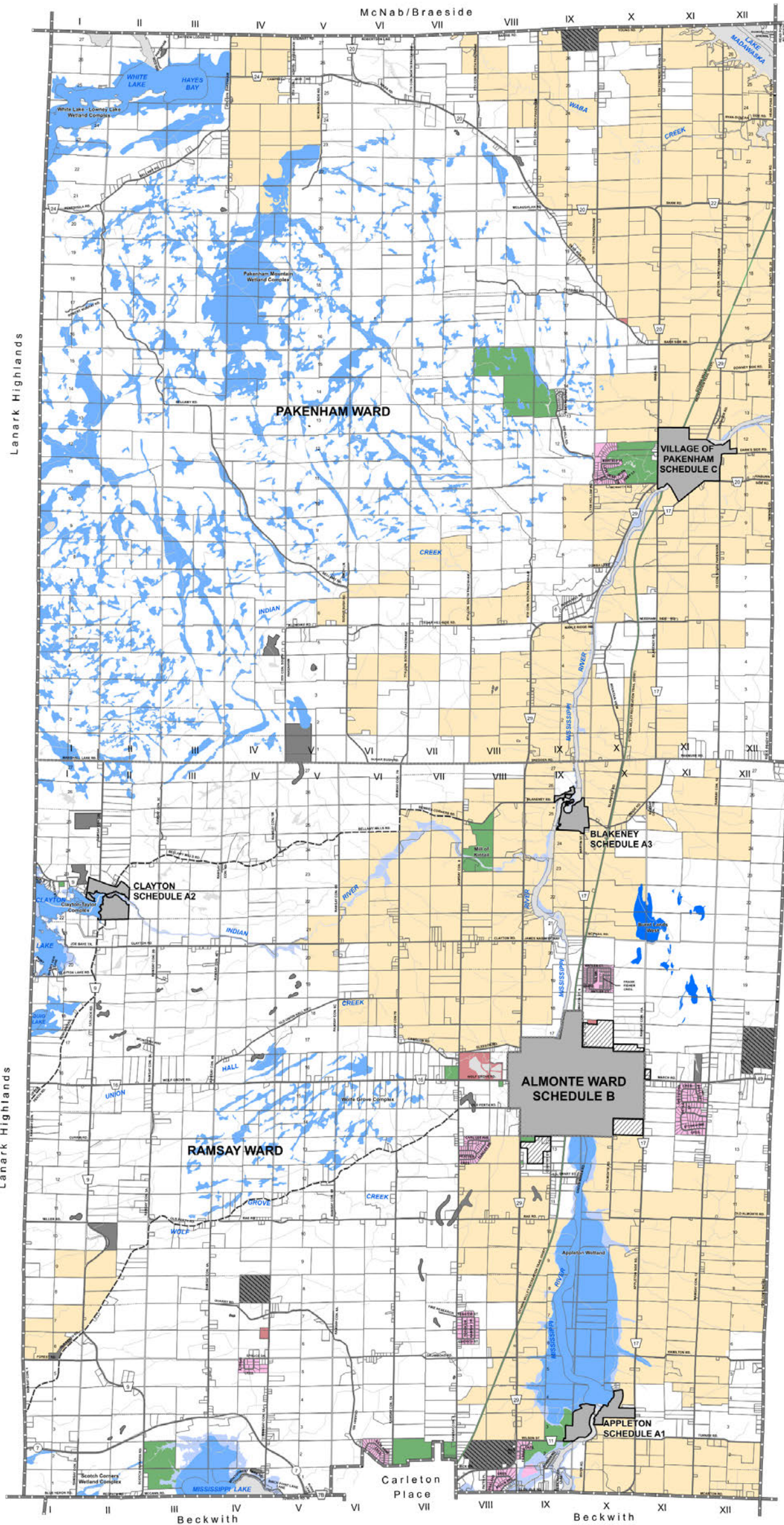
- Water Features**
 - Stream / Creek
 - Waterbody

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.



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:

Soil Capability Class	CLI score (field crop points) FCP	Total Score (/70 points)
1	1	70
Organics	0.9	63
2	0.9	63
3	0.8	56
4	0.6	42
5	0.4	28
6	0.2	14
7	0	0

C) Selected AR Criteria

After careful review of OMAFRA recommendations and the selected LEAR precedents, the following AR criteria were selected:

- Parcel Size;
- Conflicting Land Uses; and,
- Active Farming (Parcel Currently Used for Agriculture)

Each of these three criteria had a maximum of 10 points, for a total of 30 percent of the overall LEAR score. The scoring schemes for the AR factors are explained in more detail below:

Parcel Size

Parcel Size	Score
<81 Acres	10
51-80 Acres	8
26-50 Acres	6
11-25 Acres	4
6-10 Acres	2
1-5 Acres	1
>1 Acre	0

Parcel sizes were determined using MPAC data. Larger parcels were scored higher than smaller parcels as shown in the table above. Figure 2 shows a map of evaluated parcels scored by size.

Conflicting Land Uses

The Conflicting Land Uses factor considers individual parcels with one of the following land uses: open space, industrial, or residential dwelling. A 750-meter radius was created for each evaluated parcel to determine the number of individual conflicting land uses that were this distance or in closer proximity to said parcel. MPAC data was used to identify conflicting land uses. As per OMAFRA direction, settlement areas such as urban and village areas and residential subdivisions were disregarded and were not scored under this conflicting land uses factor. The following scoring breakdown was used:

Number of Individual Conflicting Land Uses within 750m	0-5	6-10	11-15	16-20	21-25	>26
Score	10	8	6	4	2	0

Figure 3 shows a map of conflicting land use scores for evaluated parcels.

Active Farming

Both MPAC and Agriculture and Agri-Food Canada's (AAFC) 2019 Cropland Data was used to determine whether and to what extent evaluated parcels are actively used for agriculture. A scaled scoring scheme was used for this criterion. Specifically, parcels are scored based on the percentage of total area actively farmed or used for agriculture. The following scoring breakdown was used:

Percentage of Evaluation Unit (Parcel) Currently Used for Agriculture	Score
0%	0
1% - 9%	1
10% - 20%	2
21% - 30%	3
31% - 40%	4
41% - 50%	5
51% - 60%	6
61% - 70%	7
71% - 80%	8
81% - 90%	9
91% or Greater	10

Figure 4 shows a map of active farming scores for evaluated parcels.

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

Selected Threshold Value

Possible scores for evaluated parcels ranged from 0 to 100. After the GIS model was adjusted and reviewed for accuracy, the team decided on a threshold score of 65. This threshold was selected as— more than other threshold values that were considered— it was effective in identifying parcels appropriate for designation while excluding parcels less suitable for designation. OMAFRA also requires that, in addition to scoring above the selected threshold, parcels recommended for designation should also be located within blocks of agricultural land that are 250 ha or larger. The table below summarizes existing total areas designated as Prime Agriculture and Rural-Agriculture as well as total area scoring 66+ in the LEAR. Figure 5 shows a map of total LEAR scores for evaluated parcels. 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

