



Municipality of Mississippi Mills

SPECIAL COUNCIL AGENDA

Thursday, June 25, 2020

2:00 p.m.

E-participation

[Mississippi Mills YouTube Channel](#)

A. CALL TO ORDER (2:00 p.m.)

B. CONSIDERATION OF A CLOSED SESSION (None)

C. ATTENDANCE

D. APPROVAL OF AGENDA

E. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

F. APPROVAL OF MINUTES

Council Minutes dated June 16, 2020

Pages 3-10

G. PUBLIC MEETINGS

1. 143 Marshall Street, Lot 11 and 12, Plan 6262 (Almonte)
Re: Zoning By-law Amendment Z-02-20

Pages 11-19

2. Rural Designated Lands (all wards)
Re: Official Plan Amendment 24

Pages 20-23

3. 101 Lynx Hollow, East Part Lot 9, Concession 9 (Pakenham)
Re: Zoning By-law Amendment Z-03-20

Pages 24-29

4. Part Lot 23, Concession 1 (Ramsay)
Re: Zoning By-law Amendment Z-04-20

Pages 30-40

5. Farm Street, Part Lot 27, Plan 6262 (Almonte)
Re: Zoning By-law Amendment Z-06-20

Pages 41-50

6. 1029 12th Concession South, Lot 8, Concession 11 (Pakenham)
Re: Zoning By-law Amendment Z-05-20

Pages 51-55

7. 6556 County Road 29 South (Ramsay)
Re: Zoning By-law Amendment Z-07-20

Pages 56-63

8. West Part Lot 10, Concession 11 (Pakenham)
Re: Zoning By-law Amendment Z-08-20

Pages 64-72

9. Plan 779 Part Block E, Part 3, R Plan 27R-9111 (Pakenham) Pages 73-80
Re: Zoning By-law Amendment Z-10-20

10. 4655 Appleton Side Road, Lot 8, Concession 10 (Ramsay) Pages 81-86
Re: Zoning By-law Amendment Z-11-20

H. CONFIRMATORY BY-LAW – 20-053

I. ADJOURNMENT



The Corporation of the Municipality of Mississippi Mills

Council Meeting #18-20

MINUTES

A special meeting of Council was held on Tuesday, June 16, 2020 at 2:00 p.m. via e-participation.

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 1:30 p.m.

B. CONSIDERATION OF A CLOSED SESSION

Resolution No. 227-20

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT Council enter into an in camera session at 1:30 p.m. re: personal matters about an identifiable individual, including municipal or local board employees (Municipal Act s 239 (b))

CARRIED

Resolution No. 228-20

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT Council return to regular session at 1:56 p.m.

CARRIED

Rise and Report

1. Department Structure and Staffing

Resolution No. 229-20

Moved by Councillor Dalgity

Seconded by Councillor Maydan

THAT Council fund the full-time position of Deputy Chief commencing on July 1, 2020;

AND THAT Council adopt the Fire Department Organizational Chart as specified in By-law 19-59.

CARRIED

2. Commemorative Naming

Council provided an update.

3. HR Matters

Council provided an update.

ATTENDANCE**PRESENT:**

Mayor Christa Lowry
Deputy Mayor Rickey Minnille (arrived at 1:32 pm)
Councillor John Dalgity
Councillor Bev Holmes
Councillor Cynthia Guerard (arrived at 1:32 pm)
Councillor Janet Maydan
Councillor Denzil Ferguson

ABSENT:

Ken Kelly, CAO
Jeanne Harfield, Clerk
Rhonda Whitmarsh, Treasurer
Chad Brown, Fire Chief
Niki Dwyer, Director of Planning
Dave Armstrong, Acting Director of Roads and Public Works
Abby Armstrong, Environmental Compliance Coordinator

C. DISCLOSURE OF PECUNIARY INTEREST OR GENERAL NATURE THEREOF

[None]

D. APPROVAL OF AGENDA

Resolution No. 230-20
Moved by Councillor Holmes
Seconded by Councillor Maydan
THAT the agenda be approved as presented.

CARRIED

E. APPROVAL OF MINUTES

Resolution No. 231-20
Moved by Councillor Holmes
Seconded by Councillor Maydan
THAT the Council Minutes of June 2, 2020 be approved as presented.

CARRIED

F. DELEGATION, DEPUTATIONS AND PRESENTATIONS REPORTS

1. Howard Allan, Allan & Partners Chartered Accountants,
Re: 2019 Audited Financial Statements

Howard Allan provided an overview of the audited financial statements for the municipality, MRPC, the Library Board and the Daycare. Highlights include: overall the audit went well; the municipality is in a positive working capital position; net debt is reasonably modest; tax arrears continue to decrease; and the municipality is considered low risk.

Resolution No. 232-20**Moved by Councillor Ferguson****Seconded by Deputy Mayor Minnille****THAT** the deputation by Howard Allan, Allan Partners Chartered Accountants re: 2019 Audited Financial Statements be received;**AND THAT** Council accept and approve the 2019 Audited Financial Statements for the Corporation of the Municipality of Mississippi Mills.**CARRIED****G. REPORTS****Building and Planning**

1. Building Permit Fee Report 2019

Resolution No. 233-20**Moved by Councillor Holmes****Seconded by Councillor Maydan****THAT** Council receive the 2019 Building Permit Fee Report for information.**CARRIED**

2. Animal Control By-Law – Amendment to Permit Hens

Moved by Deputy Mayor Minnille**Seconded by Councillor Holmes****THAT** Council receive the report on Animal Control By-law – Amendment to Permit Hens as information.*Motion to amend***Resolution No. 234-20****Moved by Councillor Dalgity****Seconded by Councillor Maydan**

Insert: and that Council direct staff to bring forward the report to Committee of the Whole once meetings resume in August.

CARRIED*Motion as amended***Resolution No. 235-20****Moved by Councillor Maydan****Seconded by Councillor Dalgity****THAT** Council receive the report on Animal Control By-law – Amendment to Permit Hens as information;**AND THAT** Council direct staff to bring forward the report to Committee of the Whole once meetings resume.**CARRIED**

Roads and Public Works

3. Access Agreement for the Mill Workers Stairs

Resolution No. 236-20**Moved by Deputy Mayor Minnille****Seconded by Councillor Ferguson**

THAT Council authorize staff to enter into agreements with Lanark County and Mississippi River Power Corporation for the purposes of allowing construction and long term access for the extension of the Riverwalk including the Mill Workers Stairs.

AND THAT Council authorize staff to enter into an agreement with a private property owner to allow long term access across the property owners private bridge for the purposes of the extension of the Riverwalk.

CARRIED

4. 2020 Wild Parsnip Management Program Spring Observations

Resolution No. 237-20**Moved by Councillor Holmes****Seconded by Councillor Maydan**

THAT Council direct staff to communicate directly with residents who previously opted out and whose roads are scheduled to be treated as part of the 2020 Wild Parsnip Management Program.

CARRIED**Finance and Administration**

5. Budget Impacts of Excluded Expenses Per Ontario Regulation 284/09

Resolution No. 238-20**Moved by Councillor Dalgity****Seconded by Councillor Ferguson**

THAT Council accept the report prepared by the Treasurer regarding Excluded Expenses as required by the Municipal Act, 2001, O. Reg. 284/09.

CARRIED

6. 2021 Budget Schedule and Process

Resolution No. 239-20**Moved by Councillor Maydan****Seconded by Councillor Ferguson**

THAT Council approve Option 2-enhanced community engagement, a September target start date, and a December target approval date as the 2021 budget schedule and process.

CARRIED

7. Return to In-Person Council Meetings and Live Streaming

Resolution No. 240-20

Moved by Deputy Mayor Minnille

Seconded by Councillor Holmes

THAT Council direct staff to proceed with Option 1 to set up livestreaming solutions for the resumption of Council and Committee of the Whole meetings in August;

AND THAT Council approve single sourcing livestreaming and meeting management software solutions to eScribe for \$24,800.00;

AND THAT Council direct Staff to bring forward an amendment to the Procedural By-law to permit e-participation of Council meetings as outlined in Option 3.

CARRIED

8. Interim Report #6 on Financial Implications of COVID-19

Resolution No. 241-20

Moved by Councillor Maydan

Seconded by Councillor Dalgity

THAT Council receive the interim report on financial implications of COVID-19 as information.

CARRIED

9. Procedural By-Law Review

Resolution No. 242-20

Moved by Councillor Holmes

Seconded by Councillor Maydan

THAT Council direct staff to bring forward a more fulsome review of the Procedural By-law in January 2021;

AND THAT Council approve extending Councillor John Dalgity as Committee of the Whole Chair until January 31, 2021.

CARRIED

10. Amendments to Delegated Authority By-law

Resolution No. 243-20

Moved by Councillor Dalgity

Seconded by Councillor Holmes

THAT Council adopt a by-law to amend the Delegated Authority By-law 13-18 to set an upper limit of \$100,000 on the authority of the Chief Administrative Officer to approve the award of tenders/quotes for goods and services;

AND THAT Council adopt a by-law to amend the Procurement Policy By-law 18-14 to require a report to Council;

AND THAT Council direct staff to bring forward a review of the Procurement and Delegated Authority by-laws in one year.

CARRIED

Other/New Business Items

Councillor Dalgity Chaired this portion of the meeting

11. Support for AMO'S Board of Directors Nomination

Resolution No. 244-20

Moved by Councillor Maydan

Seconded by Councillor Holmes

THAT Mississippi Mills Council support the nomination of Mayor Christa Lowry for Director to the Association of Municipalities of Ontario (AMO) Board of Directors Rural Caucus for the 2020-2022 term.

CARRIED

Mayor Lowry resumed as Chair.

12. Support for Rural Broadband Access

Resolution No. 245-20

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT Council direct staff to bring forward a report identifying opportunities under the Local Improvement Act to address rural broadband in Mississippi Mills.

CARRIED

Resolution No. 246-20

Moved by Councillor Maydan

Seconded by Councillor Dalgity

WHEREAS in December 2016 the Canadian Radio-television and Telecommunications Commission declared broadband internet an essential service for Canadians;

AND WHEREAS access to internet in many rural communities in Ontario is limited or non-existent;

AND WHEREAS current broadband investment projects across Ontario will still leave many residents unserved;

AND WHEREAS the COVID-19 pandemic has underscored the digital divide leaving many rural residents unable to participate in e-commerce, online schooling, are unable to move businesses online or access healthcare and other services online;

AND WHEREAS communities and municipalities are developing economic recovery plans;

AND WHEREAS there may be potential federal and provincial funding for shovel-ready infrastructure programs to kick-start the economy;

THEREFORE BE IT RESOLVED THAT the Municipality of Mississippi Mills calls on the provincial and federal governments to include rural broadband investment as part of the economic recovery shovel-ready projects for municipalities;

AND THAT Council direct staff to circulate this resolution to the Prime Minister of Canada; the Federal Minister of Rural Economic Development; the Federal Minister of Innovation, Science and Industry; the Federal Minister of Economic Development; the Minister of Infrastructure and Communities; the Federal Minister of Health; the Premier of Ontario; the Minister of Municipal Affairs; the Minister of Economic Development, Job Creation and Trade; the Minister of Heritage, Sport, Tourism and Culture Industries; the Minister of Education; the Minister of Infrastructure; and all Ontario Municipalities; the Association of Rural Municipalities of Ontario; the Association of Municipalities of Ontario and The Federation of Canadian Municipalities.

CARRIED

13. AMO Delegation Request

ACTION: CAO Kelly to work with Lanark County's CAO to submit a delegation request on the following topics: rural broadband and Hydro Ontario/ORPC

14. MRPC Dividend Payment

Resolution No. 247-20

Moved by Councillor Guerard

Seconded by Councillor Dalgity

THAT Council acknowledge receipt of MRPC's 2019 dividend payment of \$225,000.00

CARRIED

H. **BY-LAWS**

Resolution No. 248-20

Moved by Councillor Holmes

Seconded by Councillor Dalgity

THAT By-laws 20-050 to 20-051 be taken as read, passed, signed and sealed in Open Council;

AND THAT By-law 20-049 be pulled for further consideration.

CARRIED

Resolution No. 249-20**Moved by Deputy Mayor Minnille****Seconded by Councillor Guerard****THAT** By-law 20-049, being a by-law to establish remuneration for members of Council of the Corporation of the Municipality of Mississippi Mills.**DEFEATED****Resolution No. 250-20****THAT** By-law 20-050, being a by-law to amend Delegation of Authority By-law 13-18**CARRIED****Resolution No. 251-20****THAT** By-law 20-051, being a by-law to amend Procurement Policy By-law 18-14.**CARRIED****H. CONFIRMATORY BY-LAW**

By-law 20-052

Resolution No. 252-20**Moved by Councillor Dalgity****Seconded by Councillor Ferguson****THAT** By-law 20-052, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its special meeting held on the 16th day of June, 2020, be read, passed, signed and sealed in Open Council this 16th day of June, 2020.**CARRIED****I. ADJOURNMENT****Resolution No. 253-20****Moved by Councillor Guerard****Seconded by Councillor Maydan****THAT** the meeting be adjourned at 4:51 p.m.**CARRIED**

Christa Lowry
MAYOR

Jeanne Harfield
CLERK

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 25, 2020

TO: Committee of the Whole

FROM: Niki Dwyer, Director of Planning

**SUBJECT: BACKGROUND REPORT –ZONING BY-LAW AMENDMENT Z-02-20
Lot 11 and 12, PLAN 6262
Almonte Ward, Municipality of Mississippi Mills**

KNOWN AS: 143 Marshall Street

OWNER: 2672445 Ontario Inc (Agent: Debra Belfie)

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment application is to change the zoning of the subject lands from “Residential Second Density (R2)” to “Residential Third Density – Special Exception (R3-x)” to permit the construction of five (5) townhouse units, where the special exception will permit the following site specific provisions:

1. Minimum lot area of 160m², where 168m² is required;
2. Minimum exterior side yard setback of 3m, where 6m is required;
3. Minimum rear yard setback of 6m, where 7.5m is required;
4. Maximum lot coverage of 65%, where 55%¹ is required; and
5. Maximum net density of 55 units per ha, where 35 units per ha is required.

DESCRIPTION OF SUBJECT LANDS

The subject lands are composed of two lots on the original town plan, representing an area of approximately 1011.2m². The property is a corner lot on the southeast corner of the Marshall and Adelaide intersection. Frontage on Adelaide Street is approximately 33.1m, while frontage on Marshall Street is 30.55m.

Land uses adjacent to the site are residential, with low density single detached dwellings immediately adjacent and across the streets, while the medium density townhomes on Finner Court back onto the property.

SERVICING & INFRASTRUCTURE

The development is to be serviced by municipal water and sanitary services with connections on Adelaide Street. A servicing brief has been submitted for review and while revisions to the technical information has been required, the proposal appears to be feasible without unmitigated impact on the municipal system.

¹ For a townhouse (Table 15.2A(d))

The townhomes will front onto Adelaide Street, with each unit including an attached garage. The configuration of the site has been proposed to pair driveways leaving adequate room between the driveways for additional on-street parking. No parking restrictions are in effect on either street.

There are no sidewalks on either Marshall Street or Adelaide and none are proposed to be added, however the construction will include the installation of curbing to delineate the edge of the road allowance and manage stormwater.

Figure 1 – Context Map (Image 2017)



COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as “Residential”.

3.3.1 Goal and Objectives

It is a goal of this Plan to:

Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.

Figure 2 – Community Official Plan Designation



Generally, “Residential” lands shall be used for low and medium density uses and accessory uses (Policy 3.6.2). The general maximum net density of “medium density development” is 35 units per ha (Policy 3.6.5). The proposed Amendment is seeking a net density of the site of 55 units per ha, similar to the density of townhomes on Finner Court. As such, the proposal can be found to generally conform to the density suggested in the Community Official Plan and as a result no Official Plan Amendment has been required a result of the application. It is also noted that the gross density of the 120m circulation area around the site post development will be 19.3, where low density developments will generally result in 15 units per ha (Policy 3.6.5). The present gross density of the neighbourhood is 18.4 units per ha. It is also noted that by right the subject lands are permitted to have up to three (3) units in a triplex dwelling which would result in a gross density of the neighbourhood of 18.8 units per ha.

Figure 3 – 120m Circulation Area



The Residential Land Use objectives instruct that the Municipality should “*Promote and support development which provides for affordable, rental and/or increased density of housing types*” and where intensification is planned within existing neighbourhoods that the new development is “*compatible with surrounding uses in terms of design*”.

Affordable Housing provisions of the Community Official Plan describe that an “*adequate supply of affordable housing*” shall be encouraged and that “[*t*]he [*Municipality*] shall attempt to have 25% of all new residential construction affordable” based on a three-year average (Policy 3.6.3). The Plan also provides that the Municipality may leverage increased height and density provisions in order to achieve the affordable housing policies of this plan.

In accordance with the Provincial Policy Statements definition of “Affordable”, staff have analyzed the current market conditions for rental housing within the prescribed “regional market area” (Lanark County). A more comprehensive analysis of affordable housing

compliance can be found in the Background Report for OPA 23 (dated: January 28, 2020)².

The PPS defines affordable rental housing as the lesser of the following:

- *Rent not exceeding 30% of the gross annual household income for low and moderate income³ households:*
 - o The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County as less than \$1,130 a month⁴.
- *Rent which is at or below the average market rent of a unit in the regional market area:*
 - o This is not a statistic which is reported by the Ministry, however staff reviewed the average market rents reported by Lanark County in their recent Housing Study. The Study only reported rental values by Settlement Area (ie Almonte Ward) and is not consistent with the assessment of the “regional market area” in accordance with the PPS. The reported findings are included in the table below:

Figure 4 - Average Market Rent by Bedroom Size* (Housing Study, 2018, Lanark County)

<i>Almonte</i>	Room	Bachelor	1 Bdrm	2 Bdrm	3 Bdrm
<i>AMR</i>	\$575	\$624	\$709	\$951	\$1,190
<i>Annual Household Income to Afford Rent</i>	\$23,000	\$24,960	\$28,360	\$38,040	\$47,560

For the purposes of this report, affordable rental housing is determined to be a three-bedroom dwelling rented for less than \$1,190.00/month.

In a review of new construction units in the past three (3) years in the Municipality a notable 13.6% of units (69 units total) were constructed as rental accommodation, of which only 17.4% were considered to be affordable (12 units total). These 12 units were all constructed and managed by Carebridge Community Support.

The applicant has indicated that the proposed rents of the units will be rented at market rate of approximately \$1650/month.

Affordable Housing can be generated through the establishment of a diverse housing base at mixed densities and housing types. Generally, dwelling units offered at a

² https://www.mississippimills.ca/uploads/12/Doc_637158247506862328.pdf

³ “in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.” PPS Definition

⁴ Based on 2016 Statistics Canada data.

medium or high density can be offered at a more affordable price point as the cost to develop the land is less than lower density forms of development.

Range of housing provisions also encourage the adherence of a 70:30 housing tenure target (Policy 3.6.5). The proposed development assists in meeting the 30% rental housing stock as all 5 of the townhome units are proposed to be rented.

With respect to the developments ability to improve access to special needs housing, the development does not include any universal design and as two-storey dwellings with a lifted front entrance, the units by nature do not meet the criteria for special needs or seniors housing (Policy 3.6.6).

The proposal does however fulfill the Official Plans objective to prioritize infill of existing residential areas as a means of efficiently meeting housing demand (Policy 3.6.7). Generally, infill development should be in character with the surrounding buildings form and setbacks of existing development in an effort to blend in with the residential neighbourhood and will be subject to site plan control.

The proposed development will include a two-storey row of townhomes. The neighbourhood is largely representative of large lots constructed with small pre-war dwellings or infill 1960's raised ranch dwellings. However in recent years significant infill has been approved through the construction of the bungalow townhomes on Finner and semi-detached dwellings on Napier. Older dwellings are typically constructed close to front lot lines with side yard parking, while the post war dwellings typically meet modern 6m+ front yard setbacks and tighter side yards. The proposed construction meets the general massing of infill development in the neighbourhood.

ZONING BY-LAW #11-83

The subject property is proposed to be zoned "Residential Third Density – Special Exception" (R3-x) in the Municipality of Mississippi Mills Zoning Bylaw 11-83. The Residential Third Density Zone permits a mix of medium density residential uses including townhomes, four plexes and converted dwellings.

The following table represents the proposed developments adherence to the prescribed zone provisions:

Figure 5 – Zone Provisions of the Residential Third Density Zone

Provisions	Townhouse, Dwelling Unit	Proposed Development
Lot Area, Minimum (m ²)	168	160
Lot Frontage, Minimum (m)	5.5	5.5
Front Yard, Minimum (m)	6	6
Rear Yard, Minimum (m)	7.5	6
Side Yard, Minimum (m)	0 (joined units) 1.2m (end unit)	0 1.57
Exterior Side Yard, Minimum (m)	6	3
Maximum Height (m)	11	10.7

Lot Coverage, Maximum (%)	55	65
Dwelling Unit Area, Minimum (m ²)	46 + 9.5m per bedroom	176

The Zone provisions also prescribe a maximum net density of 35 units per net ha, and 55 units per net ha are proposed (Section 15.2A(a)).

