

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: December 6, 2022

TO: Committee of the Whole

FROM: Melanie Knight, Senior Planner

SUBJECT: Zoning By-law Amendment – Z-12-22 – 231 McWatty Road (Scheel),
Pakenham Concession 10 , Part of Lot 10, Plan 27R8541, Parts 1 and 2,
Plan 27R10395, Part 1

OWNER/APPLICANT: Terry Scheel

RECOMMENDATION

THAT the Committee of the Whole recommend that Council approve the Zoning By-law Amendment to amend the zoning of lands which are municipally known as 231 McWatty Road from “Rural Commercial (C5)” to “Rural (RU)”, similar in effect to the draft by-law detailed in Attachment A.

BACKGROUND

The property subject to the Zoning By-law Amendment is a property subject to a related consent application (B22-070). The consent application proposes to sever a small portion of land from 231 McWatty Road as a lot addition to the neighbouring property located at 2751 County Road 29 N.

The consent application was heard by Land Division Committee in October 2022 and received conditional approval. One of the conditions to be satisfied is that the severed lot be rezoned appropriately.

PURPOSE AND EFFECT

The applicant is proposing to rezone the affected lands from Rural Commercial (C5) to Rural (RU). The proposed Zoning By-law Amendment is associated with a consent application (File Number: B22-070) which seeks to add the affected lands to the abutting Rural (RU) zoned property to the east.

The proposed Zoning By-law Amendment would align the C5 and RU Zones with the boundaries of the lot addition. In addition, the applicant is proposing to rezone the northernmost portion of the property from Rural Commercial (C5) to Rural (RU).

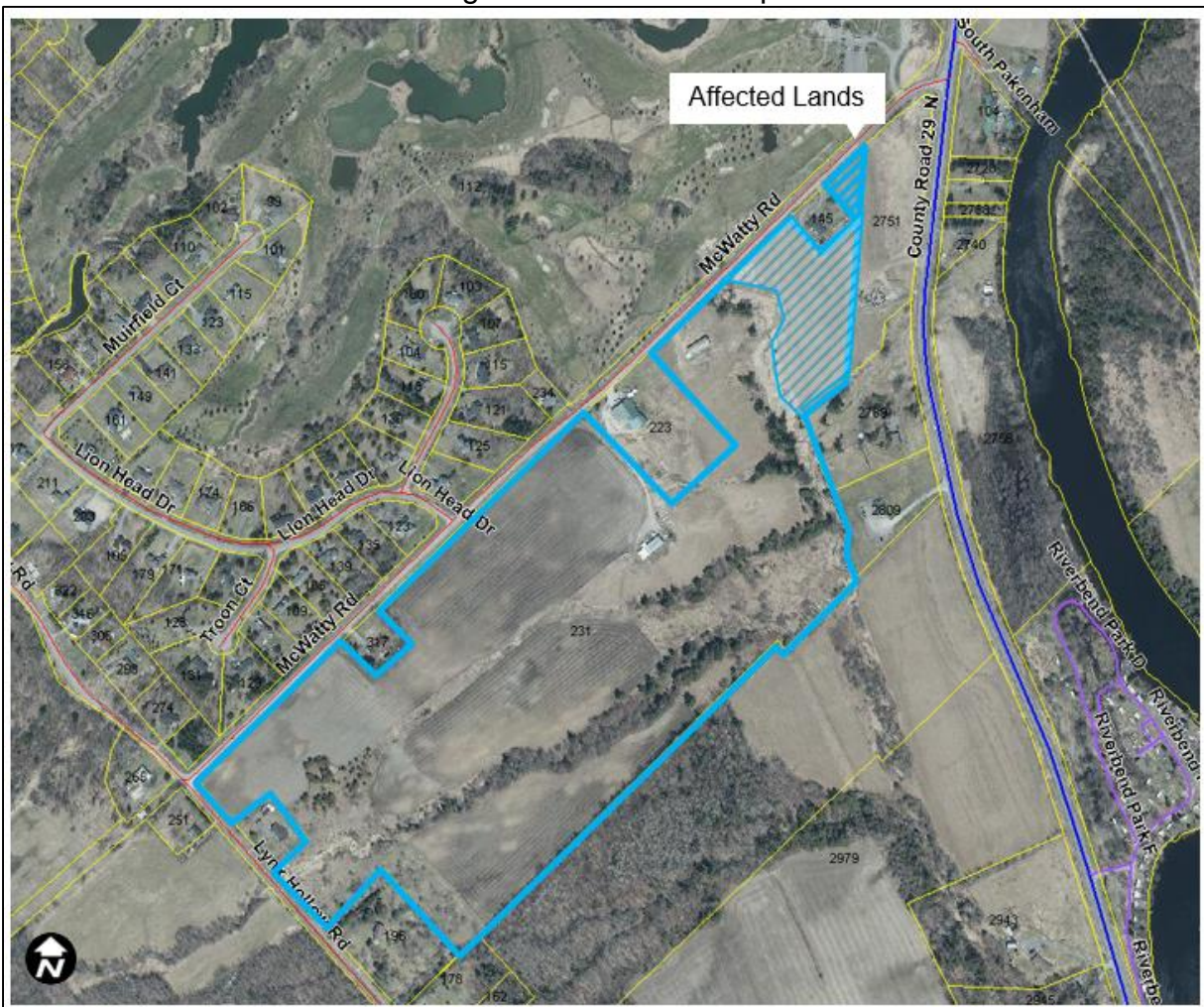
The proposed rezoning would align the zone boundaries with the boundaries of the lot addition and remove the existing C5 zoning on the remaining lands.