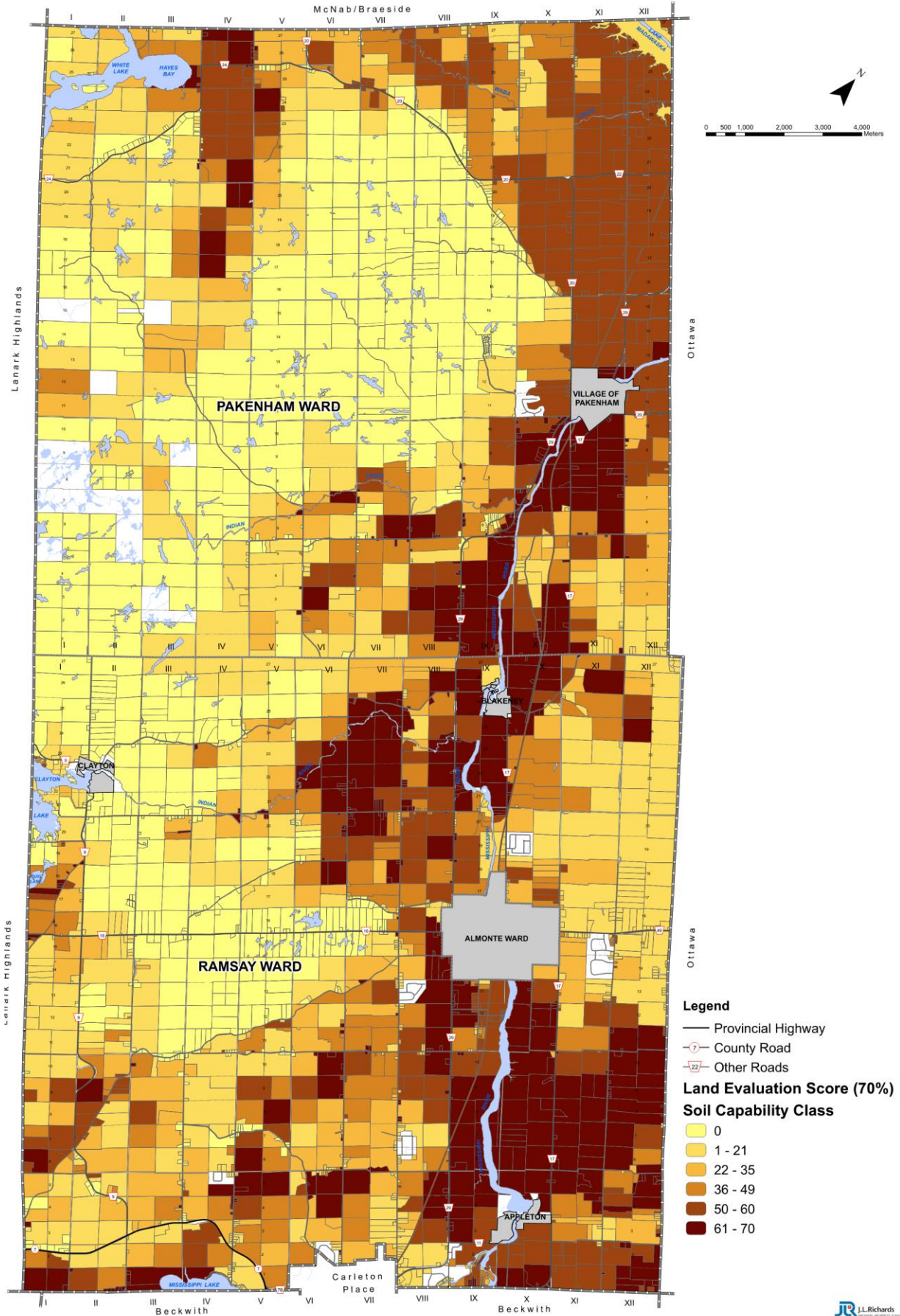


Figure 2. Area Review: Parcel Size Score

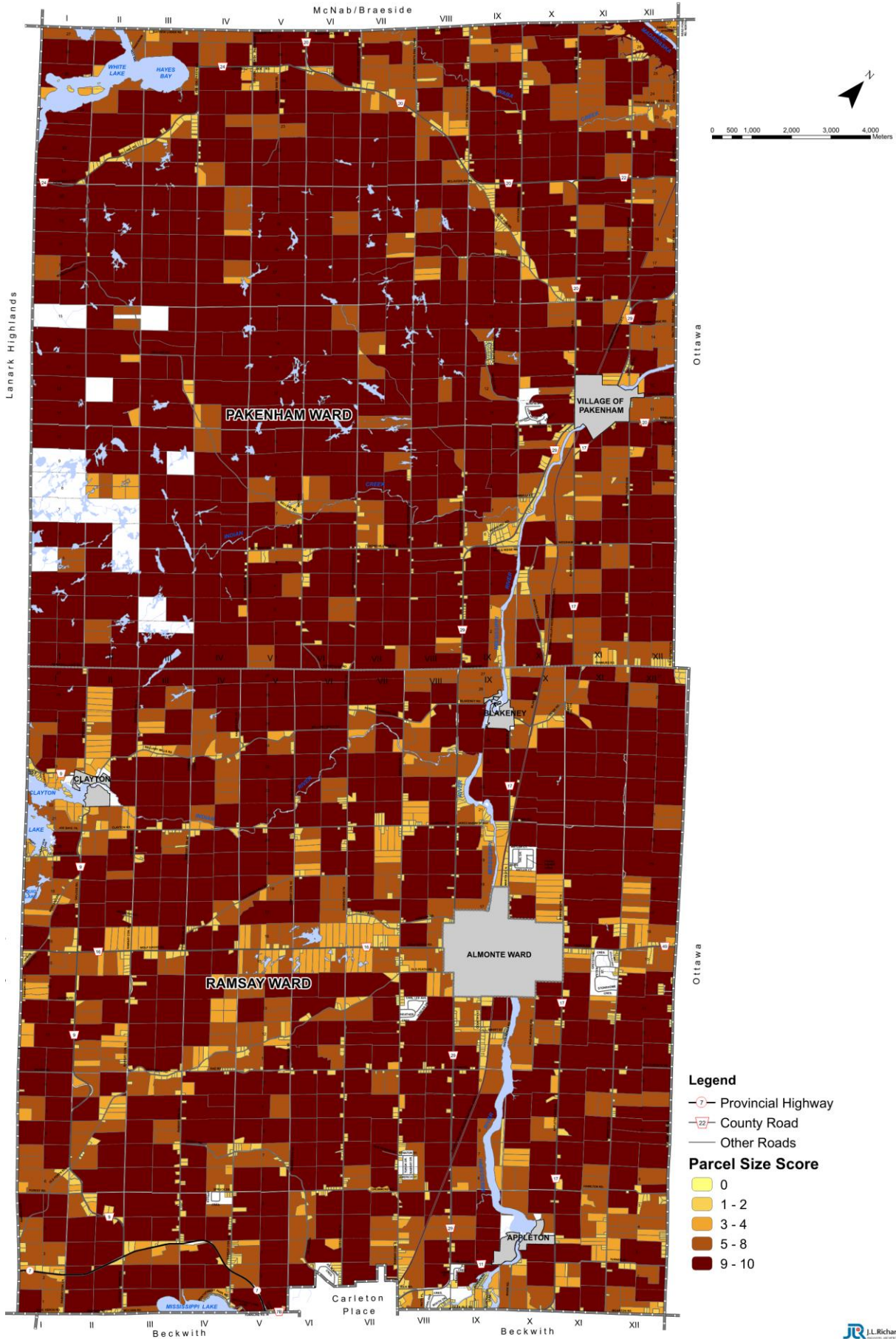


Figure 3. Area Review: Conflicting Land Uses Score

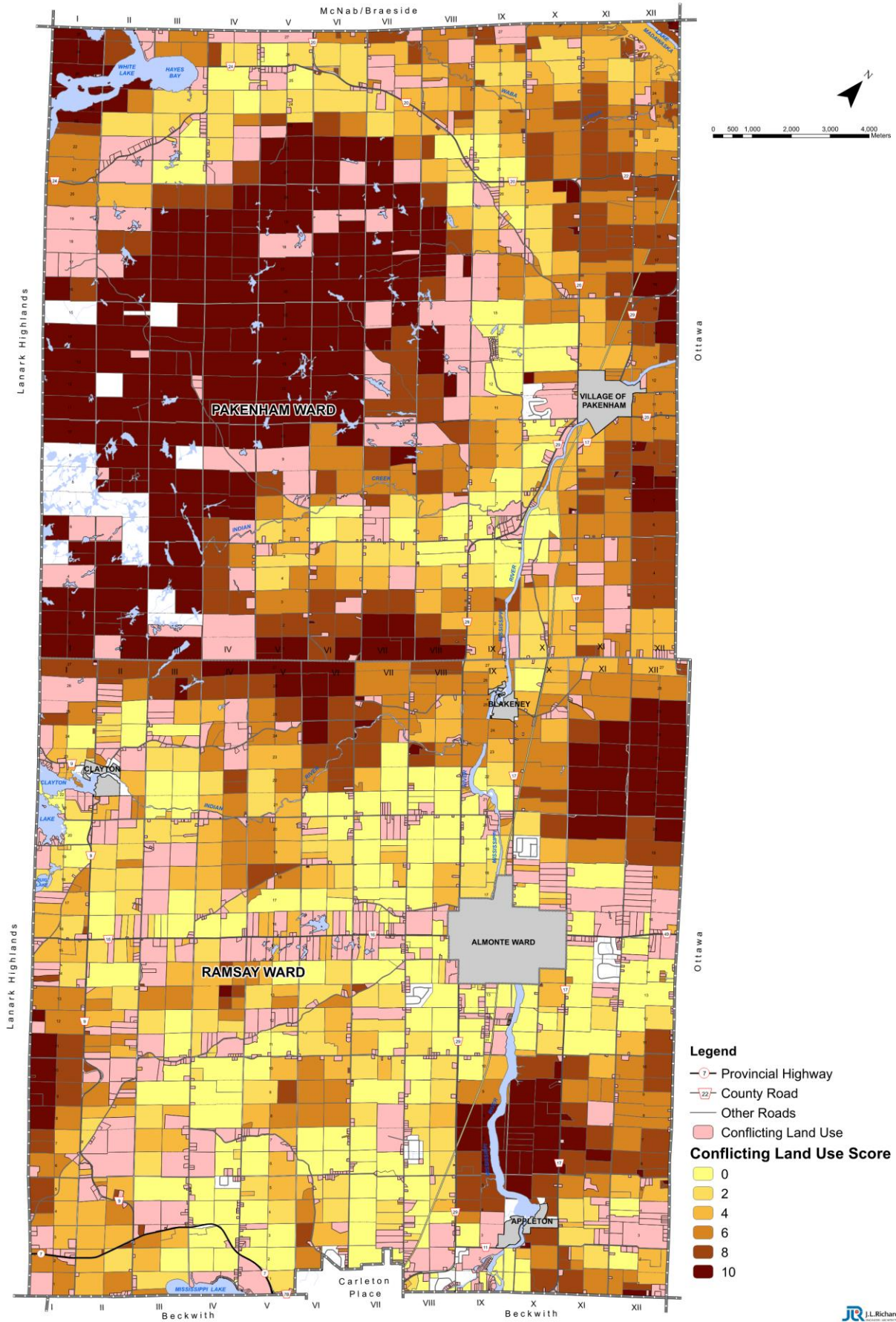


Figure 4. Area Review: Active Farming Score

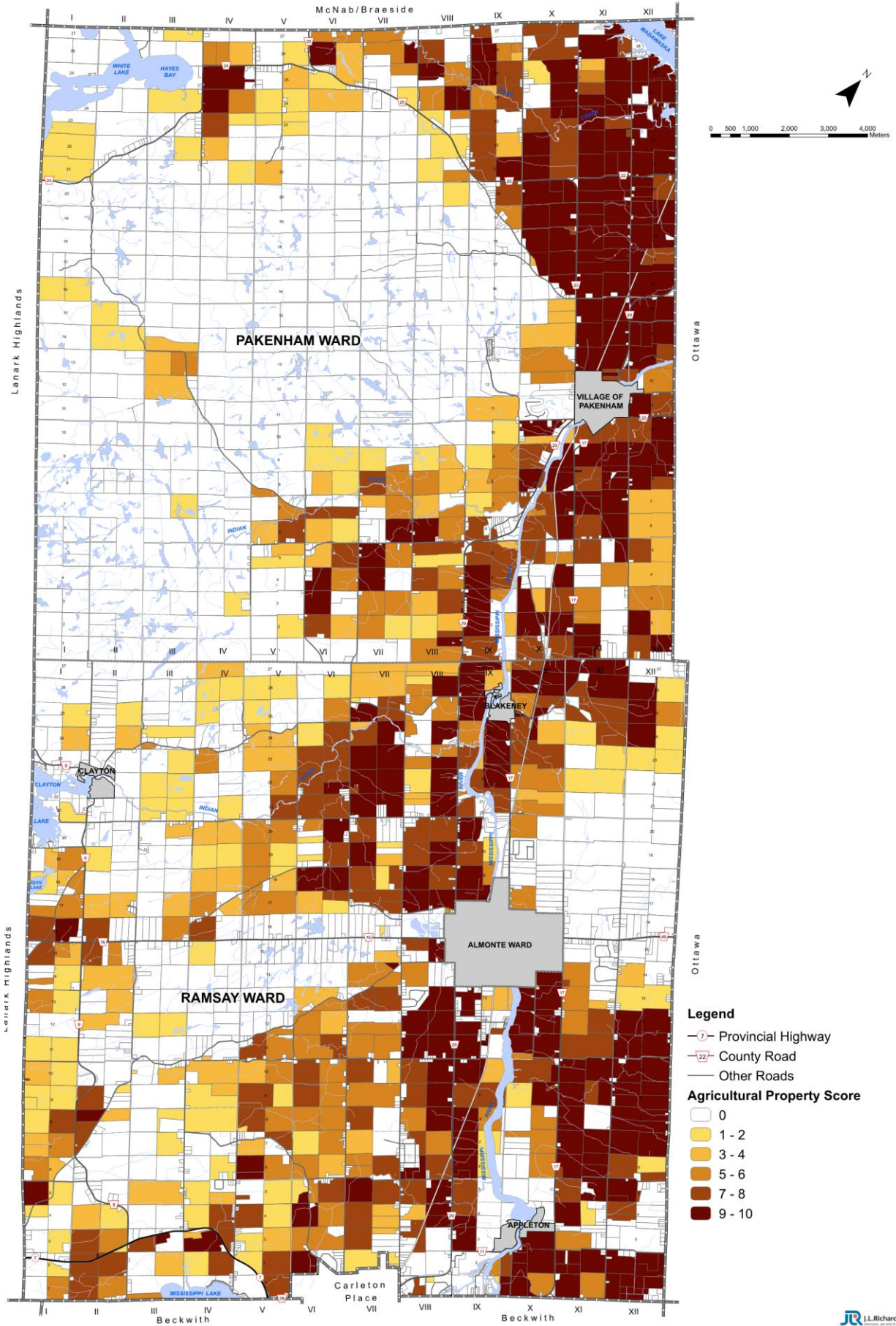


Figure 5. Total LEAR Score per Evaluated Parcel

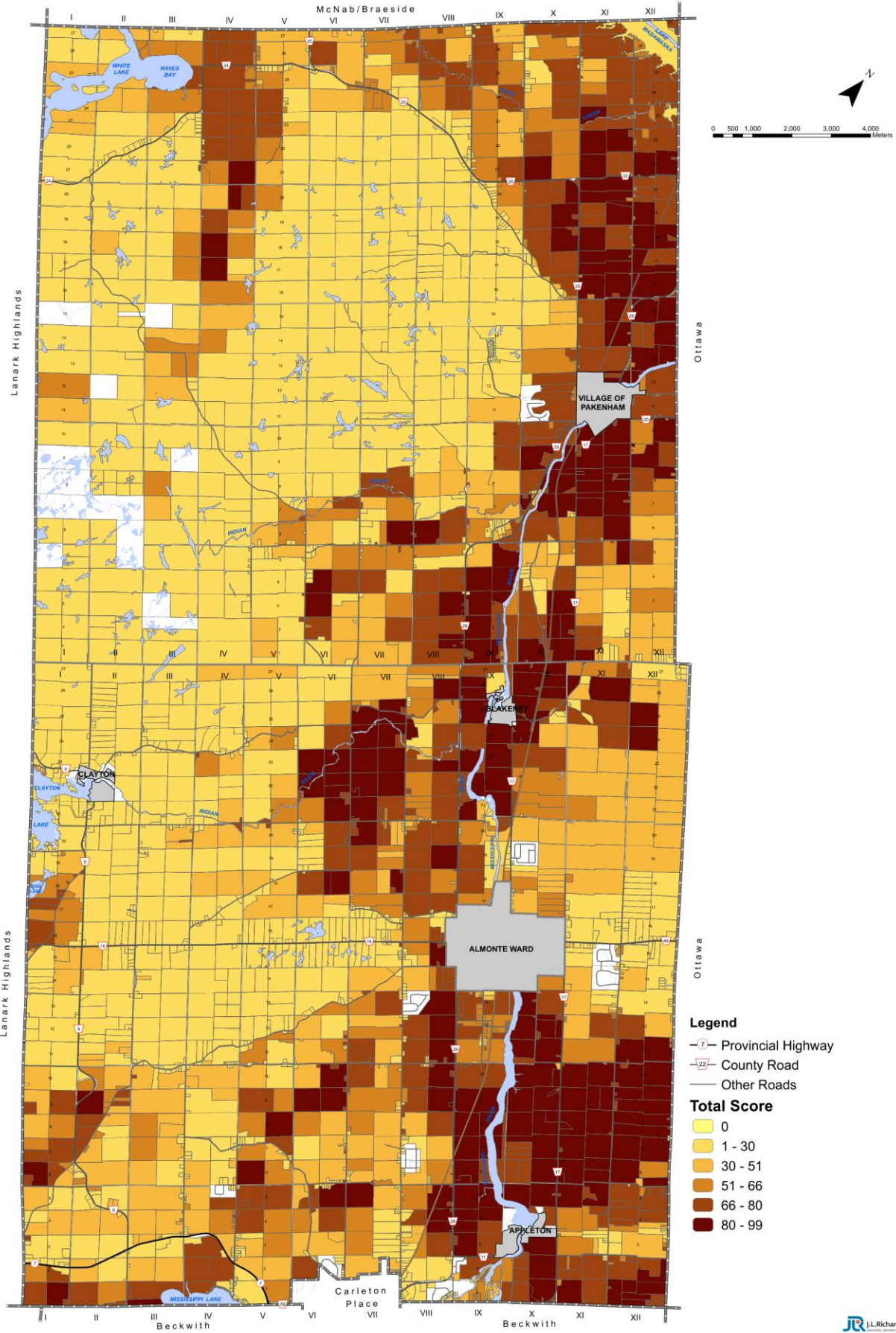
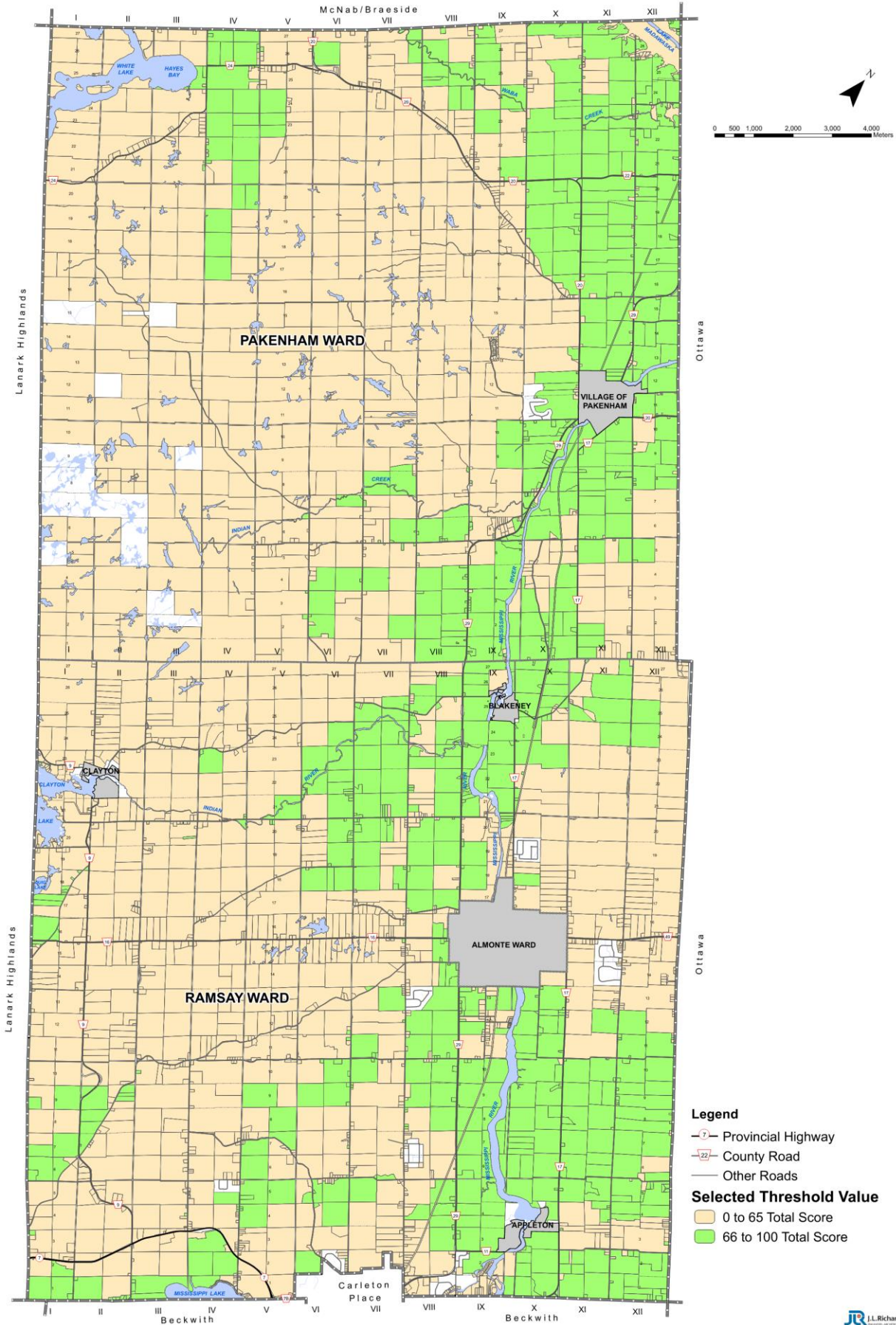


Figure 6. Parcels with LEAR Scores of 66+



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](#)
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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](#)

- In addition, a project specific GIS LEAR Mapping was developed for this project:
GIS LEAR mapping: <https://arcg.is/05LaOG>

Dianne Dawe

From: paul frigon [REDACTED]
Sent: April 1, 2022 11:59 AM
To: Marc Rivet; 'Jeffrey Ren'
Cc: 'Melanie Knight'; 'Tineke Kuiper'
Subject: RE: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Perfect – thanks Marc – that clarifies it for me.
I had not seen any previous remarks on this issue.

Paul

From: Marc Rivet [mailto:mrivet@jlrichards.ca]
Sent: Friday, April 01, 2022 10:45 AM
To: paul frigon [REDACTED]; 'Jeffrey Ren' [REDACTED]
Cc: 'Melanie Knight' [REDACTED]; 'Tineke Kuiper' [REDACTED]
Subject: RE: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

PSW are not considered the same as ANSI per PPS, County and local policies.

PSWs are designated and are a no development category – not ANSIs.

I believe I have already answered this point and my response was developed with partner ministries.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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



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



Platinum
member

From: paul frigon [REDACTED]
Sent: April 1, 2022 10:43 AM
To: Marc Rivet <mrivet@jlrichards.ca>; 'Jeffrey Ren' [REDACTED]
Cc: 'Melanie Knight' [REDACTED]; 'Tineke Kuiper' [REDACTED]
Subject: RE: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Hi Marc

Thanks for the additional information. It confirms my understanding of the purpose of the Public Meeting on Tuesday.

However, one of the issues concerns the ANSI overlay not being considered in the change of parcel zoning from RU to PA. In the LEAR process for MM, the PSW overlay was viewed as a hard boundary in determining PA lands and it permitted parcels to have a split zoning; why wasn't the ANSI overlay considered a hard boundary as well ? Or – maybe it was considered but not documented. Both PSWs and ANSIs were viewed as hard boundaries in LEAR processes elsewhere in the Province. If you can shed some light on this, it would be appreciated.

There are some other issues regarding the LEAR process, as it relates to the contradiction between Prime Agriculture zoning and ANSI attributes, and Tineke will be discussing these on Tuesday as well.

Regards

Paul Frigon

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

Sent: Friday, April 01, 2022 8:58 AM

To: paul frigon [REDACTED] 'Jeffrey Ren' [REDACTED]

Cc: 'Melanie Knight' [REDACTED] 'Tineke Kuiper' [REDACTED]

Subject: RE: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Good morning,

Yes and her letter was discussed with provincial partners.

The ANSI limits and related policies were recently reviewed and approved as part of the Five Year Review to the Community Official Plan (a couple of years ago).

ANSI policies are only triggered at time of “development” requiring a Planning Act decision.

This was discussed with Ministry of Municipal Affairs and Housing, Ministry of Agriculture and Rural Affairs, and the Ministry of Natural Resources and Forestry.

This Public Meeting is not to discuss whether or not ANSIs show be a designation or zoned to prohibit development, etc. This is to identify prime agricultural areas and the LEAR methodology has been developed with OMAFRA and reviewed with MMAH and MNRF.

