

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## STAFF REPORT

**MEETING DATE:** February 7, 2023

**TO:** Committee of the Whole

**FROM:** Melanie Knight, Senior Planner

**SUBJECT:** **Draft Plan of Subdivision – 09-T-20001  
Lots 7 to 16, Malloch Section, Plan 6262  
Almonte Ward, Municipality of Mississippi Mills**

**OWNER:** Carrs Street Properties

**APPLICANT:** McIntosh Perry

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### **RECOMMENDATION:**

**THAT Committee of the Whole recommend that Council approve the Draft Plan conditions for the subject lands which are legally described as Lots 7 to 16 Malloch Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, and authorize staff to submit the Draft Plan conditions, similar in effect to the details in Attachment B.**

### **BACKGROUND:**

This Plan of Subdivision application was originally circulated in January 2020. A public meeting for the application was held in March 2020. A recommendation report from Planning Staff was presented to Committee of the Whole in March 2021. This report can be accessed here: [Baker's Quarry COW March 16, 2021](#)

Since March 2021, the subdivision application has undergone a series of modifications to the number of lots and proposed land uses for the subdivision. In February 2022, the County received a formal revised application and subsequently deemed the revised Plan of Subdivision application complete and recirculated the plans.

It is noted that unlike most Planning Act applications, applications filed under Section 51 (Subdivision of Land) of the Planning Act occur in a number of phases: Draft Approval, which results in the Registration of a Subdivision Agreement between the Municipality and the developer, and Final Acceptance, when the development is complete.

### **DESCRIPTION OF PROPERTY & SURROUNDING LAND USES:**

The lands are bounded by Martin Street North, residential and vacant lands to the north, Carss Street and residential lands to the east, Mitcheson and developed and vacant

**Figure 1 – Context Map**



The original application proposed to create nine (9) lots for single detached residential dwellings and one (1) block for medium density residential. The application and draft plan have been amended to propose fifteen (15) lots for single detached residential units. The block for medium density has been removed.

### **SERVICING & INFRASTRUCTURE:**

The development is to be serviced by municipal water and sanitary services. The applicant has submitted a conceptual Servicing Brief and a preliminary Stormwater Management Plan for the proposed development which has been reviewed and commented on by the Director of Development Services and Engineering.

The lots which front onto Martin Street North (County road) are subject to the County's approval as it relates to entrances.

As shown in Attachment B - Conceptual Grading Plan, the proposed development will extend Mitcheson Street terminating at a cul-de-sac at the unopened right of way of Lansdowne Street. A sidewalk will be included along the frontage of the development along Mitcheson Street to be connected by a future sidewalk to connect to Carrs Street.

### **COMMUNITY OFFICIAL PLAN (COP):**

The Official Plan designates the subject property as Residential. The Residential designation permits a wide variety of residential uses as well as uses that are compatible to residential uses such as parks, community facilities and local commercial uses.

The Residential policies support the infilling of vacant lands within the Settlement areas and specifically, for Almonte (municipality serviced settlement) support the development of vacant lands on municipal services.

The proposed development does not include parkland and as a result, cash-in-lieu of parkland will be required as part of the approval process.

