1. **CALL TO ORDER**
(Reminder please silence all electronic devices)

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **APPROVAL OF MINUTES**

   Suggested Motion:
   
   "**THAT**, the minutes of the Economic Development Committee held on May 24, 2017 be approved as circulated."

4. **ADDITIONS AND APPROVAL OF AGENDA**

   Suggested Motion:
   
   "**THAT**, the agenda be approved as presented."

5. **DELEGATIONS (10 MINUTES)**

   i) Two Rivers Food Hub
      
      Bruce Enloe

6. **PRESENTATIONS**

   None

7. **COMMUNICATIONS**

   None
8. CONSENT REPORTS

6 - 14  
i) REPORT #PD-18-2017 PLANNING DEPARTMENT INFORMATION REPORT

15 - 20  
ii) REPORT #PD-19-2017 PLANNING DEPARTMENT - GOALS UPDATE 2017 - 1st QUARTER

21 - 25  
iii) REPORT #PD-20-2017 MILL RUN SUBDIVISION - PHASE 3 - MINOR REVISIONS - DRAFT SUBDIVISION PLAN 09-T-15002

26 - 29  
iv) REPORT #PD-22-2017 MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN AMENDMENT NO. 19

Suggested Motion:
"THAT, the recommendations contained in the following Consent Reports for the June Economic Development Committee meeting be approved:

9. DISCUSSION REPORTS

30 - 32  
i) REPORT #PD-21-2017 REQUEST FOR EXTENSION - MILLER CONDOMINIUM EXEMPTION 09-CD-12002
Clerk/Deputy CAO, Leslie Drynan

Suggested Motion:
"THAT, the request from Robert Miller and Ziba Nouraeiyen, owners, for a one (1) year extension of draft condominium plan approval for Condominium Exemption 09-CD-12002 (Miller) for lands described as Pt. Lot 27 Conc. 12 geographic Township of Ramsay, now in the Municipality of Mississippi Mills, be approved."
ii) REPORT #CAO-14-2017 ACTIVE TRANSPORTATION PLAN

Chief Administrative Officer, Kurt Greaves

Suggested Motion:

"THAT, the Economic Development Committee recommends to County Council the Lanark County Active Transportation Plan attached as Appendix A be adopted as presented."

10. DEFERRED REPORTS

None

11. VERBAL REPORTS

i) Report of the Valley Heartland Community Futures Development Corporation (verbal)

Councillor Jane Torrance

Suggested Motion:

"THAT, the Report of the Valley Heartland Community Futures Development Corporation (verbal) be received as information."

ii) Report of the Lanark County Municipal Trails Corporation (LCMTC) (verbal)

Councillor Brian Campbell

Suggested Motion:

"THAT, the Report of the Lanark County Municipal Trails Corporation (LCMTC) (verbal) be received as information."

iii) Report of the Eastern Ontario Trails Alliance (EOTA) (verbal)

Councillor Brian Campbell

Suggested Motion:

"THAT, the Report of the Eastern Ontario Trails Alliance (EOTA) (verbal) be received as information."
iv) Report of the Mazinaw-Lanark Forest Management Committee (verbal)
   
   **Councillor Gail Code**

   *No Report.*

v) Report of the Algonquin Land Claim Negotiating Committee (verbal)
   
   **Councillor Gail Code**

   *No Report.*

vi) OVRT Update
   
   **Warden Bill Dobson**

   *No Report.*

vii) Report of the Community Forest Sub-Committee
   
   **Councillor Richard Kidd/John Hall**

   *Suggested Motion:*
   "**THAT, the Report of the Community Forest Sub-Committee be received as information.**"

viii) Report of the Agriculture Advisory Working Group
   
   **Councillor Klaas Van Der Meer/Richard Kidd**

   *Suggested Motion:*
   "**THAT, the Report of the Agriculture Advisory Working Group be received as information.**"

ix) Transit Advisory Group Update
   
   **Chair, Jane Torrance**

   *Suggested Motion:*
   "**THAT, the Transit Advisory Group Update be received as information.**"

12. **CONFIDENTIAL REPORTS**
   None

13. **NEW/OTHER BUSINESS**

   i) Two Rivers Food Hub - *Discussion and/or Staff Direction*
14. ADJOURNMENT
PLANNING DEPARTMENT INFORMATION REPORT

1. **STAFF RECOMMENDATIONS**

"THAT, Report #PD-18-2017 of the Planning Administrator, Planning Department Information Report for the period May 17, 2017 to June 14, 2017, be received as information."

2. **PURPOSE**

The purpose of this report is to update Members of the Economic Development Committee on the activities of the Planning Department.

3. **BACKGROUND**

3.1 Consents  
See Attachment "A" - Consent Applications.

3.2 Subdivision  
See Attachment "B" - Subdivision Applications.

3.3 Condominiums  
See Attachment "C" - Condominium Applications.

3.4 Part-lot Control  
See Attachment "D" - Part-lot Control Applications.

3.5 Official Plan Amendments  
See Attachment "E" - Official Plan Amendment Applications.

4. **DISCUSSION**

Not applicable.

5. **ANALYSIS AND OPTIONS**

Not applicable.
6. **FINANCIAL IMPLICATIONS**

Application Fees are in accordance with the Tariff of Fees By-law. Third Party Fees (Planning Consultant Fees) are paid by the developer.

7. **LOCAL MUNICIPAL IMPACT**

None.

8. **CONCLUSIONS**

This report is for information purposes.

