

# **THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

## **STAFF REPORT**

**MEETING DATE:** November 21, 2023

**TO:** Committee of the Whole

**FROM:** Melanie Knight, Senior Planner

**SUBJECT:** Zoning By-law Amendment – D14-224-23  
RAMSAY CON 10 PT LOT 16 RP 27R-8445 PARTS 1 TO 4 9  
TO 11; RP 27R-8990 PART 1  
Almonte Ward, Municipality of Mississippi Mills  
Municipally Known as 430 Ottawa Street

**OWNER:** 2241497 Ontario Limited

**APPLICANT:** Steve Pentz, NOVATECH

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### **RECOMMENDATION:**

**THAT** Committee of the Whole recommend that Council approve the Zoning By-law Amendment to amend a portion of the zoning of the subject lands which are municipally known as RAMSAY CON 10 PT LOT 16 RP 27R-8445 PARTS 1 TO 4 9 TO 11, RP-27R-8990 PART 1, Almonte Ward, Municipality of Mississippi Mills, municipally known as 430 Ottawa Street from Highway Commercial holding zone (C4-4h) to Highway Commercial (C4-4) in order to permit a portion of the property to be redeveloped with a new free standing commercial building, similar in effect to the details in Attachment A.

### **BACKGROUND:**

The property was subject to an Official Plan Amendment (OPA 26) and Zoning By-law Amendment (Z-12-20) in 2020. As part of the Zoning By-law Amendment, a holding zone was implemented which requires an approved Site Plan Control application to facilitate the development. The purpose of a holding zone is to ensure that certain conditions or requirements are met prior to development occurring on the property.

The Zoning By-law Amendment was subsequently appealed by a third party to the Ontario Land Tribunal (OLT). The OLT written decision was rendered on October 28, 2021 (PL210127), dismissing the appeal and as a result, the zoning provisions and Official Plan policies are now in full force and effect.


The Official Plan Amendment and Zoning By-law Amendment permits the redevelopment of the site including a 124-unit, 4-storey apartment building towards the rear of the site and 2300 m<sup>2</sup> of commercial space provided in two separate buildings orientated towards Ottawa Street.

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

The property is located on the north side of Ottawa Street, just east of the intersection of Ottawa Street and Sadler Drive. Ottawa Street is a commercial corridor with a variety of other commercial uses. There are a number of residential uses, in a variety of densities, north of the subject property.

**Figure 1: Subject Lands**



 Area to be rezoned from Shopping Commercial (C4-4h) to Shopping Commercial (C4-4)

### **PURPOSE AND EFFECT:**

As previously mentioned, there is a holding zone in effect on the subject property. The holding zone is to ensure that an approved Site Plan Control application is in place prior to development proceeding.

The Site Plan Control application was deemed complete on May 3, 2023. The Site Plan Control process is a phased application process which means the overall site and the plan for developing the site will be done in phases. The developer will advance phase one to near completion before being given approval to proceed with other phases of the

project. So, even though there has been an overall concept plan for the entire property and overall plans and studies have been submitted the developer is only advancing phase one at this point in the project and will only be able to advance a building permit application for construction of items in phase one of the project. The applicant is requesting that the holding zone be removed from the area that encompasses phase one of the development. The holding zone will remain on the site until such time that subsequent Site Plan applications are submitted for the remaining phases.

### **PROPOSED DEVELOPMENT:**

The first phase of the development consists of a new single-storey commercial building located in front of the existing shopping centre designed to accommodate the current tenants of the existing shopping centre. The existing parking spaces are to remain to accommodate the parking requirements of the new commercial development and the existing westerly entrance will be used to access the site.

All plans and studies associated with the Site Plan Control application can be viewed on the Municipality's [Active Planning Notices and Application](#) webpage.

After the completion of phase one, the existing shopping centre will be demolished to permit the remainder of the commercial and residential development consistent with the concept plan that was proposed through site specific Official Plan and Zoning By-law amendments approved in 2020. As subsequent phases are submitted, the Site Plan agreement will be amended to reflect the future phases of the development. Phase one has been approved by the Department.

