

What is MM2048?

Q: Why do we need to plan new infrastructure projects for 25 years?

A: Municipalities provide infrastructure amongst other services to their residents. New infrastructure is planned for several reasons, including repairs and replacement, operation enhancement, regulatory compliance, and accommodating increasing needs of the Municipality's population and businesses.

Depending on the complexity and the funding availability, it will take several years for large scale infrastructure to be constructed, from the first step of completing an environmental assessment (feasibility study) to complete construction; therefore, a long-term plan is needed so that a Municipality can appropriately plan for any changes to the infrastructure systems.

Q: Does our Municipality use our tax money to pay for new subdivision infrastructure?

A: It is a common misunderstanding that municipalities cover the costs for the infrastructure constructed in new subdivisions. The Municipality has different "pockets" for spending to provide the necessary services to their residents. Each pocket is regulated by different legislation and rules to receive funds and what the funds can be spent on.

The developer is responsible for infrastructure development within new subdivisions. The Municipality does not use any of its own funds to construct the new infrastructure nor build new roads in new developments.

Q: How does a Municipality pay for improvements such as new roads or upgrading sewage treatment plants?

There is legislation that allows municipalities to charge fees for new construction such as a new home or a new industrial development. This is called development charges.

Development charges are fees collected from developers to help pay for the cost of new or upgraded infrastructure needed to provide municipal services. This includes roads, water and sewer infrastructure (in urban area), and recreation, fire and police facilities.

Some municipal improvements are funded from the Municipality's "Development Charges" "pocket" after they are identified in a formal review process, called Development Charges Background Study. This Study identifies what charges and what projects are "eligible", "noneligible", or "partially eligible".

Sometimes an infrastructure project is co-funded from more than one of the Municipality's "pockets" of funds if/when a project has multiple purposes, such as when a project is intended to both improve existing conditions and increase capacity.

We are conducting studies to identify the projects that are needed in the future and the projects that will be included in the Development Charges Background Study. Before the Municipality can charge the fees for future development, we need to take steps to plan and manage the infrastructure many years ahead of time before the projects are actually needed.

Q: How can I be consulted?

A: MM2048 is a strategic approach that the Municipality is taking which covers a variety of different initiatives, plans and studies. The first Public Information Session will introduce these different projects. The second Public Information Session in January of 2024 will present draft studies and plans to the public for feedback.

Depending on the requirements for each of these projects that are part of MM2048, you may also be consulted for individual projects.

Based on this feedback, options will be brought forward to Council in the fall for direction and decisions.

Recent Growth in Mississippi Mills:

Official Plan Amendment 21:

- In 2018, the Municipality initiated the process for a statutory 5-year review of the Mississippi Mills Official Plan.
- The result of the 5-year review was Official Plan Amendment 21 (OPA 21), which made changes to the Mississippi Mills Official Plan to align with a 20-year planning timeframe (2018 to 2038) and incorporated the County's 2018 to 2038 population projections.
- In December 2019, Lanark County partially approved OPA 21 and directed the Municipality to conduct a comprehensive review.
 - The comprehensive review is a process laid out in the County Official Plan to expand the boundaries of settlement areas such as Almonte. The comprehensive review process involves:
 1. Demographic projections;
 2. An analysis of alternatives to expansion;
 3. Infrastructure studies;
 4. Considerations for compatibility with agricultural lands; and,
 5. The identification of additional lands which can be justified for expansion.

Official Plan Amendment 22:

- After the approval of OPA 21, the Municipality retained the consulting firm to complete the comprehensive review that was the County's direction from OPA 21.
- In 2020, the Municipality initiated Official Plan Amendment 22 (OPA 22) to expand the Almonte settlement area boundaries to accommodate growth to 2038 to be aligned with Lanark County's population projections.
- OPA 22 was adopted by Council in May 2021 and approved by the County in November 2021.
- The decision was subject to an appeal to the Ontario's planning appeals tribunal; the appeal was later dismissed, and the new settlement boundaries are now in effect.

What about New Subdivisions?

- After the approval of OPA 22, developers have started submitting applications to develop new subdivisions on the lands which were brought into the settlement area boundaries.

- These developments were part of the many considerations through the OPA 22 process and are not proposals to further expand Almonte's settlement area boundaries.
- Subdivisions take a long time to develop from the time a formal application is submitted to the Municipality to the completion of all of the houses, roads and infrastructure. The timeframe can range from 2 to 5 years or up to 10 to 20 years depending on a number of factors such as the market demand for housing and construction timelines..
- There are many approval stages that a developer must proceed through before any construction begins. Depending on the scale of the subdivision, there may be many phases associated with a subdivision development, which can take many years to build.
- The subdivision approval authority rests with the County; however, the Municipality is very involved in the design of the subdivision, technical review of plans and studies and ultimately holds the legal agreement with the developer, called a Subdivision Agreement. A Subdivision Agreement is a comprehensive legal document that is registered on title and obligates the developer to fulfill many technical requirements, conditions and adhere to municipal standards.

