

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 21, 2022

TO: Council

FROM: Melanie Knight, Senior Planner

SUBJECT: **Background Report – Zoning By-law Amendment Z-03-22 (Walker)
775 Country Street (785 Country Street), Municipality of Mississippi
Mills**

RECOMMENDATION:

THAT Council receive the report as information.

BACKGROUND:

The property affected by the subject Zoning By-law Amendment is a proposed severed lot that will be considered by the Lanark County Land Division Committee as part of a surplus farm dwelling severance application located at 785 Country Street (B22-059). The Consent application has been circulated and is anticipated to be heard by the Land Division Committee in the near future.

The proposed severed lot is vacant and proposed to be added to the overall farming operation located at 775 Country Street and the retained lot containing the dwelling is considered the surplus farm dwelling as part of the farm consolidation. The subject property is currently split zoned as *Rural* (RU) and *Agricultural* (A).

Figure 1 below shows both the severed and retained properties. As noted earlier, the severed lot is the subject property for this Zoning By-law Amendment.

PURPOSE AND INTENT OF ZONING BY-LAW AMENDMENT

The purpose and intent of the Zoning By-law Amendment is to rezone the severed parcel from the current split zoning to a site-specific Rural zone (RU-XX) in order to restrict the future development of a dwelling on the proposed severed parcel, address site-specific lot area and frontage requirements of the Rural (RU) zone and to regularize the boundary of the Agricultural (A) zone and Rural (RU) zone between the proposed severed and retained lots.

Figure 1 – Location



 Approximate area to be rezoned from Rural (RU) and Agricultural (A) to a site-specific Rural (RU-XX) zone.

DESCRIPTION OF PROPERTY & SURROUNDING LAND USES:

The property is located south of Almonte on Country Street and is surrounded by a mix of rural, agricultural and non-farm residential uses. The lot directly to the south of 785 Country Street is a Hydro One transformer site (831 Country St.).

The property at 775 Country Street is a farm that is proposed to be expanded by way of adding the proposed severed lot (from 785 Country Street) to the existing farming operation at 775 Country Street.

775 Country Street does not have frontage onto Country Street and currently has a right-of-way easement over 785 Country Street for access. The proposed severance would provide the owners of 775 Country Street with direct access to Country Street, thereby no longer needing a right-of-way of access over the lands currently part of 785 Country Street.

As part of the Consent and Zoning By-law Amendment applications, the applicant has submitted a description of the purpose of the lands along with a Planning Rationale providing an overview of the applications, which can be found in Attachment A.

SERVICING AND INFRASTRUCTURE:

The proposed severed parcel is currently vacant and used for farmland as well as access to 785 Country Street. The proposed retained parcel contains a single detached dwelling, which was constructed in 2003. No changes are proposed to the retained lot, which already has independent driveway access and is serviced by private services (well and septic).

The property at 775 Country Street currently contains an existing driveway to access 785 Country Street. No changes are proposed to the existing driveway access. The severed parcel is to remain vacant and thus, no servicing (private) is anticipated.

PROVINCIAL POLICY STATEMENT:

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As per Section 3(5)(a) of the Planning Act, all planning decisions must be consistent with the PPS.

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

COMMUNITY OFFICIAL PLAN (COP):