Figure 6 – Zoning By-law #11-83



PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act. Notice was posted on the subject property and circulated by mail to all property owners within 120m of the subject lands. Notice was also circulated to prescribed agencies and public bodies electronically.

One request for further information (the proposed site plan) was requested by a resident in the neighbourhood. No further comments were provided by the resident.

Comments were received from the Director of Public Works noting revisions to the proposed Stormwater Management and Servicing Brief and it is anticipated that revisions reflecting the comments will be submitted at time of Site Plan review.

Mayor Lowry had also noted initial reservations based on comments she had received from residents in the neighbourhood regarding drainage and stormwater management, however upon discussions with the Director of Public Works and reviews of the proposed management plans for the site was satisfied that the development would result in net benefits to the drainage on Marshall Street.

Confirmation of no objection was received from the Manager of Parks and Recreation, Leeds Grenville and Lanark District Health Unit, and Hydro One.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted,



Niki Dwyer, MCIP RPP MA BES
Reviewed by Director of Planning



Ken Kelly
Chief Administrative Officer

Attachments:

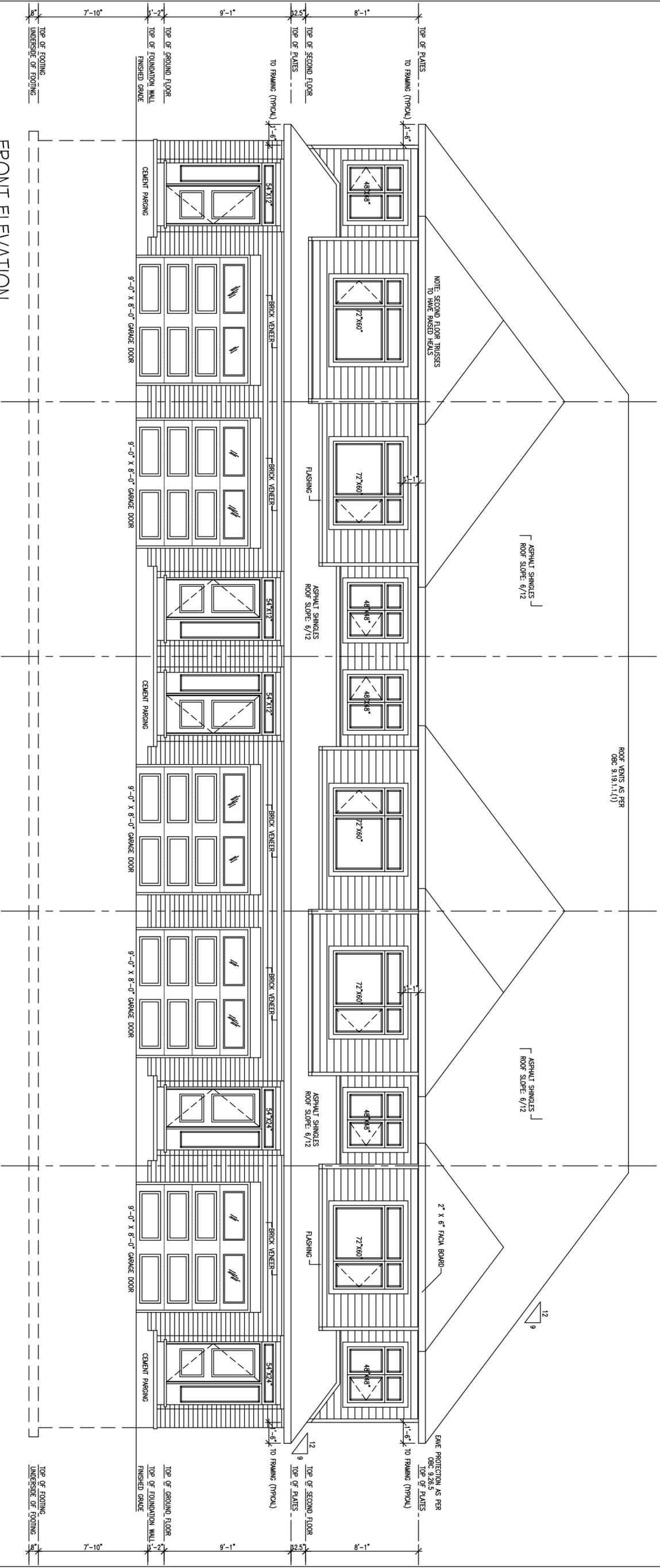
Appendix A – Proposed Site Plan

Appendix B – Proposed Elevations

I HEREBY ACCEPT RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. I AM A LICENSED PROFESSIONAL ARCHITECT IN THE PROVINCE OF ONTARIO, CANADA. IN THE APPROXIMATE CLASSIFICATION OF ARCHITECT.

MATTHEW WARD
 REG. NO. 22912
 FROM REG. 31251
 DECEMBER XX, 2019.

MATTHEW WARD'S SIGNATURE _____



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. DRAWINGS NOT TO BE USED FOR PERMIT OR CONSTRUCTION UNLESS APPROVED BY THE CONSULTANT.
2. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
3. CONCRETE TO BE 20 MPA EXCEPT GARAGE FLOOR/PORCH TO BE 32 MPA W/AIR 5% TO 8% AIR ENTRAPMENT.
4. SIZES OF STEEL BEAMS & PIER FOOTINGS ARE DESIGNED FOR 75 KPA ASSUMED BEARING BEARING STRAIN, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
5. DO NOT SCALE THE DRAWINGS.

REVISIONS

NO.	DESCRIPTION	DATE

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CONTACT INFORMATION:
MATTHEW WARD
ENTERPRISES
 "HELPING FAMILIES BUILD THEIR DREAMS,
 ONE AT A TIME FOR OVER 15 YEARS"
 613-227-6288
 mathward@rogers.com

JOB TITLE:

PROPOSED 5 UNIT TOWNHOUSE
 143 MARSHALL STREET
 FOR 2672445 ONTARIO INC.

SHEET TITLE:

FRONT ELEVATION

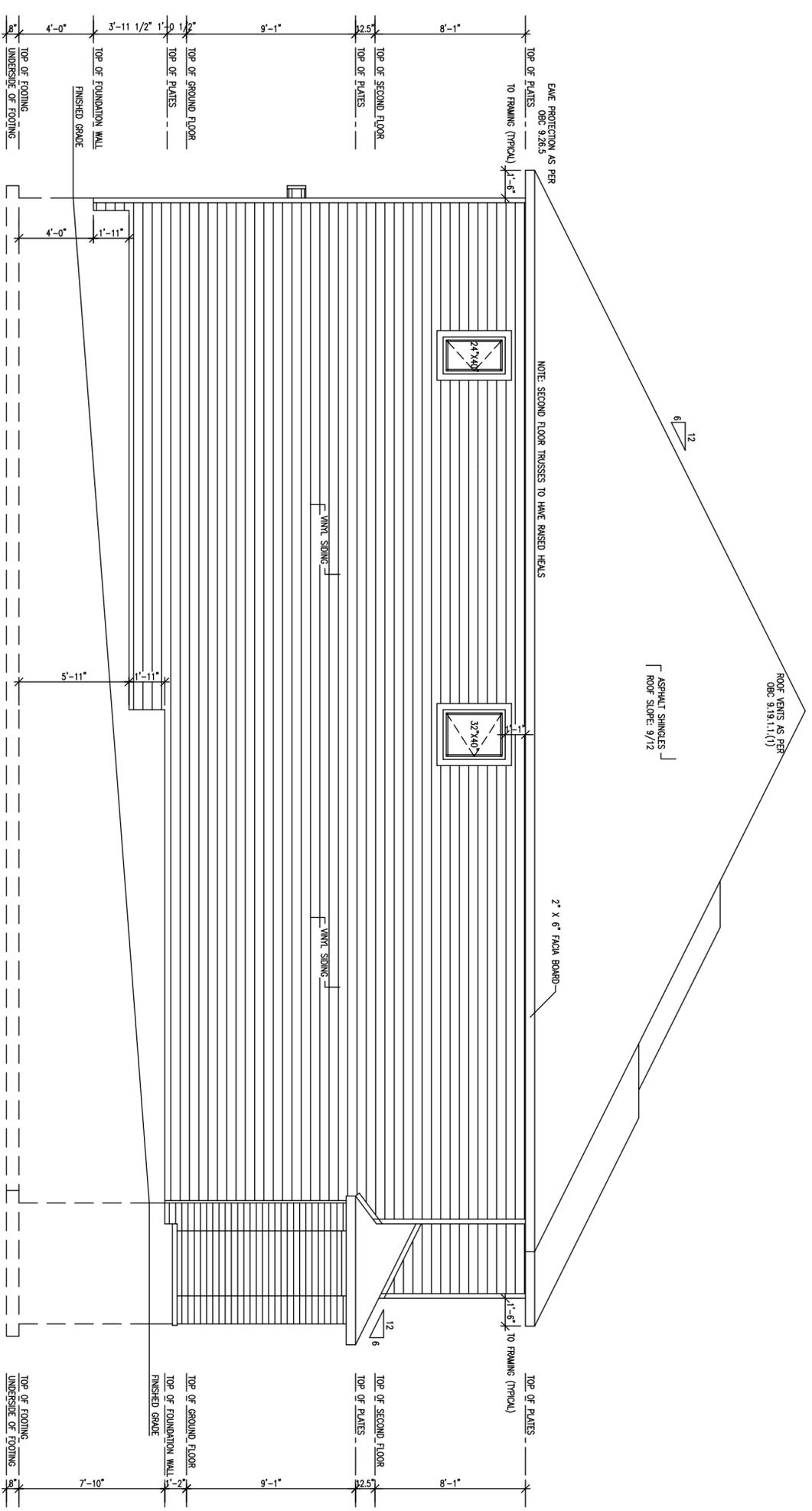
SCALE:	AS SHOWN	DRAWING NUMBER:
DRAWN:	M. WARD	
CHECKED:		
DATE:	DEC. 2019	
PRINT DATE:		

A4.0

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT AS A PROFESSIONAL MEMBER OF THE O.C.C. I AM A QUALIFIED AND LICENSED ARCHITECT IN THE APPROPRIATE CLASSIFICATION.

MATTHEW WARD
 REG. NO. 22912
 FROM REG. 31251
 DECEMBER XX, 2019.

MATTHEW WARD'S SIGNATURE _____



LEFT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. DRAWINGS NOT TO BE USED FOR PERMIT OR CONSTRUCTION UNLESS APPROVED BY THE CONSULTANT.
2. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
3. CONCRETE TO BE 30 MPa EXCEPT GARAGE FLOOR/PORCH TO BE 32 MPa W/AR 5% TO 8% AIR ENTRAPMENT.
4. SIZES OF STEEL BEAMS & PILING ARE DESIGNED FOR 75 GPa ASSUMED BEARING BEARING STRAIN, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
5. DO NOT SCALE THE DRAWINGS.

REVISIONS		
NO.	DESCRIPTION	DATE

COPYRIGHT RESERVED

CONTACT INFORMATION:
MATTHEW WARD
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 "HELPING FAMILIES BUILD THEIR DREAMS,
 ONE AT A TIME FOR OVER 15 YEARS"
 613-227-6288
 mathward@rogers.com

JOB TITLE:
 PROPOSED 5 UNIT TOWNHOUSE
 143 MARSHALL STREET
 FOR 2672445 ONTARIO INC.

SHEET TITLE: LEFT SIDE ELEVATION		SCALE: AS SHOWN	DRAWING NUMBER: A6.0
DRAWN: M. WARD	CHECKED: DEC. 2019	PRINT DATE:	

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BACKGROUND REPORT

DATE: June 25, 2020

TO: Council

FROM: Niki Dwyer, Director of Planning

**SUBJECT: BACKGROUND REPORT – OFFICIAL PLAN AMENDMENT 24
Rural Designated Lands
Almonte and Pakenham Wards, Municipality of Mississippi Mills**

KNOWN AS: Various Properties

APPLICANT: Municipality of Mississippi Mills

PURPOSE AND EFFECT

The purpose of the Community Official Plan Amendment is to amend Policy 3.3.6(1) to alter the construction date limitations for surplus farm dwelling severances on Rural (RU) designated lands to be consistent with surplus farm dwelling severance policies applied to Agricultural (A) designated lands.

The proposed amended text is as follows:

*“1. Farm-related severances may be considered for a farm dwelling built prior to **the adoption of the Community Official Plan (December 13, 2005) 4978**, made surplus to a farming operation as a result of farm consolidation. Farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation and may include existing situations where a farm operation has two dwellings located on separate agricultural holdings. Only farmers who are expanding their farm holdings shall qualify for **surplus farm dwelling**¹ severances.*

*The Town shall impose a condition on the severance of the **surplus farm dwelling** which shall require a zoning by-law amendment prohibiting the construction of a new residential dwelling on the farm land parcel rendered vacant as a result of the severance.*

*The lot area and frontage for **surplus farm dwelling** lots should be kept to a minimum in order to keep as much land in agricultural production as possible.*

The Town may request a condition on the Land Division Committee decision to require the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities.”

¹ **Surplus farm dwelling:** One of two or more existing farm residences built prior to 1978 and rendered surplus to the farmer as a result of farm consolidation. Farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation. (As per the 2006 Community Official Plan).

The proposed amendment will have the result of increasing the potential number of eligible surplus farm dwelling severances in the community.

BACKGROUND

In 2016, staff brought forward an amendment to the Community Official Plan (OPA 16) to amend the provisions for Agricultural lands regarding severances for surplus farm dwellings. The original intent of the policy was to limit agricultural land fragmentation in accordance with the Provincial Policy Statement provisions which discourage lot creation in Prime Agricultural Areas.

The review of the amendment concluded that the intent of the PPS could still be satisfied by amending the construction date of the dwelling from 1978 to the effective date of the current Official Plan (December 31, 2005). Severances post amendment would still be subject to the farm consolidation provisions of the plan as well as registered notices on title pertaining to nuisance expectations of non-compatible uses.

OPA 16 did not however acknowledge or evaluate the need to amend the identical policy for surplus farm dwelling severances in the Rural lands section of the plan. As a result, the Official Plan has two different standards for severances of surplus farm dwellings in Agricultural and Rural properties, with the stricter lot creation policies applying to Rural lands.

Staff noted the irregularity in the policy during a recent consolidation and confirmed that the policy was also not amended for consistency as part of the approval of OPA 21 (Consistency and Conformity Review). For the purpose of continuity across severance approvals, staff recommend proceeding with the administrative amendment presently.

DESCRIPTION OF SUBJECT LANDS

The amendment will impact all properties designated Rural in the Community Official Plan. A copy of the draft Rural Lands Schedule is attached for reference.

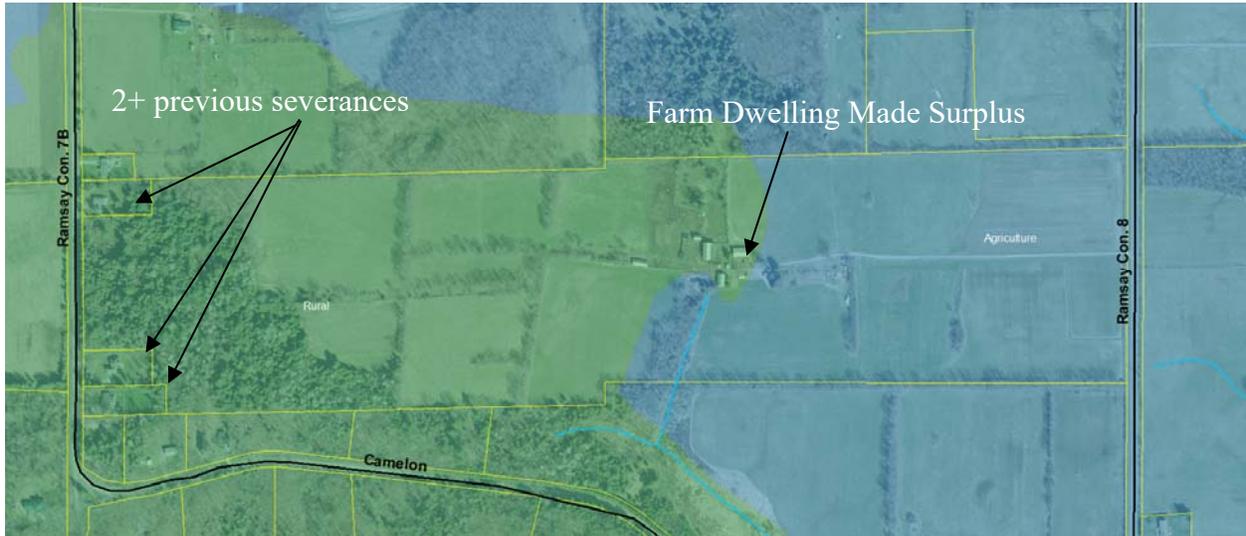
COMMUNITY OFFICIAL PLAN (COP)

Properties designated Rural (RU) in the Community Official Plan are subject to “limited residential development” severance policies in accordance with the Provincial Policy Statement. These policies specify a limit of two created lots, plus the parent parcel, provided no severances have been approved since 1973, unless otherwise provided in the Plan (Policy 3.3.6.4). These policies are less restrictive than those applied to Agricultural lands where lot creation for new development is strictly prohibited.

The Rural policies acknowledge that agricultural lands uses may be appropriate and occurring despite the lands not being classified as “Agricultural” in the Plan. The Agricultural designation applies specifically to properties which are identified as having Prime Agricultural Soil, while Rural designations apply to all other land outside of urban settlement areas.

As a result, there are instances where rural farms may result in the creation of a surplus farm dwelling and consolidation of a farm. This is particularly true where properties see split designations within the holding.

Figure 1 – Split Designation Example:



PUBLIC COMMENTS RECEIVED:

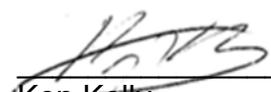
Staff circulated the application in accordance with the provisions of the Planning Act. As the Amendment is not property specific, notice has been circulated in the local newspaper, posted on the Municipality’s website and included in the daily Info Brief. Notice was also provided electronically to all prescribed agencies and public bodies, including the County of Lanark (the Approval Authority).

To date, the municipality has not received any concerns or objections from circulated parties.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted,


Niki Dwyer, MCIP RPP MA BES
Reviewed by Director of Planning


Ken Kelly
Chief Administrative Officer

Attachments:
Appendix A – Rural Land Use Schedule



Official Plan

Municipality of Mississippi Mills

Rural Land Use (Schedule A)



0 500 1,000 2,000 3,000 4,000 Meters

Legend

Roads

- Roads
- 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

Overlay

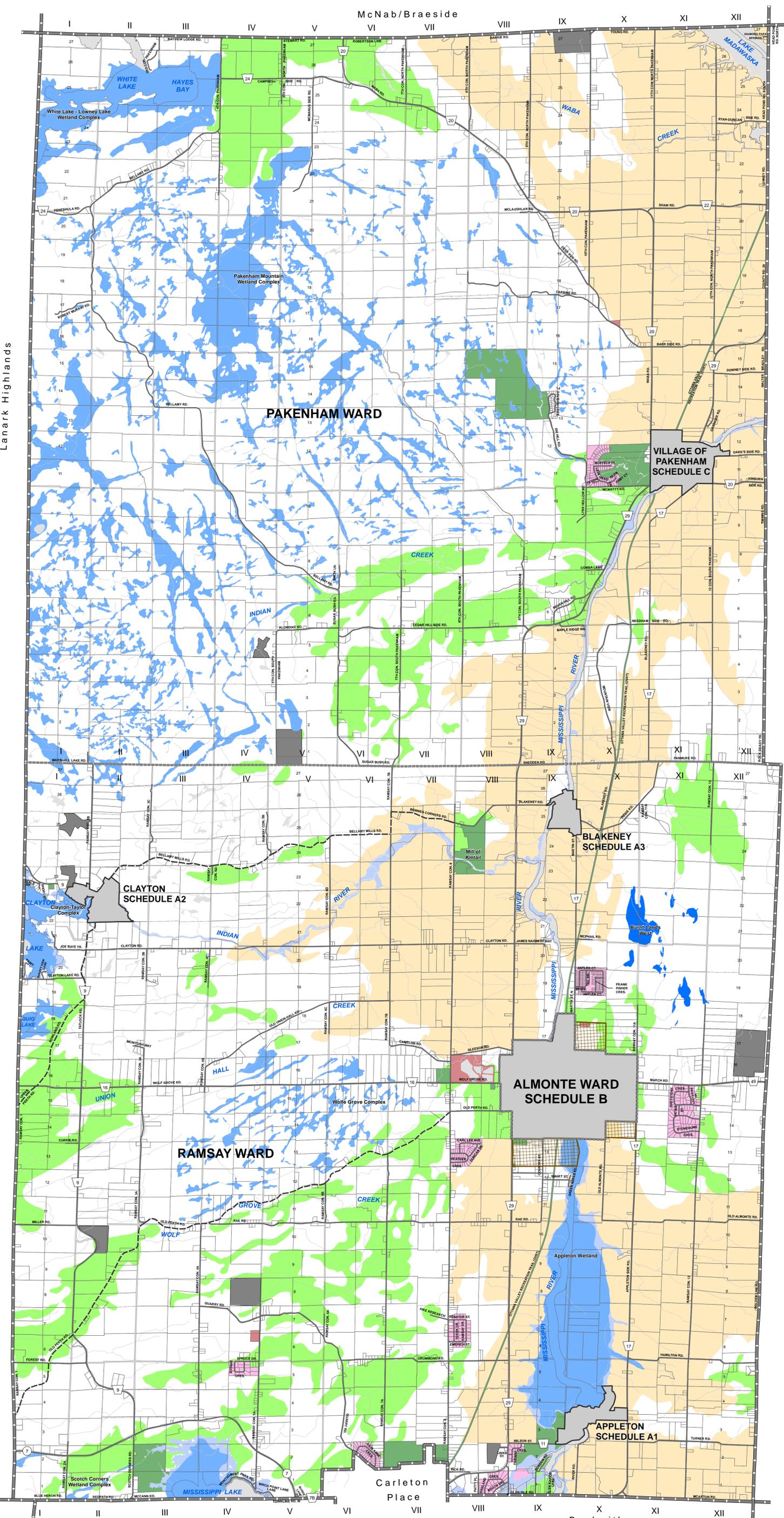
- Rural - Agriculture Overlay
- Future Almonte Expansion Overlay

Lanark Highlands

Lanark Highlands

Ottawa

Ottawa



Version 2 - May 1, 2018

DRAFT

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.