9. **ATTACHMENTS**

Attachment "A" - Consent Applications.
Attachment "B" - Subdivision Applications.
Attachment "C" - Condominium Applications.
Attachment "D" - Part-lot Control Applications.
Attachment "E" - Official Plan Amendment Applications.

**Recommended By:**
Mary Kirkham
Planning Administrator

**Approved for Submission By:**
Leslie Drynan
Clerk/Deputy CAO

**Manager Approval By:**
Kurt Greaves
Chief Administrative Officer
3.1 **Consent Applications**

**Hearing Date June 13, 2017**

3.1.1 B16/064 and B16/065 - Ottawa West Development Inc. – Two new lots
Pt. Lot 26/27 Conc. 4 Township of Beckwith. Crooked Side Road.

3.1.2 B16/117 and B16/118 – Laurie Lee Morley – Two lot additions
Pt. Lot 6/7 Conc. 12 Township of Beckwith. Dowdall Shore Road.

3.1.3 B17/009 - Irma and Laurie Willoughby – Lot addition & easement
Pt. Lot 6 Conc. 9 Township of Beckwith. Petrie Road.

3.1.4 B17/012 and B17/013 – Bruce and Rhonda Allan – Two new lots
Pt. Lot 21 and 22 Conc. 10 geographic Township of North Burgess, now in Tay Valley Township. Scotch Line Road.

3.1.5 B17/018 and B17/019 – Mae Sweeney and Glen Sweeney – Two new lots
Pt. Lot 15 Conc. 3 geographic Township of Darling, now in the Township of Lanark Highlands. Hwy 511.

3.1.6 B17/021, B17/022 and B17/023 – John and Geraldine Vanderspank – 3 New lots
Pt. Lot 9 Conc. 10 geographic Township of Drummond, now in the Township of Drummond /North Elmsley. Ferguson’s Falls Road.

Deferred Application

3.1.7 B17/020 – Estate of Myrtle Irene Carpenter – New lot
Pt. Lot 2/3 Conc. 1 geographic Township of Lanark, now in the Township of Lanark Highlands. Forbes Road.
DEFERRED - pending clarification on the status of the pit licence.
### 3.2 Subdivision Applications

<table>
<thead>
<tr>
<th>Subdivision Name</th>
<th>File No.</th>
<th>Location</th>
<th>Status</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.2.1 Glen Isle Shores</strong> (File No. 09-T-84002) Mississippi Mills</td>
<td></td>
<td>STEP 9 – Approval of Draft Plan by MMAH. No activity since 2000. Appealed to the Ontario Municipal Board.</td>
<td>(16 units)</td>
<td></td>
</tr>
<tr>
<td><strong>3.2.2 Gary &amp; Mary Greer</strong> (File No. 09-T-91011) Montague</td>
<td></td>
<td>STEP 9 – Approval of Draft Plan by MMAH. No activity since 2000.</td>
<td>(2 Comm)</td>
<td></td>
</tr>
<tr>
<td><strong>3.2.3 734230 Ontario Ltd</strong> (File No. 09-T-05002) (Phase 1) Beckwith</td>
<td></td>
<td>STEP 14 – Partial Final Approval. Extension Granted - Lapses April 28, 2019.</td>
<td>(72 units)</td>
<td></td>
</tr>
<tr>
<td><strong>3.2.4 Rideau Bluffs</strong> (File No. 09-T-08001) Tay Valley</td>
<td></td>
<td>STEP 11- Monitor Progress. Extension Granted – Lapses October 2017.</td>
<td>(8 units)</td>
<td></td>
</tr>
<tr>
<td><strong>3.2.5 Pagesus Subdivision</strong> (File No. 09-T-09001) – Carleton Place</td>
<td></td>
<td>STEP 11 – Monitor Progress – Lapses October 2019.</td>
<td>(442 units)</td>
<td></td>
</tr>
<tr>
<td><strong>3.2.6 Wilson Subdivision</strong> (File No. 09-T-09003) – Drummond/North Elmsley</td>
<td></td>
<td>Phase 1 - registered. Phase 2 - STEP 11 Monitor Progress. Extension Granted - Lapses July 2018.</td>
<td>(47 units)</td>
<td></td>
</tr>
<tr>
<td><strong>3.2.8 Ridgemont Estates</strong> (File No. 09-T-12001) Beckwith</td>
<td></td>
<td>STEP 11 – Monitor Progress. Lapses January 2019. PHASE 1 Registered. Monitor progress for Phase 2. Extension Granted – Lapses January 2019.</td>
<td>(44 units)</td>
<td></td>
</tr>
<tr>
<td><strong>3.2.9 Coleman Street NuGlobe Subdivision</strong> (File No. 09-T-12002) Carleton Place</td>
<td></td>
<td>STEP 11 – Monitor Progress. Extension Granted – Lapses October 2017.</td>
<td>(280 Units)</td>
<td></td>
</tr>
<tr>
<td><strong>3.2.10 Lakeside Drive Subdivision</strong> (File No. 09-T-12003) Beckwith</td>
<td></td>
<td>STEP 11 – Monitor Progress. Extension Granted – Lapses October 2017.</td>
<td>(25 units)</td>
<td></td>
</tr>
<tr>
<td><strong>3.2.12 Mississippi Road</strong> (File No. 09-T-13005) Carleton Place</td>
<td></td>
<td>STEP 11 – Monitor Progress. Lapses November 2017.</td>
<td>(30 units)</td>
<td></td>
</tr>
</tbody>
</table>
### 3.2 Subdivision Applications – con’t