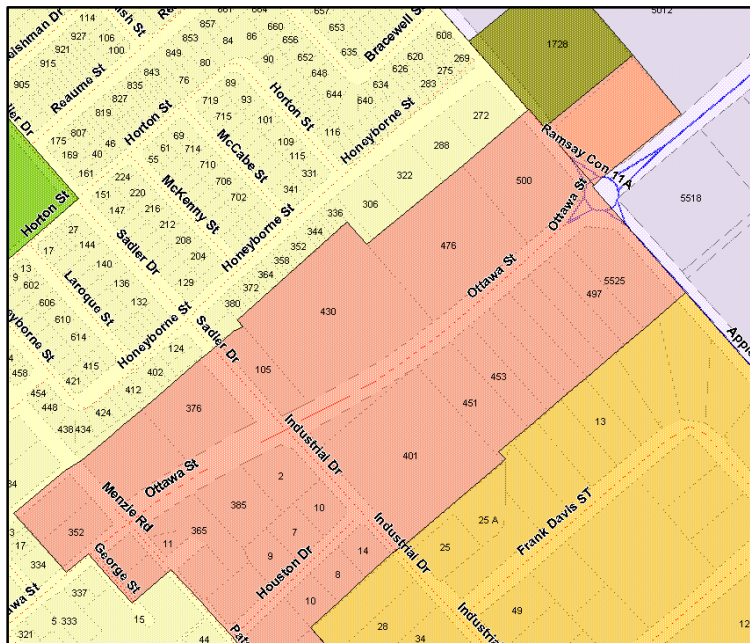
### **SERVICING & INFRASTRUCTURE:**

The subject properties are currently serviced by municipal water and sewer. The Site Plan Control application included a Functional Servicing Report outlining the proposed servicing for the site. Staff are satisfied with the report.

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

As a result of Official Plan Amendment 26, the property is designated a site-specific Highway Commercial designation in the Community Official Plan. The Highway Commercial designation permits a range of commercial uses and specific to this property also permits residential uses within buildings up to four storeys in height.

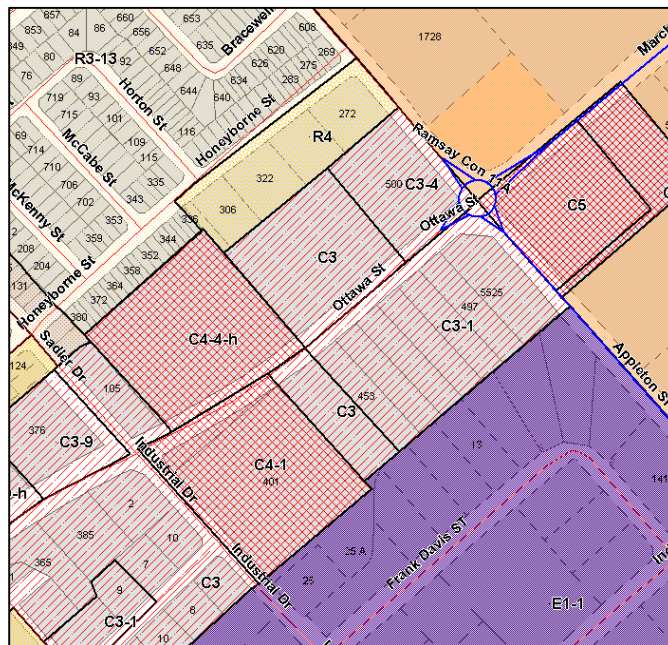
**Figure 2 – Official Plan Designation**



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

As previously mentioned, the subject property is zoned a site-specific Shopping Commercial zone (C4-4h) with a holding zone, which permits both commercial and residential uses. The existing parking on the site in front of the existing mall will serve the commercial uses for phase one and be maintained while the existing mall is demolished and phase two is constructed.

**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.

## **EVALUATION:**

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

As previously mentioned, the property is designated a site-specific Shopping Commercial designation. The site-specific policies are as follows:

*Medium to high density residential development shall be permitted as an additional use and shall be developed in accordance with the following:*

- i. A maximum residential density of 50 units per net hectare is permitted. For the purpose of this policy, residential density shall be interpreted to apply to the entirety of the property.*
- ii. Residential development may include apartment buildings and residential uses in the upper storeys of non-residential use buildings.*
- iii. Standalone residential buildings shall be located to the rear of commercial buildings facing Ottawa Street.*
- iv. Residential building height shall be limited to a maximum of 4 storeys for apartment buildings.*

Staff are of the opinion that the proposed Zoning By-law Amendment to lift the holding zone on a portion of the site is in conformity with the applicable policies of the COP.

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

The property is zoned a site-specific Shopping Centre Commercial zone (C4-4h) with a holding provision which requires Council approval to lift the holding zone. The applicant is requesting the holding zone to be lifted for the area of phase one, which has received Site Plan approval from the Department.

If the lifting of the holding is approved, the applicant will finalize the Site Plan Agreement, submit the required insurance and securities, at which time the Site Plan Agreement will be registered on title. Once these steps are completed, the applicant can proceed to the building permit stage.

## **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 requested lifting of the holding zone for phase one has

complied with the requirements of holding provisions and the proposed development 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 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 Zoning By-law