

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## STAFF REPORT

**DATE:** October 20, 2020

**TO:** Committee of the Whole

**FROM:** Tyler Duval, Planning Consultant

**SUBJECT: BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-17-20  
PLAN 6262 MS PT LOTS 7 AND 8; RP 27R10569 PART 2  
Almonte Ward, Municipality of Mississippi Mills**

**CIVIC  
ADDRESS:** n/a

**OWNER:** Rachel Ortt

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### **PURPOSE AND EFFECT**

The purpose of the Zoning By-law Amendment application is to change the zoning of the subject lands from “Residential First Density (R1)” to “Residential Second Density – Subzone D (R2D)” to permit and facilitate the construction of a semi-detached bungalow fronting onto Carrs Street. The proposed zoning provisions are as follows:

1. Minimum lot frontage of 7.5 m per unit;
2. Minimum lot area of 225 m<sup>2</sup> per unit;
3. Maximum building height of 11 m;
4. Minimum front yard setback of 3 m;
5. Minimum exterior side yard setback of 3 m;
6. Minimum rear yard setback of 7.5 m;
7. Minimum interior side yard setback of 1.2 m

### **DESCRIPTION OF SUBJECT LANDS**

The subject land is a vacant lot within the urban boundary of Almonte with a lot area of approximately 1093 m<sup>2</sup> (0.27 acres). The property is a corner lot on the northwest corner of the Martin St. N and Carrs St. intersection. Frontage on Carrs Street is approximately 27.43 m, while frontage on Martin Street is 38.71m.

Land uses adjacent to the site are residential, with low density single detached dwellings along Carrs Street and along Mitcheson Street. To the north of the site, there are 5 acres of undeveloped urban lands. To the east, across Martin Street there are a few rural residential lots and a large 89 acre parcel currently zoned for Development (D Zone).

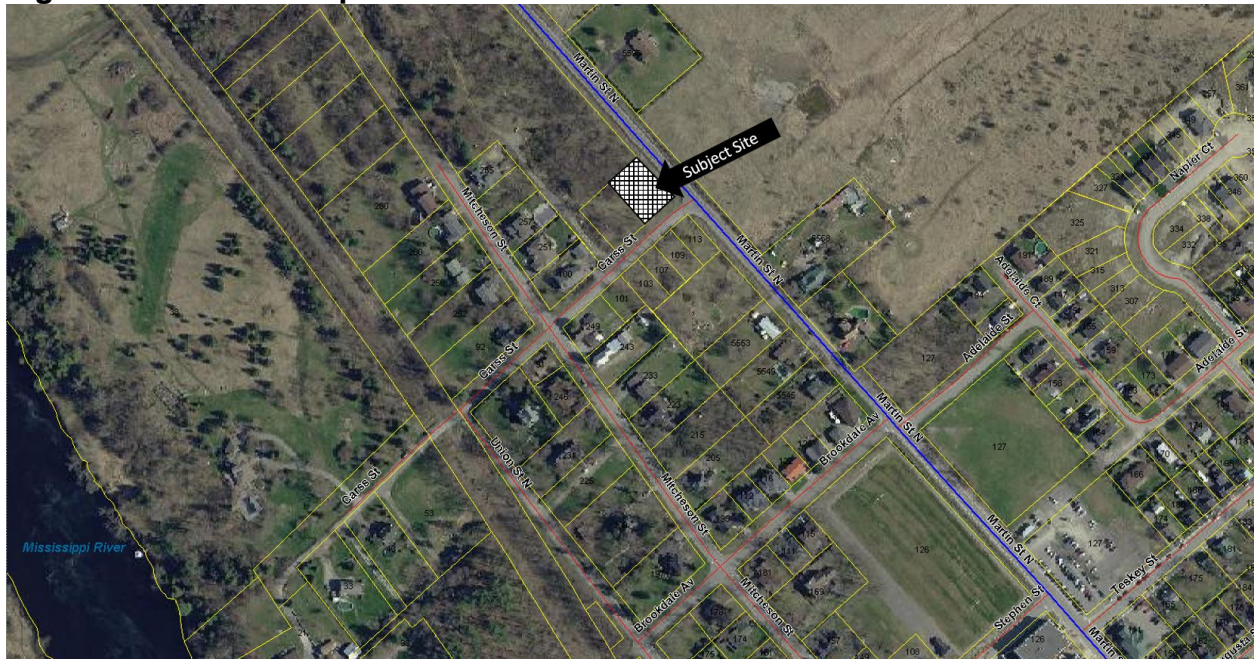
## **SERVICING & INFRASTRUCTURE**

The lot is to be serviced by municipal water and sanitary services.