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>File No.</th>
<th>Location</th>
<th>Step Details</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.2.13 Boyd Street</strong></td>
<td>09-T-13006</td>
<td>Carleton Place</td>
<td>STEP 6 and 7 – Evaluation and Develop Conditions.</td>
<td>(63 units)</td>
</tr>
<tr>
<td><strong>3.2.14 Powell</strong></td>
<td>09-T-14001</td>
<td>Beckwith</td>
<td>STEP 11 – Monitor Progress. Lapses Oct 2018.</td>
<td>(47 units)</td>
</tr>
<tr>
<td><strong>3.2.15 Settlers Point</strong></td>
<td>09-T-14002</td>
<td>Beckwith</td>
<td>STEP 11 – Monitor Progress. Lapses Oct 2018.</td>
<td>(25 units)</td>
</tr>
<tr>
<td><strong>3.2.16 Miller’s Crossing</strong></td>
<td>09-T-14003</td>
<td>Carleton Place</td>
<td>STEP 11 – Monitor Progress. Lapses Oct 2018.</td>
<td>(282 units)</td>
</tr>
<tr>
<td><strong>3.2.17 King’s Creek</strong></td>
<td>09-T-15001</td>
<td>Beckwith</td>
<td>STEP 11 – Monitor Progress. Lapses April 2019.</td>
<td>(71 units)</td>
</tr>
</tbody>
</table>
| **3.2.18 Mill Run Phases 2 to 5** | 09-T-15002 | Mississippi Mills | STEP 14 – Phase 2 and 3 Registered December 2016.  
Revisions requested – see Report #PD-20-2017 | (383 units) |
| **3.2.19 Taber Street** | 09-T-15003 | Carleton Place | STEP 11 – Monitor Progress. Lapses November 2018. | (19 units) |
| **3.2.20 Appleton** | 09-T-15005 | Mississippi Mills | STEP 6 and 7 – Evaluation and Develop Conditions. | (20 units) |
| **3.2.21 The Meadows of Perth – Phase 2** | 09-T-16001 | Perth | STEP 11 – Monitor Progress – Lapses October 2019. | (17 units) |
| **3.2.22 Bodnar Subdivision** | 09-T-17001 | Carleton Place | Step 1 and 2 – receive application review for completeness. | (544 units) |
3.3 Condominium Applications

3.3.1 Miller Condominium – Condominium Exemption (File No. 09-CD-12002)
Mississippi Mills
Extension requested – See Report #PD-21-2017

3.3.2 Avonlea Condominium – Condominium Exemption (File No. 09-CD-14001)
Perth

3.3.3 Brigil Condominium – Condominium Exemption (File No. 09-CD-15001)
Carleton Place
STEP 6 – Exemption Approved. Lapses October 2018.

3.3.4 Lakeside Condominium - Condominium Exemption (File No. 09-CD-16001)
Beckwith
STEP 6 – Exemption Approved. Lapses October 2019.

3.3.5 Nordlaw Condominium – Condominium Exemption (File No. 09-CD-16002)
Tay Valley (South Sherbrooke)
Changed conditions approved – May 2017.
3.4 Part-lot Control Applications

3.4.1 Part-lot Control 09-P-17015 – Talos Custom Homes – Carleton Place
Block 82 Plan 27M-60
3.5 Official Plan Amendment Applications

3.5.1 Municipality of Mississippi Mills (File No. 0931-OP-16003)
Community Official Plan 5-year review. Pre-consultation process has commenced.

3.5.2 County of Lanark (File No. 0900-OP-16004)
To amend ANSI designations on Schedule “A” to reflect ‘designated’ and ‘candidate’ ANSIs within the County. Proceeding with a general amendment (OPA#5). Revised policies to be developed.

3.5.3 Municipality of Mississippi Mills (File No. 0931-OP-17001)
Schedule Change – Parkland/Open Space to Residential.
Step 2 receipt of Adopted OPA and review for completeness.
1. **STAFF RECOMMENDATIONS**

"THAT, Report #PD-19-2017, Planning Department - Goals Update 2017 - 1st Quarter, be received as information."

2. **PURPOSE**

The purpose of this report is to update members of the Economic Development Committee on the Planning Department - Goals 2017 - 1st Quarter.

3. **BACKGROUND**

See Attachment "A"

4. **DISCUSSION**

See Attachment "A".

5. **ANALYSIS AND OPTIONS**

See Attachment "A"

6. **FINANCIAL IMPLICATIONS**

The costs incurred for the projects outlined, are within the approved 2017 budget.

7. **LOCAL MUNICIPAL IMPACT**

Not applicable.

8. **CONCLUSIONS**

This report is for information purposes.
9. ATTACHMENTS

Attachment "A" - Planning Department - Goals Update 2017 - 1st Quarter.

<table>
<thead>
<tr>
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</table>
# Goal

<table>
<thead>
<tr>
<th>Goal</th>
<th>PLANNING DEPARTMENT 2017</th>
<th>2018</th>
<th>Comments</th>
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<tbody>
<tr>
<td><strong>1st Quarter Update</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ongoing Training for Staff</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Monitor RAP Project</td>
<td></td>
<td></td>
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<tr>
<td>Sustainable Communities Official Plan</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Local Official Plan Amendments</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>GIS</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Review tariff of fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alternative Energy Projects</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Rideau Corridor Landscape Strategy</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>
PLANNING DEPARTMENT - GOALS UPDATE 2017 - 1st QUARTER

1. **STAFF RECOMMENDATIONS**

"THAT, Report #PD-19-2017, Planning Department - Goals Update 2017 - 1st Quarter, be received as information."