DESCRIPTION OF PROPERTY & SURROUNDING LAND USES

The area to be severed and rezoned is from the retained lot located at 231 McWatty Road, which is an agricultural lot containing some agricultural buildings. No residential dwelling is located at 231 McWatty Road.

As shown in Figure 1, the area is characterized by a mix of agricultural uses and non-farm residential uses. The lot at 223 McWatty Road contains a butchery, which has been in existence for many decades.

Figure 1 – Location Map



-  Area to be rezoned from Rural Commercial (C5) to Rural (RU) as a result of lot addition.
-  Additional area to be rezoned from Rural Commercial (C5) to Rural (RU)
-  Overall property

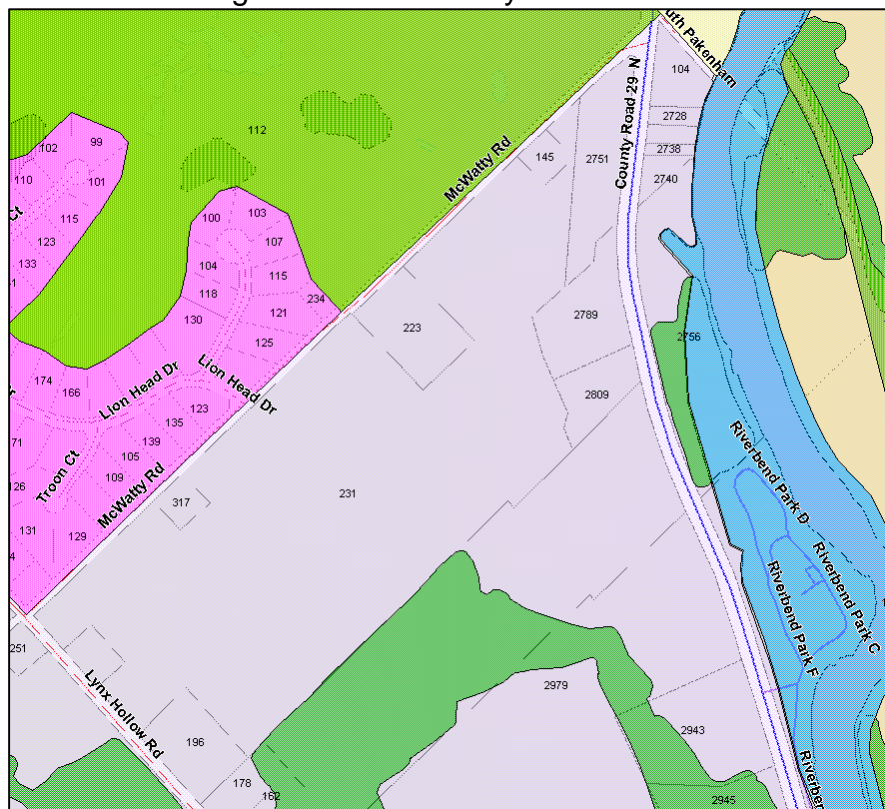
SERVICING & INFRASTRUCTURE

As previously mentioned, the lot at 231 McWatty Road contains some agricultural buildings. There is no development or changes of the use to the property as part of an agricultural operation. The area of the property which is zoned C5 is currently used as part of the overall farming operation. There is no development proposed for the small area to be severed and added to the neighbouring property as a lot addition.

COMMUNITY OFFICIAL PLAN (COP)

As shown in Figure 2, the property is designated Rural in the Community Official Plan. The Rural designation permits non-farm residential dwellings and related accessory uses. The current use of the property conforms to the Rural designation of the Community Official Plan.

Figure 2 – Community Official Plan



ZONING BY-LAW #11-83

As shown in Figure 3, the subject lands are presently zoned “Rural (RU)” and “Rural Commercial (C5)” as per the Comprehensive Zoning By-law #11-83. The Rural Zone permits a variety of uses rural and agricultural uses, including residential uses and the Rural Commercial Zone permits a variety of rural commercial uses including services for the travelling public as well as agriculture-related, vehicle-oriented and resource-based products and services.

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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.

Community Official Plan (COP)

The general objectives of the “Rural” designation are to provide an appropriate range of rural land uses while protecting rural resources, traditional land uses, and environmental

features. Staff are of the opinion that the proposed Zoning By-law Amendment to rezone the C5 lands to Rural is entirely in conformity with the intent of the COP.

Zoning By-law #11-83

As previously mentioned, the subject property is zoned both “Rural Commercial (C5)” and “Rural” (RU). The Rural Zone permits a variety of uses rural and agricultural uses, including residential uses. The applicant has indicated that for the retained lands, the continuation of the agricultural operation is to remain. For the severed portion of the lands to be added to 2751 County Road 29, the proposed rezoning would align the new property boundaries with a consistent Rural zone.

SUMMARY

Having reviewed and assessed the proposed Zoning Amendment application, Staff are satisfied that the proposal is consistent with the Provincial Policy Statement 2020, conforms to the intent of the Community Official Plan and conforms to the intent of Zoning Bylaw #11-83.

As the proposed Zoning By-law Amendment complies and conforms to all applicable policies based on the analysis included herein, staff have no concerns regarding the proposed Zoning By-law Amendment.

It is the professional opinion of the Planning Department that the proposed Zoning By-law Amendment is appropriate, desirable and represents good planning.

All of which is respectfully submitted,



Melanie Knight MCIP, RPP



Ken Kelly, CAO

ATTACHMENTS:

Attachment A – Draft Zoning By-law