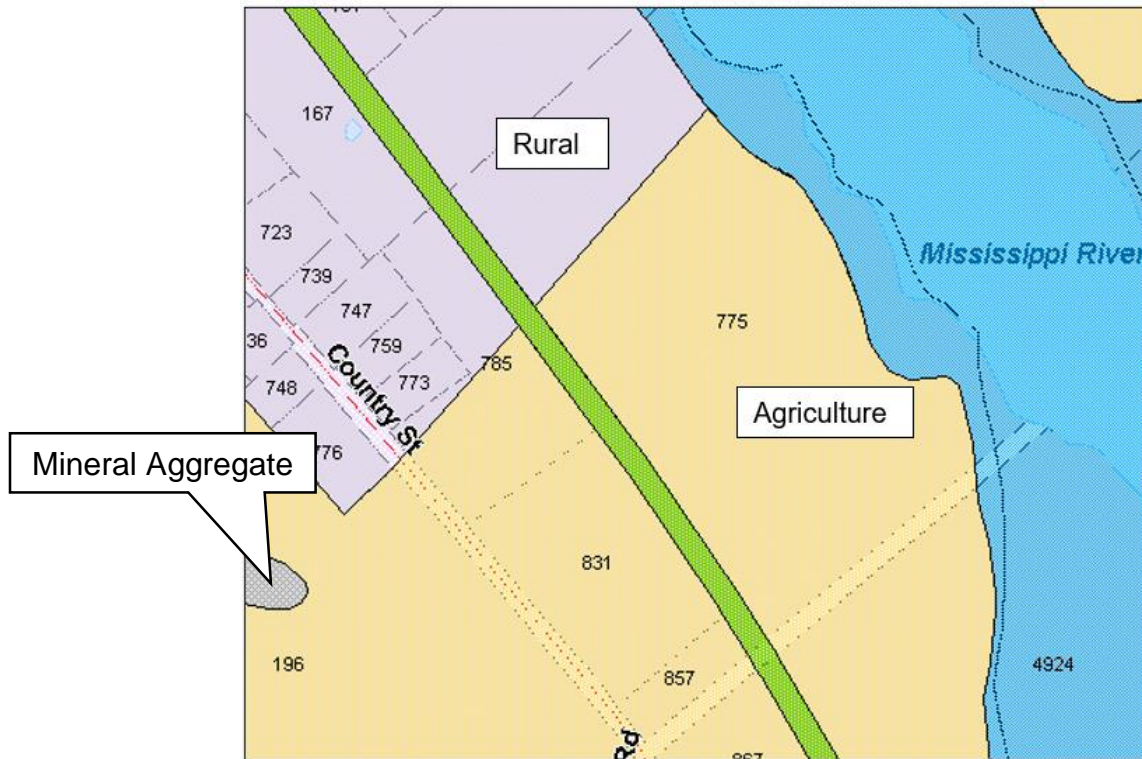
The proposed severed and retained parcels are 'split designated' Rural (RU) and Agriculture (A) in the Community Official Plan as noted in Figure 2 below.

Both the retained and severed parcels are, and will continue to be, designated as they exist today. The existing uses are permitted in both the Rural and Agricultural designations.

The Official Plan provides the policy framework to evaluate Consent applications for the purposes of farm consolidation in both the Rural and Agricultural designations. Farm-related severances may be considered where the surplus farm dwelling was constructed prior to the adoption of the Official Plan (December 13, 2005) which is being made surplus as part of a farm consolidation where farm holdings are being expanded, subject to a Zoning By-law Amendment which prohibits the construction of a new residential dwelling on the farmland as a result of the severance. The lot area and frontage for the surplus farm dwelling should be kept to a minimum in order to keep as much land in agricultural production as possible. In addition, undersized agricultural properties may be considered provided the severed agricultural lands are consolidated with an abutting agricultural property.

The subject lands are approximately 170 metres from an Aggregate and Mineral Resource. Section 3.5 of the Official Plan provide the policy framework for these designations as well as evaluation criteria for any development proposed within buffer areas ranging between 150 metres and 500 metres from these resources (depending on their operational status).