The semi-detached units will front onto Carrs Street, with either unit to include an attached garage.

There are no sidewalks on either Carrs Street or Martin Street N; none are currently proposed to be added.

**Figure 1 – Context Map**



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

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

### ***3.6.1 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.*

*The following objectives are designed to implement the goal:*

- 1. Promote and support development which provides for affordable, rental and/or increased density of housing types.*

*[...]*

3. *Ensure that land use policies and zoning do not establish barriers to a more balanced supply of housing.*
  4. *Direct the majority of new residential development to areas where municipal sewer and water services are/will be available and which can support new development.*
  5. *Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design.*
- [...]

**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 Residential Land Use objectives instruct that the Municipality “*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*”.

The development is proposed to be on full municipal water and sanitary services.

### **3.6.2 Residential Permitted Uses**

*Lands designated "Residential" shall be predominately used for low and medium density residential uses and associated accessory uses.*

*[...]*

### **3.6.5 Range of Housing Types**

*1. The Town shall support a wide range of housing types, zoning standards and subdivision design standards.*

*2. The Town has established the following housing mix targets:*

- Low Density - 70%*
- Medium Density - 30%*

*3. Low density residential development shall include single detached, semidetached, duplex, converted dwellings, and triplex housing. In general, the **gross density** for low density residential development shall be 15 units per hectare (6 units per acre).*

*[...]*

As proposed, the gross density generated by the semi-detached units would be 18.2 units per hectare, whereas the general target for a low density use 15 UPH, as per Policy 3.6.5(3).

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

The subject property is proposed to be zoned "Residential Second Density – Subzone D" (R2D) in the Municipality of Mississippi Mills Zoning Bylaw 11-83. The Residential Second Density Zone permits a mix of low density residential uses including single, semi-, duplex, triplexes and converted dwellings.

The intent of the R2 Zone is to allow a number of other residential uses to provide additional housing choices within the second density residential areas within the urban area of Almonte and rural settlement areas and villages as described in the Community Official Plan.

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

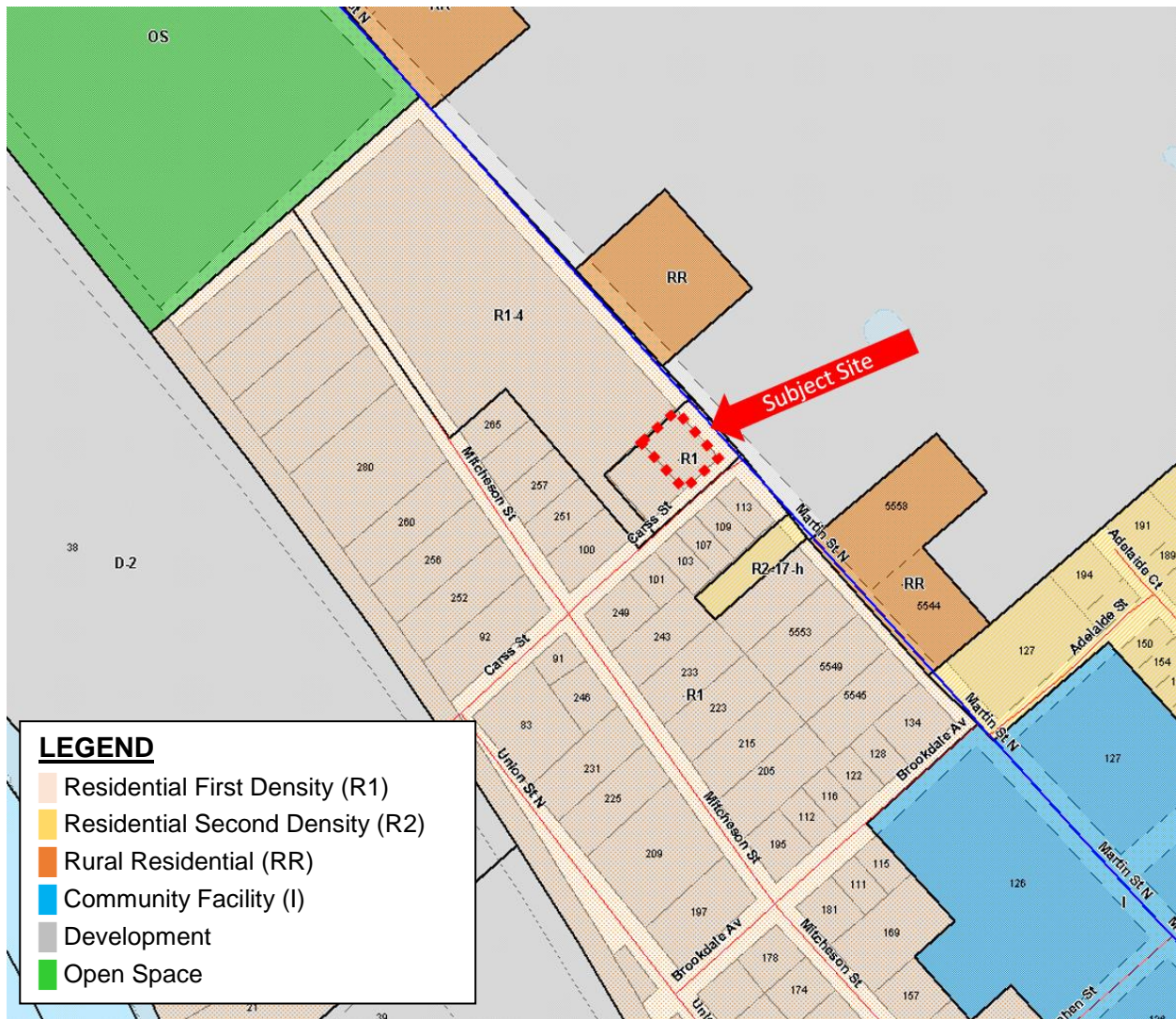
**Table 1 – Zone Provisions of the Residential Second Density Zone Subzone D**