2. **PURPOSE**

The purpose of this report is to update members of the Economic Development Committee on the Planning Department - Goals 2017 - 1st Quarter.

3. **BACKGROUND**

See Attachment "A".

4. **DISCUSSION**

See Attachment "A".

5. **ANALYSIS AND OPTIONS**

See Attachment "A".

6. **FINANCIAL IMPLICATIONS**

The costs incurred for the projects outlined, are within the approved 2017 budget.

7. **LOCAL MUNICIPAL IMPACT**

Not applicable.

8. **CONCLUSIONS**

This report is for information purposes.
9. ATTACHMENTS

Attachment "A" - Planning Department - Goals Update 2017 - 1st Quarter.

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<td>Goal</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Quarter Update</td>
<td>2017</td>
</tr>
<tr>
<td>------</td>
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</tr>
<tr>
<td></td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Quarter</td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; Quarter</td>
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<td>Ongoing Training for Staff</td>
<td>X</td>
<td>X</td>
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<tr>
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<td></td>
<td>X</td>
</tr>
<tr>
<td>Sustainable Communities Official Plan</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Local Official Plan Amendments</td>
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<td>Rideau Corridor Landscape Strategy</td>
<td>X</td>
<td>X</td>
</tr>
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</table>
THE COUNTY OF LANARK

ECONOMIC DEVELOPMENT COMMITTEE

June 21, 2017

Report # PD-20-2017 of the
Planning Administrator

MILL RUN SUBDIVISION - PHASE 3 - MINOR REVISIONS - DRAFT SUBDIVISION PLAN 09-T-15002

1. STAFF RECOMMENDATIONS

"THAT, Report #PD-20-2017, Red-line Revisions - Mill Run Draft Subdivision Plan - Phase 3, File No. 09-T-15002, be received as information."

2. PURPOSE

The purpose of this report is to provide information on staff approval of a request from Novatech Engineering for revisions to draft plan approval for Mill Run Subdivision Plan - Phase 3, File No. 09-T-15002.

3. BACKGROUND

Draft plan approval for Mill Run Subdivision Phase 2 to 5, File No. 09-T-15002, was approved by Lanark County on January 11, 2016 and pertains to lands described as Pt. Lot 16 Concession 10 geographic Township of Ramsay, now in the Municipality of Mississippi Mills. The proposal was to create 163 lots for single detached dwellings, 7 blocks for semi-detached dwelling units, 8 blocks for townhouse dwelling units, 1 block for an apartment building, 1 block for open space, 4 blocks for pedestrian pathways and 5 blocks for 0.3 m reserves.

In July 2016 the applicant requested and was granted red-line changes to the draft plan which resulted in a proposal to create 171 lots for single detached dwellings, 6 blocks for semi-detached dwelling units, 8 blocks for townhouse dwelling units, 1 block for an apartment building, 1 block for open space, 4 blocks for pedestrian pathways and 5 blocks for 0.3 m reserves.
4. DISCUSSION

Novatech Engineering, agent for the applicant, has requested a further minor red-line revision to the lot fabric.

Motion #CD-2012-121 of the Community Development Committee (now the Economic Development Committee) authorized an amendment to By-law No. 2000-17 to delegate the authority to approve 'minor' revisions to plans of subdivision or condominium plans to an appointed officer of the Corporation, in accordance with the Planning Act, section 51.2(1). Staff have reviewed the request and has determined it to be 'minor' in nature.

Briefly, the revision is outlined as follows:

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Approved Plan Jan. 2016</th>
<th>Revised Plan May 2016</th>
<th>Revised Plan Feb. 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Units</td>
<td>163 Lots</td>
<td>171 Lots</td>
<td>168 Lots</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>7 Blocks</td>
<td>6 Blocks</td>
<td>6 Blocks</td>
</tr>
<tr>
<td>Townhouse</td>
<td>8 Blocks</td>
<td>8 Blocks</td>
<td>8 Blocks</td>
</tr>
<tr>
<td>Apartment</td>
<td>1 Block</td>
<td>1 Block</td>
<td>2 Blocks</td>
</tr>
<tr>
<td>Open Space</td>
<td>1 Block</td>
<td>1 Block</td>
<td>1 Block</td>
</tr>
<tr>
<td>Pathways</td>
<td>4 Blocks</td>
<td>4 Blocks</td>
<td>6 Blocks</td>
</tr>
<tr>
<td>Reserves</td>
<td>5 Blocks</td>
<td>5 Blocks</td>
<td>5 Blocks</td>
</tr>
<tr>
<td>Total Unit Count</td>
<td>324 Units</td>
<td>322 Units</td>
<td>319 Units</td>
</tr>
</tbody>
</table>

No road network changes are proposed.

The request for red-line revisions was sent to those parties/agencies who had requested conditions to final approval. These included: The Municipality of Mississippi Mills, Enbridge, Canada Post, Mississippi Valley Conservation Authority (MVCA) and Bell Canada. The Municipality, Enbridge and MVCA support the revisions, and no comments were received from Bell Canada or Canada Post.

5. ANALYSIS AND OPTIONS

The Provincial Policy Statement and the County Sustainable Communities Official Plan promotes opportunities for intensification to achieve a balanced housing supply and ultimately affordable. The proposed revision to the plan provides a more diverse housing form to service the needs of the community.
6. **FINANCIAL IMPLICATIONS**

By-law No. 2017-27, Tariff of Fees, provides for an application fee of $750 for minor red-line revisions. The application fee has been paid.