Thanks

Marc

Marc Rivet, RPP, MCIP

Associate

Senior Planner

J.L. Richards & Associates Limited

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

Direct: 343-803-4533 Cell: 613-867-8528



Platinum member

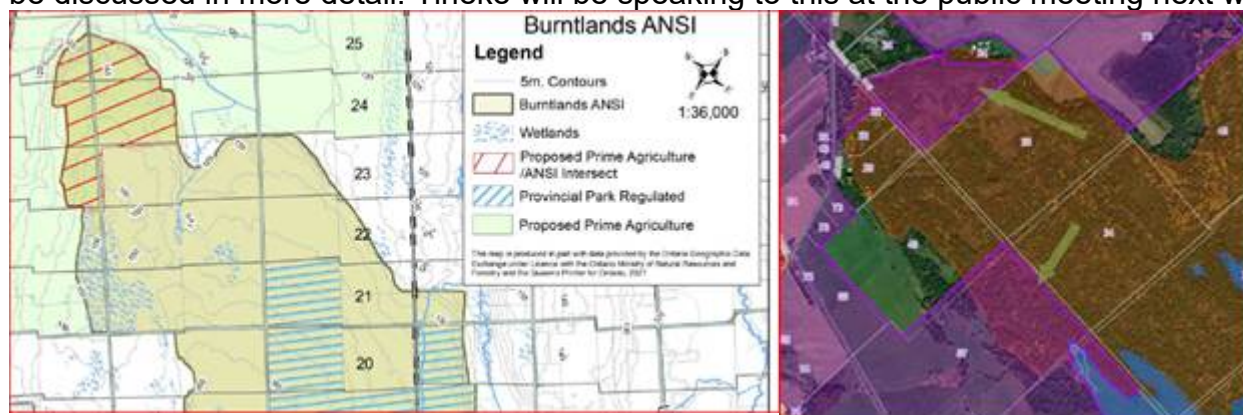
From: paul frigon [REDACTED]
Sent: March 31, 2022 5:42 PM
To: Marc Rivet <mrivet@jlrichards.ca>; 'Jeffrey Ren' [REDACTED]
Cc: 'Melanie Knight' [REDACTED]; 'Tineke Kuiper' [REDACTED]
Subject: RE: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Hi Marc

Unsure as to why I am included in the circulation on this, since it is a request from MMLT to speak at the public meeting.

However, I am certainly interested in the issue and have been working with Tineke Kuiper on presenting some concerns about the change in zoning from Rural to Prime AG for three specific parcels in the NW of the ANSI – as you have correctly identified with arrows in the image below. Also appreciate the confirmation of terminology “overlay of development constraints” vs “zoning designation”

Tineke submitted our concerns to you in a document dated 30sep21 and we appreciate the change in parcels, being considered for re-zoning to PA, over our original area of concern identified in the hatched area in the second image below. However, there are still the three parcels we feel need to be discussed in more detail: Tineke will be speaking to this at the public meeting next week.



Paul Frigon

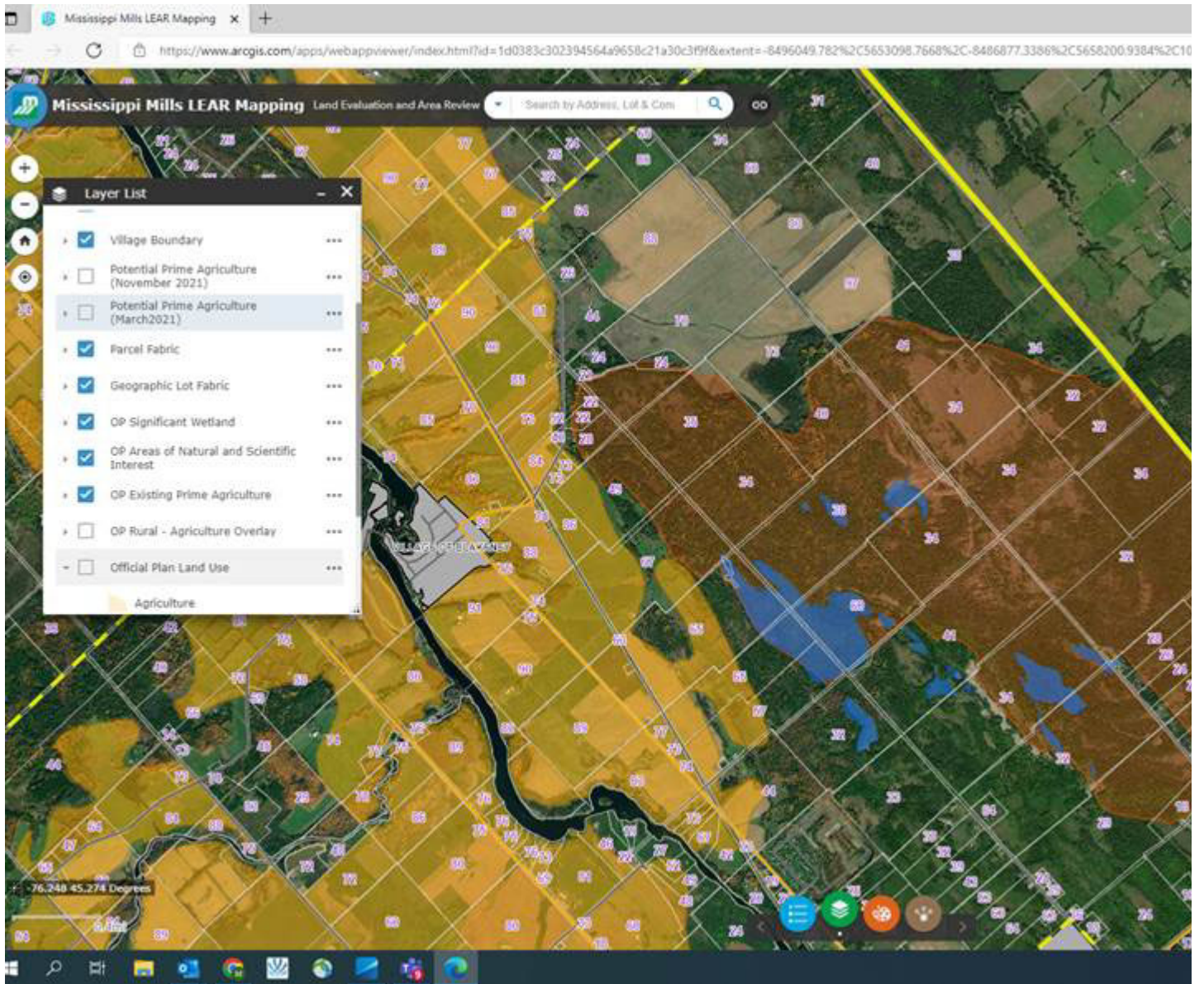
From: Marc Rivet [<mailto:mrivet@jlrichards.ca>]
Sent: Thursday, March 31, 2022 4:53 PM
To: 'paul frigon' [REDACTED]; Jeffrey Ren [REDACTED]
Cc: Melanie Knight [REDACTED]
Subject: FW: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

Hello,

I don't know who wrote this... ANSI (Area of Natural and Scientific Interest) are NOT a designation or Zone category as further explained by Melanie. They are an overlay with development constraints as described in the Community Official Plan. This exercise is NOT looking at the limits of the ANSI (note this is from MNRF) or revising policies associated with their protection or development based on the underlying land use designation.

Note – OPA 21 (Five Year Review) was a review of the Community Official Plan policies and was approved by the approval authority and is in effect – this includes the latest policy in this regard.

Figure below – Existing Schedule A with the Natural Heritage Schedule added as an overlay. The yellow-orange is current Agricultural designation and the orange-red is the Burnt Lands ANSI (blue being wetlands).



Proposed Schedule A

Purple is the proposed Agricultural Area (parcels scoring greater than 66 and generally forming an area of 250 ha or more). Blue being wetlands

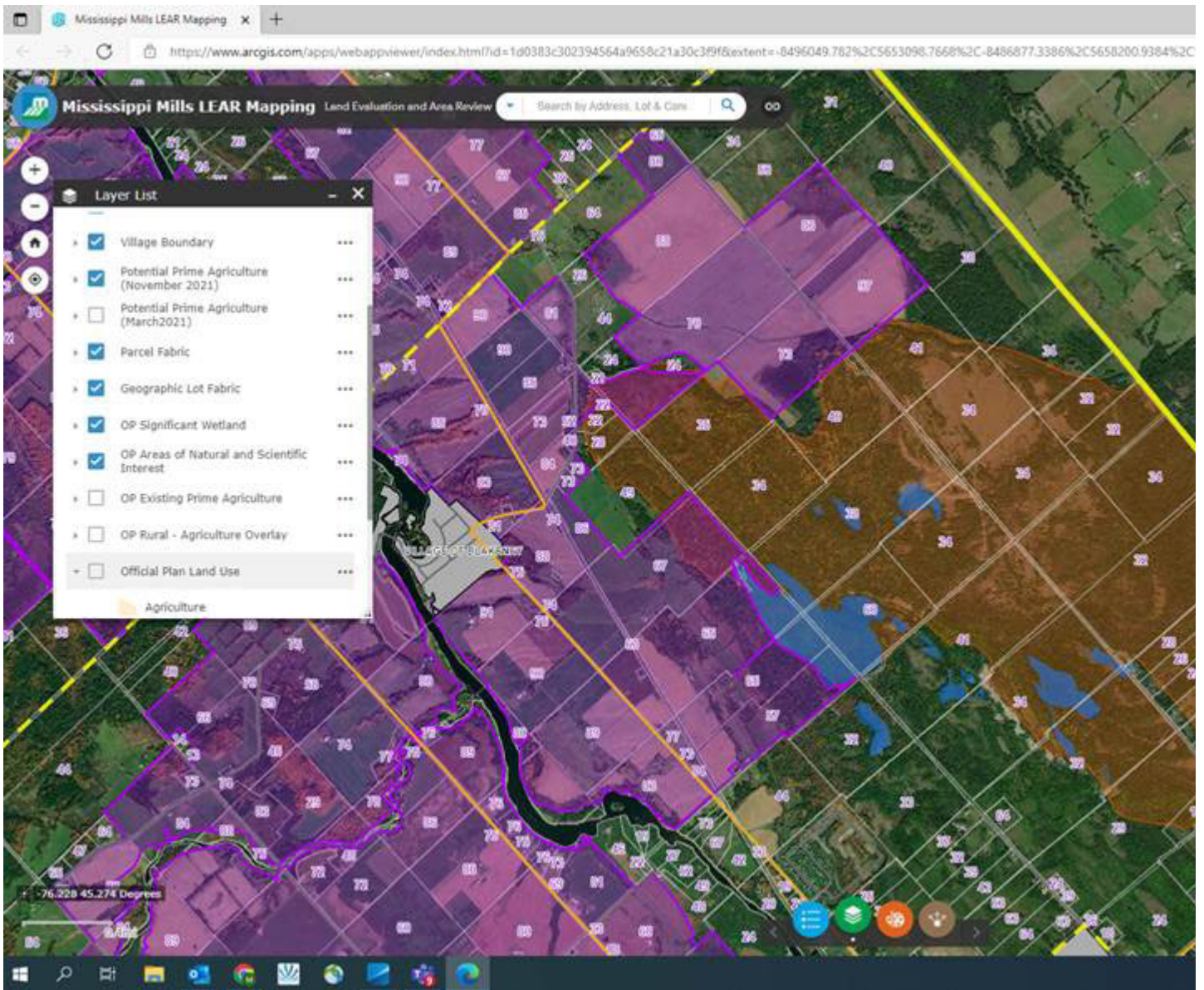
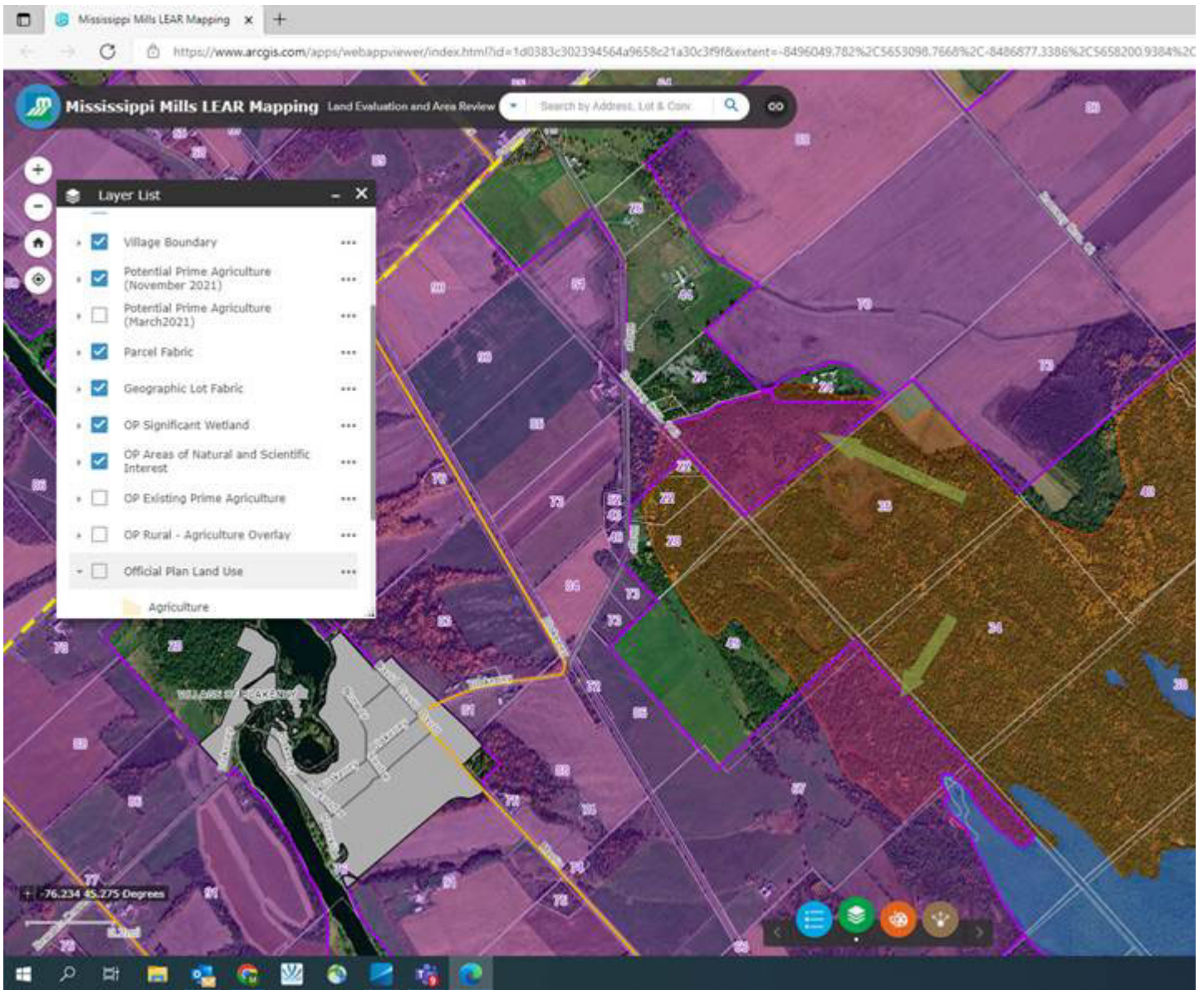


Figure below shows two areas where the underlying designation is proposed to change from Rural to Agricultural.

Both Rural and Agricultural designation / zoning permit agricultural uses.

ANSI policies apply at time of a planning decision (under the Planning Act).



[Mississippi Mills LEAR Mapping \(arcgis.com\)](https://www.arcgis.com/apps/webappviewer/index.html?id=1d0383c302394564a9658c21a30c3f9f&extent=-8496049.782%2C5653098.7668%2C-8486877.3386%2C5658200.9384%2C)

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: Rob Rainer [REDACTED]
Sent: March 31, 2022 4:29 PM
To: Melanie Knight [REDACTED]; Marc Rivet <mrivet@jlrichards.ca>
Cc: Don Johnston [REDACTED]
Subject: Re: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

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Hi Melanie, and thank you for your quick response. **If you have a few minutes, could you please read and then comment on the accuracy of the attached piece which appeared recently in the Millstone News (I understand)? In particular, is the claim in the following sentence in the article accurate?**

"In creating agricultural areas close to the Burnt Lands ANSI some of the ANSI has been included in the new agricultural zoning."