J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS
Print: 2018-04-12 11:00:24 AM

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 25, 2020

TO: Committee of the Whole

FROM: Niki Dwyer, Director of Planning

**SUBJECT: BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-03-20
East Part Lot 9, Concession 9 Pakenham
Pakenham Ward, Municipality of Mississippi Mills**

KNOWN AS: 101 Lynx Hollow, Pakenham Ward

OWNER: Mary and Joanna Jack

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment is to rezone the property from “Rural” (RU) to Limited Service Residential – Special Exception (LSR-x) in order to recognize agricultural uses on the property as well as a future single detached dwelling. The subject lands have been subject to a consent application to create a lot and right-of-way to provide access to the site (File B19-104 and B19-105). While the lands have frontage on the unopened Lynx Hollow road allowance, the property will be accessed by the shared driveway recognized by the right-of-way. The severed lands are presently vacant, while the retained lands have a single detached dwelling and several agricultural out-buildings.

DESCRIPTION OF SUBJECT LANDS

The subject land represents part of the area of the East Part of Lot 9, Concession 9 Pakenham. The area of the severed lands is approximately 2.85 ha and will have frontage on the unopened Lynx Hollow road allowance although access to the site will be via a shared driveway. The retained lands associated with the severance application is proposed to stay in the Rural (RU) zone as the property exhibits frontage on the opened and maintained road allowance and an approximate area of 77.7ha.

The subject lands are surrounded by similarly designated Rural land with mixed rural-residential and rural-agricultural uses.

SERVICING & INFRASTRUCTURE

The property falls outside of the urban settlement boundary of Almonte Ward, and thus the lands do not have access to municipal water and sanitary services. Vehicular access to the site will be provided by way of the legal right-of-way from the end of the Lynx Hollow road allowance.

Figure 1 - Context Map:



COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as “Rural”. The designation is intended to recognize traditional rural uses of the land; notably being agricultural uses, forestry, rural recreation and aggregate operations. Some rural non-farm residential uses are considered as a secondary use where it can be demonstrated that the use is compatible with the more traditional land uses in the area.

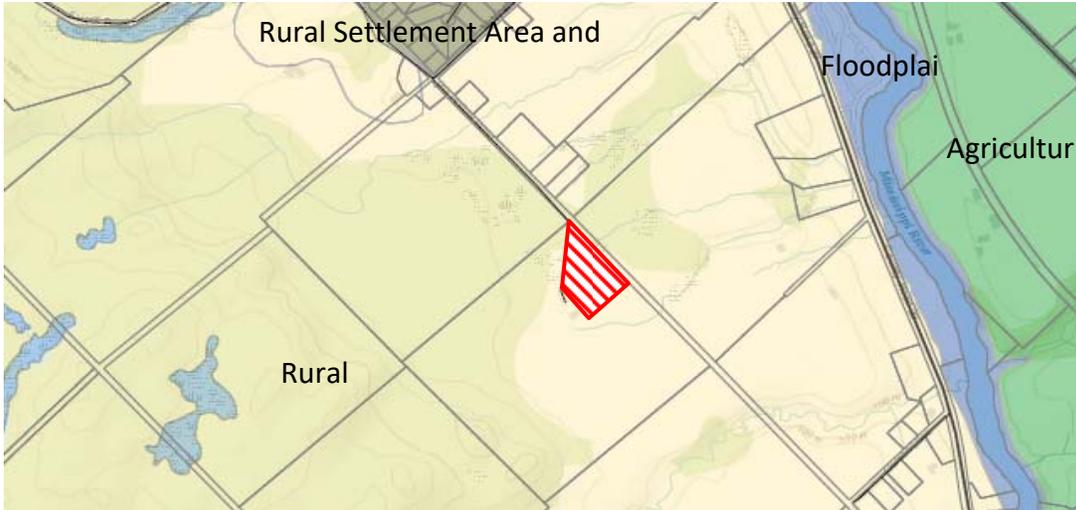
Residential uses are permitted in two forms:

- (vi) *residential dwellings which are accessory to an **agricultural use**, including additional dwellings for farm help or retiring farmers; and,*
- (vii) *non-farm residential dwellings and accessory uses, including garden suites (Section 3.6.13 of the Plan), home-based businesses (Section 3.6.11 of the Plan), group homes (Section 3.6.12 of the Plan) and bed and breakfast establishments (Section 3.6.10 of the Plan), as defined in the Residential section of this Plan. (Policy 3.3.2)*

During more detailed site review of a residential development on the subject property, special consideration should be given to the visual impacts of the development on surrounding rural character. This shall be articulated in more detail in the Zoning Bylaw, but generally development should be designed in such a way to take advantage of existing topography, trees, fence lines and other existing features of the site (Policy 3.3.5).

Agricultural uses are permitted and strongly encouraged within the designation and include an array of specific uses including: growing of crops, raising of livestock, and any associated farm buildings and structures therein. Agricultural related businesses and services (ie. farm-gate retail) or agricultural related tourist commercial uses may also be recognized in the designation provided they are recognized in specific zoning categories (Policy 3.3.2).

Figure 2 - Community Official Plan Designation:

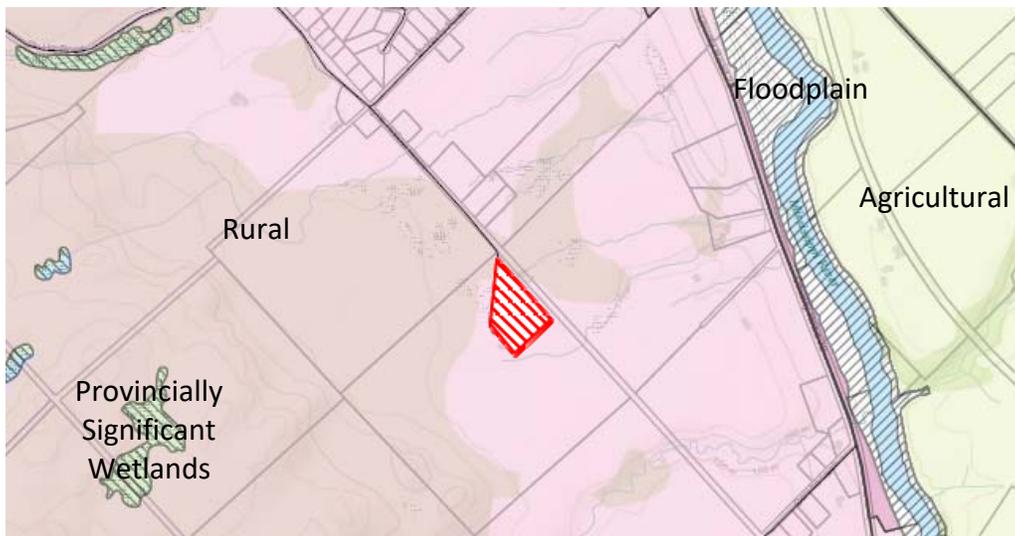


ZONING BY-LAW #11-83

The subject property is presently zoned “Rural” (RU) in the Municipality of Mississippi Mills Zoning Bylaw 11-83.

The intent of the current zone is to permit a range of rural uses including, single detached dwellings, agricultural uses, hobby farms, and various home-based businesses.

Figure 3 – Zoning Map:



However, the Zoning Bylaw specifically requires that development occurs “on a road which is an improved road and is part of the Corporation’s approved road system” (Section 6.7). Where lots are not accessible via an improved public road, Council may choose to designate the property as Limited Service Residential (LSR). In this case, while the property has frontage on the Lynx Hollow road allowance, the road is not open or maintained.

Limited Service Residential properties may be subject to reduced levels of service which include:

“... municipal services which may normally be provided on an opened public highway will not be guaranteed including, but not limited to, snow ploughing, road grading, school busing, garbage pickup, access by emergency vehicles, sanitary sewers, or piped water supply.” - Section 18

This is a common zoning designation for properties which are accessible via a private driveway.

PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act and at the time of posting the staff report have not received any comments from adjacent property owners.

Comments were received from the Mississippi Valley Conservation Authority and Enbridge Gas indicating that the agencies had no objections to the proposal.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted,



Niki Dwyer, MCIP RPP MA BES
Director of Planning



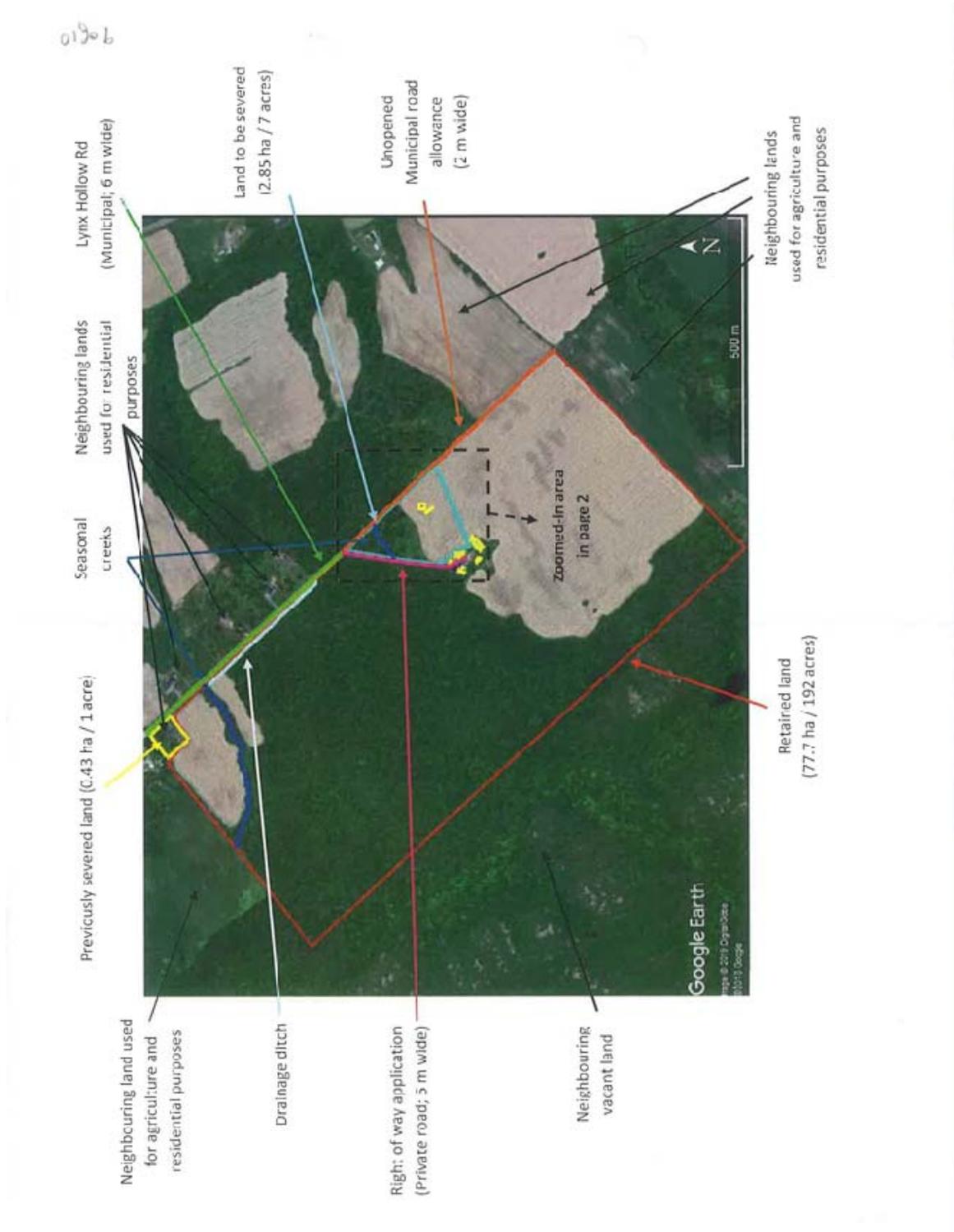
Ken Kelly
Chief Administrative Officer

ATTACHMENTS:

- Appendix A – Severance Sketch (provided by the applicant)
- Appendix B – Limited Service Residential Zone Provisions

APPENDIX A

Severance Sketch (provided by the applicant)



APPENDIX B

SECTION 18 –LIMITED SERVICE RESIDENTIAL (LSR) ZONE

PURPOSE OF THE ZONE

The purpose of the LSR –Limited Service Residential Zone is to:

- (1) recognize and permit limited service residential development in areas designated as **Rural** in the Community Official Plan;
- (2) permit residential-only used as well as related and accessory uses;
- (3) regulate development in a manner that respects the rural character of the area.

In this By-law, limited service means municipal services which may normally be provided on an opened public highway will not be guaranteed including, but not limited to, snow ploughing, road grading, school busing, garbage pickup, access by emergency vehicles, sanitary sewers, or piped water supply.

18.1 USES PERMITTED

No person shall within the “LSR” 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 single detached dwelling
- a seasonal detached dwelling
- buildings, structures and uses accessory to a permitted use
- sewage disposal system

18.2 ZONE PROVISIONS

No person shall within any LSR Zone use any lot or erect or use any building or structure except in accordance with the following provisions:

PROVISIONS

Minimum lot area	4000 m2 (43,055.6 ft2)
Minimum lot frontage	60 m (98.4 ft)
Minimum front yard	7.5 m (24.6 ft)
Minimum exterior side yard	7.5 m (24.6 ft)
Minimum side yard	3 m (9.8 ft)
Minimum rear yard	7.5 m (24.6 ft)
Minimum floor area	75 m2 (807 ft2)
Maximum building height	11 m (36.1 ft)
Maximum lot coverage	15 %

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 25, 2020
TO: Committee of the Whole
FROM: Niki Dwyer, Director of Planning
**SUBJECT: BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-04-20
Part Lot 23, Concession 1 Ramsay
Ramsay Ward, Municipality of Mississippi Mills**

KNOWN AS: 0931-929-015-05002 Village of Clayton
OWNER: Jeff Jackson
AGENT: ZanderPlan Inc.

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment is to rezone parts of the property from “Development (D)” to “Rural (RU)” and “Residential First Density (R1)” while leaving the majority of the lands in the “Rural (RU)” zone in accordance with the sketch provided. The application is required as a condition of approval related to consent applications B19-004 and B19-005.

DESCRIPTION OF SUBJECT LANDS

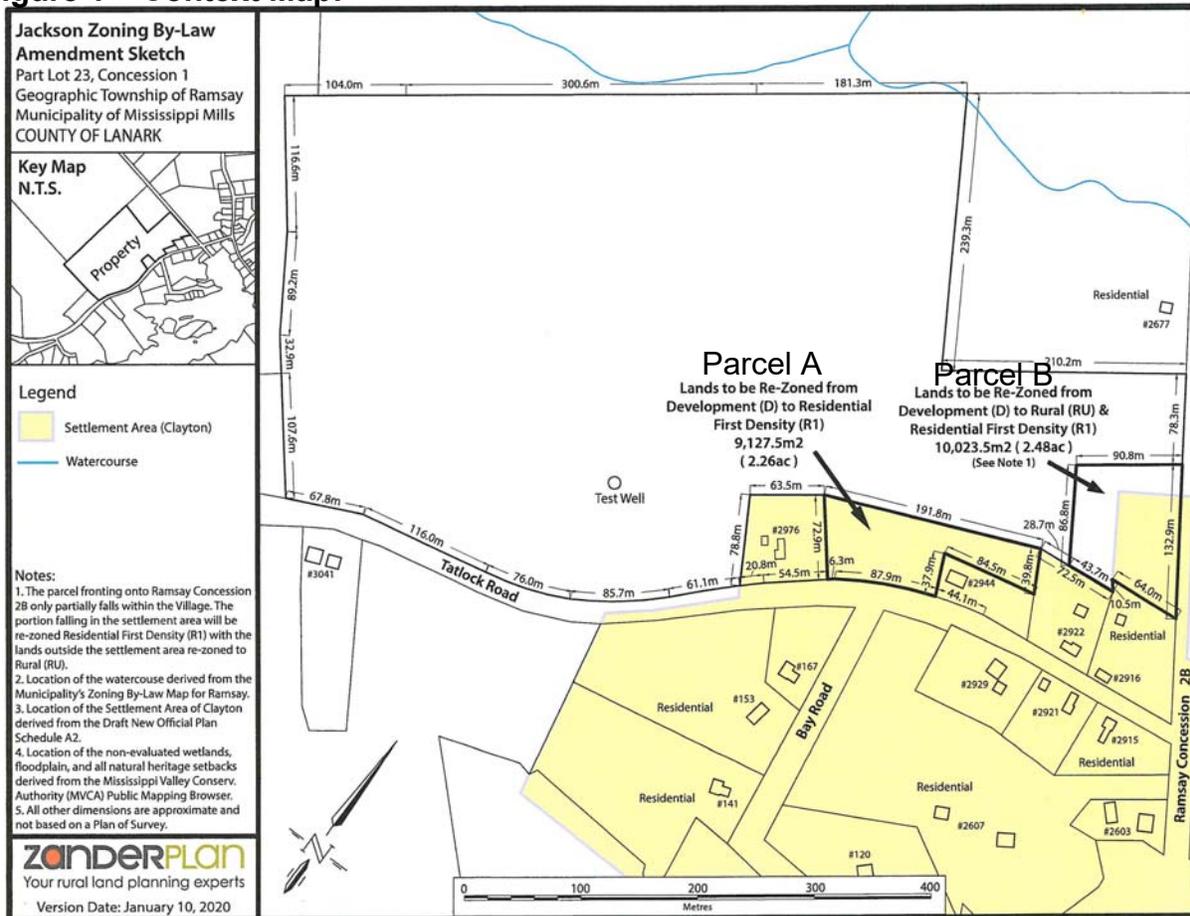
The original holding associated with the application is a former sand and gravel quarry which was decommissioned in 2018. The property was subject to an Official Plan and Zoning Amendment in 2018 to amend the designations from “Mineral Pit” (MP) to “Rural” (RU) in the Official Plan and associated designations in the Zoning Bylaw.

The property was further influenced by adjustments to the settlement boundary for the Village of Clayton, which recognized a more contiguous settlement area to allow for the rounding out of lot development in the Village.

The holding has been subject to the conditional approval of consent applications to create two new lots:

	Street Frontage	Frontage (m)	Area (ac)	Current Zoning	Proposed Zoning
Parcel A	Tatlock Road	87.9	2.26	D	R1
Parcel B	Con 2B	132.9	2.48	D	R1/RU

Figure 1 – Context Map:



SERVICING & INFRASTRUCTURE

The property falls outside of the urban settlement boundary of Almonte Ward, and thus the lands do not have access to municipal water and sanitary services. Vehicular access to Parcels A and B will be new entrances on Tatlock Road and Concession 2B respectively, while access to the parent holding will be by the original entrance to the site on Tatlock Road.

During the review of the consent application, a hydrogeological assessment of the site was received a peer reviewed with specific requirements associated with the placement and location of the wells and septic systems on the parcels levied by the Mississippi Valley Conservation Authority. To this end, there is also a requirement for the completion of a Development Agreement between the agency, Municipality and property owner in order to recognize the provisions.

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as both “Rural” and “Rural Settlement Area and Hamlet”. Both designations recognize traditional rural uses of the

land, with a notable acceptance of intensified uses within the settlement area. Both designations permit rural residential uses (ie. single detached dwellings) as well as limited auxiliary uses in accordance with provisions on the Plan.

“3.3.1 Goals and Objectives (Rural Lands):

Provide for an appropriate range of rural land uses which protect rural resources, traditional land uses, and environmental features.

3.4.1 Goals and Objectives (Rural Settlement Areas and Hamlet Lands):

Preserve the general character as well as the individual identity of each rural settlement area or villages.”