7. **LOCAL MUNICIPAL IMPACT**

The proposal has been supported by the Municipality of Mississippi Mills.

8. **CONCLUSIONS**

The red-line revisions are appropriate and in accordance with Resolution #CD-2012-121 the delegated authority (the Clerk/Deputy CAO) approved the request.

Sustainable Lanark:
Theme 14: Housing - states "All people have access to safe, affordable, efficient housing in a supporting community". The proposed red-line revisions to the development proposal meet the objectives of 14.4 and 14.5.

9. **ATTACHMENTS**

Attachment "A" - Draft Plan changes.
Attachment "B" - Resolution of the Municipality of Mississippi Mills.

<table>
<thead>
<tr>
<th>Recommended By:</th>
<th>Approved for Submission By:</th>
<th>Manager Approval By:</th>
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<td>Kurt Greaves Chief Administrative Officer</td>
</tr>
</tbody>
</table>
AGENDA ITEM #8iii)

Attachment "A"

Figure 1: Draft Plan (dated May 2016), approved by County on July 6, 2016

Figure 2: Proposed Draft Plan, dated February 2017
AGENDA ITEM #8iii)

COUNCIL RESOLUTION

Date:       June 6, 2017
Resolution No. 302-17
Moved by:  Councillor Torrance
Seconded by: Councillor Watters

THAT Council approve the proposed changes to the draft plan of subdivision for Mill Run Phase 3 and direct staff to advise the County of Lanark of Council’s support of the proposed amendment.

CARRIED

I, Shawna Stone, Clerk for the Corporation of the Municipality of Mississippi Mills, do hereby certify that the above is a true copy of a resolution enacted by Council.

Shawna Stone
Clerk
MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN
AMENDMENT NO. 19

1. STAFF RECOMMENDATIONS

"THAT, the application for approval of Amendment No. 19 to the Community Official Plan (COP) of the Municipality of Mississippi Mills be deemed complete;

AND THAT, an acknowledgement letter be forwarded to the Municipality of Mississippi Mills advising that the submission has been deemed “complete”;

AND THAT, no additional agency consultation be required for the processing of this application for official plan amendment;

AND THAT, Jp2g Consultants be authorized to prepare a technical report for consideration by the Economic Development Committee on August 23, 2017, of which the technical report will review the merits of the amendment, provide an overview of agency concerns (if any), summarize public comments and submissions, and review the amendment to confirm compliance with the Sustainable Communities Official Plan (SCOP) and the Provincial Policy Statement, 2014."

2. PURPOSE

The purpose of this report is to provide a summary of the review prepared by Jp2G Consultants with respect to the application submission for approval of Amendment No. 19 to the Community Official Plan (COP) of the Municipality of Mississippi Mills, in accordance with the County’s "Procedural Manual for Processing Municipal Official Plan & Official Plan Amendments."
3. **BACKGROUND**

Initial Municipal Plan Review services for this application have been performed on behalf of the County by Brian Whitehead, Principal, Jp2g Consulting. A copy of the County Planning Consultant's review is included as Attachment "A".

4. **DISCUSSION**

See the Consultant's Review attached as Attachment "A".

5. **ANALYSIS AND OPTIONS**

See the Consultant's Review attached as Attachment "A".

6. **FINANCIAL IMPLICATIONS**

In accordance with the Tariff of Fees By-law, no application fees are associated to Official Plan Amendments initiated by a local municipality, however the municipality will be invoiced for any third party costs incurred.

7. **LOCAL MUNICIPAL IMPACT**

The Community Official Plan Amendment No. 19 has been supported by the Municipality of Mississippi Mills.

8. **CONCLUSIONS**

Community Official Plan Amendment No. 19 to the Community Official Plan of the Municipality of Mississippi Mills is appropriate, should be deemed complete and the Consultant's be authorized to proceed with preparation of the Technical Report.

9. **ATTACHMENTS**

Attachment "A" - Consultant's Initial Review File No. 0931-OP-17001

**Recommended By:** Leslie Drynan
Clerk/Deputy CAO

**Approved for Submission By:** Leslie Drynan
Clerk/Deputy CAO

**Manager Approval By:** Kurt Greaves
Chief Administrative Officer
June 14, 2017

County of Lanark
Planning Department
99 Christie Lake Road
Perth, ON   K7H 3C6

Attention Leslie Drynan, CMO
County Clerk, Deputy CAO

Re Community Official Plan Amendment No. 19
Part of Block 40, Plan 69547, Almonte Ward
Municipality of Mississippi Mills
County File No 0931-OP-17001

Dear Ms. Drynan:

We have reviewed the application submission for approval of Amendment No. 19 to the Community Official Plan (COP) of the Municipality of Mississippi Mills, in accordance with the County’s “Procedural Manual for Processing Municipal Official Plans & Official Plan Amendments”. Based on this review, we offer the following comments and recommendations.

Purpose and Effect
The purpose of this official plan amendment is to re-designate land in order to permit the future development of five single detached residential lots along Gale Street, in the Almonte Ward of the Municipality of Mississippi Mills.

The effect of this amendment is to re-designate 0.65 hectares (1.6 acres) of land, as shown on Schedule “A” to the official plan amendment, from “Open Space and Parkland” to “Residential”. There are no changes to the text of the COP proposed by this official plan amendment.