It would seem from what you have written below that there is no proposed change to the zoning of lands within the ANSI that are under municipal purview. That said, it also appears from my reading of [the Official Plan](#) that various forms of development within the ANSI are possible (e.g., per subsection [3.1.4.3](#)).

Marc, if you have time tomorrow (Friday), preferably, or on Monday to speak with me that would be appreciated.

Rob Rainer

On Thu, Mar 31, 2022 at 3:53 PM Melanie Knight [REDACTED] wrote:

Hi Rob,

I will defer to Marc Rivet, JL Richards, who is leading this project who is best to speak to regarding the LEAR study. I have only joined the municipality in September and so am coming in at the end of this multi-year 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 (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.

I can definitely add you to the list of registered speakers for the public meeting and I am sure Marc can layer onto this email or you connect by phone regarding the LEAR study.

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

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

From: Rob Rainer [REDACTED]
Sent: March 31, 2022 2:16 PM
To: Melanie Knight [REDACTED]
Cc: Don Johnston [REDACTED]; Marc Rivet <mrivet@jrichards.ca>
Subject: Request to speak at April 5 Public Meeting re: LEAR and the Burnt Lands ANSI

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Dear Ms. Knight:

The Mississippi Madawaska Land Trust (MMLT) understands that the Municipality of Mississippi Mills (MM) is engaged in a process by which, potentially, some of the land contained within the Burnt Lands Area of Natural and Scientific Interest (ANSI), which falls within the boundaries of MM, could be subject to rezoning to Agricultural. We are preparing a written submission to the Municipality to express concerns about the

ecological implications of such rezoning, and to encourage a strengthening of protection for this invaluable site.

Would you have 15-20 minutes of time tomorrow (Friday April 1), or at latest Monday April 4, to speak with me to answer some questions? If so please advise of the time that works for you and I will make it work for me. I would also ask that you call me on my cell at [REDACTED]

We also request opportunity to speak at next Tuesday's Public Meeting. To speak on our behalf would be our President, Don Johnston (also a resident of Mississippi Mills), and myself. **Please confirm that we may have time to speak next Tuesday.**

If you have any further information on this potential rezoning, beyond what is available on the municipal website, please also share it with us.

Thank you and we look forward to hearing from you.

Rob Rainer, Vice President

Mississippi Madawaska Land Trust

10970 Hwy 7

Carleton Place, ON K7C 3P1

[REDACTED]

[REDACTED]

[REDACTED]

Dianne Dawe

From: Tineke Kuiper [REDACTED]
Sent: April 9, 2022 1:57 PM
To: Melanie Knight
Cc: Tineke Kuiper; Paul Frigon; Tom Coleman; Nick de Boer; Marc Rivet
Subject: Avoid Prime Agriculture in the Burnt Lands ANSI
Attachments: 5Agricultural Land Review.docx

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Hello Melanie,

Attached are our comments with regard to proposed Prime Agriculture within the Burnt Lands ANSI that we presented at the Zoom meeting on April 5th, 2022. I will separately send you our previous review of Sept 30th, 2021

Tineke Kuiper

Agricultural Land Review (Community Official Plan and Zoning Review)
Public Meeting April 5, 2022,
Agenda Item K2

Prime agriculture in the Provincially Significant Burnt Lands ANSI:
Importance of the Burnt Lands ANSI.

Tineke Kuiper, Paul Frigon, Tom Coleman

Provincially significant ANSIs are "the best representative sites of important Natural Environment Areas that do not occur within national parks, provincial parks, or conservation reserves". They may also be nationally or internationally significant features. The Burnt Lands ANSI is an outstanding example of alvar habitat with very high biodiversity. This ANSI is considered to be one of the 4 best Alvars in North America; it has attracted numerous scientists as well as the general public. As a community, it is our responsibility to protect this ANSI for future generations.

Issues

Last May, we provided comments to the JLR planner, Marc Rivet, and the LEAR Committee with regard to proposed changes in zoning that would allow prime agricultural zoning to the North West (tip) of the ANSI. Currently, most of the ANSI is zoned Rural with an ANSI overlay. Further information, including MVCA mapping, were sent to Mr. Rivet on Sept. 30, 2021 (attached). This indicated that affected ANSI areas had total LEAR scores that ranged from 22-40; these areas were not suitable for farming (mostly rock and at a higher elevation than the surrounding farm lands, Figure 1).

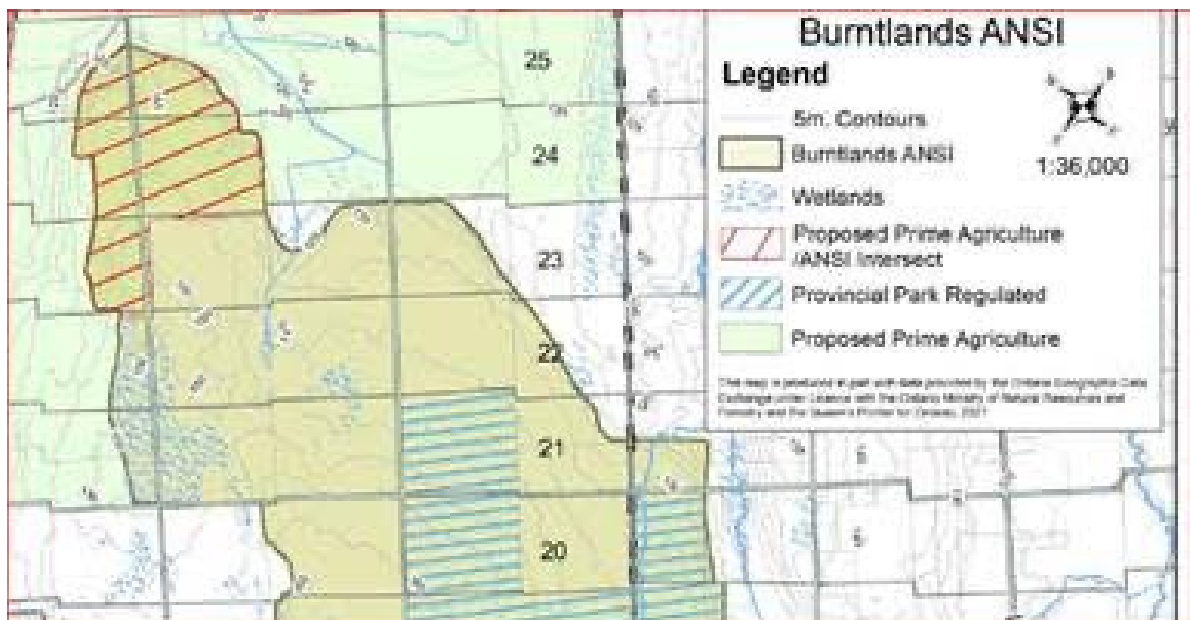


Figure 1

Please note that in prime agricultural areas, all types, sizes and intensities of agricultural uses, including farm buildings and normal farm practices shall be promoted and protected in accordance with provincial standards (PPS 2.3.3.2). These activities may do damage to an ANSI. Once approved, it is also very difficult to remove them (PPS 2.3.5.1).

Via a zoom meeting, we recently attended a presentation by the Ag. Committee on the current status of the LEAR process and on their recommendations for proposed changes to Prime Agriculture MM. We were pleased to see that several proposed prime agricultural parcels at the NW of the very important Burnt Lands ANSI, mentioned in our submission of Sept. 30.21, have been removed and thus are not going to be zoned Prime Agriculture. However, it is disturbing that two large portions and one smaller portion of the ANSI have remained, and are zoned as Prime Agriculture, (see arrows and raspberry colour in Figure 2).



Figure 2

MNRF and Mississippi Mills recommend that new development on land adjacent to an ANSI should consider potential negative impacts within 50m of an Earth Science feature or 120m of a Life Science feature. Furthermore, through an EIS, development plans must demonstrate that no future negative impacts on the natural features or their ecological functions will occur. Thus, we suggest that within the ANSI there should not be prime agriculture zoning for the remaining three parcels, that are in dispute.

Compared to Ottawa, where ANSIs are zoned as environmentally protected (EP1,2, or 3), ANSIs currently receive less protection in Mississippi Mills. Here

they are zoned Rural, albeit with an ANSI overlay, that requires an EIS to ensure that the ANSI will not be negatively impacted by a proposed development.

While a *Prime Agriculture* designation will prevent residential development, it can have a severe negative impact on the Burnt Lands ANSI, such as by introducing farm buildings and general agricultural practices (OMAFRA, implementation procedures, 2020).

Recommendations

Compared to farm lands, ANSI contours do not follow a rectilinear pattern; this can result in some overlapping areas. Furthermore, with the LEAR evaluation process, there are restrictions on the minimum parcel size that can be accepted for *prime agriculture*. ANSI parcels that are contiguous with the adjacent prime agricultural area of the same owner may be needed to make up for the minimum required parcel size. We presume that this could be the reason that we see prime agriculture parcels intersecting with the ANSI (see Fig.1) where they are zoned as prime agriculture, and would likely have negative impacts on the ANSI.

We suggest that in such cases, the municipality should introduce a *minor variance* that would allow for smaller than minimum size prime agriculture parcels. As a result, overlapping areas within the ANSI would then revert to being zoned rural with an ANSI overlay, as is the rest of the ANSI.

Rather than having overlaps between lands zoned Prime Agriculture and ANSI lands zoned rural, we propose that, where possible, there be a buffer of at least 50 m between these two types of lands. Consideration should also be given to rezoning of ANSIs to EP1,2,3, in concordance with Ottawa's environmental policies.

It should be noted that when landowners protect their land, they will get a rebate on their taxes whether their land is zoned prime agriculture or whether it is an ANSI.

We sincerely hope that our suggestions will be considered and implemented.

Tineke Kuiper
Almonte, ON



Dianne Dawe

From: Marc Rivet
Sent: March 8, 2022 10:45 AM
To: Gabrielle Snow
Subject: FW: OPA 29 : Land designation - Prime agricultural

From: Tony Barr [REDACTED]
Sent: Tuesday, May 4, 2021 11:17 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Tony Barr [REDACTED]
Subject: OPA 29 : Land designation - Prime agricultural

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Hi Marc,
I'm having issues sending you an email from my personal account (copied). Trying my work account. Please see note below regarding OPA 29.
I didn't copy the Ramsay ward councillors on this response as they've already seen in once.
3rd try for you.

Thanks

Tony
613-720-5602

----- Forwarded Message -----

Subject: Land designation - Prime agricultural
Date: Tue, 4 May 2021 10:54:02 -0400
From: Tony Barr [REDACTED]
To: mrivet@jlrichards.ca
CC: [REDACTED]

Hi Marc,
I was just reviewing the OPA Prime Agricultural land designation document. (I'm a little behind, my apologies)
I'm located at 2708 Ramsay Concession 8, or Lot 22 concession 8 - there are currently 3 lots severed off the 100 acre parcel. Prior to my ownership. (probably 30 years ago)
I'd like to have a review or start a discussion of the decision to leave the property as prime. It's unclear how the property ever became prime in the first place.

The property itself is primarily bush, I'm guessing the approx 25-30 acres cleared frontage The "soil" is a sandy rocky mix
The property has the a higher elevation in the area and the largest parcel of bush north of the Clayton Road, on the 8th concession. There are also 4 plots of pine trees, planted prior to my ownership.

In my opinion these pines were planted because the soil is sub standard.

I do rent the property out - The soil will only support hay or similar - any form of cash crop. I've been on the property for 30 years (owned it 15-20 guessing), only once or twice has anyone tried to grow anything else.

I might add the property across the road can grow anything, corn, soybean, white bean etc - go figure :)

Please feel free to call me to start a discussion.

Tony Barr



Dianne Dawe

From: Marc Rivet
Sent: March 8, 2022 10:39 AM
To: Gabrielle Snow
Subject: FW: FW: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

From: Trish Delaurier [REDACTED]
Sent: Tuesday, May 11, 2021 4:42 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: FW: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Thank you Marc.

Could you also answer 2B question. It is about the property across the concession from me that is red or dark purple. What does that mean on the Future severance map?

Appreciate it. I didn't hear a discussion on the Future severance map at the meeting, so not sure why it was included in the package. I do appreciate your clarifications.

Trish Delaurier

On Mon, May 10, 2021 at 8:03 AM Marc Rivet <mrivet@jlrichards.ca> wrote:

Good morning,

We've looked into your request. Correct – no proposed change in designation. Your property remains Rural. The proposed severance figure is simply a review (based on available data and policy review) of those parcels that could potentially be severed. That is obtain a consent from the Land Division Committee to create a new lot. Would appear your property might still be eligible to apply for a consent to create two lots.

Thanks.

Marc

From: Kris Kerwin <kkerwin@jlrichards.ca>
Sent: Sunday, May 9, 2021 8:29 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: RE: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Property is [here](#).

No prime ag anywhere close to the property.

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Saturday, May 8, 2021 2:41 PM
To: Kris Kerwin <kkerwin@jlrichards.ca>
Subject: Fwd: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

Can you show me where this is... and speaking with Ken please proceed with list of partial properties as well...

M

Sent from my iPhone

Begin forwarded message:

From: Trish Delaurier [REDACTED]
Date: May 8, 2021 at 1:04:18 PM EDT
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: Ken Kelly [REDACTED], Gabrielle Snow <gsnow@jlrichards.ca>, Christa Lowry [REDACTED]
Subject: Re: Public Meeting for OPA 29 - Prime Agricultural Area Designation Review, schedule for Tuesday May 4, 2021 at 6:00 pm.

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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Thank you Marc for providing me the links. I was unable to attend in person but the recordings were very helpful. Especially that I could jump directly to the part that concerned me.

As Councillor Maydan said (and she was spot on) - getting down to the property owner level is important. All we really need to know is "How does it affect me".

Our property is 2341 Ramsay Concession 3B. Upon looking at the maps provided I have a few questions:

- 1) It appears that the Prime Agricultural change or current designation does NOT affect me. Can you confirm that?
- 2) My concern seems to be on the Potential Future Severances map, which I have not heard addressed in the meetings.

a) Can you explain what the purple color on my property actually means?

b) There is a property across the concession from me that is red or dark purple? What does that mean?

Thanks Marc. If it is easier to discuss by phone please feel free to call me or set up a time to talk. Otherwise an email will suffice.

I look forward to hearing from you

Trish Delaurier

2341 Ramsay Concession 3B



On Mon, May 3, 2021 at 10:25 AM Marc Rivet <mrivet@jlrichards.ca> wrote:

Good day,

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

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

Join Zoom Meeting

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

Meeting ID: 922 6512 4524

Passcode: 356284

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

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

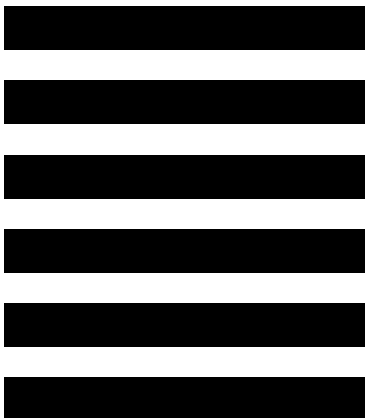
A recording of the meeting will be posted on the municipal website the following day.

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

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

Have a great day!

Dial by your location



Meeting ID: 922 6512 4524

Passcode: 356284

Thanks and Stay Safe.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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



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Dianne Dawe

From: Melanie Knight [REDACTED]
Sent: April 7, 2022 7:22 PM
To: Val Wilkinson
Cc: Marc Rivet
Subject: Re: OPA 29 Lear public Meeting

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Hi Valerie

Thanks for the written comments, that helps. Marc and I will review your suggestions.

As noted in Marc's presentation, the ANSI lands were not part of the scope of the LEAR project/study. Saying this, in the context of the Agricultural designation in the OP versus the Rural designation, we are of the opinion that since the Agricultural designation includes stricter policies related to development (severances) as well as stronger provincial policy for protection, any changes that put lands in the Agricultural designation with an ANSI overlay are more protected than before when these lands are in a Rural designation. While it is not the thrust/rationale for the Agricultural designation, the resulting 'side effect' of the policy change certainly provides more protection than other land use designations in the Official Plan.

I think there is an opportunity to explore ANSI designations and policies further during the County's review of their OP which is just beginning the process.

Melanie Knight
Senior Planner
Mississippi Mills

Sent from my iPad

On Apr 7, 2022, at 10:50 AM, Valerie Wilkinson [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.