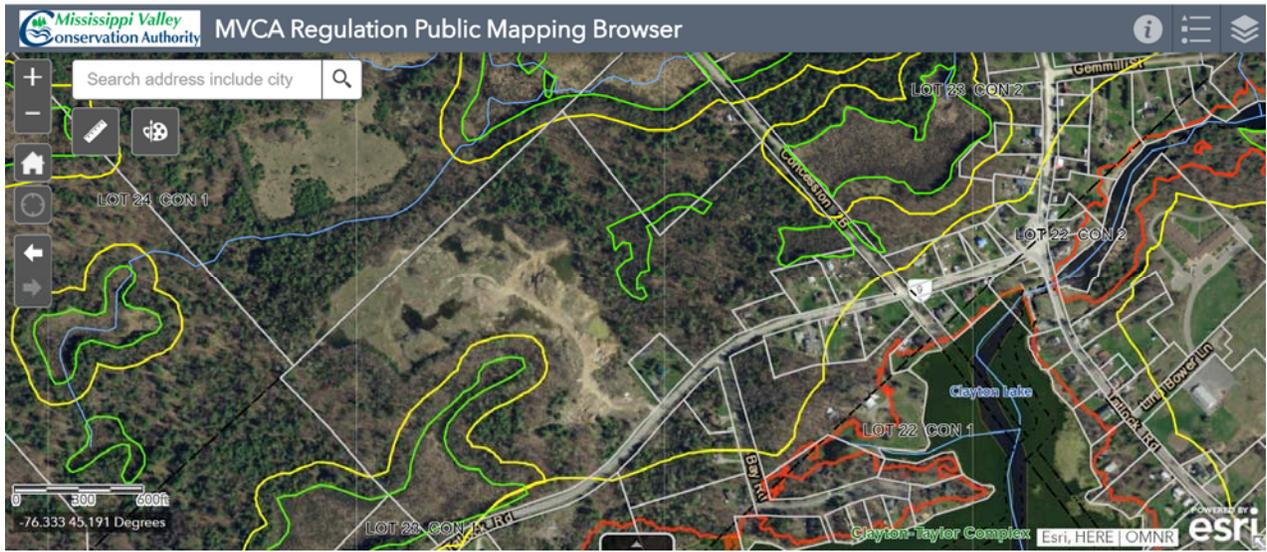
The majority of the lands associated with the new Parcels A and B are within the associated Rural Settlement Area and Hamlet designation and as a result the provisions of Policy 3.4.3 permit the additional severance of the lands subject to the following:

“2. All new development and redevelopment shall demonstrate adequate water supply and sewage disposal facilities. Only those uses which do not require large volumes of water or produce large volumes of sanitary waste shall be permitted. The Town may require a hydrogeological or other servicing study to be provided with any planning application. Such studies shall be prepared to the satisfaction of the Town and the province or its delegate.

5. Minimum lot sizes within rural settlement areas and villages shall be based on the appropriate requirements for the proposed water and sewage systems as well as site specific considerations of topography and vegetation. Generally, single detached residential lots should be a minimum of 0.4 hectares (1 acre) in size. In waterfront situations, larger minimum lot sizes will most likely be required to ensure sufficient area to accommodate the 30 metre setback from the highwater mark, shoreline buffering requirements, flood plain considerations and other environmental constraints.”

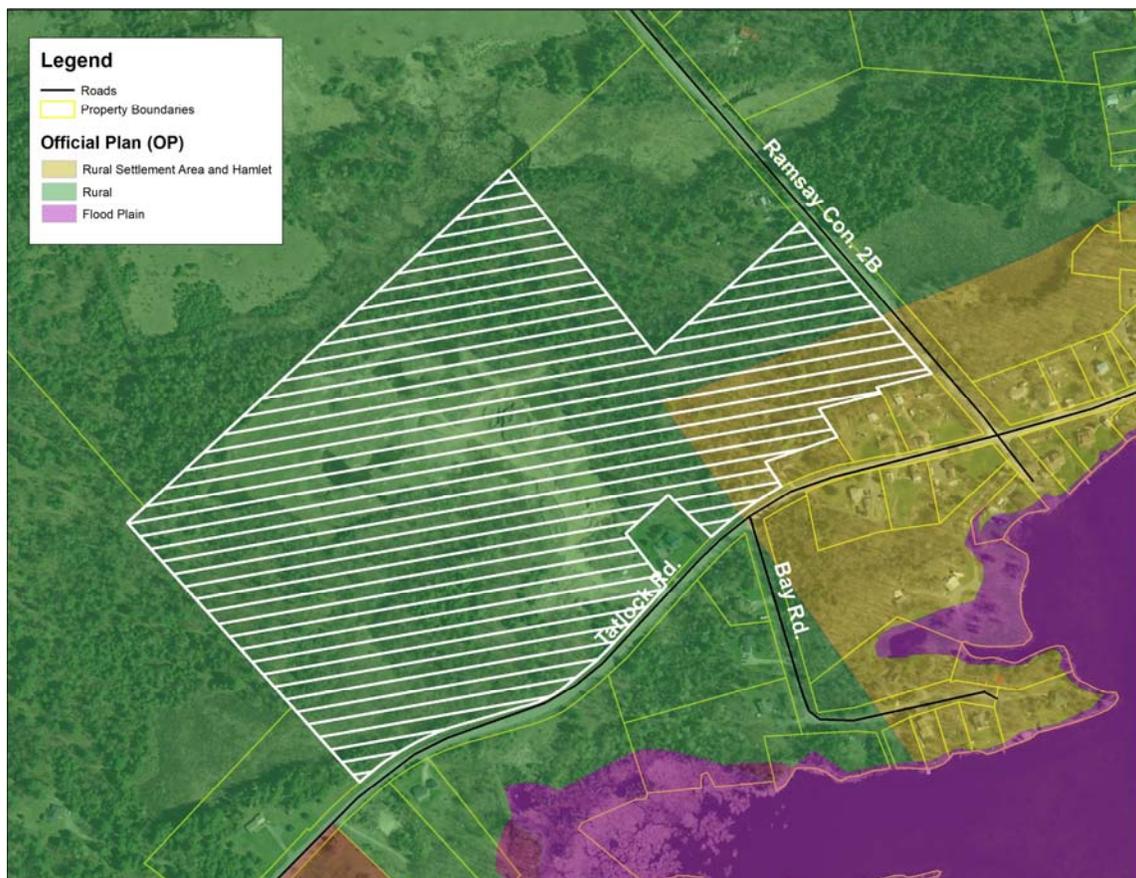
The previous consent applications included the submission of a hydrogeological assessment to determine the appropriate size and density of residential uses on the parent parcel. Notably, the consent review also revealed the presence of locally significant wetlands on Parcel B, as identified by the Conservation Authority. The implications of the wetlands and their required setbacks resulted in a modification of the proposed boundary of Parcel B to accommodate sufficient building area outside of the setback. This resulted in part of the parcel being located outside of the Settlement Area of the Village and into the rural zone. Municipal and County Planning staff were supportive of this adjustment as it allowed for the appropriate rounding out of the lot in the established development pattern of the Village (Policy 3.4.1.1) while ensuring the protection of the wetland hydrology.

Figure 2 – Wetland Mapping (MVCA):



Any future development of the lands will also be subject to Site Plan Control during which special consideration should be given to the visual impacts of the development on surrounding Village character.

Figure 2 - Community Official Plan Designation:

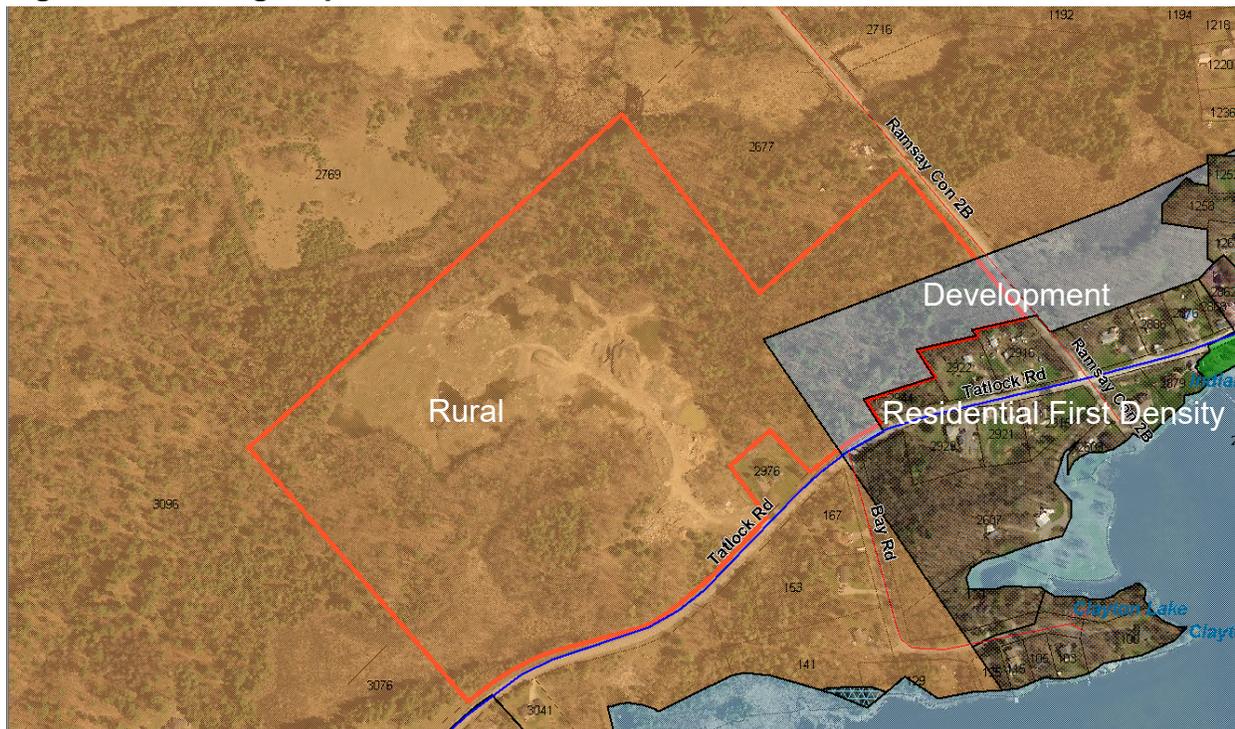


ZONING BY-LAW #11-83

The subject property is presently zoned “Rural” (RU) and “Development” (D) in the Municipality of Mississippi Mills Zoning Bylaw 11-83.

The “Development” zoning is considered to be a placeholder for the lands until a more detailed review of appropriate uses could be undertaken. The designation was applied in 2018 as part of the decommissioning of the former aggregate site and the lands have been since been subject to review through the consent processes in order to determine a supportable future use of the lands. Accordingly, it is now recommended that the two properties subject to the consent be re-zoned to R1 and R1/RU lands to permit new residential development of the site.

Figure 4 – Zoning Map:



PUBLIC COMMENTS RECEIVED:

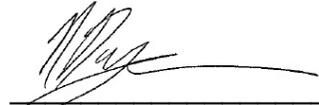
Staff circulated the application in accordance with the provisions of the Planning Act and at the time of posting the staff report have not received any comments from adjacent property owners.

Comments were received from the Mississippi Valley Conservation Authority sourcing their original comments from the consent application. The MVCA does not object to the proposed rezoning but does assert the need for the Development Agreement prior to any work on the site.

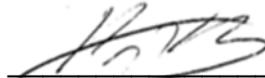
Comments indicating no objection were received from Enbridge Gas, the Public Works Department and the Parks and Recreation Department.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted,



Niki Dwyer, MCIP RPP MA BES
Director of Planning



Ken Kelly
Chief Administrative Officer

ATTACHMENTS:

Appendix A – Context Map of the Site

Appendix B – Rural (RU) and Residential First Density (R1) Provisions

APPENDIX B

SECTION 12 –RURAL (RU) ZONE

PURPOSE OF THE ZONE

The purpose of the RU – Rural Zone is to:

- (1) accommodate agricultural, forestry, non-farm residential lots by severance in areas designated **Rural** in the Community Official Plan;
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- (3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

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

12.2 ZONE PROVISIONS

No person shall within the 'RU' zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

	Rural Use	Agricultural Use	Non-Farm Residential
Lot Area, Minimum (ha)	10	40	1
Lot Frontage, Minimum (m)	150	150	45
Side Yard, Minimum (m)	15	20	6
Rear Yard, Minimum (m)	15	20	9
Front Yard, Minimum (m)	15	20	9
Exterior Side Yard, Minimum (m)	15	20	9
Maximum Height of detached dwelling (m)	11	11	11
Lot Coverage, Maximum	5%	5%	15%
Minimum Separation from accessory detached dwelling to any structure where animals are housed (m)	30	30	30
Minimum Separation between non-farm buildings and structures on lands adjacent to the Agricultural designation (m)	150	n/a	150

SECTION 13 –RESIDENTIALFIRST DENSITY(R1) ZONE

PURPOSE OF THE ZONE

The purpose of the R1 – Residential First Density Zone is to:

- (1) limit the building form to single detached dwellings in areas designated as **Residential and Rural Settlement Area & Village** in the Community Official Plan;
- (2) permit a number of other residential uses to provide additional housing choices within detached residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified by subzones, primarily for developing areas designated **Residential** in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches [*By-law #18-77*].

13.1 USES PERMITTED

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 13.2 (1) to (3);
 - (b) a maximum of 3 guest bedrooms in a **bed and breakfast**;
 - (c) a maximum of 10 residents is permitted in a **group home Type A**;
 - (d) a maximum of 10 residents is permitted in a **retirement home**, converted

accessory apartment

bed and breakfast

detached dwelling

garden suite

group home Type A

home-based business - domestic and household arts

home-based business - professional uses

park

CONDITIONAL PERMITTED USES

- (2) The following conditional use is also permitted in the R1 zone, subject to the following:
 - (a) it is located on a lot fronting on and having direct vehicular access to Main Street East or West; and
 - (b) a maximum of seven rooming units, or a maximum of one dwelling unit and six rooming units. (2) The zone provisions are set out in Tables 13.2A, 13.3A and 13.3B (3) A park is not subject to the provisions of Tables 13.2A, 13.3A and 13.3B, however, any development will be subject to the zone provisions for a detached dwelling.
- rooming house, converted**

(3) The following conditional use is also permitted in the R1 zone, subject to the following:

- (a) the use is located in residential buildings with heritage value and the unique historic characteristics of the buildings are preserved in keeping with the Municipality's heritage and design policies and guidelines.
 - (b) adequate off-street parking is provided per Section 9 – Parking, Queuing, and Loading Spacing Provisions of this Plan;
 - (c) each guest room has a minimum floor area of 25 square meters;
 - (d) signage shall be in keeping with the Municipality's heritage and design policies and guidelines;
 - (e) a minimum of 15% of the site has to be maintained as usable landscaped open space;
 - (f) the site has to be located on or within 50 m of an arterial road;
 - (g) the use is subject to Site Plan Control;
- country inn**

13.2 ZONE PROVISIONS

TABLE 13.2A - R1

Zone Provisions	No Municipal Water or Sewer	Either Municipal Water or Sewer	Municipal Water and Sewer
Lot Area, Minimum (m ²)	2000 (c)	1000 (c)	450
Lot Frontage, Minimum (m)	30	20	18
Front Yard, Minimum (m)	7.5	6	6
Side Yard, Minimum (m)	3 (d)	3 (d)	1.2 (a), (d)
Exterior Side Yard, Minimum (m)	7.5	7.5	4.5
Rear Yard, Minimum (m)	10	10	7.5
Building Height, Maximum (m)	9	9	9
Lot Coverage, Maximum	30%	30%	40%, 45%(e)
Floor Area, Minimum (m ²)	75	75	75

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 25, 2020
TO: Committee of the Whole
FROM: Niki Dwyer, Director of Planning
SUBJECT: BACKGROUND REPORT –ZONING BY-LAW AMENDMENT Z-06-20
Part Lot 27, PLAN 6262
Almonte Ward, Municipality of Mississippi Mills
KNOWN AS: 0931-030-030-09400-0000 Farm Street
OWNER: Gord Pike

PURPOSE AND EFFECT

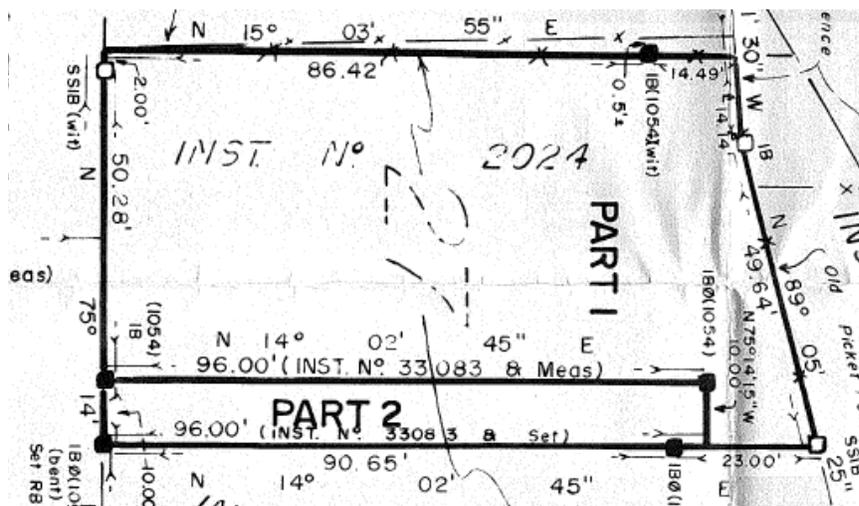
The purpose of the Zoning By-law Amendment is to rezone the property from “Downtown Commercial (C2)” to “Downtown Commercial – Special Exception (C2-x)” to permit residential uses in the form of a tri-plex, four-plex or ground floor residential development up to 50% of the gross floor area at the rear of the building in addition to the permitted commercial uses of the zone. The special exception will also recognize the following site specific provisions:

1. Minimum setback between a parking space and a habitable room window of 1.37m, where 6m is required; and
2. Minimum setback between a driveway aisle and a habitable room window of 0m, where 3.5m is required.

DESCRIPTION OF SUBJECT LANDS

The subject land is a vacant lot on the eastern side of Farm Street, located mid-block between Almonte Street and Brea Street. The lot exhibits approximately 15m of frontage on Farm Street, representing an area of approximately 604m². The property is encumbered by an easement, approximately 4.2m wide along the southern property line (Part 2). The easement provides unobstructed access to the rear yard of the property immediately adjacent to the site.

Figure 1 – Reference Plan of the Subject Lands (27R-2252):



The lands uses adjacent to the lands are mixed. Land uses on Farm Street are predominantly mixed-density residential dwellings, while properties behind the subject lands and located to the north of the site exhibit downtown commercial uses (ground floor commercial with residence above).

Figure 2 – Context Map (Image 2014):



SERVICING & INFRASTRUCTURE

The development is to be serviced by municipal water and sanitary services with connections on Farm Street. A servicing brief will be required as part of a submission for Site Plan Control, but it is not anticipated that there will be servicing constraints associated with the connection to the existing mains.

In early pre-consultation on conceptual plans for the site, ORPC indicated the need for an aggressive front yard setback of any structure from the existing above ground hydro-line. As a result, conceptual drawings accommodate a 6m setback which will be used for landscaped open space on the site.

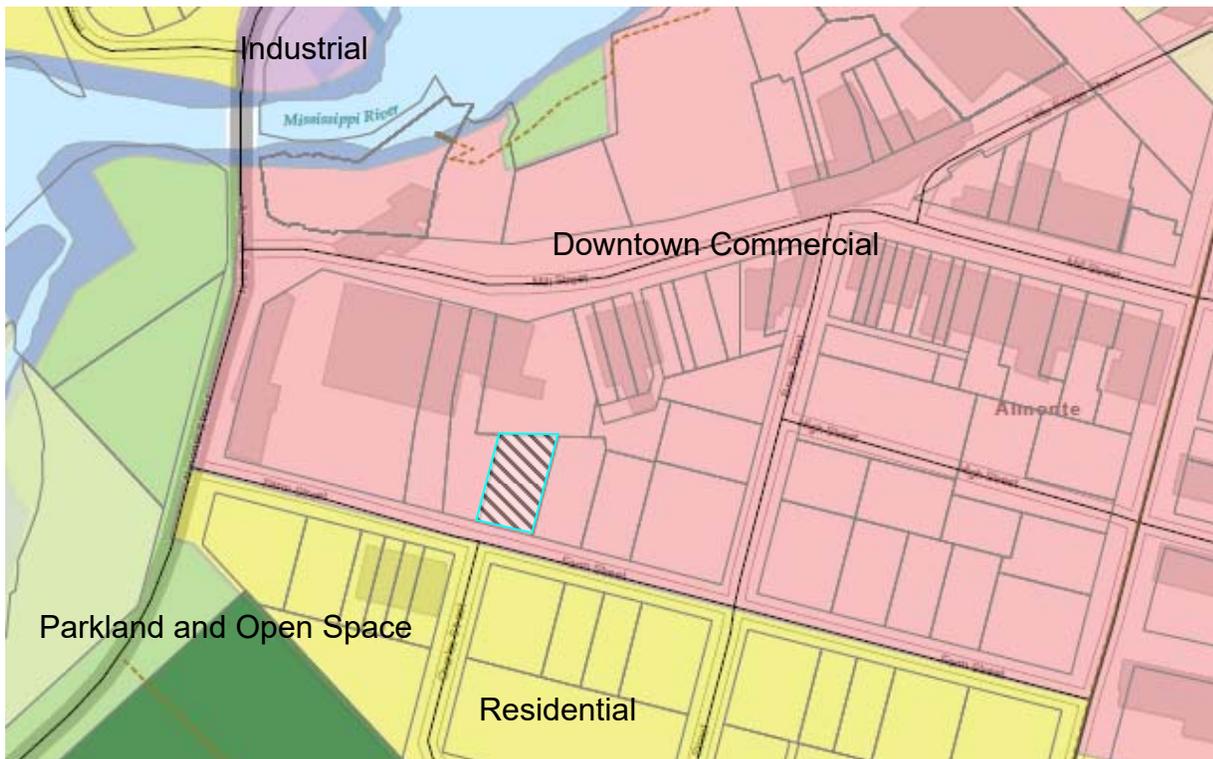
An existing driveway has been established and is anticipated to be used to service any future development.