Application Submission (OPA Record)
The application submission has been reviewed to ensure that it includes the required information and attachments, as required under Section 7 of Ontario Regulation 543/06. This includes the following:

1. One (1) completed application form, as revised on June 14, 2017.
2. One (1) completed copy of the Official Plan Amendment (OPA) submission checklist. This information includes:
   - Two (2) certified copies of the By-law adopting the official plan amendment.
   - Two (2) copies of the list of agencies circulated under Section 17. (15) of the Planning Act and prescribed agencies.
   - Two (2) copies of all comments submitted to the municipality in regard to this amendment.
   - A sworn declaration that the requirements for giving of notice and holding a public meeting have been complied with.
   - A sworn declaration that the requirements for giving of notice of adoption of the official plan amendment have been complied with.
   - A statement that the decision of council is consistent with the Provincial Policy Statement (2014).
Two (2) copies of planning reports considered by municipal council prior to the adoption of the official plan amendment.
• A Statement summarizing the information made available to the public prior to the adoption of the official plan amendment.
• Two (2) copies of the minutes of the public meeting and sign-in sheet.
• Two (2) copies of all written submissions and comments, and the dates they were received.
• A Sworn Declaration of all persons and public bodies that made oral submissions at the public meeting.
• A list of all outstanding objectors and their addresses.

Based on our review of the information submitted, we are satisfied that the application submission includes the information required under Section 7 of Ontario Regulation 543/06.

Consultation by the Approval Authority
Prior to deeming the application complete, the County’s Procedural Manual for Processing Municipal Official Plan Amendments requires that County Staff provide a recommendation to the Economic Development Committee to determine if additional consultation with public agencies is considered necessary. In this case, the application is a site specific re-designation of lands from “Open Space and Recreation” to “Residential”. There are no proposed amendments to the text of the COP. Agency comments have been received from the Mississippi Valley Conservation Authority, Enbridge Gas, Ottawa River Power Corporation and the County of Lanark. No other matters of provincial or agency interest have been identified that will deem it necessary for additional agency consultation for the review of this application.

Recommendations:
Based on our review of the County’s “Procedural Manual for Processing Municipal Official Plans & Official Plan Amendments” it is recommended that:

1. The application for approval of Amendment No. 19 to the Community Official Plan (COP) of the Municipality of Mississippi Mills be deemed complete.
2. An acknowledgement letter be forwarded to the Municipality of Mississippi Mills advising that the submission has been deemed “complete”.
3. No additional agency consultation be required for the processing of this application for official plan amendment.
4. Jp2g Consultants be authorized to prepare a technical report for consideration by the Economic Development Committee. The technical report will review the merits of the amendment; provide an overview of agency concerns (if any); summarize public comments and submissions; and review the amendment to confirm compliance with the Sustainable Communities Official Plan (SCOP) and the Provincial Policy Statement, 2014.

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

Sincerely,

Jp2g Consultants Inc.

ENGINEERS • PLANNERS • PROJECT MANAGERS

Brian Whitehead, MA, MCIP, RPP
Principal | Planning Services
1. **STAFF RECOMMENDATIONS**

"THAT, the request from Robert Miller and Ziba Nouraeiyan, owners, for a one (1) year extension of draft condominium plan approval for Condominium Exemption 09-CD-12002 (Miller) for lands described as Pt. Lot 27 Conc. 12 geographic Township of Ramsay, now in the Municipality of Mississippi Mills, be approved."

2. **PURPOSE**

The purpose of this report is to recommend approval of a request from Robert Miller and Ziba Nouraeiyan for a one (1) year extension of draft condominium plan for Condominium Exemption 09-CD-12002.

3. **BACKGROUND**

The draft condominium plan approval for Miller Condominium was approved by Lanark County on May 22, 2013 with a 3-year lapping date. The condominium relates to a road, constructed to provide access to four residential building lots, which were created through the consent process under the 'cluster lot development' policies in the Mississippi Mills Community Official Plan.

Miller/Nouraeiyan requested a one (1) year extension to this approval in 2016.

This extension is now scheduled to lapse August 23, 2017.

4. **DISCUSSION**

The owners have advised that they are very close to being able to finalize the terms of the Condominium Agreement regarding easements for services and the creation of the condominium corporation. The owners are confident that these final items can be
completed prior to the lapsing date, however, given that we are now in the summer season and if for any reason there is a delay, they are requesting a further one (1) year extension.

The required fee for a one (1) year extension of draft condominium plan approval has been submitted.

5. **ANALYSIS AND OPTIONS**

Option 1 - approve the request for a one (1) year extension, provided all fees are paid.

Option 2 - refuse the request for extension.

Staff recommends Option 1.

6. **FINANCIAL IMPLICATIONS**

The Tariff of Fees By-law No. 2016-17 "Planning Application Fees" provides for an application fee of $750.00 per year of extension approved.

7. **LOCAL MUNICIPAL IMPACT**

None.

8. **CONCLUSIONS**

A one (1) year extension of lapsing date for draft condominium plan approval is appropriate.

9. **ATTACHMENTS**

Attachment "A" - Sketch of Road Condominium.

Recommended By: Mary Kirkham
Planning Administrator

Approved for Submission By: Leslie Drynan
Clerk/Deputy CAO

Manager Approval By: Kurt Greaves
Chief Administrative Officer
AGENDA ITEM #9i)

Attachment "A"
THE COUNTY OF LANARK

ECONOMIC DEVELOPMENT COMMITTEE
June 21, 2017

Report # CAO-15-2017 of the
Chief Administrative Officer

ACTIVE TRANSPORTATION PLAN

1. STAFF RECOMMENDATIONS

“THAT, the Economic Development Committee recommends to County Council the Lanark County Active Transportation Plan attached as Appendix A be adopted as presented.”