Hi Melanie and Marc,

The text of my April 5th presentation is attached.

As mentioned I would like you and Marc to look for a way to remove the three parcels that overlay the Alvar ANSI boundary. We do not have environmental protection on the ANSI right now but if it were to become possible in the future the presence of the agricultural overlay may be an impediment.

I understand they are there because they are part of larger land parcels. There are no agricultural activities there and the land if marked ANSI will not be good for agriculture. If the ANSI were a significant wetland with EP you would just put a line around it. Is there any way to remove those pieces?

Please let me know if there is any way at all that this could be made possible.

Thankyou

Val Wilkinson
263 Clayton Lake Road

<Lear Public.docx>

Dianne Dawe

From: Marc Rivet
Sent: April 7, 2022 1:02 PM
To: Valerie Wilkinson; Melanie Knight
Cc: Gabrielle Snow
Subject: RE: OPA 29 Lear public Meeting

Hello

The current exercise is to identify prime agricultural areas based on the use of LEAR. The intent is to designate prime agricultural areas based on this methodology.

Buyers will know whether the lands are Agriculture (in subject to agricultural policies) and those that are Rural.

Thanks.

Marc

From: Valerie Wilkinson [REDACTED]
Sent: April 7, 2022 12:28 PM
To: Marc Rivet <mrivet@jlrichards.ca>; Melanie Knight [REDACTED]
Cc: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Re: OPA 29 Lear public Meeting

Hi Marc,
Thank you for getting back to me so quickly.

I do realise that rural does not take away the right to farm, but farming in Lanark County can be really difficult if you are not on a pocket of good soil.

The old agricultural overlay indicates the presence of good soil therefore encouraging farming type activities that keep the land in use. I understand that when the new zoning is in place that old mapping will be removed which means that buyers will find it more difficult to know which is agricultural soil. Why is it not possible to keep the agricultural soil overlay as well as the agricultural zone? Those small patches of agricultural soil are important in an area like this where so much land is rocky and not very productive.

Not sure where the tree removal question comes from. It was not my question so perhaps that response should be passed to another participant.

The more I think about keeping both the more I like it. Has anyone discussed this possibility?

Thanks
Val

From: Marc Rivet <mrivet@jlrichards.ca>
Date: Thursday, April 7, 2022 at 11:12 AM

To: Valerie Wilkinson [REDACTED], Melanie Knight [REDACTED]

Cc: Gabrielle Snow <gsnow@jlrichards.ca>

Subject: RE: OPA 29 Lear public Meeting

Hi Val,

I would just like to point out a few things...

Whether rural OR agricultural somebody has the RIGHT to farm their property.

Agricultural designation would however prohibit future severance of this property (consent to create a new rural residential lot or even a cluster lot development) – where other policies are met.

The concern about tree removal outside of a 'development' requiring an approval under the Planning Act is really a matter that should be looked at under a Tree Conservation and Cutting By-law... this can be discussed with Melanie and/or Julie at the County.

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



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& Associates Limited**
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member

From: Valerie Wilkinson [REDACTED]

Sent: April 7, 2022 10:50 AM

To: Melanie Knight [REDACTED]

Cc: Marc Rivet <mrivet@jlrichards.ca>

Subject: OPA 29 Lear public Meeting

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Hi Melanie and Marc,

The text of my April 5th presentation is attached.

As mentioned I would like you and Marc to look for a way to remove the three parcels that overlay

the Alvar ANSI boundary. We do not have environmental protection on the ANSI right now but if it were to become possible in the future the presence of the agricultural overlay may be an impediment.

I understand they are there because they are part of larger land parcels. There are no agricultural activities there and the land if marked ANSI will not be good for agriculture. If the ANSI were a significant wetland with EP you would just put a line around it. Is there any way to remove those pieces?

Please let me know if there is any way at all that this could be made possible.

Thankyou

Val Wilkinson
263 Clayton Lake Road

Dianne Dawe

From: Christa Lowry [REDACTED]
Sent: April 20, 2022 3:49 PM
To: Val Wilkinson
Cc: Melanie Knight; Marc Rivet; Jan Maydan; Rickey Minnille; Cynthia Guerard; Bev Holmes; John Dalgity; Denzil Ferguson
Subject: RE: OPA 29 LEAR

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Hi Val,

Hope you and Alan are keeping well.

I don't believe the agricultural overlay will remain, but will defer to Melanie/Marc for comment on that specifically. I'm not sure that most farmers would refer to a map to determine the best quality land in a parcel, but I do appreciate your point about the value of retaining access to detailed layers of information.

As for accepting the LEAR process, if you recall back when Steve Stirling was the planner he had presented at least 3 concepts of how the updated OMAFRA ag mapping requirements could be applied in MM. One of the options made nearly the entirety of MM all agriculture, other options inflated the value of some unproductive land and allowed for development on pockets of good farmland.

The Agricultural Advisory Committee's recommendation was to undertake a LEAR as the method to updating the ag mapping. This was the alternative approach that OMAFRA accepted to complete the update and would provide more flexibility to reflect local realities. If you recall, the last term of Council supported the Ag Committee and this approach. When the current Council submitted OPA 21 for approval (by the current Council), the County accepted that the agricultural mapping would be provided at a later time, after the completion of the LEAR.

Although the LEAR process is far from perfect and will not make everyone happy, it was the preferred option for updating the ag mapping by both last Council and the current one. I suppose that Council could reject the results of the LEAR, but it would mean we would have to accept the mapping from the new OMAFRA criteria without the benefit of local input and guidance.

Hope this helps.

Christa

From: Valerie Wilkinson [REDACTED]
Sent: April 20, 2022 11:52 AM
To: Jan Maydan [REDACTED]; Christa Lowry [REDACTED]; Rickey Minnille [REDACTED]; Cynthia Guerard [REDACTED]; Bev Holmes [REDACTED]; John Dalgity [REDACTED]; Denzil Ferguson [REDACTED]

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

Subject: OPA 29 LEAR

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

Mayor and councillors,

Further to ongoing discussions regarding agricultural zoning. The new zoning creates large parcels of land that will be protected from development, not only good agricultural land but poor land also if it falls in the same parcel.

Because of the various requirements in the land assessment system smaller parcels of good land are not included. Those parcels, some of which occur in the Clayton Area of Ramsay, are classified rural but the overlay map shows where the higher quality soils are to be found and the owners of these lands purchased them knowing that they could carry out farming activities in those locations.

Will the old soil based mapping be kept in place.? If not new landowners will find it more difficult to know which is good agricultural land. Is it possible to keep the agricultural soil overlay at the same time as putting in place the new agricultural zone? Those small patches of agricultural soil are important in an area like this where so much land is rocky and not very productive. The old agricultural overlay indicates the presence of good soil therefore encouraging farming type activities which keep that land in use.

Question 2.

Does Mississippi Mills have to accept this LEAR system which protects both good agricultural land and poor land but leaves out of the system good farming parcels?

Question 1.

If Mississippi Mills accepts the LEAR proposal, can we, for reasons mentioned above, also keep the current agricultural overlay? If not why not? It is based on the same soil information.

I look forward to a response from Council and from the planning department on these questions

Sincerely,

Valerie Wilkinson
263 Clayton Lake Road

Dianne Dawe

From: Marc Rivet
Sent: April 7, 2022 11:13 AM
To: Valerie Wilkinson; Melanie Knight
Cc: Gabrielle Snow
Subject: RE: OPA 29 Lear public Meeting

Hi Val,

I would just like to point out a few things...

Whether rural OR agricultural somebody has the RIGHT to farm their property.

Agricultural designation would however prohibit future severance of this property (consent to create a new rural residential lot or even a cluster lot development) – where other policies are met.

The concern about tree removal outside of a 'development' requiring an approval under the Planning Act is really a matter that should be looked at under a Tree Conservation and Cutting By-law... this can be discussed with Melanie and/or Julie at the County.

Hope this helps.

Thanks.

Marc

From: Valerie Wilkinson [REDACTED]
Sent: April 7, 2022 10:50 AM
To: Melanie Knight [REDACTED]
Cc: Marc Rivet <mrvet@jlrichards.ca>
Subject: OPA 29 Lear public Meeting

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Hi Melanie and Marc,

The text of my April 5th presentation is attached.

As mentioned I would like you and Marc to look for a way to remove the three parcels that overlay the Alvar ANSI boundary. We do not have environmental protection on the ANSI right now but if it were to become possible in the future the presence of the agricultural overlay may be an impediment.

I understand they are there because they are part of larger land parcels. There are no agricultural activities there and the land if marked ANSI will not be good for agriculture. If the ANSI were a significant wetland with EP you would just put a line around it. Is there any way to remove those pieces?

Please let me know if there is any way at all that this could be made possible.

Thankyou

Val Wilkinson
263 Clayton Lake Road

Dianne Dawe

From: Marc Rivet
Sent: April 25, 2022 2:08 PM
To: Vicky Walling
Cc: Melanie Knight
Subject: RE: LEAR- concerning 480 Ramsay Concession

Hello

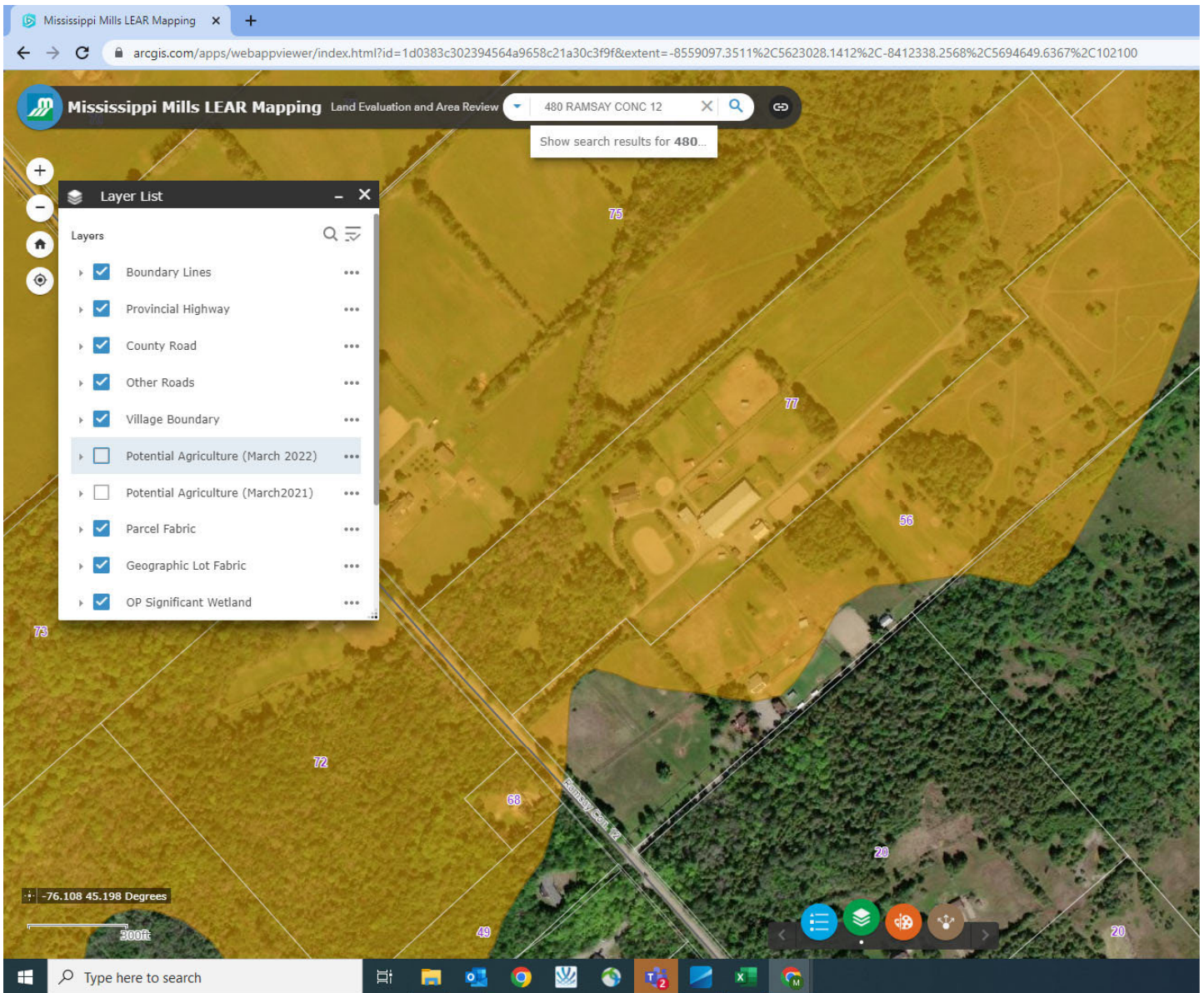
The property is proposed to be designated / zoned Rural. Note Rural permits agricultural uses just as the Agriculture designation.

The screenshot on the left shows AG lands in orange whereas screenshot on the right shows AG lands in purple.

12.1 **USES PERMITTED** No person shall within the "RU" zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- (a) Residential Uses - detached dwelling - detached dwelling accessory to an agricultural use - garden suite - group home type A within a non-farm single detached dwelling - accessory apartment [By-law #17-61]
- (b) Non-Residential Uses - **agricultural uses** - bed and breakfast - conservation areas - forestry - hobby farm - home-based business - domestic and household arts - home-based business - professional use - home-based business - rural business - home-based business - farm vacation - hunt or fishing camp - pit, Class A - sugarbush

"AGRICULTURAL USE" means the growing of crops (including nursery, market gardens and horticultural crops), the raising of livestock and other animals for food or fur, (including dairy or beef cattle, poultry, swine, sheep, fish and non-traditional livestock, such as deer, bison, emu, pheasant, etc.), **equine related activities**, aquaculture, apiaries, forestry, maple syrup production, orchards and associated farm buildings and structures. May include associated on[1]farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.



Thanks.
Marc

From: Vicky Walling [REDACTED]
Sent: April 24, 2022 1:04 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: LEAR- concerning 480 Ramsay Concession

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Hello Mr. Rivet.

I am a new owner to 480 Ramsay Concession. I was just wondering what changes, if any, are to apply to that property regarding the LEAR project.

There are currently horses on the property and I potentially plan to open an equine related business in 2023.

If it is easier to contact me via phone you may reach out at [REDACTED] at any time.

Thank you for your time,
Vicky Walling

Dianne Dawe

From: Wayne Headrick [REDACTED]
Sent: April 5, 2022 3:36 PM
To: [REDACTED]
Cc: Marc Rivet
Subject: Objection to OP and zoning amendment to by-law#11-83

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.

My objection relates to the following lands:

Parcel A -Roll #-093194602010200-being the north half the east half a lot 23 concession 4 comprising 50 acres– 20.2 ha

The easterly 10 acres +/-has only ever been used as pasture- has never been tilled and has never had

Any of the stones removed -it is not now and never will be suitable for tilling- over the last 20 years

It has also overgrown with small trees and brush

The westerly 40 acres was tillable land and used by the family far planting crops Until approximately

45 years ago–since that time it has been used by farming tenants as farmland up until about 20+/-years ago

Thereafter no one wanted to rent it even for virtually zero rent for this purpose -I think this is an indication

On the low productivity on this land–it has been given to a friend of mine to pasture cattle however

There was insufficient water available on the site to water the cattle and water had to be trucked in

Therefore this use was terminated approximately 4 years ago -since that time the property has become

Overgrown to an extent that it not feasible to bring it into a state to make it tillable

Parcel-B-Roii #-093194602012800-being the north half of the west half of lot 23 concession five comprising 50 acres– 20.2 ha

This property has only ever been used as a bush lot and there are no structures or clearing on any part of the property

It was used by the Headrick family some 70 +years ago as a Sugarbush to produce maple syrup however

This use proved uneconomic and we believe these lands or not suitable for this use anymore

The Bush lot was logged approximately 20 years ago and we believe most of the useful logs

Are gone

Comments:

1-Parcel A has been in the family name since 1863 and Parcel B has been in the family name since 1888

2-based on the above I fail to see how either of these parcels could ever be considered a high functioning

Agricultural designation requiring Protection in what appears to be an exclusive agricultural use
Since any agricultural use these lands is not available in their present state and it would be

size Completely uneconomic to bring them into something suitable for agricultural use considering the small

And the immense cost of clearing the land for agricultural use

use 3-the proposed agricultural designation only permits construction of a residence accessory to an agricultural

permitted Since these lands having no reasonable agricultural use the construction of a residence would not be

In the proposed designation

descendents 4-I have four children{one deceased with children] and I had hoped to bequeath these lands to my

providing access So that each could have a building lot[I am aware of the problem of the unopened road allowance

To parcel A]

- 5-I believe in the rural zone this would be possible assuming other planning and zoning considerations
Could be satisfied with minor variances—in these circumstances each child would have a 25 acre lot

Headrick name 6-it would be tragic if we could not keep these lands in the family since they have been in the

Since 1863 and 1888 respectively

6-I urged the municipality to Please take a closer look at the actual situation on the ground

the rural zone With these properties as is - that continued use may be made of these properties by my family in

opportunity 7- because of the short notice I received of this proposed change I have not have not had an

To review all the matters that may be relevant to this amendment however I would appreciate

The chance to meet with the planning department to discuss this matter

Please excuse my limited typing skills- regardless I appreciate this opportunity to provide my comments

Dianne Dawe

From: Marc Rivet
Sent: April 5, 2022 4:04 PM
To: Wayne Headrick
Cc: mknight [REDACTED]; Gabrielle Snow
Subject: RE: Objection to OP and zoning amendment to by-law#11-83

Hello,

This area is not currently designated Agriculture and was not proposed to be in our March 2021 Draft OPA 29. Council requested we work with a LEAR Working Committee over the past year. This Committee recommended that parcels in this area (see Figure below) that scored greater than 66 points (based on LEAR methodology developed with the Province) be considered as Agricultural designation and the AG Committee supported the working groups recommendation.