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as “Downtown Commercial”.

“Generally, downtown commercial areas should contain a mix of commercial, residential and institutional land uses, which together make for a people-oriented, vibrant downtown core. The image of our downtown areas is based on their rich architectural heritage, visual landmarks, mix of land uses and importance to the community’s social fabric.” – Policy 3.7.2

Figure 3 – Community Official Plan Designation



Permitted uses within the “Downtown Commercial” area shall function to serve the entire Municipality and may include:

- i) *a wide variety of retail, office, service, administrative, cultural, institutional, medical and entertainment uses (service uses include hotels, restaurants, personal service establishments and financial institutions). Retail uses in the storefront of buildings shall be encouraged;*
- ii) *residential uses, in the form of apartments above or behind the principal commercial use of the building, and providing that residential uses on the ground floor do not exceed 25% of the total gross floor area of the ground floor;*
- iii) *existing residential development;*
- iv) *high density residential development, as defined in the Residential section of this Plan, subject to an amendment to the Zoning By-law and provided the goals and objectives of this Plan are satisfied; [...],*

Item iv) in the list above, specifically contemplates the uses proposed in the zoning amendment application presented to Council. In order to meet the high density threshold defined in the Residential Provisions of the COP, the subject land would need to be developed to achieve a gross density in excess of 35 units per ha. As the subject lands represent an area of approximately 0.067 ha, 3 or more residential units would be compliant with the “high density” threshold. As a result, the amendment proposed will seek to add tri-plex or fourplex style units as permitted uses in addition to the permitted commercial uses of the zone, and to recognize the potential for up to 50% of the gross floor area of the ground floor at the rear of the building to be used for residential uses.

Specific land use principals associated with new development in the downtown include the following: creating compact development in the core through infilling and intensification; new development shall conserve the heritage characteristics of the existing street in terms of profiles, massing and height; development shall maintain the established setback pattern on the street (Policy 3.7.2.2). These attributes will be assessed and reviewed at the time of Site Plan Control once a development proposal has been submitted.

The Community Official Plan also prescribes principals for the provision of parking in the Downtown Commercial area. This includes that all development will be required to provide off-street parking, which is encouraged to be located in the rear or side of the properties. Shared facilities (laneways, mixed use lots) is also encouraged and parking facilities should be linked with pedestrian walkways and buffered from adjacent uses.

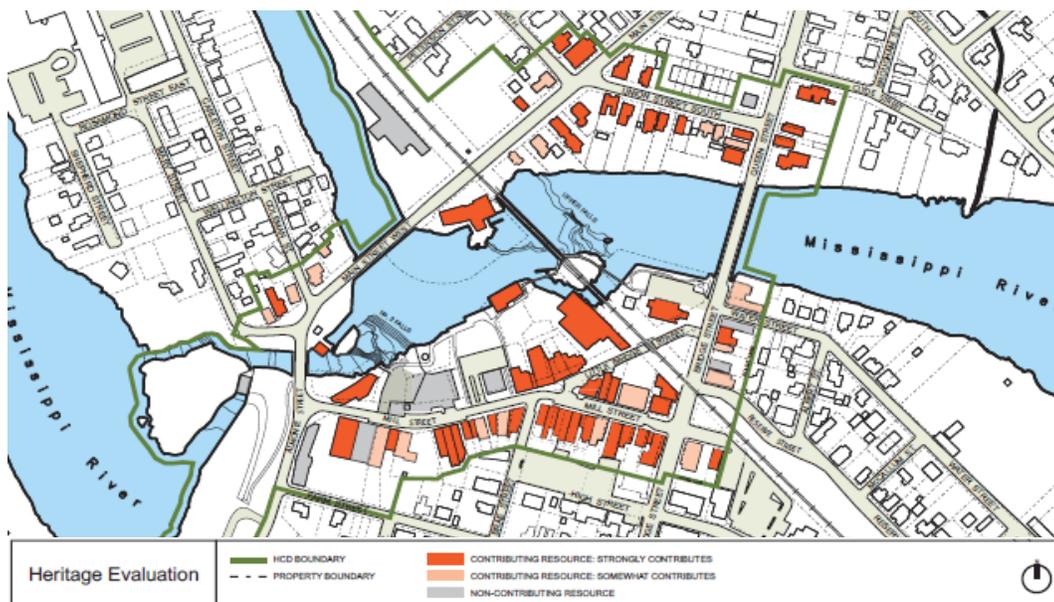
In the case of Commercial developments, cash-in-lieu of parking may be used as a means of encouraging the compact and efficient built form of downtown core spaces (Policy 3.7.2.4). It is anticipated that any commercial uses on the site will require the provision of cash-in-lieu of parking to comply with the provisions of the Zoning Bylaw. However, a strictly residential uses of the site (ie. tri-plex or four-plex) is anticipated to meet the required parking requirements without the need for cash-in-lieu of parking.

HERITAGE CONSERVATION DISTRICT:

The subject lands are also notably located on the edge of the Heritage Conservation District Boundary. As a result, there are no direct policy implications for the subject lands, however it is necessary to consider any potential impact on adjacent properties.

The rear of the property will be visible from Mill Street through the parking lot at 30 Mill Street and as a result, buffer of the rear parking lot should be considered (ie through the retention or replacement of the existing hedge). 30 Mill Street, which is presently occupied by Coady’s Car Care, is within the District but is identified as a “somewhat contributing” resource. Future infill and intensification of the site is considered to be likely.

Figure 4 – Heritage Conservation District Boundary:



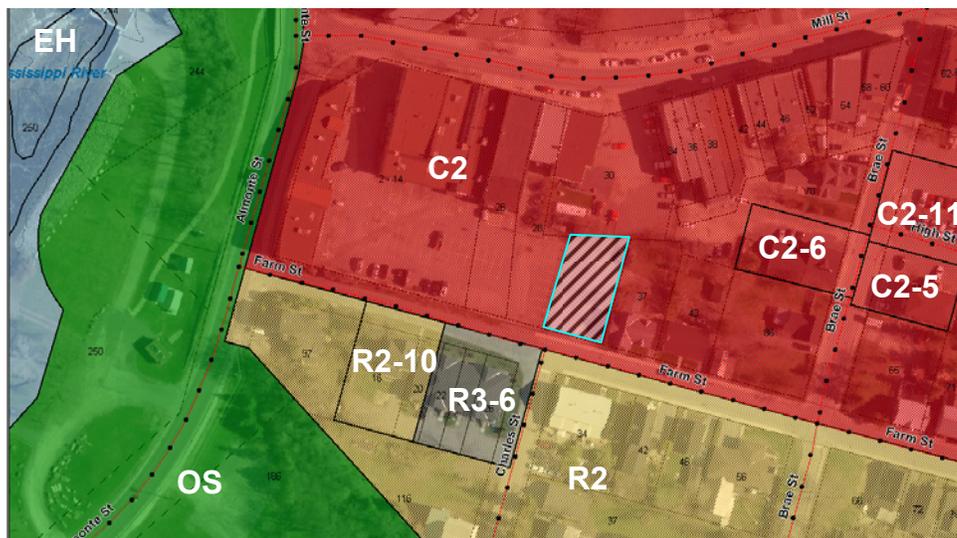
ZONING BY-LAW #11-83

The subject property is presently zoned “Downtown Commercial” (C2) in the Municipality of Mississippi Mills Zoning Bylaw 11-83. The proposed amendment will maintain the “Downtown Commercial” uses and zone provisions, but will add the following uses: “triplex”; “fourplex” and “up to 50% of the gross floor area at the rear of the building for residential uses”. The special exception will also seek relief from the provisions of Section 9.3.7(d)(ii) of the Zoning Bylaw (Parking Provisions) as follows:

1. Minimum setback between a parking space and a habitable room window of 1.37, where 6m is required; and
2. Minimum setback between a driveway aisle and a habitable room window of 0m, where 3.5m is required.

In order to maintain the massing, height and building form of the Core, it is recommended that any new development following the same setbacks prescribed in the C2 zone, rather than applying the provisions traditionally used for residential triplex and fourplex uses which exhibit a more suburban standard.

Figure 5 – Zoning By-law #11-83



PUBLIC COMMENTS RECEIVED:

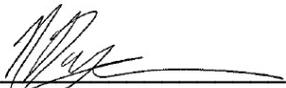
Staff circulated the application in accordance with the provisions of the Planning Act. Notice was posted on the subject property and circulated by mail to all property owners within 120m of the subject lands. Notice was also circulated to prescribed agencies and public bodies electronically.

Comments were received from Ms Tracy Julian respecting the proposals compliance with Affordable Housing policies of the Community Official Plan. A copy of the comments are included in Attachment 3.

Confirmation of no objection was received from the Director of Public Works, Mississippi Valley Conservation Authority and Enbridge Gas.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted,



Niki Dwyer, MCIP RPP MA BES
Reviewed by Director of Planning



Ken Kelly
Chief Administrative Officer

Attachments:

Appendix A – Draft Conceptual Plan

Appendix B – Downtown Commercial Zoning Provisions

Appendix C – Comments Received

Appendix B – Downtown Commercial Zoning Provisions:

SECTION 20 –DOWNTOWN COMMERCIAL (C2) ZONE

PURPOSE OF THE ZONE

The purpose of the Downtown Commercial (C2) Zone is to:

- (1) accommodate a broad range of uses including commercial, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated **Downtown Commercial** in the Community Official Plan;
- (2) foster and promote compact, mixed-use pedestrian-oriented development;
- (3) recognize the area’s rich architectural heritage, visual landmarks, mix of land uses and importance to the community’s social fabric;
- (4) impose development standards that will promote intensification while ensuring that the street continuity, scale and character is maintained, and that the uses are compatible and complement the surrounding land uses.

20.1 USES PERMITTED

No person shall within the C2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses and provided it is serviced by municipal water supply and sanitary sewers.

- (a) Residential Uses
- A dwelling unit or units in the form of apartments in the upper storeys of a non-residential building or to the rear of a non-residential store front use.

- (b) Non-Residential Uses

amusement centre	museum
animal care	nightclub
animal clinic	office
artist studio	outdoor commercial patio
assembly hall	parking lot
bakery	personal service business
bank	place of assembly
bank machine	place of worship
bar	post office
bed and breakfast	public and private parks
catering establishment	recreational and athletic facility
cinema	restaurant
club, commercial	retail food store
commercial use	retail store
community centre	service and repair shop
convenience store	theatre
day nursery	
drive-through facility	
dry cleaner’s distribution station	
home-based business – Professional Use	
home-based business – Domestic and household arts	
hotel	
institution	
medical facility	

20.2 ZONE PROVISIONS

(1) No person shall within any C2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

TABLE 20.2 C2 ZONE PROVISIONS

Provisions	Permitted
Lot Area, Minimum (m ²)	Nil
Lot Frontage, Minimum (m)	Nil
Front Yard, Minimum (m)	Nil
Rear Yard, Minimum (m)	Nil
where the yard abuts a lot line in residential zone	3
Side Yard, Minimum (m)	Nil
where the yard abuts a lot in a residential zone	3
Exterior Side Yard, Minimum (m)	12
Maximum Height (m)	14

Appendix C – Comments Received:

Email Dated March 13, 2020.

Please accept this as my written objection to The Zoning By-law Amendment application which concerns the property known municipally as 0931-030-030-09400-0000 (Farm Street); Almonte Ward, Municipality of Mississippi Mills.

These are my objections:

- 1) There has been no information given as to what the purchase price and or the rental price of these potential units will be. How can a rezoning decision be made regarding new developments when there is no regard to whether they will be part of our 25 percent Affordable Housing target in the Community Official Plan of Mississippi Mills without this information?
- 2) There has been no data provided that shows whether or not these units within our region of Lanark County conform to either the Provincial Policy statement or the Community Official Plan of Mississippi Mills in regards to the definition of Affordability.
- 3) There has been no data provided which shows what the Affordable housing thresholds are for both owner occupied and rental accommodations and what they should be. Although in a previous background report submitted by staff a figure of 323,700 was given as an Affordable Housing purchase price threshold there is no indication as to whether this figure will be used in this case.
- 4) There has been no data provided which shows that in constructing these new units that the Municipality has attempted to have 25 percent of all new residential construction Affordable as defined by the Provincial Policy Statement either in the given year or by a 3 year average.

Thank you,

Tracy Julian

Mississippi Mills

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: June 25, 2020
TO: Committee of the Whole
FROM: Niki Dwyer, Director of Planning
SUBJECT: **BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-05-20
Lot 8, Concession 11
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 1029 12th Concession South Pakenham**
OWNER: Robert Armstrong

BACKGROUND

In Fall 2019, a surplus-farm dwelling consent application – B19/055– was submitted to the Lanark County and the Municipality of Mississippi Mills for the property known municipally as 1029 12th Concession South Pakenham. The surplus dwelling severance request was for ±1.77ha (4.37ac). The proposed lot would be located along the parent property’s southwestern lot line. The County provisionally approved the request in December 2019, with a requirement that the landowners fulfil conditions set by the Municipality, one of which is to amend the zoning of the now vacant agricultural parcel to prohibit the construction of a dwelling. The associated Community Official Plan policy (Section 3.2.7) states the following:

The [Municipality] shall impose a condition on the severance of the surplus farm dwelling which shall require a zoning by-law amendment prohibiting the construction of a new residential dwelling on the farm land parcel rendered vacant as a result of the severance.

Consequently, the zoning of the property must be amended from “Agricultural (A)” to “Agricultural – Special Exception (A-x)” to prohibit residential uses on the retained lands and reduce the minimum required lot area, and “Agricultural – Special Exception (A-x)” and reduce the frontage of the severed lands from 45m to 10m.

PURPOSE AND EFFECT

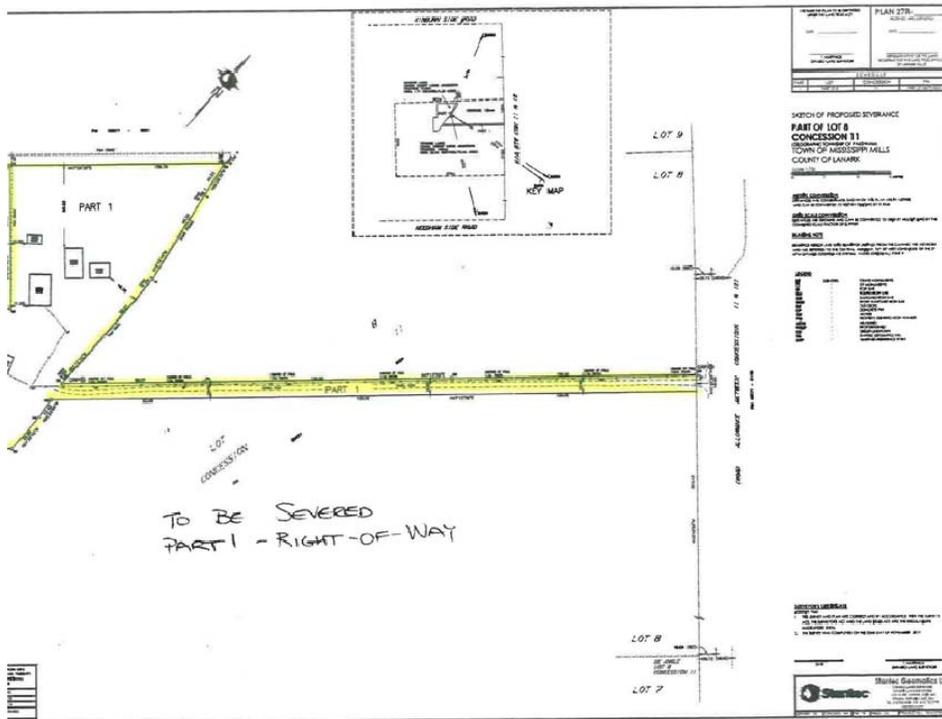
The purpose and intent of the Zoning By-law Amendment is to change the zoning from “Agriculture” (A) to “Agriculture Special Exception” (A-x) to fulfil a condition for the severance of a surplus farm-dwelling property. As per the Community Official Plan, the rezoned property – vacant agricultural land – would not be permitted to have a new dwelling constructed on it. The amendment would also address the existing lot size deficiency to legally permit an agricultural use.

DESCRIPTION OF PROPERTY & SURROUNDING LAND USES

The subject lands are located in Pakenham Ward, approximately 1.2 km west of the municipal boundary. The lands are ±31.08 ha (76.8 ac) in size with ±458 m (1502.6 ft) of frontage along

12th Concession South Pakenham. The lands are used for agriculture and a farm house, six barn buildings and a detached garage are located on the subject lands. The immediate surrounding character is predominantly agricultural, with associated farm dwellings and farming operations. The location of the subject lands within the Municipality is depicted in the following sketch:

Figure 1 – Severance Sketch (provided by the applicant)



SERVICING & INFRASTRUCTURE

The severance will separate the existing farm dwelling from its parent property. It will maintain the existing private well and septic, the principal dwelling and outbuildings. Consequently, the retained property will not be serviced, with no proposed servicing as part of the application. The retained lot will maintain frontage and access from 12th Concession South Pakenham, a municipal owned and maintained road. The severed lot will have 10 m of road frontage along 12th Concession South Pakenham, which is short of the required 45 m (147.64 ft) for non-farm residential properties within the “Agricultural” (A) Zone. Therefore, Staff required that the owner submit a zoning amendment application to reduce the minimum requirement for road frontage from 45 m to 10m as a condition of approval. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMUNITY OFFICIAL PLAN (COP)

Both the retained and severed properties are, and will continue to be, designated as “Agriculture” under the Community Official Plan. Permitted uses include agriculture, agriculturally related businesses, forestry, a residential dwelling, and home-based businesses.

ZONING BY-LAW #11-83

The subject lands are presently zoned “Agriculture (A)” within the Comprehensive Zoning By-law #11-83. As required by consent application B19/055, the vacant farm property must be rezoned from “Agricultural (A)” to “Agricultural – Special Exception (A-x)” to prohibit residential uses on the retained lands and reduce the minimum required lot area, and “Agricultural – Special Exception (A-x)” and reduce the frontage of the severed lands from 40m to 10m.

11.3 Special Provisions

11.3.X (Retained Lands) Notwithstanding their ‘A’ Zoning designation, on those lands delineated as ‘A-x’ on Schedule ‘A’ to this By-law, may be used in compliance with the A zone provisions contained in this by-law, excepting however, that:

- i) all residential uses are prohibited; and
- ii) the minimum lot area may be 31.08ha

11.3.X (Severed Lands) Notwithstanding their ‘A’ Zoning designation, on those lands delineated as ‘A-x’ on Schedule ‘A’ to this By-law, may be used in compliance with the A zone provisions contained in this by-law, excepting however, that:

- i) the minimum lot frontage may be 10m.

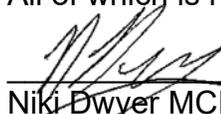
PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act and at the time of posting the staff report have not received any comments from adjacent property owners.

