

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: February 7, 2023
TO: Council
FROM: Melanie Knight, Senior Planner
SUBJECT: **Background Report – Zoning By-law Amendment - Z-15-21 (Burgess)
Part Lot 10, Concession 11, Geographic Township of Pakenham,
Mississippi Mills**

**OWNER/
APPLICANT:** Steve and Patricia Burgess

Public Meeting background report, no recommendation.

BACKGROUND

The applicant has applied to the County's Land Division Committee to create one, non-farm residential lot (B22-104) and received conditional from the Land Division Committee on December 13, 2022. The conditional approval included a Zoning By-law Amendment application to rezone the subject lands to permit the development.

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment is to rezone the subject property from Development (D) zone to a Residential Type 1 (R1) zone. The Zoning By-law Amendment is a result of a severance application (B22-104) that has been granted conditional approval to sever a 1.0 ha parcel of land for residential purposes and retain a 24.69 ha of land for agricultural purposes.

DESCRIPTION OF PROPERTY & SURROUNDING LAND USES

The property is located at the south end of the Village of Pakenham, within the Village boundaries. The property is surrounded by a mix of residential uses to the north, agricultural uses to the south and east. The property is bound by Blakeney Road, the OVRT and the Mississippi River.

SERVICING & INFRASTRUCTURE

The property will be serviced by private services (well and septic).

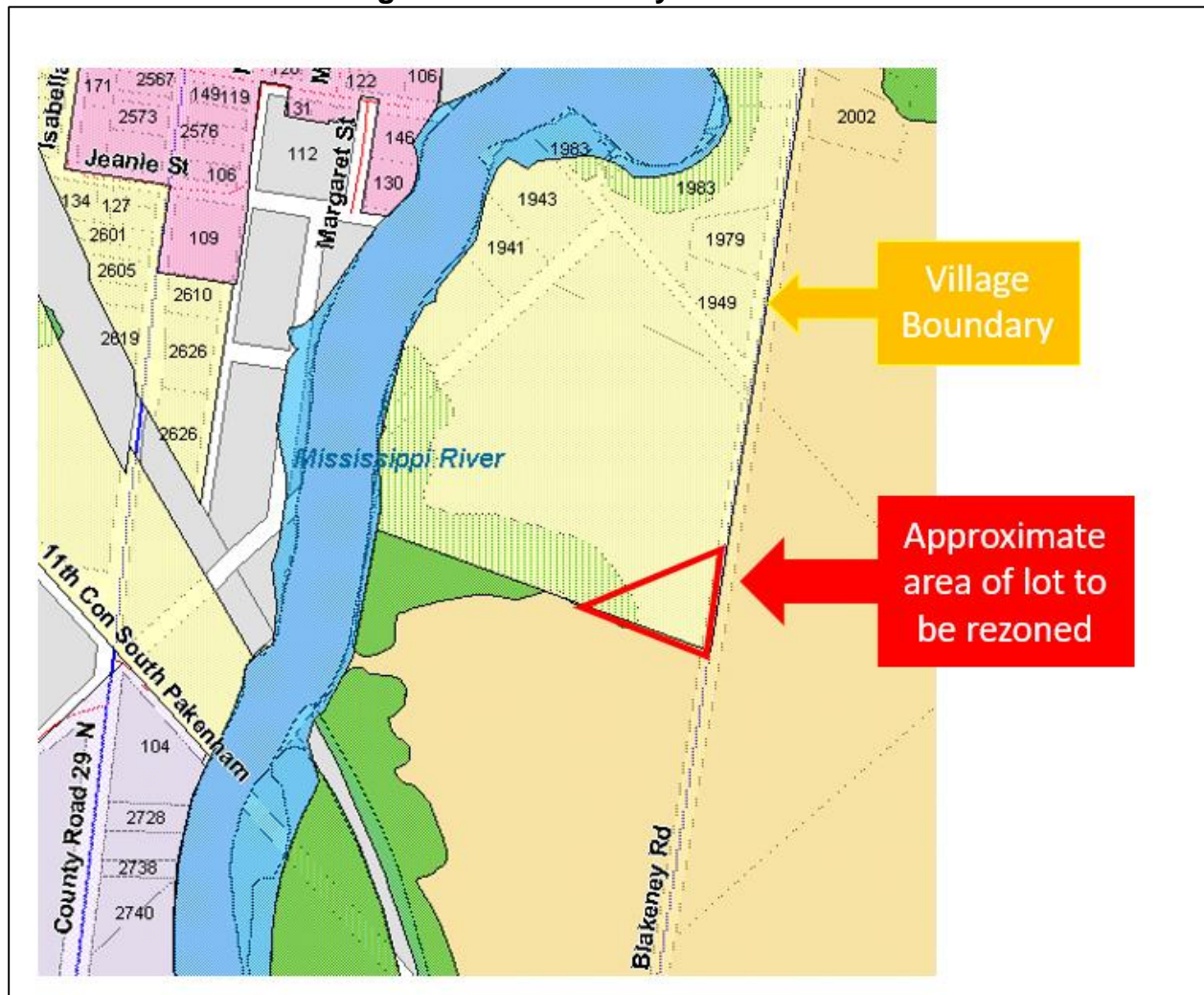
Blakeney Road is a County Road, and the applicant has applied for an entrance permit.