Figure 2 – Community Official Plan

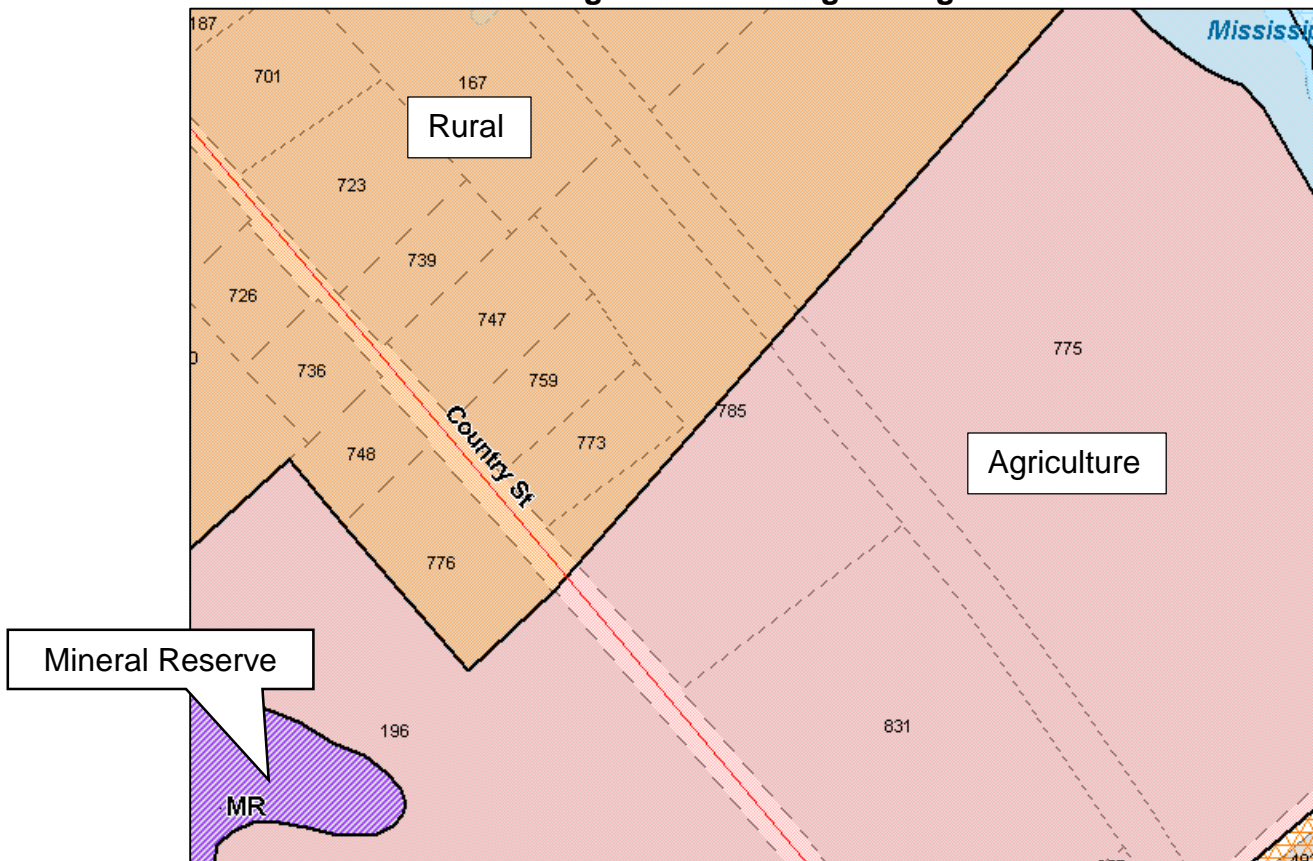


ZONING BY-LAW #11-83:

As shown in Figure 3 below, the subject property is zoned Agriculture and Rural on Schedule A of the Municipal Zoning By-law. The zoning boundaries follow the same Official Plan designation boundaries. In addition, the Mineral Reserve zone (within 170 metres of the subject lands) follows the same Mineral Aggregate boundaries in the Official Plan.

The Agricultural zone provides for a variety of agricultural uses including a single detached dwelling. The Rural zone permits many of the same uses as the Agricultural zone. The proposed severed lot will require site-specific lot area and frontage provisions to address the reductions as a result of the Consent application.

Figure 3 – Existing Zoning



PUBLIC AND AGENCY COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act to the public, internal departments and external agencies and organizations. At the time of preparation of this report, no questions or comments were received.

NEXT STEPS

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.

Respectfully submitted by,

Melanie Knight
Senior Planner

Reviewed by:

Ken Kelly
CAO

ATTACHMENTS:

ATTACHMENT A: Applicant's Planning Rationale