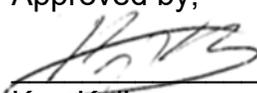
No agency comments were received at the time of preparation of this report.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted by,


 Niki Dwyer MCIP RPP MA BES
 Director of Planning

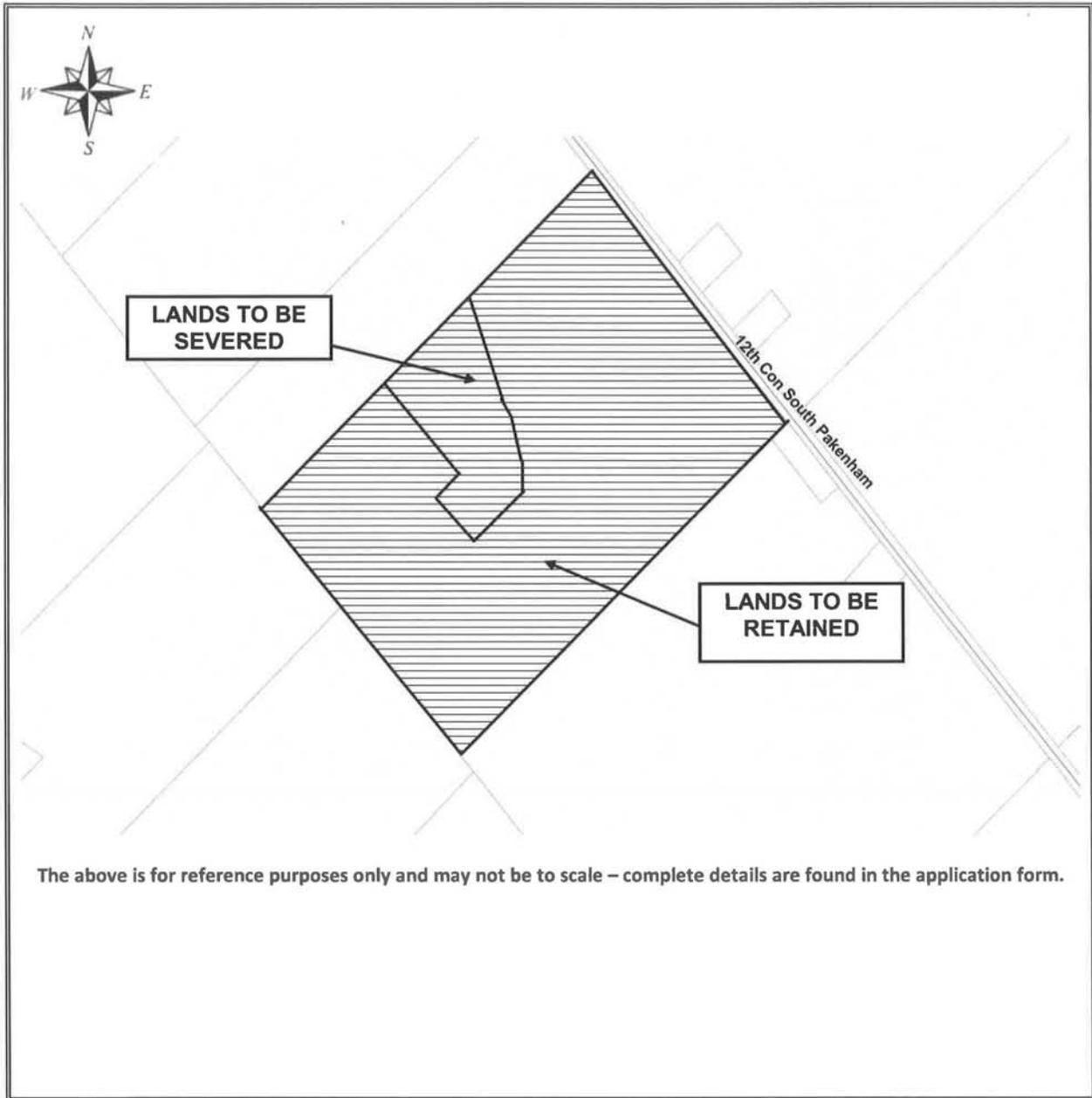
Approved by,


 Ken Kelly
 Acting Chief Administrative Officer

ATTACHMENTS:

- Attachment A – Location Map
- Attachment B – Property Sketch

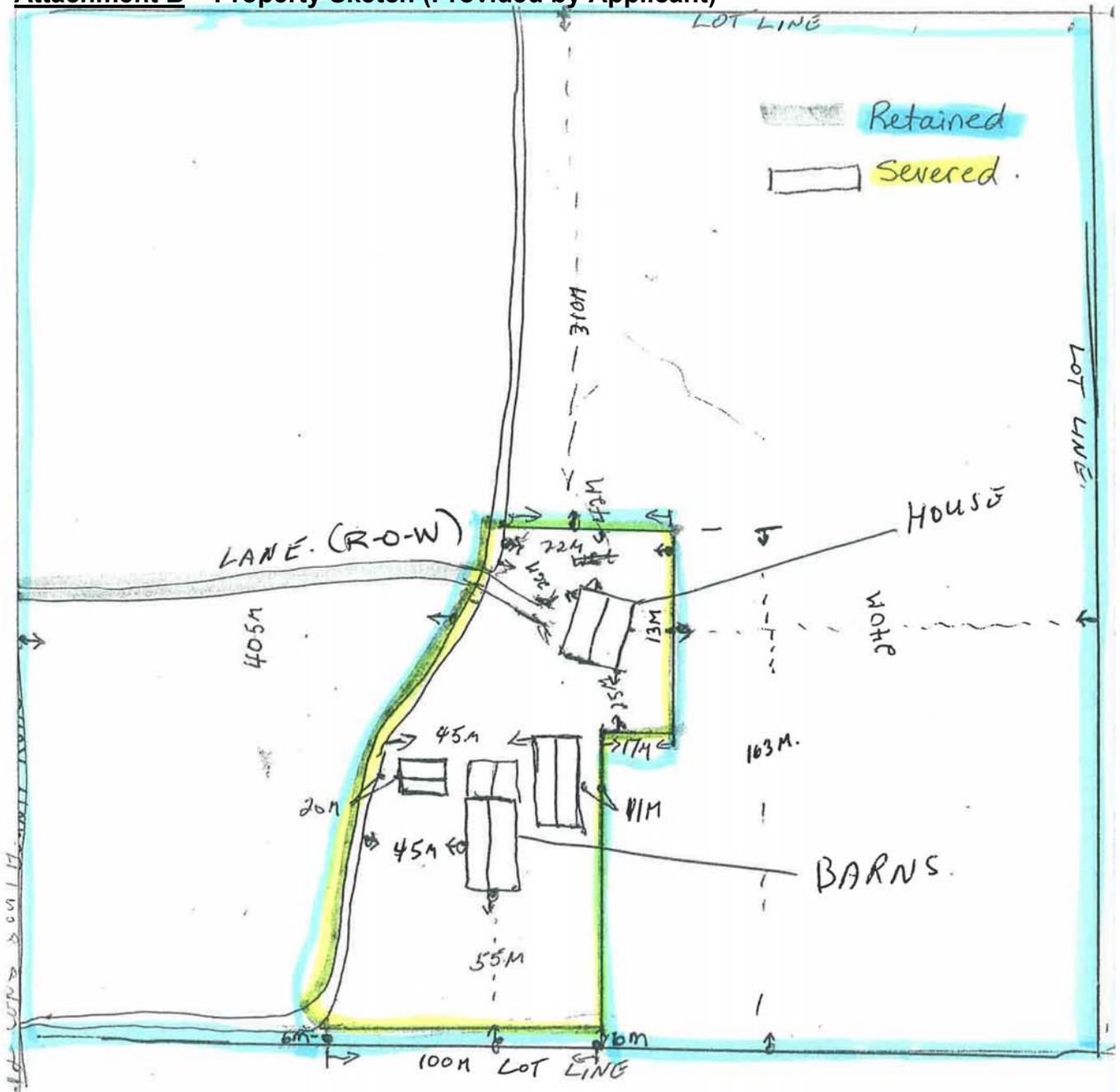
Attachment A – Location Map



Landowner: Robert L. Armstrong
File No.: B19/055
Subject Land: Pt. Lot 8, Con. 11, geographic Township of Pakenham in Mississippi Mills

**APPLICATION FOR
CONSENT**
"Sketch Only"
Prepared by Lanark County
Planning Dept.
NOT A LEGAL SURVEY

Attachment B – Property Sketch (Provided by Applicant)



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 25, 2020

TO: Committee of the Whole

FROM: Niki Dwyer, Director of Planning

**SUBJECT: BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-07-20
West Part Lot 6, Concession 9
Ramsay Ward, Municipality of Mississippi Mills**

KNOWN AS: 6556 County Road 29 South
OWNER: 1496381 Ontario Inc.
APPLICANT: Paul Schnittker

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment is to rezone the property from “Community Facility” (I) to “Agriculture” (A) for the purpose of recognizing a future use consistent with the agricultural policies. The application relates to a proposed purchase of the lands, wherein the prospective buying intends to construct a residence on the property and accessory outbuildings for the purpose of farming the land. No specific details regarding the type of farming operation or locations of the structures has been provided, however the applicant has indicated that they are satisfied that the uses permitted in the “Agricultural” zone would encompass the scope of their future endeavours.

DESCRIPTION OF SUBJECT LANDS

The subject lands represent part of the area of Lot 6, Concession 9 in Ramsay Ward. The property is approximately 8ha and exhibits 100m of frontage on County Road 29 South, a County owned and maintained road. An existing driveway services the property.

The property was formerly owned by the Department of National Defence and was operated as a telecommunications centre (primarily a radio tower) and was possibly used as a Royal Canadian Mounted Police training facility. As a result, the lands still carry the “Community Facility” (I) zoning designation permissive of the former uses.

The property was divested by DND in 2017 to the current property owner and has sat in a vacant state since that time. The owner has been attempting to sell the property for the past two years but has been unsuccessful in securing a buyer. The Planning Department has received numerous inquiries from prospective purchasers regarding

potential uses of the site, all of which would require a re-zoning and in many cases would also require an Official Plan Amendment.

Figure 1 - Context Map:



The property is adjacent to several large agricultural operations and is located within the heart of the Agricultural Area identified in the Community Official Plan. Some smaller rural residential lots are also within proximity to the site and the southern property line of the subject land is encumbered by a tributary to the Mississippi River.

SERVICING & INFRASTRUCTURE

The property falls outside of the urban settlement boundary of Almonte Ward, and thus the lands do not have access to municipal water and sanitary services. Any new development of the site will require the approval of well and septic systems on the property subject to the approval of the local Health Unit.

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as “Agricultural”, “Flood Plain” and “Provincially Significant Wetland”. As a result, the permitted uses of the land are restricted to agricultural and on-farm diversified uses.

3.2.1 Goal and Objectives

It is a goal of this Plan to:

Protect agricultural resources for agricultural use.

More specifically, Agricultural Uses defined by the Official Plan may include the following:

“...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;” – Policy 3.2.2(i)

Agriculture related, and on-farm diversified uses may also include the following:

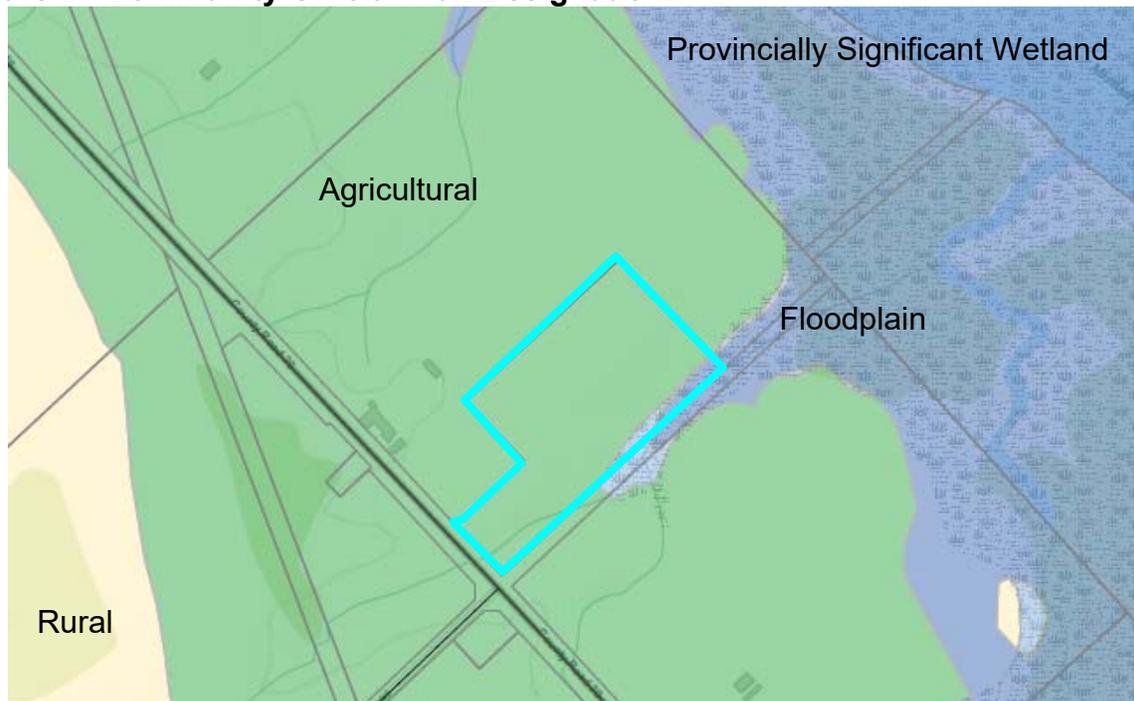
“(ii)... farm implement dealers, feed mill or seed cleaning plants, livestock assembly points, grain drying, animal husbandry services, storage for farm produce, abattoirs, custom machinery operators, or similar agri-businesses...

(iii) ... farm gate retailing, home-based businesses (Section 3.6.11 of the Plan), agriculturally related tourist commercial uses, such as farm vacations and pick-your-own operations, value-added packing and processing of primary agricultural products, agricultural education enterprises and similar activities which are secondary and incidental to the farming operation...

(vii) residential dwellings which are accessory to an agricultural use, including additional dwellings for farm help or retiring farmers

(viii) non-farm residential dwellings and accessory uses” – Policy 3.2.2

Figure 2 - Community Official Plan Designation:

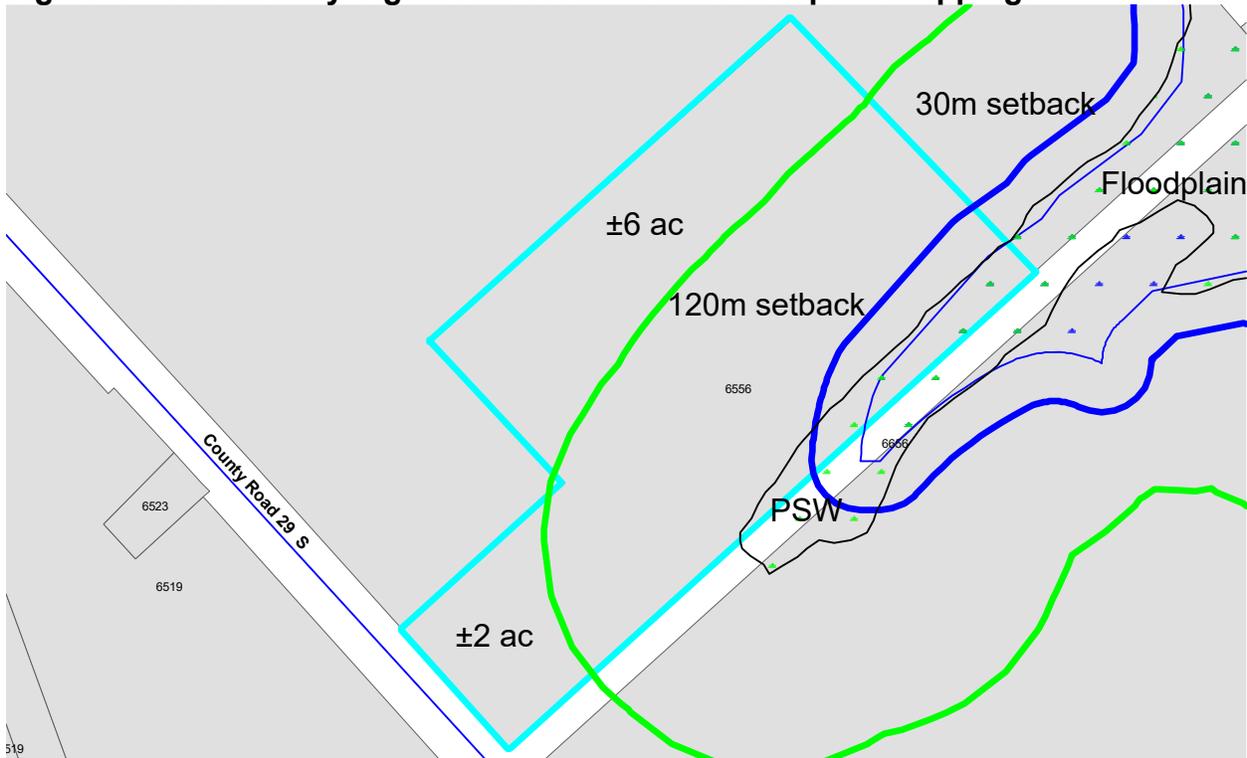


More specific Agricultural land use policies establish that all new construction or changes of use must be subject to the Minimum Distance Separation (MDS) calculations (Policy 3.2.3.1). The Plan also acknowledges that there may be pockets of land within the “Agricultural” designation which are of lower yield for traditional agricultural uses due to their size, shape, topography, soil and other characteristics however that fact may not be used to constitute an amendment to permit non-agricultural related uses (Policy 3.2.3.3). Rather, these lands will be prioritized for other agricultural uses, which may include agricultural commercial or agricultural industrial uses as prescribed in Policy 3.2.6.

As a portion of the subject lands are also identified as “Provincially Significant Wetland” and “Floodplain” the provisions of Policies 3.1.2.1 and 3.1.3.1 apply respectively. In general, no development or redevelopment would be permitted within 120m of the “Provincially Significant Wetland” and within 30m of the Highwater Mark unless such development can demonstrate no negative impacts on the natural features and ecological functions of the systems. Any development will also be required to obtain permits from the Mississippi Valley Conservation Authority prior to construction.

In both cases, there appears to be sufficient area outside of the prescribed setbacks to consider a potential building envelope.

Figure 3 – Provincially Significant Wetland and Floodplain Mapping:

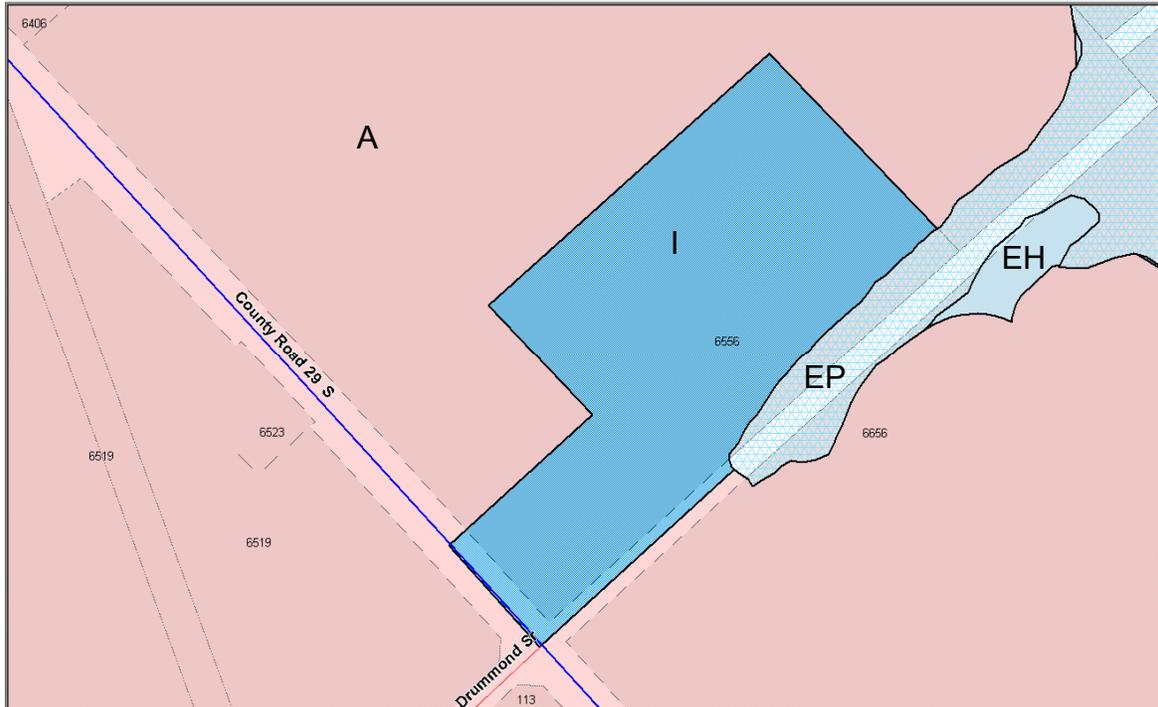


ZONING BY-LAW #11-83

The subject property is presently zoned “Community Facility” (I) in the Municipality of Mississippi Mills Zoning Bylaw 11-83.

The purpose of the current zone is to permit a limited range of public institutions and services. The intent is to centrally locate such uses in the settlement areas and scale them appropriately to the adjacent land uses. The “Community Facility” Zone is not compliant with the permitted uses of the “Agricultural” designation in the Community Official Plan, however it is nonetheless considered to be the applicable land use on the property.

Figure 4 – Zoning Map:



A small portion of the subject land is also designated “Environmental Protection” in recognition of the Provincially Significant Wetland recognized by the Official Plan. Development of structures not related to conservation within the EP lands is prohibited in the Zoning Bylaw.

PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act and at the time of posting the staff report have not received any comments from adjacent property owners.

Comments were received from the Enbridge Gas, Parks and Recreation and Public Works indicating that the agencies had no objections to the proposal.

No comments were received from the County of Lanark Public Works Department.

Mississippi Valley Conservation Authority provided initial comments indicating that the site is entirely covered in marine clay which is potentially unstable.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted,



Niki Dwyer, MCIP RPP MA BES
Director of Planning



Ken Kelly
Chief Administrative Officer

ATTACHMENTS:

Appendix A – Context Map
Appendix B – Agricultural Zone Provisions

APPENDIX A

Context Map



APPENDIX B

SECTION 11 –AGRICULTURAL (A) ZONE

PURPOSE OF THE ZONE

The purpose of the A – Agricultural Zone is to:

- (1) recognize and permit agricultural uses in areas designated **Agricultural** in the Community Official Plan;
- (2) restrict the range of uses to agricultural, forestry and related accessory uses in order to preserve these prime agricultural areas from loss to other uses; and
- (3) regulate uses in a manner that respects the character of the area and minimizes land use conflicts.