We have noted your concern and will be addressing these for Council (Committee of the Whole) meeting - date to be determined.

We will add you to our circulation list.

Thanks.
Marc

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

From: Wayne Headrick [REDACTED]
Sent: April 5, 2022 3:36 PM
To: [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>
Subject: Objection to OP and zoning amendment to by-law#11-83

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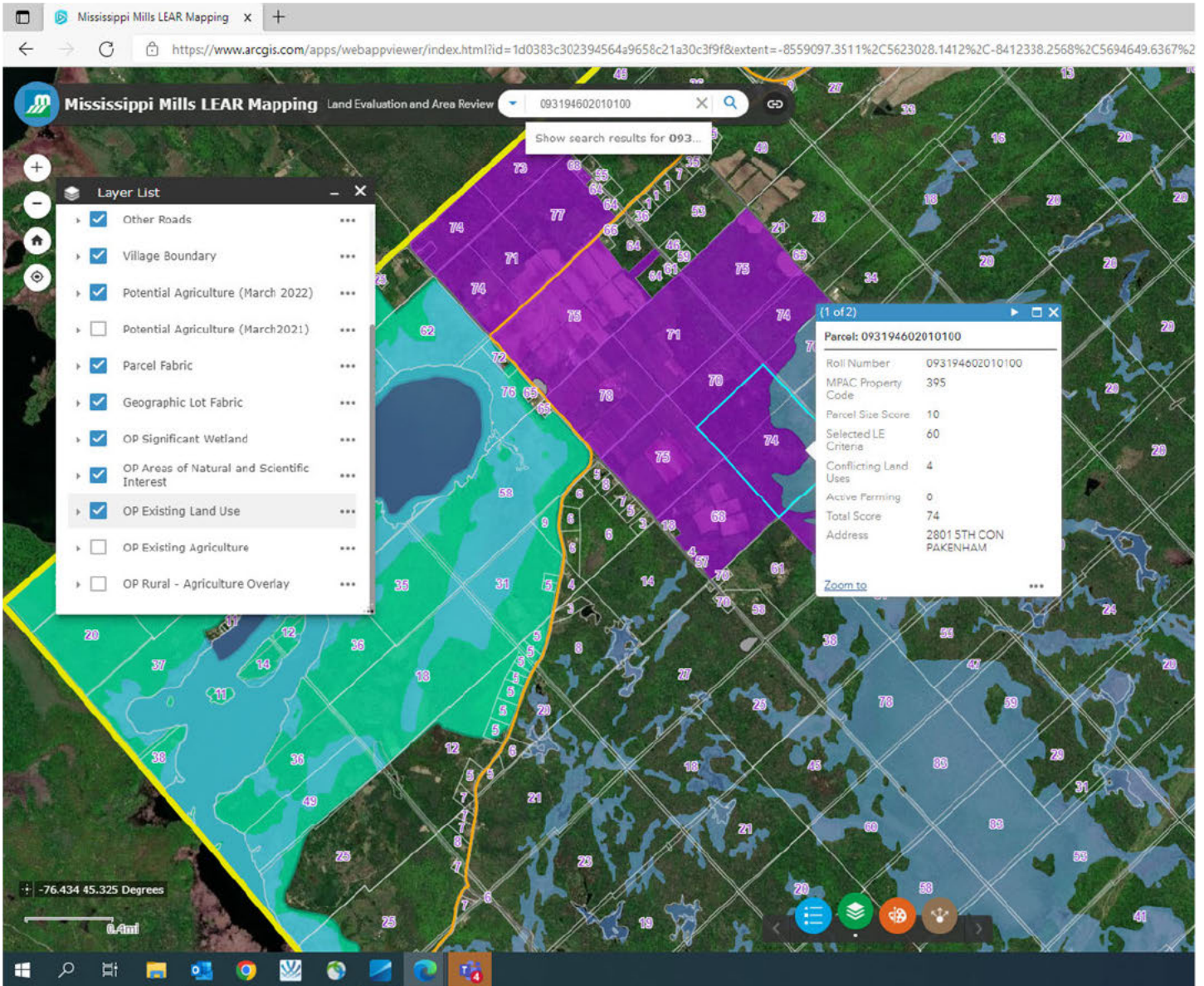
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The chance to meet with the planning department to discuss this matter

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Dianne Dawe

From: Marc Rivet
Sent: April 5, 2022 4:05 PM
To: Wayne [REDACTED]
Cc: Melanie [REDACTED]; Gabrielle Snow
Subject: Map - area in purple is proposed AG - blue is existing wetlands (no change)



Dianne Dawe

From: Will Keen [REDACTED]
Sent: March 28, 2022 5:30 PM
To: Marc Rivet
Subject: Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hi Marc,

According to our two 2022 tax notices, our house sits on 1273 - BLAKENEY RD CON PT LOT 5 RP 27R7494 Part 1. The surrounding bush lot has a designation of CON 10 PT E HALF LOT 5 NEEDHAM SIDE RD S/S. Yes, to answer your question, The two acres was severed from from the main parcel in 1999 when we built our house. In addition, from what I remember when my parents were alive, the old CP rail line divided the property and approx 13 acres was on the west side of the tracks and was sold some time around 2006. I hope this helps define our two current properties.

Look forward to hearing from you, thanks again.

William and Melanie Keen.

On 2022-03-28 09:59, Marc Rivet wrote:

Hello

Could you provide a municipal address.

Also can you confirm these two lots that were created (200) were from the original lot of record.

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: [REDACTED]
Sent: March 28, 2022 8:52 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hi Marc,

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Sincerely,

William and Melanie Keen

Hi Will,

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

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

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

Thank you,

Gabrielle

Gabrielle Snow

Planner

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

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From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, August 24, 2021 4:43 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: Proposed Prime Agricultural designation for our property

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From: Will Keen [REDACTED]
Sent: Tuesday, August 24, 2021 4:41 AM
To: Marc Rivet
Subject: Proposed Prime Agricultural designation for our property

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Hello Marc,
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my father. Me and my wife severed off 2 acres back in the year 2000, designated: Con 10 PT Lot 5 RP 27R7494. When my parents passed I assumed the surrounding bush lot designated: Con 10 PT E Half LOT 5 Needham side road s/s (approx 30+ acres). This parcel was once farmland but I believe it was reforested back in the 50s or 60s and is now heavy wooded area. The concerns I have is that we wanted the option to have our daughter possibly build on the bush lot in the future if she chooses to do so. She is still quite young but in this area we seem to have a lot of neighbours that are multi generational and it makes sense that she could use it for her family in the future. I assume that this would be possible since it is a separate piece of land from our 2 acre lot that we currently live on? I assume that if it is re-classified as prime agricultural then wouldn't be able to sever off off a part to gift to her and she would need to assume ownership of the entire parcel? The other concern I have is what these new designations will do to, 1. our property values and also 2. our property taxes. I would appreciate any information you could give us on this matter. We look forward to hearing from you.

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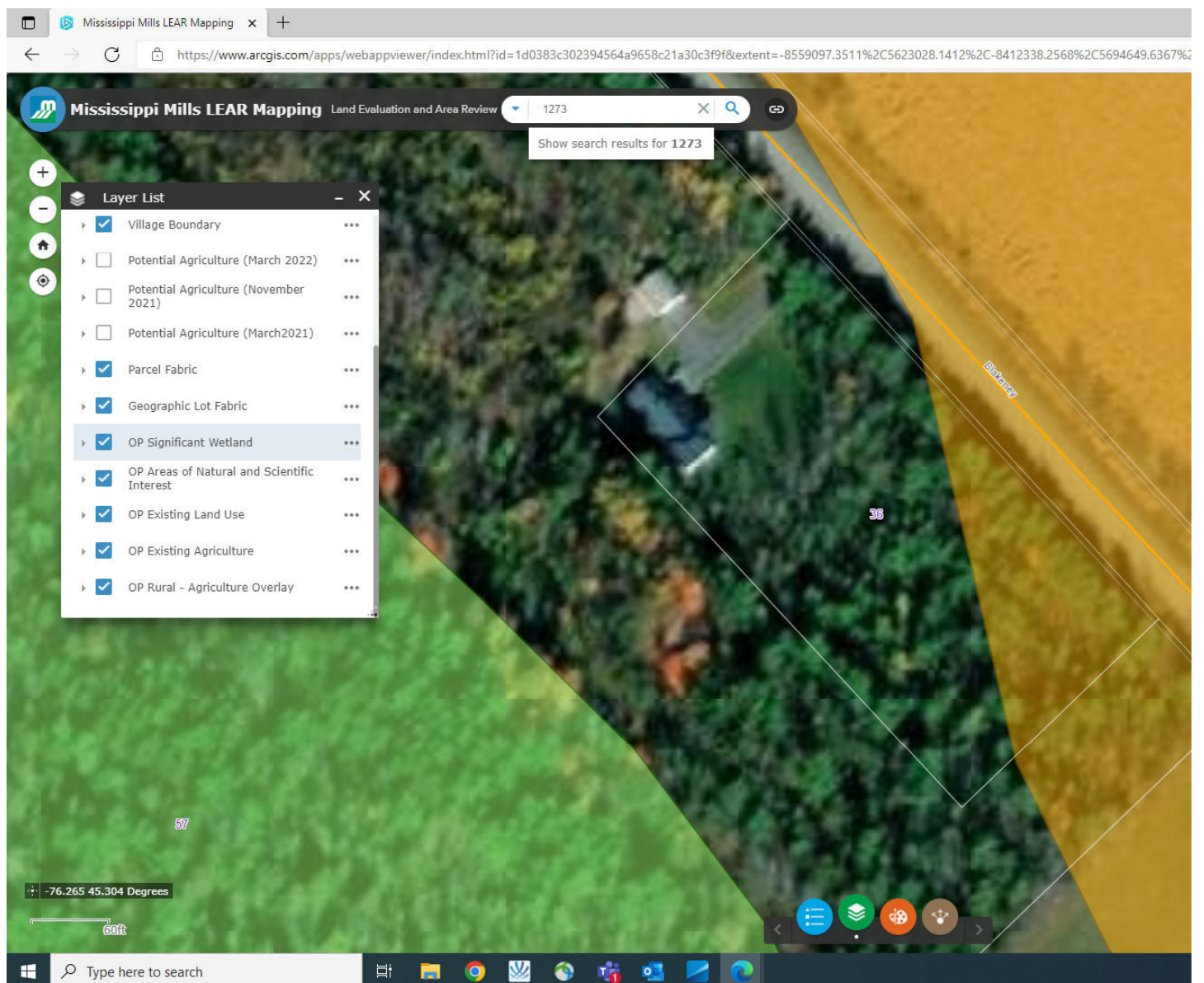
From: Marc Rivet
Sent: April 4, 2022 2:48 PM
To: [REDACTED]
Cc: Melanie Knight; Gabrielle Snow
Subject: RE: Agricultural Land Review-Property locations William & Melanie Keen

Hello,

Those properties are not proposed to be designated Agriculture.

The reason you received a letter is a small portion is currently designated (yellow highlight) and this is being adjusted with the amendment (purple highlight).

Thanks.
Marc



From: [REDACTED]
Sent: April 4, 2022 1:03 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Agricultural Land Review-Property locations William & Melanie Keen
Importance: High

Hi Marc,

Just following up your request from last Monday. Below are the municipal address's for both properties just in case you didn't receive them last Monday.

Thank you,

William and Melanie Keen.

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

Subject:Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022
Date:2022-03-28 17:30
From:Will Keen [REDACTED]
To:Marc Rivet <mrivet@jlrichards.ca>

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ENGINEERS • ARCHITECTS • PLANNERS



Platinum
member

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Attachments: 0.png
Follow Up Flag: Follow up
Flag Status: Completed

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Dianne Dawe

From: [REDACTED]
Sent: April 4, 2022 4:25 PM
To: Marc Rivet
Subject: Re: Agricultural Land Review-Property locations William & Melanie Keen

Hi Marc,

Thank you very much for the clarification.

William

On 2022-04-04 14:47, Marc Rivet wrote:

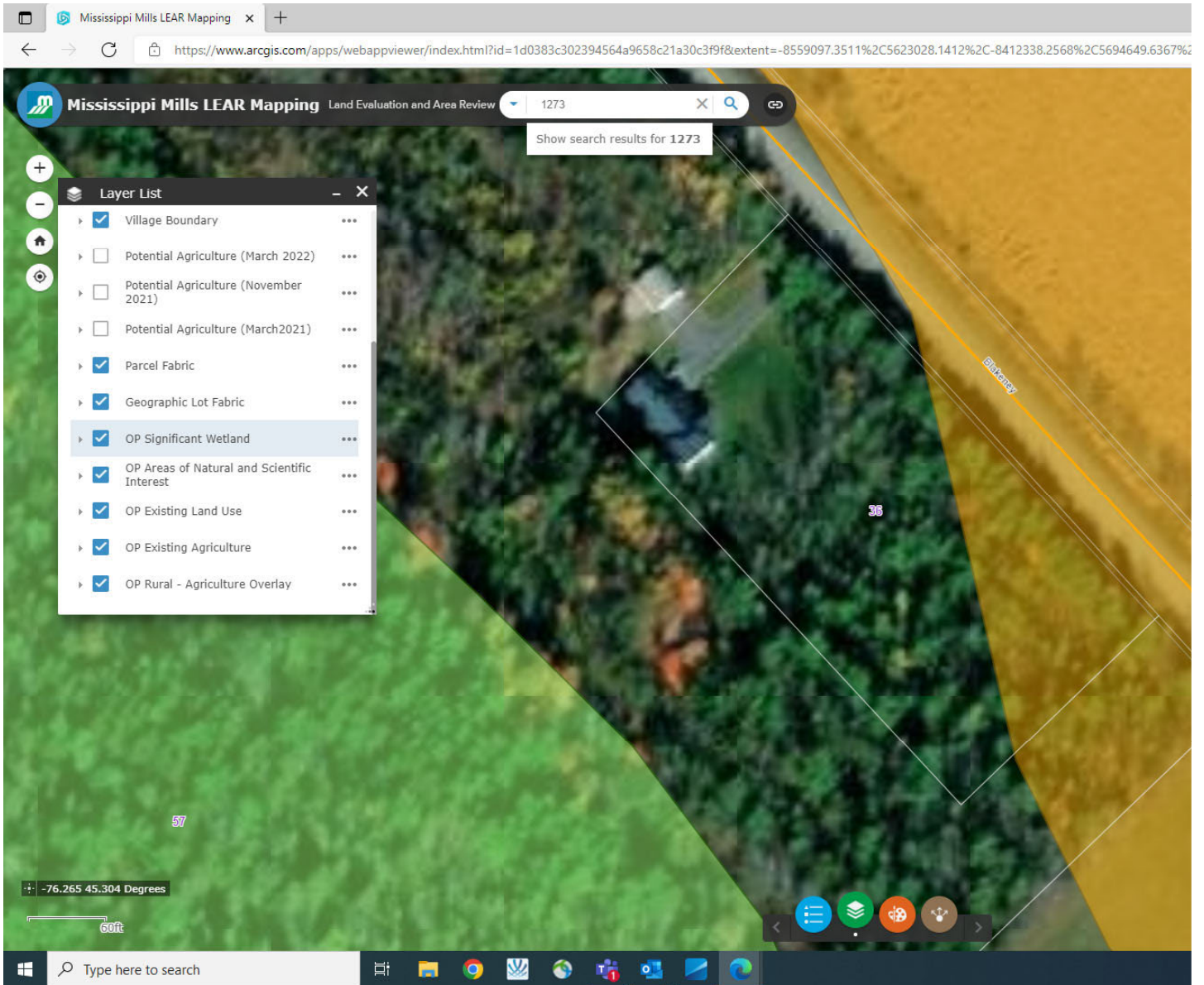
Hello,

Those properties are not proposed to be designated Agriculture.