Provisions	Semi-detached, Dwelling Unit	Proposed Development
Lot Area, Minimum (m <sup>2</sup> )	225 (per unit)	511.5
Lot Frontage, Minimum (m)	7.5 (per unit)	12.83
Front Yard, Minimum (m)	3	3.05
Rear Yard, Minimum (m)	7.5	24.28
Side Yard, Minimum (m)	1.2	1.22
Exterior Side Yard, Minimum (m)	3	3
Maximum Height (m)	11	less than 11
Lot Coverage, Maximum* (%)	40%*	45%*
Dwelling Unit Area, Minimum (m <sup>2</sup> )	65 (per unit)	132 (per unit)

\*If the dwelling type is a bungalow, maximum lot coverage is 45%

The minimum required parking (1 space per unit) is proposed to be provided within attached garages on either unit.

**Figure 3 – Zoning By-law #11-83**



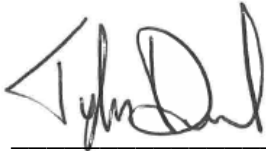
**PUBLIC COMMENTS RECEIVED:**

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 (specification of affected site) was requested by a resident in the neighbourhood. No further comments were provided by the resident.

A second request for further information was received by Staff via email. The specific questions were answered. No further comments were provided by the resident. The list of questions and their respective answers can be found in Appendix B. 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,



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Tyler Duval, MCIP, RPP, M.PI.  
Planning Consultant