2. PURPOSE

The purpose of this report is to get approval from County Council for the Lanark County for an active transportation plan. The plan is intended to provide a summary of current projects for active transportation infrastructure and help in developing additional future improvements and assist with grant applications.

3. BACKGROUND

On May 29, 2017 the Province of Ontario announced the Ontario Municipal Commuter Cycling Program. There is 42.5 million dollars available to fund 80% of project costs in year one. These funds are from the provincial cap and trade program.

4. DISCUSSION

The benefits of active transportation are multi-faceted:
- Health benefits of active living;
- Reduce greenhouse gas emissions;
- Reduce wear and tear on roads and bridges;
- Reduce traffic congestion.

Lanark County has taken steps to facilitate increased active transportation. These steps include adopting a paved shoulder program, building multi-use trails and building an active transportation bridge.
By adopting an active transportation plan the County is benefiting by highlighting the work accomplished to date; planning for the future and aligning itself to coordinate future activities with local municipalities, the province and other organizations.

5. **ANALYSIS AND OPTIONS**

The attached plan is meant to be version 1.0 of a living document. The plan will need to be updated and improved on a regular basis. It is important the document remain relevant and aligned with the plans of our local municipal partners.

6. **FINANCIAL IMPLICATIONS**

Adopting an active transportation plan is important for grant applications.

7. **LOCAL MUNICIPAL IMPACT**

Active transportation benefits everyone.

8. **CONCLUSIONS**

By adopting the presented plan Lanark County is taking an important step in signalling the importance of active transportation. The plan provides a starting point for future considerations and improvements.

9. **ATTACHMENTS**

Appendix A: Lanark County Active Transportation Plan

Recommended By:  

Approved for Submission By:  

Manager Approval By:

Kurt Greaves  
Chief Administrative Officer
Active Transportation Plan

June 2017
1.0 Introduction

A growing community of 60,000 people, Lanark County is the diamond of Eastern Ontario. Picture perfectly located where the Canadian Shield, with countless lakes and rivers, meets the beautiful farmland of the Ottawa Valley. Just a half hour from downtown Ottawa, the County is growing progressively while proudly embracing its heritage.

The County has been experiencing rapid growth in its eastern towns and townships with growth rates in the 6-9% range in the 2016 census (up to 43% over the last 15 years). Growth is placing increasing demands on transportation links within the County.

Active transportation is an important tool to address many current issues:

- Reduce congestion on roads and bridges;
- Reduce greenhouse gas emissions;
- Promote active living to benefit health;
- Encourage eco-friendly tourism.

The infrastructure needed to address these issues is needed to literally put Lanark County on the map of active transportation-friendly places to live and visit.
2.0 Active Transportation (AT) Benefits

2.1 Benefits

The benefits of accessible active transportation infrastructure are priceless to communities. To begin, it encourages an active lifestyle which improves the overall health of the community and each individual who uses it. Not only would it encourage people who have motorized vehicles to use active transportation, but it would also help people who do not own vehicles, and rely solely on active transportation to get around. A well designed active transportation network also protects the safety of pedestrians, cyclists and other AT users.

A community with a strong active transportation network also increases the connectivity and social cohesion of the people within the community. It does this by increasing opportunity for interactions as opposed to the isolation of motorized transportation. With increased exposure to neighbours and people in the community, there will be opportunity for increased empathy and understanding for one another, improving the sense of acceptance and diversity appreciation within communities.

As AT infrastructure is less costly to maintain and implement than motorized roadways, it is also financially and economically beneficial for the community. It creates a local destination and heightens accessibility; this increases opportunities for families to spend time together and attracts tourists from outside of town. This would greatly benefit local businesses by increasing sources of external revenue.

By reducing the need for motorized transportation, AT also helps in reducing vehicular greenhouse gas (GHG) emissions. Ultimately, the efficiency and effectiveness of a transportation system is improved through active transportation networks as well as the connectivity of different communities.
2.2 Lanark County Community

Lanark County is made up of eight vibrant local municipalities. Local Lanark County municipalities are well known as walk and bike friendly. This chart is taken from the County’s 2005 Strategic Plan showing active transportation to work as being well ahead.
of the provincial average:

![Mode of Transit to Work Chart]

Lanark County challenges Renfrew County every June to the Silver Chain Challenge for biking and walking kms; the winner receives the coveted Warden’s Plate. [http://www.silverchainchallenge.ca/](http://www.silverchainchallenge.ca/) The Town of Mississippi Mills has an active cycling community and is recognized as bronze level Bicycle Friendly Community by The Share The Road Bicycling Coalition.

In May 2017, Lanark County hosted, for the second time, the fourth annual Eastern Ontario Active Transportation Summit. This year’s speakers included the Honourable Minister of Tourism, Culture and Sport, Eleanor McMahon.
2.3 Alignment with Other Lanark County Plans

This Active Transportation Plan is designed to align with other County plans:

**County of Lanark, Transportation Master Plan, 2010, section 5.6 Cycling:**
“Cycling in Lanark County is a popular recreational activity and is also used for transportation by some people. It has the potential for significant individual, social, environmental and economic benefits, including reduction of the number of vehicles on the road, as well as improved public health.”

**Sustainable Community Official Plan, June 2012, section 5.1:**
“Support the development of infrastructure to support safe walking and cycling.”