11.1 USES PERMITTED

No person shall within the “A” 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 accessory to an agricultural use
- a non-farm detached dwelling in accordance with Section 7.1.3
- a group home type A within a non-farm detached dwelling
- garden suite
- accessory apartment [*By-law #17-61*]

(b) Non-Residential Uses

- agricultural use
- agricultural use, specialized
- bed and breakfast
- conservation area
- dairy
- equestrian establishment
- forestry operation
- home-based business - professional use
- home-based business - rural business
- home-based business - farm vacation
- pit, Class A
- sugarbush

11.2 ZONE PROVISIONS

No person shall within the “A” zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

	Agricultural	Non-Farm Residential
Lot Area, Minimum (ha)	40	0.4
Lot Frontage, Minimum (m)	150	45
Side Yard, Minimum (m)	20	6
Rear Yard, Minimum (m)	20	9
Front Yard, Minimum (m)	20	9
Exterior Side Yard, Minimum (m)	20	9
Maximum Height of detached dwelling (m)	11	11
Lot Coverage, Maximum	5%	15%
Minimum Separation from an accessory detached dwelling to any structure where animals are housed (m)	30	30

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 25, 2020

TO: Committee of the Whole

FROM: Niki Dwyer, Director of Planning

SUBJECT: **BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-08-20**
West Part Lot 10, Concession 11 Pakenham
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 0931-946-025-06900-0000

OWNER: Steve and Patricia Burgess

BACKGROUND

The applicants, Steve and Patricia Burgess filed consent application B19/038 in Spring 2019. The purpose of the severance application was to create a 1ha residential parcel from the original parent parcel, leaving approximately 34 ha of land for agricultural purposes. The severed land is proposed to have 30m of frontage on Blakeney road, a County owned and maintained road. The zoning amendment application was required by the Municipality as a condition of the severance approval in order to recognize a residential use of the property.

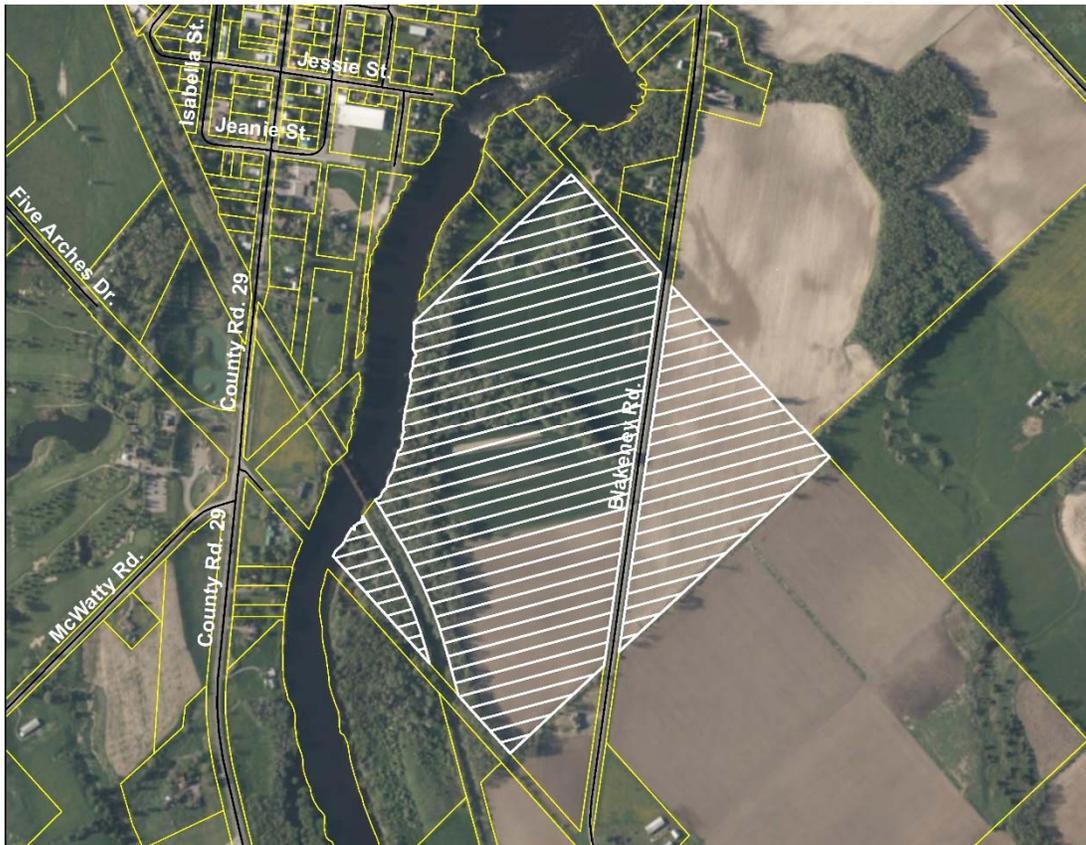
PURPOSE AND EFFECT

The purpose and intent of the Zoning By-law Amendment is to change the zoning from “Development” (D) to “Residential First Density” (R1), to fulfil a condition for the severance and recognize the land for a residential use. The Community Official Plan designates the land as “Residential” and is not subject to amendment. The subject land is located within the Settlement Boundary of the Village of Pakenham.

DESCRIPTION OF SUBJECT LANDS

The subject lands are located partially within the Village of Pakenham, approximately 1.8 km (5,905 ft) southwest of the municipal boundary. The lands are ±34.98 ha (86.44 ac) in size with ±630.4 m (2068.2 ft) frontage along Blakeney Road. The lands are used for agriculture and two barns and a shed are located on the subject lands. The location of the subject lands within the Municipality is depicted in the following Aerial Photo:

Figure 1 – Aerial Photo (2017):



SERVICING & INFRASTRUCTURE

The severed lands will be serviced by private well and septic and the retained lands are to remain unserviced. Future driveway access will be along Blakeney Road, a County owned and maintained road. Staff do not foresee any municipal infrastructure changes resulting from the proposed severances.

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as “Residential”.

3.3.1 Goal and Objectives

It is a goal of this Plan to:

Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.

Generally, “Residential” lands shall be predominantly used for low and medium density uses and accessory uses (Policy 3.6.2). The Municipality has established housing mix targets of 70% low density based on a gross density 15 units per ha threshold (6 units per acre). These targets are primarily intended to be applied in Almonte Ward where

Municipal services can support more intensified development. As a result, the net density of the Village of Pakenham represents approximately 1.04 units per ha.

Policy 3.6.7 establishes that the Municipality shall:

“...give priority to the infilling of existing residential areas as a means of efficiently meeting anticipated housing demands. Infilling shall be considered small scale residential development within existing residential neighbourhoods involving the creation of new residential lots or the development/redevelopment of existing lots”.

All infilling development may be subject to site plan control and shall be required to meet the specific design policies found in Policy 4.2.2 of the Community Official Plan.

In cases where residentially designated lands within the settlement areas of Almonte and Pakenham abut agriculturally designated lands, a minimum 30m setback between any new dwelling and the boundary of the Agriculture designation must be maintained (Policy 3.6.16).

This proposed development will be subject to further review to ensure that the design of the dwelling conforms to the character of the neighbourhood, the placement meets the 30m Agricultural setback and complies with the setbacks of the Zoning Bylaw but in general, the proposed new use of the land meets the intents of the Community Official Plan.

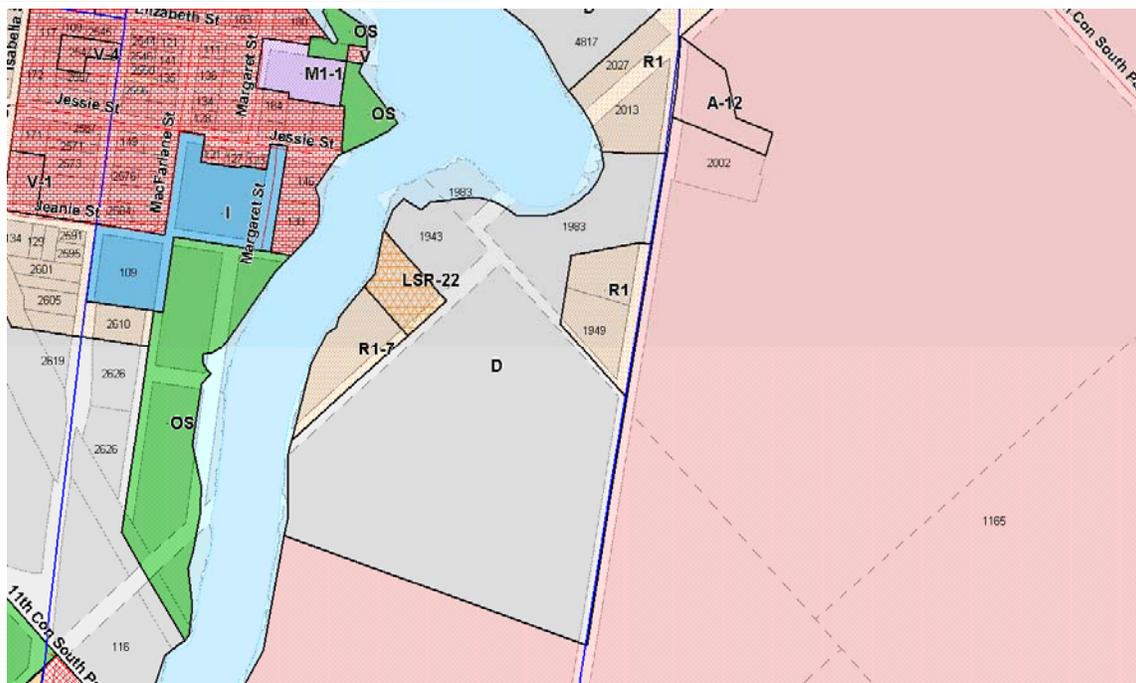
Figure 2 – Official Plan Designation:



ZONING BY-LAW #11-83

The subject lands are presently zoned “Development (D)” and “Agricultural” (A) within the Comprehensive Zoning By-law #11-83.

Figure 3 – Zoning Bylaw Schedule:



As required by consent application B19/038, the severed lands will be zoned “Residential First Density” (R1) while the retained lands will continue to be zoned “Development” (D) and “Agricultural” (A). No special provisions are required to recognize a single detached dwelling as the development form on the property.

PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act and at the time of posting the staff report have not received any comments from adjacent property owners.

No agency comments were received at the time of preparation of this report.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted by,

Approved by,

Niki Dwyer MCIP RPP MA BES
Director of Planning

Ken Kelly
Chief Administrative Officer

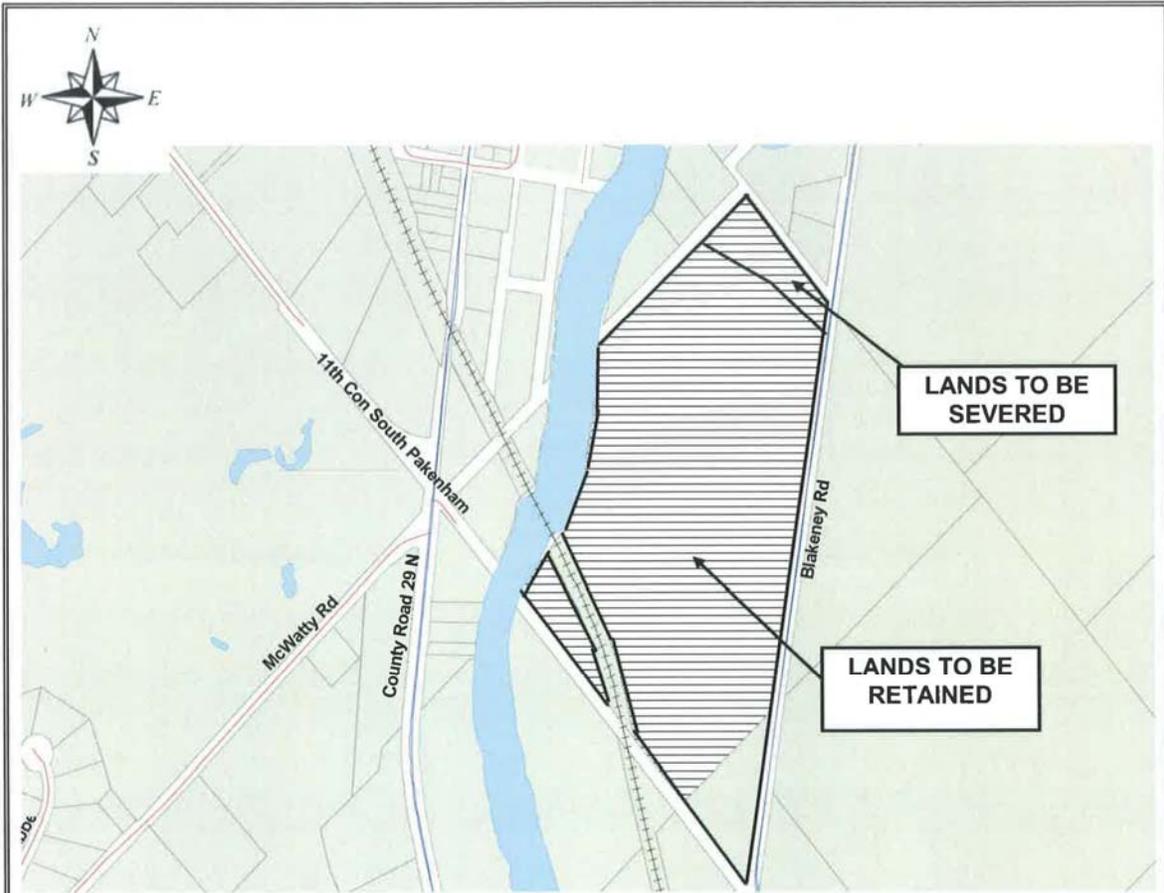
ATTACHMENTS:

Appendix A – Location Map

Appendix B – Property Sketch

Appendix C – Residential First Density (R1) Provisions

Appendix A – Context Map (Provided by County of Lanark)



The above is for reference purposes only and may not be to scale – complete details are found in the application form.

Landowner: Steven and Patricia Burgess
File No.: B19/038
Subject Land: W. Pt. Lot 10, Con. 11, geographic Township of Pakenham in the Municipality of Mississippi Mills

**APPLICATION FOR
CONSENT**
"Sketch Only"
Prepared by Lanark County
Planning Dept.
NOT A LEGAL SURVEY

Appendix B – Property Sketch

Proposed Severance
Roll: 0931-946-0250-69000
West Part Lot 10, Concession 11 Pakenham
Pakenham Ward, Municipality of Mississippi Mills



Appendix C – Residential First Density (R1) Zone Provisions

SECTION 13 –RESIDENTIALFIRST DENSITY(R1) ZONE

PURPOSE OF THE ZONE

The purpose of the R1 – Residential First Density Zone is to:

- (1) limit the building form to single detached dwellings in areas designated as **Residential and Rural Settlement Area & Village** in the Community Official Plan;
- (2) permit a number of other residential uses to provide additional housing choices within detached residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified by subzones, primarily for developing areas designated **Residential** in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches [*By-law #18-77*].

13.1 USES PERMITTED

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 13.2 (1) to (3);
 - (b) a maximum of 3 guest bedrooms in a **bed and breakfast**;
 - (c) a maximum of 10 residents is permitted in a **group home Type A**;
 - (d) a maximum of 10 residents is permitted in a **retirement home**, converted

accessory apartment

bed and breakfast

detached dwelling

garden suite

group home Type A

home-based business - domestic and household arts

home-based business - professional uses

park

CONDITIONAL PERMITTED USES

- (2) The following conditional use is also permitted in the R1 zone, subject to the following:
 - (a) it is located on a lot fronting on and having direct vehicular access to Main Street East or West; and
 - (b) a maximum of seven rooming units, or a maximum of one dwelling unit and six rooming units. (2) The zone provisions are set out in Tables 13.2A, 13.3A and 13.3B (3) A park is not subject to the provisions of Tables 13.2A, 13.3A and 13.3B, however, any development will be subject to the zone provisions for a

detached dwelling.
rooming house, converted

(3) The following conditional use is also permitted in the R1 zone, subject to the following:

- (a) the use is located in residential buildings with heritage value and the unique historic characteristics of the buildings are preserved in keeping with the Municipality's heritage and design policies and guidelines.
 - (b) adequate off-street parking is provided per Section 9 – Parking, Queuing, and Loading Spacing Provisions of this Plan;
 - (c) each guest room has a minimum floor area of 25 square meters;
 - (d) signage shall be in keeping with the Municipality's heritage and design policies and guidelines;
 - (e) a minimum of 15% of the site has to be maintained as usable landscaped open space;
 - (f) the site has to be located on or within 50 m of an arterial road;
 - (g) the use is subject to Site Plan Control;
- country inn**

13.2 ZONE PROVISIONS

TABLE 13.2A - R1

Zone Provisions	No Municipal Water or Sewer	Either Municipal Water or Sewer	Municipal Water and Sewer
Lot Area, Minimum (m ²)	2000 (c)	1000 (c)	450
Lot Frontage, Minimum (m)	30	20	18
Front Yard, Minimum (m)	7.5	6	6
Side Yard, Minimum (m)	3 (d)	3 (d)	1.2 (a), (d)
Exterior Side Yard, Minimum (m)	7.5	7.5	4.5
Rear Yard, Minimum (m)	10	10	7.5
Building Height, Maximum (m)	9	9	9
Lot Coverage, Maximum	30%	30%	40%, 45%(e)
Floor Area, Minimum (m ²)	75	75	75

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 25, 2020

TO: Committee of the Whole

FROM: Niki Dwyer, Director of Planning

SUBJECT: **BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-10-20**
PLAN 779 Part Block E, Being Part 3 on Reference Plan 27R-9111
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 0931-946-025-074-050000

OWNER: Glen and Scott Timmins

BACKGROUND

The applicants, Glen and Scott Timmins have filed a consent application for the purpose of subdividing the subject parcel into two holdings. This consent application has not been deemed complete by the County of Lanark and as a result no file reference is available at this time. Pre-emptively to the assessment of the consent, the applicants are also seeking an amendment to the Municipal Zoning Bylaw 11-83 to recognize the lands for residential development, namely a single detached dwelling. If the zoning amendment is approved, but the consent is unsuccessful the applicants would still be able to construct a single detached dwelling on the entire holding.

PURPOSE AND EFFECT

The purpose and intent of the Zoning By-law Amendment is to change the zoning from “Development” (D) to “Residential First Density” (R1), to recognize the land for a residential use. The Community Official Plan designates the land as “Residential” and is not subject to amendment. The subject land is located within the Settlement Boundary of the Village of Pakenham.

DESCRIPTION OF SUBJECT LANDS

The subject lands are located within the Village of Pakenham at the intersection of Kinburn Side Road and 12th Concession South Pakenham. The entire area of the subject lands represents approximately 1 ha (2.47 acres) with 65m of frontage on 12th Concession and 112m of frontage on Kinburn Side Road (exclusive of a day-light triangle at the intersection). The lands are presently vacant and the severance proposal seeks to divide the lands approximately in equal halves with the proposed property line running north-south through the holding. The location of the subject lands within the Municipality is depicted in the following Aerial Photo:

Figure 1 – Aerial Photo (2014):



SERVICING & INFRASTRUCTURE

The severed lands will be serviced by private well and septic and the retained lands are to remain unserviced. Future driveway access will be along Kinburn Side Road (severed lands) and 12th Concession S (retained lands). Staff do not foresee any hydrogeological challenges resulting from the rezoning of the property to recognize a single residence. A Hydrogeological Assessment will be recommended as a condition of approval of the consent to support the water quality and quantity through the creation of 2 holdings.

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as “Residential”.

3.3.1 Goal and Objectives

It is a goal of this Plan to:

Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.

Generally, “Residential” lands shall be predominantly used for low and medium density uses and accessory uses (Policy 3.6.2). The Municipality has established housing mix targets of 70% low density based on a gross density 15 units per ha threshold (6 units per acre). These targets are primarily intended to be applied in Almonte Ward where Municipal services can support more intensified development. As a result, the net density of the Village of Pakenham represents approximately 1.04 units per ha.

Policy 3.6.7 establishes that the Municipality shall:

“...give priority to the infilling of existing residential areas as a means of efficiently meeting anticipated housing demands. Infilling shall be considered small scale residential development within existing residential

neighbourhoods involving the creation of new residential lots or the development/redevelopment of existing lots”.

All infilling development may be subject to site plan control and shall be required to meet the specific design policies found in Policy 4.2.2 of the Community Official Plan.

In cases where residentially designated lands within the settlement areas of Almonte and Pakenham abut agriculturally designated lands, a minimum 30m setback between any new dwelling and the boundary of the Agriculture designation must be maintained (Policy 3.6.16).

This proposed development will be subject to further review to ensure that the design of the dwelling conforms to the character of the neighbourhood, the placement meets the 30m Agricultural setback and complies with the setbacks of the Zoning Bylaw but in general, the proposed new use of the land meets the intents of the Community Official Plan.

Figure 2 – Official Plan Designation:



ZONING BY-LAW #11-83

The subject lands are presently zoned “Development (D)” and “Residential First Density” (R1) within the Comprehensive Zoning By-law #11-83.