The reason you received a letter is a small portion is currently designated (yellow highlight) and this is being adjusted with the amendment (purple highlight).

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: [REDACTED]
Sent: April 4, 2022 1:03 PM
To: Marc Rivet <mrivet@jlrichards.ca>

Subject: Agricultural Land Review-Property locations William & Melanie Keen

Importance: High

Hi Marc,

Just following up your request from last Monday. Below are the municipal address's for both properties just in case you didn't receive them last Monday.

Thank you,

William and Melanie Keen.

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

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

Date:2022-03-28 17:30

From:Will Keen [REDACTED]

To:Marc Rivet <mrivet@jlrichards.ca>

Hi Marc,

According to our two 2022 tax notices, our house sits on 1273 - BLAKENEY RD CON PT LOT 5 RP 27R7494 Part 1. The surrounding bush lot has a designation of CON 10 PT E HALF LOT 5 NEEDHAM SIDE RD S/S. Yes, to answer your question, The two acres was severed from from the main parcel in 1999 when we built our house. In addition, from what I remember when my parents were alive, the old CP rail line divided the property and approx 13 acres was on the west side of the tracks and was sold some time around 2006. I hope this helps define our two current properties.

Look forward to hearing from you, thanks again.

William and Melanie Keen.

On 2022-03-28 09:59, Marc Rivet wrote:

Hello

Could you provide a municipal address.

Also can you confirm these two lots that were created (200) were from the original lot of record.

Thanks.

Marc

Marc Rivet, RPP, MCIP
Associate
Senior Planner

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



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



Platinum
member

From: [REDACTED]
Sent: March 28, 2022 8:52 AM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: Re: FW: Agricultural Land Review (Community Official Plan and Zoning Review) - Public Meeting April 5, 2022

Hi Marc,

We had originally emailed with concerns regarding the designation change to our property between Blakeney and Pakenham. We did get a response from a Mrs. Gabrielle Snow that they were experiencing delays on a response due to a high volume of inquiries but haven't received said response. Below is a copy and paste of the email as well as our original email from last August. Any further information you could provide us on our specific questions would be greatly appreciated.

Sincerely,

William and Melanie Keen

Hi Will,

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

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

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

Thank you,

Gabrielle

Gabrielle Snow

Planner

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

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

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: Tuesday, August 24, 2021 4:43 AM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: Fwd: Proposed Prime Agricultural designation for our property

Get [Outlook for iOS](#)

From: Will Keen [REDACTED]
Sent: Tuesday, August 24, 2021 4:41 AM
To: Marc Rivet
Subject: Proposed Prime Agricultural designation for our property

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Hello Marc,

We recently received a letter in the mail regarding the proposed changes to our property designations. I watched the informative YouTube video which answered a few of my concerns but I thought I'd reach out. We currently live on Blakeney Road where Needham side road intersects. Originally my grandfather owned this land which was passed down to my father. Me and my wife severed off 2 acres back in the year 2000, designated: Con 10 PT Lot 5 RP 27R7494. When my parents passed I assumed the surrounding bush lot designated: Con 10 PT E Half LOT 5 Needham side road s/s (approx 30+ acres). This parcel was once farmland but I believe it was reforested back in the 50s or 60s and is now heavy wooded area. The concerns I have is that we wanted the option to have our daughter possibly build on the bush lot in the future if she chooses to do so. She is still quite young but in this area we seem to have a lot of neighbours that are multi generational and it makes sense that she could use it for her family in the future. I assume that this would be possible since it is a separate piece of land from our 2 acre lot that we currently live on? I assume that if it is re-classified as prime agricultural then wouldn't be able to sever off a part to gift to her and she would need to assume ownership of the entire parcel? The other concern I have is what these new designations will do to, 1. our property values and also 2. our property taxes. I would appreciate any information you could give us on this matter. We look forward to hearing from you.

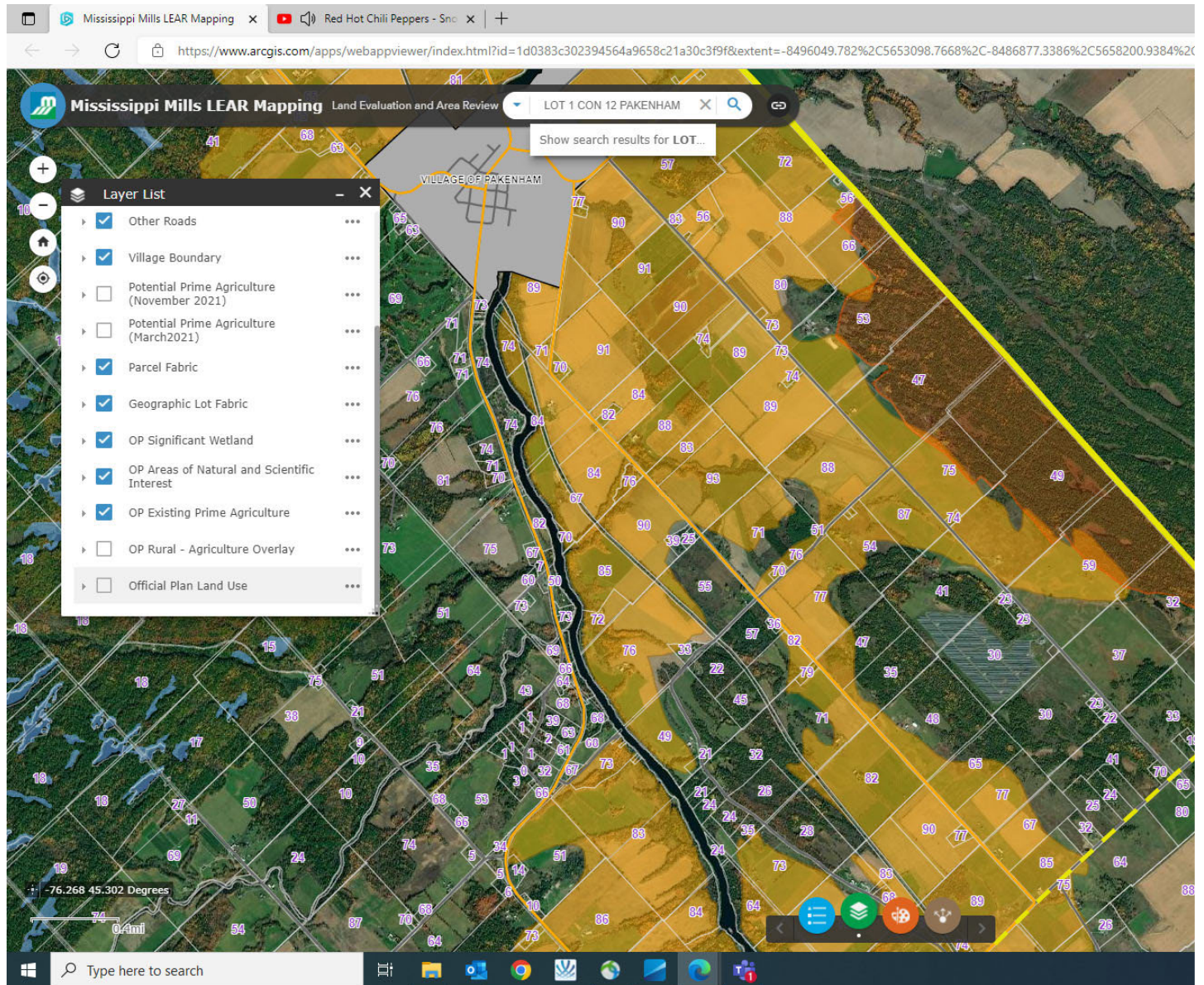
Sincerely,
William and Melanie Keen

Dianne Dawe

From: Marc Rivet
Sent: April 1, 2022 1:36 PM
To: 'william [REDACTED]'
Cc: Casey Munro; Melanie Knight
Subject: RE: Z-04-22 LEAR Registered Speaker Request

Hello
See split screen shot (left is current where the yellow is the AG and right is proposed where the purple is the proposed AG).

Thanks.
Marc



From: Melanie Knight [REDACTED]
Sent: April 1, 2022 10:35 AM
To: 'william [REDACTED]'

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

Subject: FW: Z-04-22 LEAR Registered Speaker Request

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Hi Mr. Davidson,

Thank you for your email.

I have added you to the list of registered speakers. We will send you a meeting link to participate in the virtual public meeting next week.

I will defer to Marc Rivet from JL Richards to provide answers to your questions specifically about the mapping and proposed changes.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
[REDACTED]

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

From: [william](#) [REDACTED]
Sent: March 31, 2022 4:22 PM
To: Melanie Knight [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>; [william](#) [REDACTED]
Subject: Z-04-22 LEAR Registered Speaker Request

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Melanie, I am e-mailing you to request a ORAL presentation to speak at the Virtual public meeting April 5, 2022 at 6 PM.

The lands I would like to make reference to are in the Pakenham Ward, Lot 1 through LOT 7 on CON 12.

The current attached Z-04-22 Notice does not specifically reference a map of Prima Agricultural Lands for the meeting.

The two maps I am currently referencing are”

- 1) Mississippi Mills Online GIS LEAR mapping – see attached GIS Mapping Snap shot
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Melanie and Marc, based on these two maps the "Rural Land Use" for LOT 1 Through LOT 7, CON 12 Pakenham Ward is designated "RURAL" with the exception to the West Half of LOT 5 designation "PRIME AGRICULTURAL".

If my land use designation understanding are correct then I support the OPA 29 report moving forward. Alternatively, if the Land Use map is different and because it in March 31, 2022, I have to requested to speak at the April 5, 2022 Public meeting so that I have the option in the future to appeal OPA 29.

Melanie or Marc, could you advise on my understanding on land use map being used at April 5, 2022 public meeting.

Best Regard,

William Davidson



Dianne Dawe

From: Marc Rivet
Sent: April 6, 2022 3:53 PM
To: [REDACTED]; Gabrielle Snow
Subject: RE: Z-04-22 LEAR Registered Speaker Request

Spoke to Bill – all good.
Satisfied with the March 2022 version and ANSI protection.

From: Marc Rivet
Sent: April 6, 2022 3:42 PM
To: william [REDACTED]
Cc: [REDACTED]
Subject: RE: Z-04-22 LEAR Registered Speaker Request

Mississippi Mills LEAR Mapping

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

Mississippi Mills LEAR Mapping Land Evaluation and Area Review

LOT 1 CON 12 PAKENHAM

Show search results for LOT...

Layer List

- Other Roads
- Village Boundary
- Potential Agriculture (March 2022)
- Potential Agriculture (March2021)
- 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

Lot Fabric

LOCATION	L
Concession Ident	C
Lot Ident	L
Geographic Township Name	F

Zoom to

-76.158 45.314 Degrees

0.2mi

From: [william](#) [REDACTED]
Sent: March 31, 2022 4:22 PM
To: [REDACTED]
Cc: Marc Rivet <mrivet@jlrichards.ca>; [REDACTED]
Subject: Z-04-22 LEAR Registered Speaker Request

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Melanie or Marc, could you advise on my understanding on land use map being used at April 5, 2022 public meeting.

Best Regard,

William Davidson
[REDACTED]

Dianne Dawe

From: william [REDACTED]
Sent: March 31, 2022 4:22 PM
To: [REDACTED]
Cc: Marc Rivet; william [REDACTED]
Subject: Z-04-22 LEAR Registered Speaker Request
Attachments: LEAR - OPA 29 and Z-04-22 Notice of Public Meeting.pdf; Mississippi Mills Online GIS Mapping 31MAR2021.png; Prime Agricultural Area Review 24NOV2021 Report Scheduling A Section.png

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Best Regard,

William Davidson
[REDACTED]



**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 [REDACTED] 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 [REDACTED]

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.

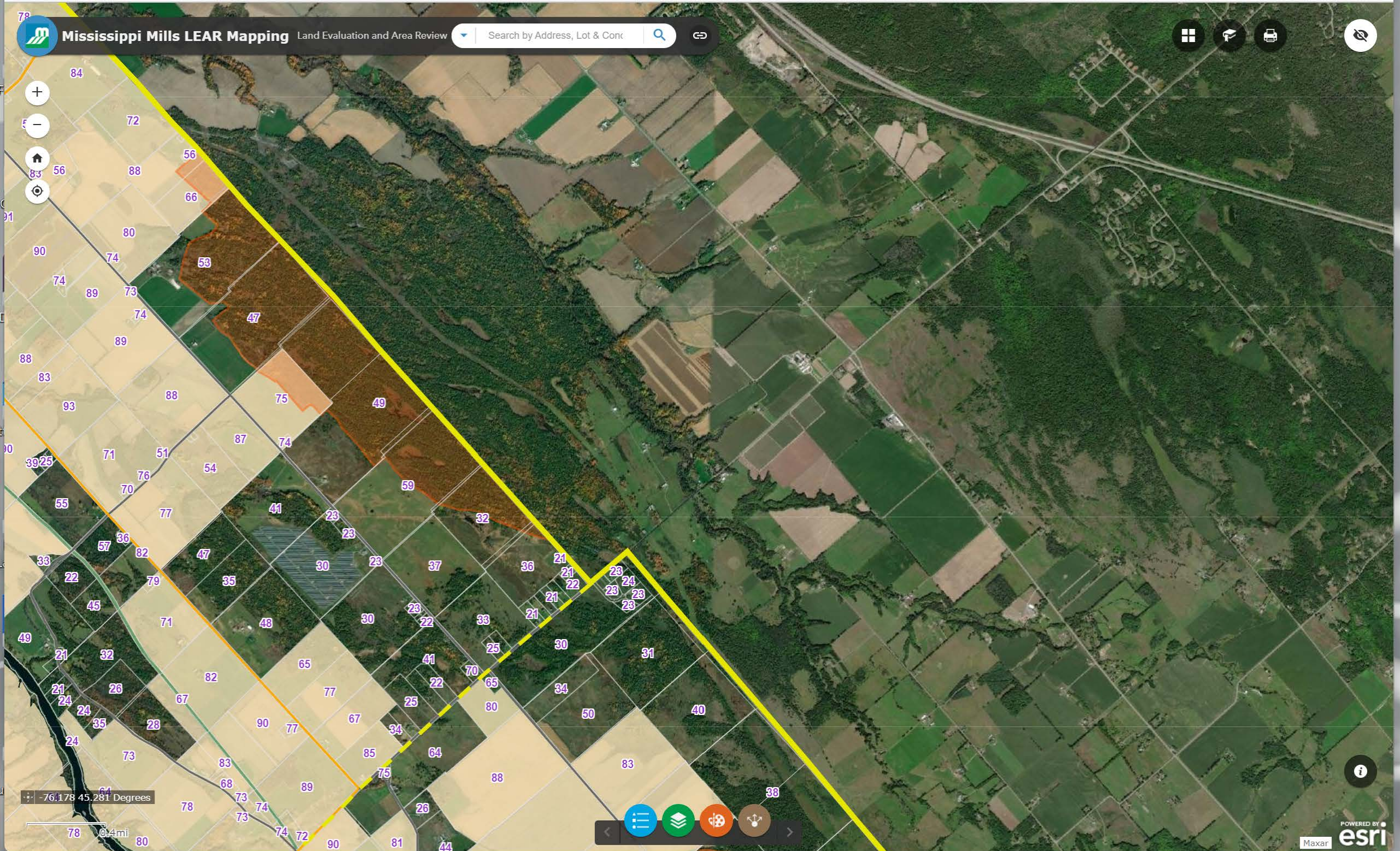
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ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment, OPA 29 or the LEAR, or submitting comments please contact Marc Rivet at (343) 803-4533 or by e-mail at mrivet@ilrichards.ca. You may also contact Melanie Knight of the Municipal Planning Department at 613-256-2064 (ext. 259) or by e-mail at [REDACTED] for additional information.

DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS THIS 3rd DAY OF MARCH 2022.

Melanie Knight
Senior Planner
Municipality of Mississippi Mills



-76.178 45.281 Degrees

0.4mi

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

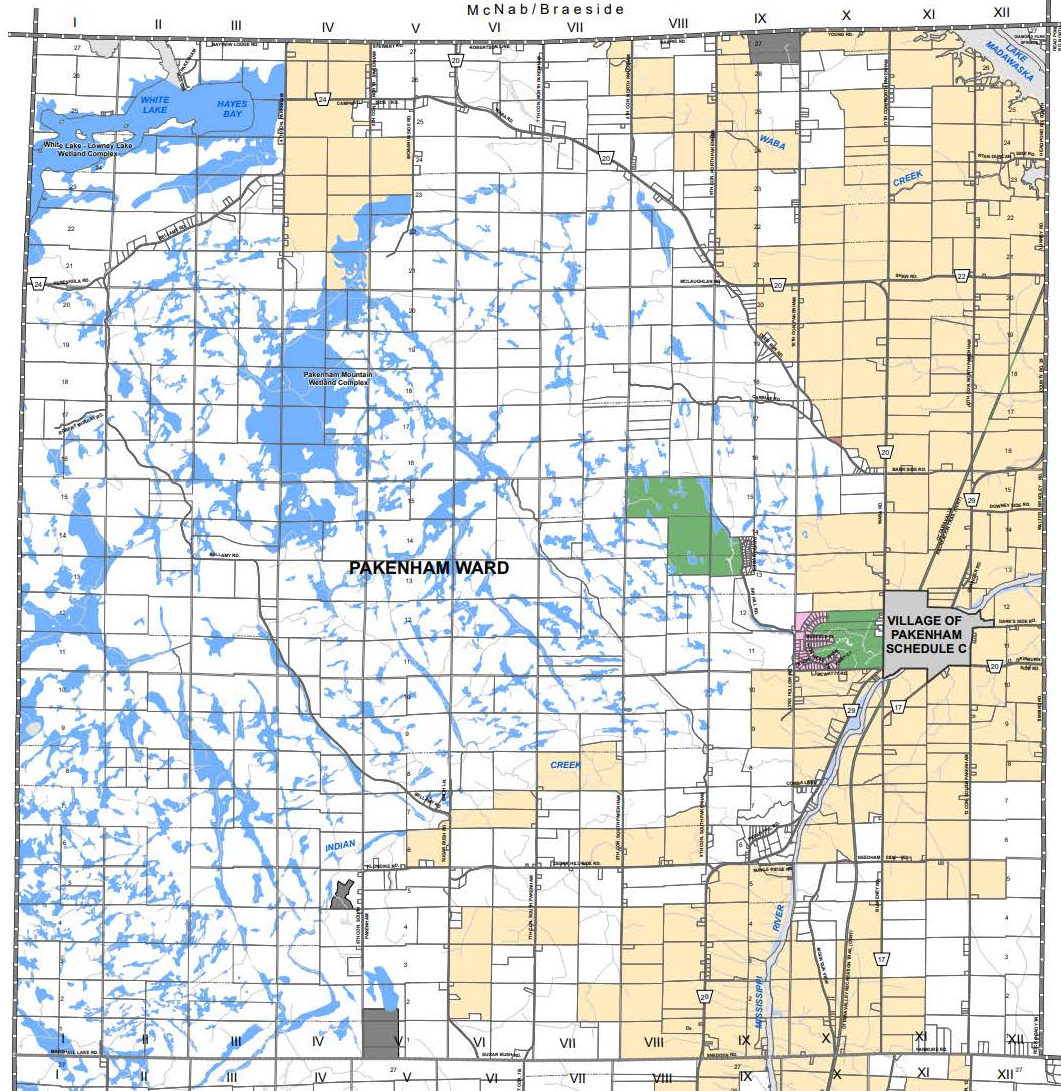
- Lot Line
- Ward Boundary
- Municipal Boundary
- Schedule Boundary
- Parcel Fabric

Water Features

- Stream / Creek
- Waterbody

Land Use Designation

- Prime Agriculture
- Rural
- Rural Settlement Area and Hamlet
- Parkland and Open Space
- Waste Disposal
- Significant Wetlands Evaluated Local
- Significant Wetlands Evaluated Provincial
- Flood Plain
- Licensed Pits & Quarries



Lanark Highlands

Ottawa

Dianne Dawe

From: Melanie Knight [REDACTED]
Sent: April 1, 2022 10:35 AM
To: [REDACTED]
Cc: Marc Rivet; Casey Munro
Subject: FW: Z-04-22 LEAR Registered Speaker Request
Attachments: LEAR - OPA 29 and Z-04-22 Notice of Public Meeting.pdf; Mississippi Mills Online GIS Mapping 31MAR2021.png; Prime Agricultural Area Review 24NOV2021 Report Scheduling A Section.png

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Melanie Knight, Senior Planner
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DATED AT THE MUNICIPALITY OF MISSISSIPPI MILLS THIS 3rd DAY OF MARCH 2022.

Melanie Knight
Senior Planner
Municipality of Mississippi Mills



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Marc Rivet

Subject: FW: Review of Scheel Property
Attachments: 4998 Review Letter 2022 05 02.pdf; Ag Capability Mapping April 29.pdf

From: Bob Clark **Sent:** May 2, 2022 4:08 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Cc: >
Subject: Review of Scheel Property

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Marc:

We have been retained by Terry Scheel to review the Lear scoring and resultant recommendations for Terry Scheel Property in Pakenham.

Enclosed is our review letter and soil capability mapping.

Please don't hesitate to contact us if you have any questions.

Sincerely

Bob Clark
Principal Planner
Clark Consulting Services
52 John Street, Port Hope L1A 2Z2
11 Princess Street Suite 30
Kingston K7L 1A1

Mr. Marc Rivet,
Senior Planner
J.L. Richards & Associates Limited
700 – 1565 Carling Avenue,
Ottawa, Ontario K1Z 8R1
Email: mrivet@richards.ca

May 2, 2022

Re: Review of LEAR Report
Terry Scheel's Pakenham Property
CCS Project No. 4998

Dear Marc:

We have been retained by Terry Scheel to review the LEAR scoring on his property. Based on our site visit we have concerns with the score that has been assigned to the property and the resultant recommendation that this property be included as part of a Prime Agricultural Area.

My initial concern was that the Agricultural Capability Classification does not accurately reflect the capability and limitations on the ground. This is not unusual, as the soils mapping upon which the capability is based, is prepared on a County level and there are variations within the soil types. The capability rating is assigned by soil type and does not reflect these variations.

In the case of the soils on these lands, there are three soil types identified. The Manotick soils make up the eastern and western portion. They are described as sand soils, varying in depth from a few inches to three feet, and are used for hay pasture and cereal grains but the yields are described as low, unless the soils are adequately fertilized and sufficient moisture is present.

The central portion of the farm is classified as Uplands. These soils are described as undulating and have a high amount of fine sand, which makes them susceptible to erosion. The Soils Report describes them as subject to low fertility and droughtiness. These soils have been classified as Class 4 although they have potential for specialty crops.

The eastern portion of the farm is classified as Snedden soils. These soils are imperfectly drained and generally have moderate slopes, which are described as undulating. These slopes combined with the watercourse that crosses the area, makes these lands difficult to cultivate and has resulted in tree lines and limited cultivation

Our review suggests that the agricultural capability classification, based on soil type, fails to recognize local situations and variations. Our site visit confirmed that the actual on-site capability is quite different from the capability derived from the soils mapping that was used in the LEAR scoring. The attached figure provides our capability rating based on the site visit. The key differences are the presence of boulders in the eastern portion that is not cultivated. The largest difference is the gullies



that accommodate the water courses. We have classified these as 5T and 6T based on the depth and slopes involved. The cultivated area on either side of these gullies transitions from sandy soils in the western portion of the cultivated lands to a clay soil in the eastern portion. We have classified the sandy soils as 3F due to the droughty nature of the soils and 2W to reflect the clay soils. The other difference is the extreme slopes in the eastern portion which are steep enough to prohibit cultivation. We have classified these soils as 5T to reflect the extreme limitation on cultivation. It is our expectation that this will reduce the LE score.

We disagree with the parcel size score of 10, as the constraints on the lands due to the watercourse and the undulating nature of the lands, particularly in the eastern portion, would make a score of 6 more realistic, in our opinion. Finally, we believe the score for active farming should be reduced from 9 to 5 to reflect the limitations due to the nature of the soils and the presence of significant non-farm uses in the vicinity of the property.

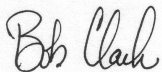
We recognize that we may be using the LEAR scoring in a different manner than it was used on the original scoring, where there was no overlap between the scoring elements. This is in part due to our experience with LEAR. While it provides a basis for establishing the pattern of Prime Agricultural Lands, but this pattern = should be reviewed particularly on the edges to refine the areas ultimately selected as the Prime Agricultural Area.

Based on our experience with the designation of Prime Agricultural Areas, it is our opinion that this farm is not a candidate for such a designation. This is partly due to the specific nature of the soils and their actual capability for cultivation, but also because this farm is seriously restricted in the range of farming activities that can be accommodated, due to the extensive non-farm uses which effectively surround the farm and limit the ability to accommodate livestock and conduct routine cropping practices such as cultivation, spraying and harvesting without complaints from the adjacent non-farm uses.

Finally, the presence of wooded areas on adjacent lands suggests that this farm is isolated from adjacent farming operations and therefore is not part of an agricultural area and should not be included as part of the Prime Agricultural designation.

This letter and the attached capability mapping is submitted in support of your comments at the Public Meeting.

Sincerely,



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

Copy: Terry Scheel
Melanie Knight

z:\4998 Terry Scheel\4998 Review Letter 2022 04 29.docx



Marc Rivet

Subject: FW: OPA 29 - Municipality of Mississippi Mills

From: Melanie Knight <mknight@mississippimills.ca>
Sent: May 6, 2022 8:09 PM
To: Marc Rivet <mrivet@jlrichards.ca>;
Cc: Denzil Ferguson <dferguson@mississippimills.ca>; Roxanne Sweeney <rsweeney@mississippimills.ca>
Subject: RE: OPA 29 - Municipality of Mississippi Mills

Hi Farrah,

If you are interested in confirming the ability to sever your property, we have a consent inquiry form online that can be found here: [Planning Applications - Mississippi Mills](#) once you fill out the inquiry form you can email it to Roxanne Sweeney and we will add it to our inquiry database to get back to you as soon as we can. We are experiencing a large volume of inquiries and so it will take at least 2 to 3 weeks to provide you a response.

You may also want to read about the consent process here: [What is a Consent to Sever? \(mississippimills.ca\)](#)

I hope this information helps.

Melanie

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

The Planning Department is experiencing a large number of inquiries and applications, resulting in delayed responses. We appreciate your patience as we work to respond as quickly as possible.

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

From: Marc Rivet <mrivet@jlrichards.ca>
Sent: April 28, 2022 10:22 AM
To: [Farrah.Thompson](#)
Cc: Denzil Ferguson <dferguson@mississippimills.ca>; Melanie Knight <mknight@mississippimills.ca>
Subject: RE: OPA 29 - Municipality of Mississippi Mills

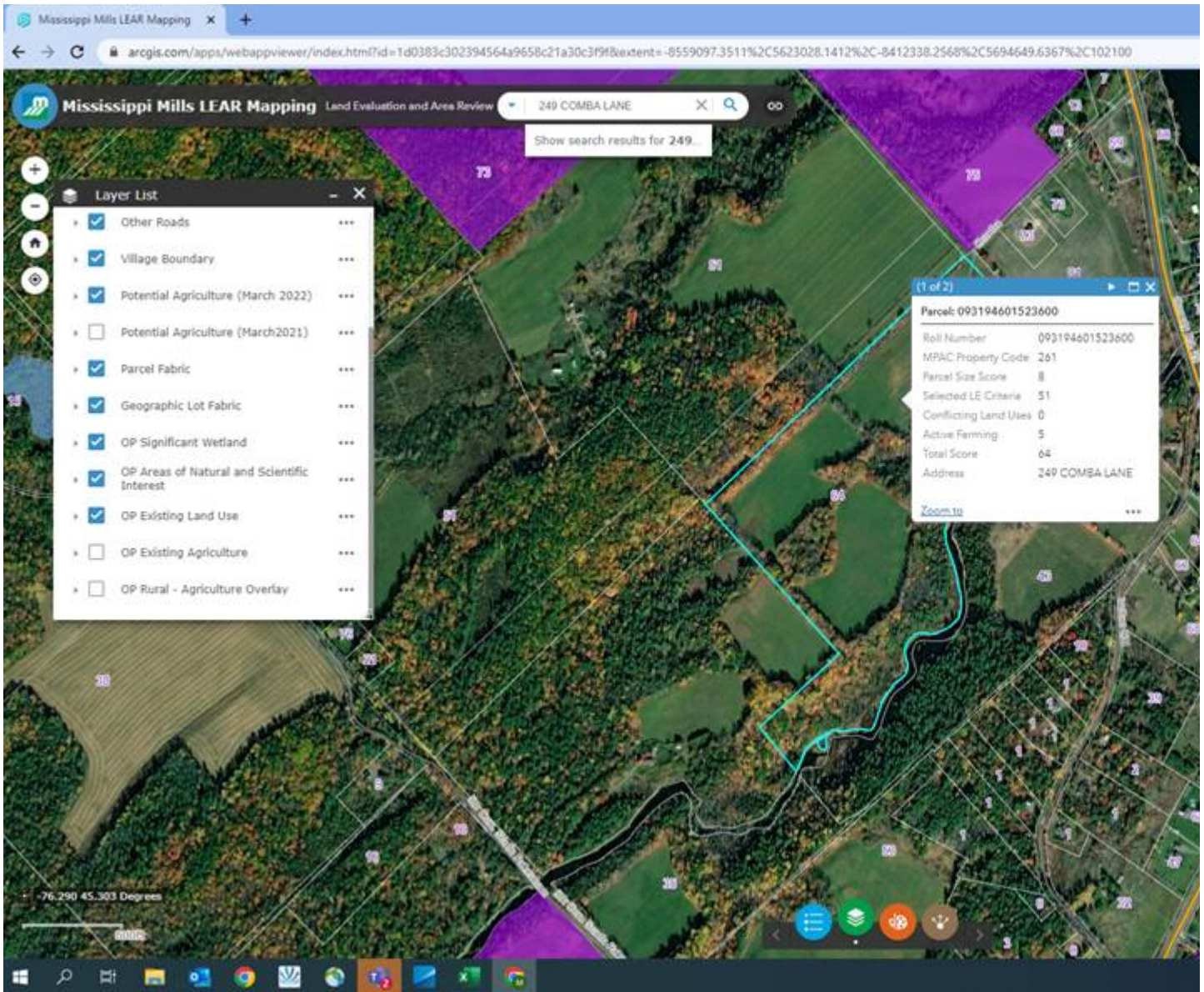
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Hello

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



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 8, 2022 4:08 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: OPA 29 - Municipality of Mississippi Mills

From: Gabrielle Snow <gsnow@jlrichards.ca>
Sent: Friday, August 20, 2021 10:27 AM
To: Farrah.Thompson
Cc: Marc Rivet <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>
Sent: Monday, August 16, 2021 1:43 PM
To: Gabrielle Snow <gsnow@jlrichards.ca>
Subject: FW: OPA 29 - Municipality of Mississippi Mills

From: Thompson, Farrah <**Sent:** Friday, August 6, 2021 1:48 PM
To: Marc Rivet <mrivet@jlrichards.ca>
Subject: OPA 29 - Municipality of Mississippi Mills

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Hi Marc, I have left a couple of messages for your this week – but Denny told me today that you are on vacation this week. I would still like to talk to you, but thought I would send this off via email as well.

Here are the following questions/concerns/comments we have:

- What would the rezone mean for severances? We bought this land understanding that we could sever, changes to this is frankly a big deal....
- Would this affect development on private roads?

Denny mentioned that the implementation of the rezone could be possibly in 2022, but not before, can you confirm that is correct?

Thanks,
Farrah
249 Comba Lane, Pakenham