



## CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

3131 OLD PERTH ROAD • PO BOX 400 • RR2 • ALMONTE ON • K0A 1A0

PHONE: 613-256-2064  
FAX: 613-256-4887  
WEBSITE: [www.mississippimills.ca](http://www.mississippimills.ca)

To Whom it May Concern,

The Municipality of Mississippi Mills is reviewing the designation of your land in the Community Official Plan. As you can imagine, designation is a very important aspect of proper land use planning and is meant to avoid as many conflicts as possible between current and future land uses. Land use designations from the Community Official Plan is implemented through the zoning by-law.

The Municipality of Mississippi Mills is required to review its Prime Agricultural Area designation as part of Official Plan Amendment 29 (OPA 29). The purpose of OPA 29 is to refine the current Prime Agriculture Area designation on Schedule "A" of Mississippi Mills' Community Official Plan – Rural Land Use plan which has been in effect since 2006. This review is being undertaken because the criteria developed by the Province to identify prime agricultural areas has been updated in the Provincial Policy Statement.

To ensure that the Municipality of Mississippi Mills considers as many factors as we can in the review process, the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has designed a comprehensive guideline for our review. This is referred to as a Land Evaluation and Area Review (LEAR) which is a tool to identify lands that may be suitable for designation as Prime Agricultural Areas and protected in our Community Official Plan.

Because this process has a significant impact on property, the value of property and the future use of a property, the Municipality has initiated public consultation including an official public meeting to gather input. In addition to the public meeting, the municipality has held an information session for landowners which was recorded and is available on the website as well as additional resources. We have endeavoured to communicate to residents through the Ontario Federation of Agriculture and the National Farmers Union. We are also reaching out directly to landowners whose land may be affected, like you.

The designation of a parcel of land determines what types of activities and development can take place on that parcel through the zoning by-law. In some cases, the activities or uses that take place on one parcel of land can affect the activities and development that can take place in the future or affect neighbouring parcels of land. For instance, agricultural operations must be separated from future residential development. The Province has established minimum distance separation regulations as one tool so that prime agricultural land is not impacted by residential development, protecting agricultural operations from potential future conflicts.

The changes that we are proposing affect your land. Your land is currently designated Rural or partially Rural and the proposal will change this designation to Prime Agriculture which will remove your ability to sever your land into additional lots in the future (except for surplus dwellings).

Although permitted uses within a Rural or Prime Agricultural designation are very similar, the Planning Act restricts lot creation opportunities within Prime Agricultural Areas in order to protect prime agricultural areas and avoid conflicting land uses (residential development). A Prime Agricultural Area is more than just active farming areas and/or areas with good soils; the intent is to protect larger areas to avoid conflicting land uses which could affect current or future farming operations.

**Please note that NO change in designation of your property has been taken at this time. The Municipality is currently in an extended period of consultation. You have the opportunity to provide input between now and September 30, 2021. No decisions of Council will be made until after the consultation period closes. Also note that the final approval is with Lanark County.**

**Additional information can be found** on the Mississippi Mills Planning and Land Use Webpage including an online mapping tools. <https://www.mississippimills.ca/en/build-and-invest/planning-and-land-use.aspx?mid=76816> or follow the links webpage under the headings Build and Invest then Planning and Land Use and scroll to the bottom of the page to Official Plan Amendment 29 Proposed Prime Agricultural Area Designation.

We also invite you to provide a written submission which will be considered as part of our planning report which will be presented to Committee of the Whole later this Fall.

If you have questions or wish to discuss this study or how it may affect your property, please email **Marc Rivet** at [mrivet@jlrichards.ca](mailto:mrivet@jlrichards.ca) or call 343-803-4533.

Kindest regards

A handwritten signature in black ink, appearing to read 'Ken T. Kelly', with a stylized flourish at the end.

Ken T. Kelly

Chief Administrative Officer