**Community Vision and County Strategic Plan, 2005, core strategy one:**
To reduce all types of pollution.
To support environment-friendly initiatives, in part, through public education.

In 2016, Lanark County Council commissioned a report on Public Transportation. The resulted paper was titled “Rural Transportation Issues and Options for Lanark County”. The recommendations included:
“Reduce the demand for transportation by facilitating active transportation…”

**County Council Motion, January 2014:**
“That, County Council approves in principle, a 10 year County Roads Paved Shoulder Program that aims to pave the shoulders of all County Roads.”
3.0 Current Direction

3.1 Trails

Lanark County is very active in the trails business. The County has incorporated a separate not-for-profit known as the Lanark County Municipal Trails Corporation (LCMTC) to manage its trails. The inventory is currently four trails:

**Baird Trail** – 3 km hiking trail located in a Lanark County Community Forest, Heron Mills, Lanark Highlands
**Tay River Pathway** – 2 km fully accessible trail located at the rear of the County owned long-term-care facility, Lanark Lodge, the trail includes a viewing platform overlooking the Tay River.
Glen Tay Havelock Trail

The Glen Tay Havelock Trail is a multi-use trail built on a former railway corridor that runs east to west from Glen Tay to Havelock, Ontario. Lanark County owns 25.2 km of the trail which forms the eastern edge of the Eastern Ontario Trails Alliance (EOTA) network of trails. The LCMTC working with the EOTA has upgraded the trail bed and built a trailhead. The trailhead includes a parking lot built on four acres of property donated to Lanark County by OMYA Canada Inc. The trail is used by cyclists, walkers, ATVs, horseback riders and in the winter by snowmobiles and skiers.
Ottawa Valley Recreation Trail

The Ottawa Valley Recreation Trail is a 296km multi-use trail being constructed on a former railway corridor that goes from Montague Township to Mattawa. Lanark County owns 61km of the corridor partnering with Renfew County and the Township of Papineau Cameron. Lanark County is actively working on the trail infrastructure and plan to open the entire trail to the public in 2018. This work includes railings on 6 bridges and creating smooth base for multi-use purposes. The Town of Carleton Place and Mississippi Mills are working with the County to pave sections of the trail to facilitate active transportation for both recreational and commuter use.
3.2 Paved Shoulders

In 2010, Lanark County paved the shoulders on County Road 21 which is the route to Murphy’s Point Provincial Park. This road has held up very well to edge breaking the main cause of road deterioration. It has also proven popular with local residents for walking and cycling. The paved shoulder has eliminated shoulder washout and has made snow ploughing easier.

In December 2013, Lanark County’s director of public works, Steve Allen, tabled a report on the benefits of paved shoulders. The benefits can be summarized under 3 main areas safety, longer road life and active transportation.

**Safety** – U.S. Federal Highway Administration Study (2010) Paved Shoulders:
- Reduced head on crashes 15-75;
- Sideswipe crashes 15-41%;
- Fixed object crashes 29-49%;

**Longer Road Life Savings**

A conservative estimate of cost savings gives a breakeven point of sixteen years.

<table>
<thead>
<tr>
<th>Paved Shoulders Break Even Analysis</th>
<th></th>
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<tbody>
<tr>
<td>Up Front Cost</td>
<td>$10 million</td>
</tr>
<tr>
<td>Savings Annual Operating Costs:</td>
<td></td>
</tr>
<tr>
<td>repair washouts</td>
<td>$45,000</td>
</tr>
<tr>
<td>stabilizing treatments</td>
<td>$95,000</td>
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<tr>
<td>grading</td>
<td>$75,000</td>
</tr>
<tr>
<td>gravel reapplication</td>
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<tr>
<td>Annual capital savings</td>
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<td>from extended road life by 10%</td>
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<tr>
<td></td>
<td>$425,000</td>
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<tr>
<td>Increased Operating Costs (estimate)</td>
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<tr>
<td>cold patch</td>
<td>$17,000</td>
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<tr>
<td>crack seal</td>
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<tr>
<td>edge line painting</td>
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<tr>
<td></td>
<td>$207,000</td>
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<tr>
<td>Net Annual Savings</td>
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</tr>
<tr>
<td>Payback ($10M/annual savings)</td>
<td>16 years</td>
</tr>
</tbody>
</table>
Active Transportation

Paving roadside shoulders gives pedestrians and cyclists a comfort level to use the roadway. White lines are painted to help everyone delineate the road from the paved shoulder. Providing a paved flat surface makes cycling and walking much quicker and safer.

At the end of the 2017 construction season the total paved shoulder count in Lanark County will be 180 km or 33% of the County road system. By the end of 2020 the current plan is to have 57% complete.

In addition to paved shoulders, Lanark County has also added an active transportation bridge to Highway 511. This bridge allows all forms of active transit and snowmobiles to cross the Mississippi River without having to use the roadway.
4.0 Priorities

Lanark County has three main priorities for active transportation that we are actively pursuing:

- Paved Shoulder program continuation each year until complete (2017-2024);
- Upgrades to the surface of the Glen-Tay to Havelock trail west of the Fall River (2017-2018);
- Bridge repairs, surface improvements to the Ottawa Valley Recreational Trail (2017-2018) this includes paved sections to facilitate commuter cycling;

All of these improvements will help facilitate active transportation. These improvements added together with increased publicly of these assets and partnering with local municipalities and organizations will continue Lanark County’s leadership in active transportation.