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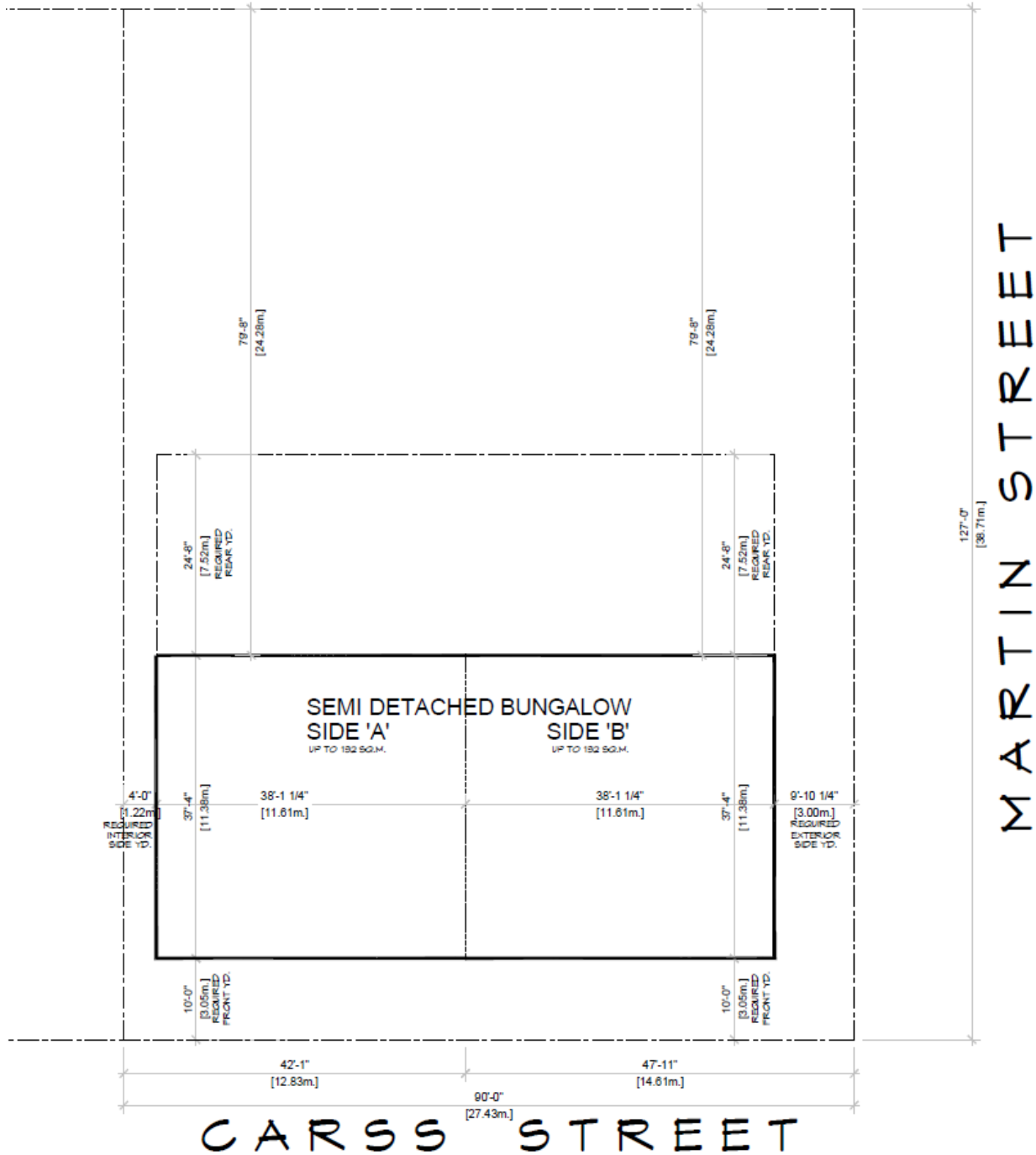
Ken Kelly  
Chief Administrative Officer

**Attachments:**

**Appendix A – Proposed Site Plan**

**Appendix B – Public Comments/Questions**

# Appendix A – Proposed Site Plan



## Appendix B – Public Comments/Questions

- 1) What are the dimensions of the property being considered for rezoning?
- 2) In what direction will the building be facing (Carss St or Martin StN)?
- 3) If facing Martin StN has permission been granted for access?
- 4) What will happen to the street light and hydro pole located on the corner of Carss Street and Martin Street North?
- 5) If approved will this set a precedent for future requests for rezoning?
- 6) If lots approved in this area were approved for single family homes why is rezoning even being considered?
- 7) Traffic on Martin Street North by this property is very heavy and very few people drive the speed limit coming up the hill and I would hope that this is addressed before any more homes are built along this stretch

.....  
“I strongly object to the proposal to change the from R1 to R2D.

Carss street is a narrow no sidewalk street. Parking on the street is not occurring now because R1 homes have ample laneway parking.

The lot is on the corner of Carss and Martin. Martin st is a very busy road. School buses will have a very difficult time to navigate crowded streets.

The proposed change would have the semi-detached used as rentals. Absentee landlords do not make good neighbors. There are suitable housing divisions that have semi- detached and multi- unit dwellings in well planned neighborhoods.

We chose our home on Carss street In Almonte because It offered a home that was in a great location within walking distance to Trails, hospital, and shopping in a unique town. We have experienced a semi- detached in Barrhaven and the forever crowded parking streets.

I urge council to reject this change to preserve the small town aspects of my neighborhood.

There are opportunities for entrepreneurs in large developments.

If you pass this amendment, there will be no rationale to not pass more.”