Figure 3 – Zoning Bylaw Schedule:



The lands were placed in the development reserve as part of the comprehensive Zoning Bylaw repeal and replacement in 2011. Prior to the adoption of Bylaw 11-83, the lands, as part of the original lot of record, were recognized as Rural. While there is limited supporting rationale for the change of the designation, it would be logical to conclude that the change of use was intended to pre-plan for the assessment of the lands for infilling potential around the Village.

Minimum lot provisions for Residential Development on private well and septic in the R1 Zone is as follows:

Provisions	No Municipal Water or Sewer	Existing Holding	Proposed Lots	
			A	B
Lot Area, Minimum (m ²)	2000 (c)	10000	5000	5000
Lot Frontage, Minimum (m)	30	65	65	56
Front Yard, Minimum (m)	7.5	-	TBD	TBD
Side Yard, Minimum (m)	3	-	TBD	TBD
Exterior Side Yard, Minimum (m)	7.5	-	TBD	TBD
Rear Yard, Minimum (m)	10	-	TBD	TBD
Building Height, Maximum (m)	9	-	TBD	TBD
Lot Coverage, Maximum	30%	0%	TBD	TBD
Floor Area, Minimum (m ²)	75	0	TBD	TBD

c) Lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act and at the time of posting the staff report have not received any comments from adjacent property owners.

No agency comments were received at the time of preparation of this report.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted by,



Niki Dwyer MCIP RPP MA BES
Director of Planning

Approved by,



Ken Kelly
Chief Administrative Officer

ATTACHMENTS:

Appendix A – Property Sketch

Appendix B – Residential First Density (R1) Provisions

Appendix A – Property Sketch (post proposed severance)



Appendix B – Residential First Density (R1) Provisions

SECTION 13 –RESIDENTIALFIRST DENSITY(R1) ZONE

PURPOSE OF THE ZONE

The purpose of the R1 – Residential First Density Zone is to:

- (1) limit the building form to single detached dwellings in areas designated as **Residential and Rural Settlement Area & Village** in the Community Official Plan;
- (2) permit a number of other residential uses to provide additional housing choices within detached residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified by subzones, primarily for developing areas designated **Residential** in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches [*By-law #18-77*].

13.1 USES PERMITTED

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 13.2 (1) to (3);
 - (b) a maximum of 3 guest bedrooms in a **bed and breakfast**;
 - (c) a maximum of 10 residents is permitted in a **group home Type A**;
 - (d) a maximum of 10 residents is permitted in a **retirement home**, converted

accessory apartment

bed and breakfast

detached dwelling

garden suite

group home Type A

home-based business - domestic and household arts

home-based business - professional uses

park

CONDITIONAL PERMITTED USES

- (2) The following conditional use is also permitted in the R1 zone, subject to the following:
 - (a) it is located on a lot fronting on and having direct vehicular access to Main Street East or West; and
 - (b) a maximum of seven rooming units, or a maximum of one dwelling unit and six rooming units. (2) The zone provisions are set out in Tables 13.2A, 13.3A and 13.3B (3) A park is not subject to the provisions of Tables 13.2A, 13.3A and 13.3B, however, any development will be subject to the zone provisions for a

detached dwelling.
rooming house, converted

(3) The following conditional use is also permitted in the R1 zone, subject to the following:

- (a) the use is located in residential buildings with heritage value and the unique historic characteristics of the buildings are preserved in keeping with the Municipality's heritage and design policies and guidelines.
 - (b) adequate off-street parking is provided per Section 9 – Parking, Queuing, and Loading Spacing Provisions of this Plan;
 - (c) each guest room has a minimum floor area of 25 square meters;
 - (d) signage shall be in keeping with the Municipality's heritage and design policies and guidelines;
 - (e) a minimum of 15% of the site has to be maintained as usable landscaped open space;
 - (f) the site has to be located on or within 50 m of an arterial road;
 - (g) the use is subject to Site Plan Control;
- country inn**

13.2 ZONE PROVISIONS

TABLE 13.2A - R1

Zone Provisions	No Municipal Water or Sewer	Either Municipal Water or Sewer	Municipal Water and Sewer
Lot Area, Minimum (m ²)	2000 (c)	1000 (c)	450
Lot Frontage, Minimum (m)	30	20	18
Front Yard, Minimum (m)	7.5	6	6
Side Yard, Minimum (m)	3 (d)	3 (d)	1.2 (a), (d)
Exterior Side Yard, Minimum (m)	7.5	7.5	4.5
Rear Yard, Minimum (m)	10	10	7.5
Building Height, Maximum (m)	9	9	9
Lot Coverage, Maximum	30%	30%	40%, 45%(e)
Floor Area, Minimum (m ²)	75	75	75

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 25, 2020
TO: Committee of the Whole
FROM: Niki Dwyer, Director of Planning
SUBJECT: **BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-11-20
Lot 8, Concession 10
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 4655 Appleton Side Road**
OWNER: David Campbell and Lorraine Dopson
AGENT: Tracy Zander, ZanderPlan Inc.

BACKGROUND

In Fall 2019, a surplus-farm dwelling consent application – B19/098– was submitted to the Lanark County and the Municipality of Mississippi Mills for the property known municipally as 4566 Appleton Side Road, Ramsay Ward. The surplus dwelling severance request was for ±10.05ha (24.8ac). The proposed lot would be located along the parent property’s northeastern quadrant with frontage on Appleton Side Road. The County provisionally approved the request in February 2020, with a requirement that the landowners fulfil conditions set by the Municipality, one of which is to amend the zoning of the now vacant agricultural parcel to prohibit the construction of a dwelling. The associated Community Official Plan policy (Section 3.2.7) states the following:

The [Municipality] shall impose a condition on the severance of the surplus farm dwelling which shall require a zoning by-law amendment prohibiting the construction of a new residential dwelling on the farm land parcel rendered vacant as a result of the severance.

Consequently, the zoning of the property must be amended from “Agricultural (A)” to “Agricultural – Special Exception (A-x)” to prohibit residential uses on the retained lands and reduce the minimum required lot area, and “Agricultural – Special Exception (A-x)” and reduce the minimum lot area of the retained lands from 40 ha to 30.78 ha. The severed lands will similarly be rezoned to the “Agricultural – Special Exception (A-x)” to recognize a reduced area from 40 ha to 10.5 ha and to limit certain agricultural uses permitted on the lands in accordance with the zone.

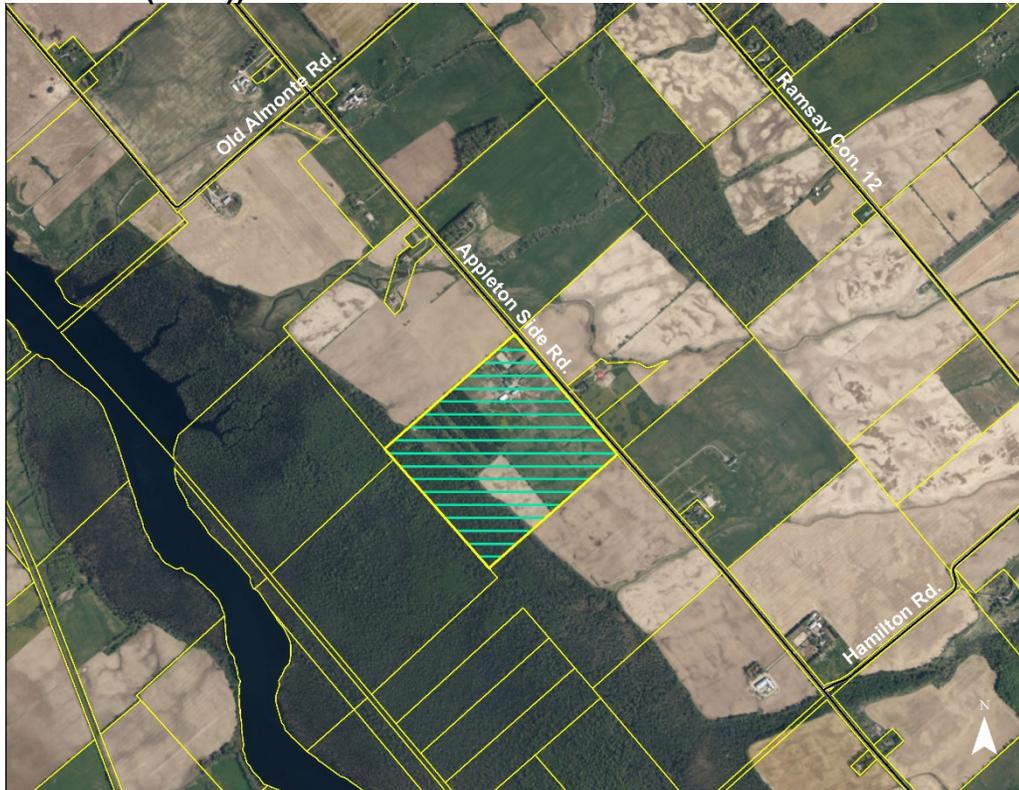
PURPOSE AND EFFECT

The purpose and intent of the Zoning By-law Amendment is to change the zoning from “Agriculture” (A) to “Agriculture Special Exception” (A-x) to fulfil a condition for the severance of a surplus farm-dwelling property. As per the Community Official Plan, the rezoned property – vacant agricultural land – would not be permitted to have a new dwelling constructed on it. The amendment would also address the existing lot size deficiency to legally permit an agricultural use.

DESCRIPTION OF PROPERTY & SURROUNDING LAND USES

The subject land is located south of the intersection of Appleton Side Road and Old Almonte Road. The immediate surrounding character is predominantly agricultural, with associated farm-dwellings and farming operations. A Provincially Significant Wetland is located partially on the subject property towards the rear lot line. The subject land is designated partially “Agriculture”, “Environmental Hazard” and “Flood Plain” by the Community Official Plan (COP).

Figure 1. Aerial Photo (2017)



The severance would separate an existing dwelling, two barns, a cover-all and a fenced livestock area from the parent property. The retained lands are presently used for agriculture. The severed lands would continue to be used to keep agricultural livestock. No changes to the use are proposed as part of this application.

SERVICING & INFRASTRUCTURE

The proposed severance would separate an existing farm dwelling from the parent property. It would maintain the existing well and septic. The retained lands are not presently serviced; however, the applicant has noted in its application a proposed well and septic system. Both lots would maintain frontage on Appleton Side Road, a County owned and maintained road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMUNITY OFFICIAL PLAN (COP)

Both the retained and severed properties are, and will continue to be, designated as “Agriculture” under the Community Official Plan. Permitted uses include agriculture, agriculturally related businesses, forestry, a residential dwelling, and home-based businesses.

ZONING BY-LAW #11-83

The subject lands are presently zoned “Agriculture (A)” within the Comprehensive Zoning By-law #11-83. As required by consent application B19/098, the vacant farm property must be rezoned from “Agricultural (A)” to “Agricultural – Special Exception (A-x)” to prohibit residential uses on the retained lands and reduce the minimum required lot area, and “Agricultural – Special Exception (A-x)” and reduce the minimum lot area of the retained lands from 40 ha to 30.78 ha. The severed lands will similarly be rezoned to the “Agricultural – Special Exception (A-x)” to recognize a reduced area from 40 ha to 10.5 ha and to limit certain agricultural uses permitted on the lands in accordance with the zone.

11.3 Special Provisions

- 11.3.X *(Retained Lands) Notwithstanding their ‘A’ Zoning designation, on those lands delineated as ‘A-x’ on Schedule ‘A’ to this By-law, may be used in compliance with the A zone provisions contained in this by-law, excepting however, that:*
- i) all residential uses are prohibited; and*
 - ii) the minimum lot area may be 30.78ha.*
- 11.3.X *(Severed Lands) Notwithstanding their ‘A’ Zoning designation, on those lands delineated as ‘A-x’ on Schedule ‘A’ to this By-law, may be used in compliance with the A zone provisions contained in this by-law, excepting however, that:*
- i) the minimum lot area may be 10.5 ha; and*
 - ii) that notwithstanding the uses permitted in the definition of “agricultural” uses, the following uses shall not be permitted: raising of large livestock including dairy or beef cattle, poultry, swine, deer, bison etc, in excess of 1 nutrient unit.*

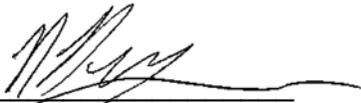
PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act and at the time of posting the staff report have not received any comments from adjacent property owners.

No agency comments were received at the time of preparation of this report.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted by,



Niki Dwyer MCIP RPP MA BES
Director of Planning

Approved by,



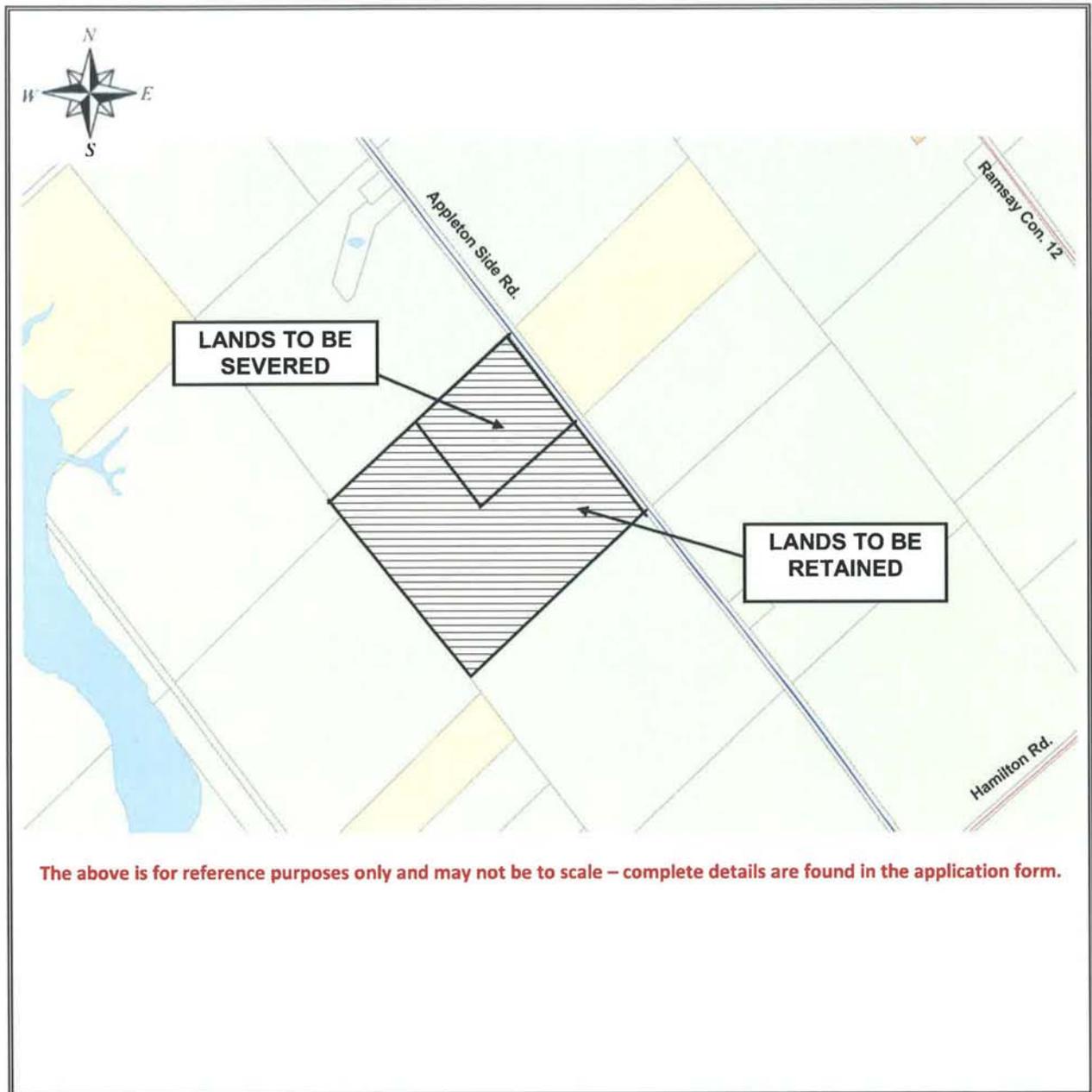
Ken Kelly
Acting Chief Administrative Officer

ATTACHMENTS:

Attachment A – Location Map

Attachment B – Property Sketch

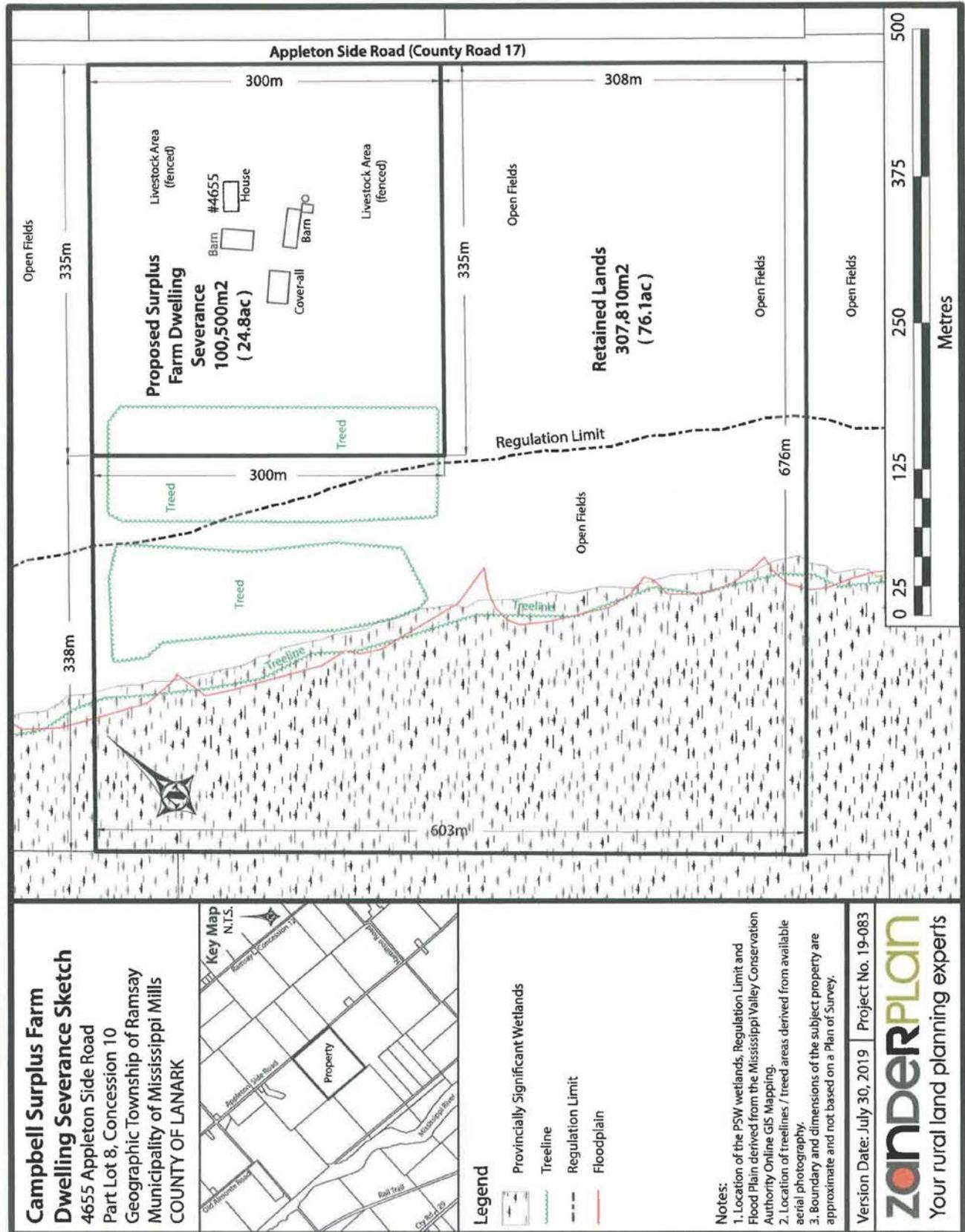
Attachment A – Location Map



Landowner: David Campbell and Lorraine Dopson
File No.: B19/098
Subject Land: Pt. Lot 8, Concession 10, geographic Township of Ramsay in Mississippi Mills

**APPLICATION FOR
CONSENT**
"Sketch Only"
Prepared by Lanark County
Planning Dept.
NOT A LEGAL SURVEY

Attachment B – Property Sketch (Provided by Applicant)



**Campbell Surplus Farm
Dwelling Severance Sketch**
4655 Appleton Side Road
Part Lot 8, Concession 10
Geographic Township of Ramsay
Municipality of Mississippi Mills
COUNTY OF LANARK



Legend

- Provincially Significant Wetlands
- Treeline
- Regulation Limit
- Floodplain

Notes:

1. Location of the PSW wetlands, Regulation Limit and Flood Plain derived from the Mississippi Valley Conservation Authority Online GIS Mapping.
2. Location of treelines / treed areas derived from available aerial photography.
3. Boundary and dimensions of the subject property are approximate and not based on a Plan of Survey.

Version Date: July 30, 2019 | Project No. 19-083

ZANDERPLAN
Your rural land planning experts