COMMUNITY OFFICIAL PLAN (COP)

The property is designated Residential in the Community Official Plan.

The Residential designation provides for a range of low-density residential uses such as single and semi-detached dwellings. For those lands that are serviced by private services, the residential intensity of development will need to meet the minimum requirements for private servicing.

Figure 2 – Community Official Plan

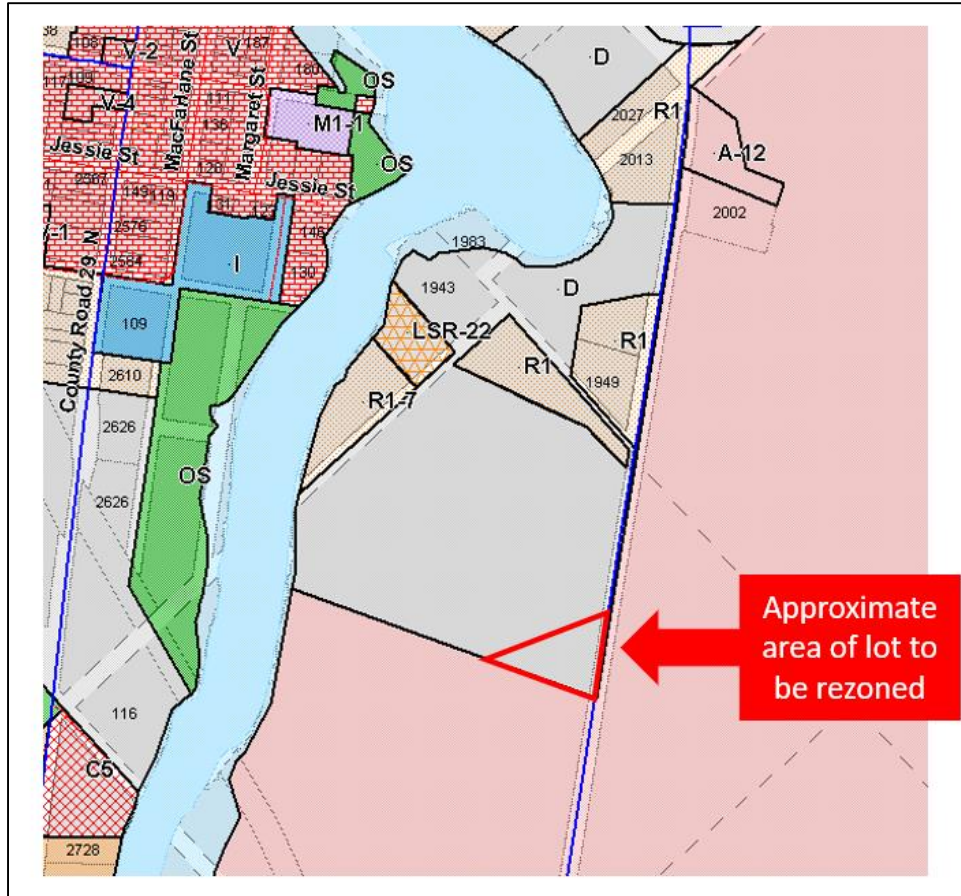


ZONING BY-LAW #11-83

The subject property (severed and retained land) is zoned 'Development' (D) in the Municipality's Zoning By-law. The purpose of the Development zone is to recognize lands that are intended for future development but limit the range of uses to those that will not preclude future development options.

As a result, the subject property needs to be appropriately rezoned to permit the proposed residential development.

Figure 3 – 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.

All of which is respectfully submitted by, Approved by,

Melanie Knight, MCIP, RPP
Senior Planner

Ken Kelly
CAO