What about parkland in new subdivisions?

- As part of a subdivision a developer is responsible for either providing land for parkland or cash-in-lieu if parkland is not proposed as part of the development. The rate in Mississippi Mills is 5% of the land or the equivalent of cash-in-lieu of land, or both.
- Any cash-in-lieu for parkland that the Municipality receives goes into a special account to only be used for parkland improvements or purchasing more land for parkland.
- If a developer provides parkland as part of their subdivision, they must provide it "clean and green" which means that it is land that can be developed for a park, graded and sodded and free of any contamination.

What about the roads and infrastructure as part of a new subdivision?

- All new roads and infrastructure within a subdivision are built by the developers, to municipal standards. Only when the construction is complete, does the Municipality take over the roads and infrastructure as the owner.

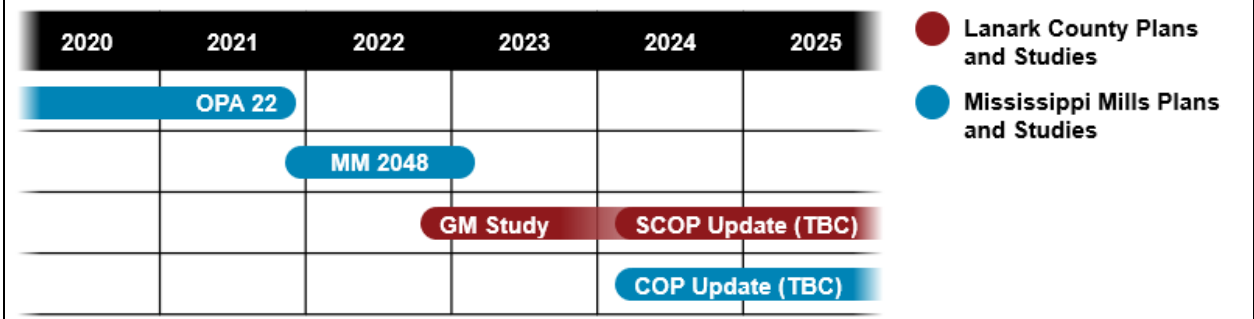
- The developer is also required to provide the Municipality money for the costs of the construction of the roads and infrastructure so that if needed, the Municipality can use these funds to complete the work.
- Once all roads and infrastructure construction are complete, the developer can request to have the money returned after the Municipality has completed the necessary inspections to ensure that the construction meets municipal standards.

Future Growth:

Future growth in Mississippi Mills is anticipated; however, the Planning Department has not started any studies regarding growth that would result in an expansion to the settlement area boundaries of Almonte.

In October 2022, Lanark County Council endorsed a workplan for a new Growth Management Study. The Growth Management Study will include population projections and inform the update of the County Official Plan. Since the County Official Plan is required to conform to the policies of the County Official Plan, the Planning Department will update of the Mississippi Mills Official Plan in the future to coincide with County Official Plan updates from the County. As a result, **the Planning Department is not currently studying any settlement area boundary expansions.**

Figure 2: Project Timelines



How Does the MM2048 Project Affect Growth?

- The MM2048 Project is **not** a way to add lands to the settlement boundaries of Almonte.
- The plans and studies being conducted as part of MM2048 will produce information that can inform future decisions relating to growth and any future expansions to Almonte’s boundaries.
- The current Mississippi Mills Official Plan is based on a planning timeframe of 20 years, from 2018 to 2038. After the County Official Plan is updated by Lanark County, the Planning Department will take in the population projections prepared for MM2048 and the County’s population projections to update the Mississippi Mills

Official Plan to reflect a 25-year timeframe, from 2023 to 2048. This future Mississippi Mills Official Plan update will determine *if* growth is appropriate, where, and how.

What is the Planning Component of the MM2048 Project?

The Planning Department's component of the MM2048 project is titled "How We Grow". However, despite the name, the Planning Department's component of the MM2048 project is an amendment to the Mississippi Mills Official Plan and Zoning By-law in order to implement changes associated with:

1. Changes to the Provincial Planning Legislation (Bill 23) which affects how we grow within our existing settlement areas. It also considers several factors such as residential development, heritage impacts, parkland development and more.
2. A Private Road Study is being undertaken with the assistance of a consulting firm. This study will examine the Municipality's policies and approach to existing development on private roads. The study will also include an analysis of the current planning policy framework to evaluate new development proposals which include private roads. The results of the study will provide recommendations to Community Official Plan policies for development on private roads.

For More Information:

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