**Figure 2 – Official Plan Designation**

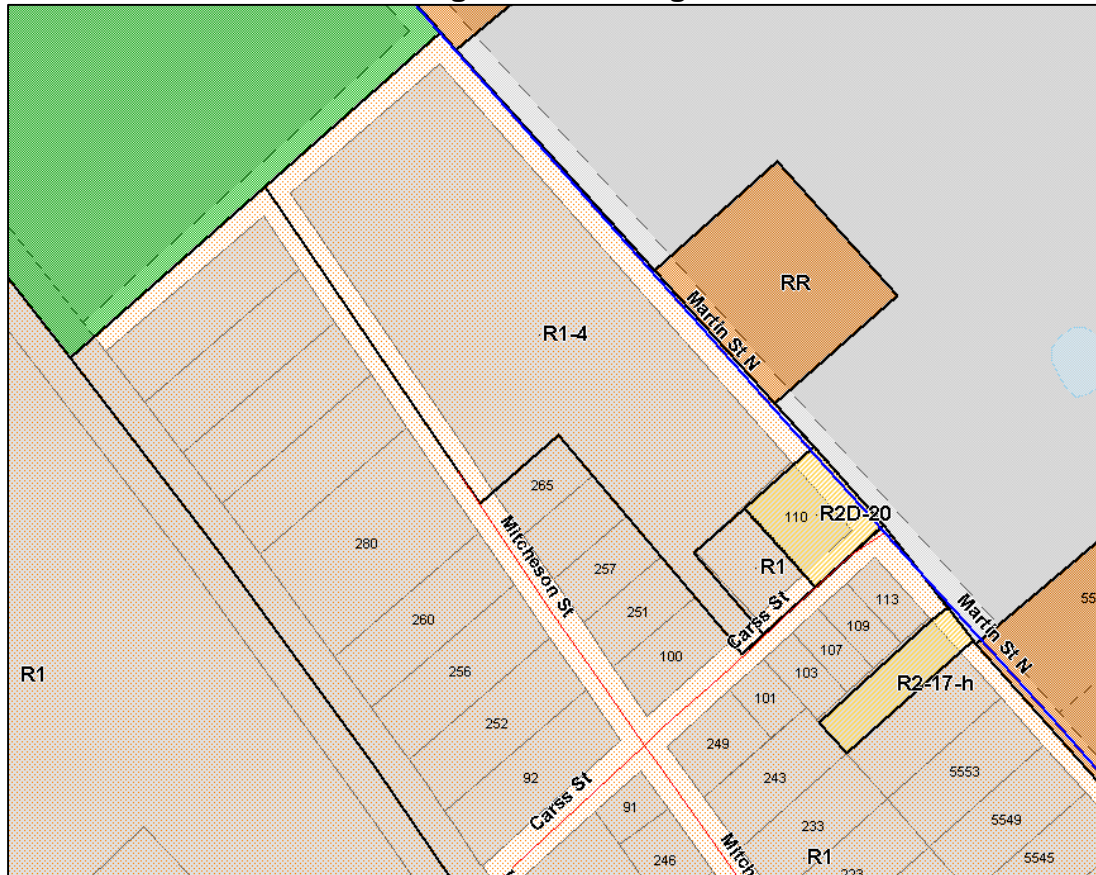




**ZONING BY-LAW #11-83:**

The subject lands are currently zoned a site-specific Residential Type 1 (R1-4) zone. The proposed lots meet the minimum lot area and frontage requirements for the R1-4 zone.

### 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, the following comments were received:

## Internal Departments

- Through the planning application process, the applicant has addressed all of the Municipality's comments in order to proceed to the Draft Plan Approval stage.

## External Agencies and Public Comments

- As the County is the approval authority for Plans of Subdivision, any external agencies have been provided to the County.
- Prior to the public meeting held on January 17, 2023, two written comments were received by the Planning Department questioning the applicability of the Affordable Housing policies of the Community Official Plan. The comments and

Staff's response are contained in Attachment C which have also been forwarded to the County for their records.

## **EVALUATION:**

### **Community Official Plan (COP)**

As previously mentioned, the subject lands are designated Residential in the Community Official Plan and permits a variety of residential uses. The proposed single detached dwellings are permitted within the Residential designation.

The density range for low density residential development (as updated with Official Plan Amendment 22) is generally in the range of 15 to 30 units per net hectare. The density for the revised Draft Plan of Subdivision is 8.3 units per net hectare. The density for the proposed development is notably lower than the updated densities that arose from Official Plan Amendment 22; however, the proposal does comply with the existing, site-specific Residential Type 1 (R1-4) zone and is reflective of the majority of the lot areas of the surrounding area. The infrastructure requirements for the properties also require larger lots than what is typically needed because of the need for wastewater servicing through the rear of the lots (via easements and joint use and maintenance agreements). This has resulted in larger lots as the rear yards not only need to accommodate a typical rear yard area but also additional area for the required underground infrastructure, which will need to be free of any structures or encumbrances.

It is also noted that as the development of the subdivision proceeds, the applicant can amend the subdivision or amalgamate lots and proceed through the Zoning By-law Amendment process to develop denser residential development.

In light of Bill 23, any property which permits low density residential uses is permitted to convert a single detached dwelling to up to three units, regardless of what the existing zoning permits for development. As staff proceed with an Official Plan Amendment and Zoning By-law Amendment process to update the Municipality's policies with respect to Bill 23, the discussion of density in light of Bill 23 will be one of the most compelling land use discussions through the process.

Staff are of the opinion that the proposed Draft Plan of Subdivision is in conformity with the applicable policies of the COP.

### **Zoning By-law #11-83**

As previously mentioned, the proposed development is currently zoned R1-4 which limits development to single detached dwellings. The proposed development meets the minimum lot area and frontage requirements of the R1-4 zone.

## **SUMMARY:**

Having reviewed and assessed the proposed Draft Plan of Subdivision, 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 development complies and conforms to all applicable policies based on the analysis included herein, staff have no concerns regarding the proposed Draft Plan of Subdivision.

It is the professional opinion of the Planning Department that the proposed Draft Plan of Subdivision is appropriate, desirable and represents good planning.

All of which is respectfully submitted by,      Approved by,



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Melanie Knight, MCIP, RPP  
Senior Planner

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Ken Kelly  
CAO

**ATTACHMENTS:**

1. Attachment A: Proposed Draft Plan of Subdivision
2. Attachment B: Draft Plan Conditions
3. Attachment C: Public Comments and Staff Response