

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

## **STAFF REPORT**

**DATE:** November 3, 2020

**TO:** Committee of the Whole

**FROM:** Tyler Duval, Planning Consultant

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

**CIVIC**  
**ADDRESS:** n/a

**OWNER:** David and Rachel Ortt

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### **RECOMMENDATION:**

**THAT Council approve the Zoning By-law Amendment to change the zoning on the lands describe as PLAN 6262 MS PT LOTS 7 AND 8;RP 27R10569 PART 2, Almonte Ward, Municipality of Mississippi Mills 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 Carss Street.**

### **BACKGROUND:**

The applicant has applied to the Municipality to rezone the subject property to permit the construction of a semi-detached bungalow fronting on Carss Street. The proposed zoning would be subzone D – the provisions of the R2D Zone are further described in the Purpose and Effect section.

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 Carss St. intersection. Frontage on Carss 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 Carss 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).

The proposal will subsequently be subject to Site Plan Control.

## **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 Carss 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

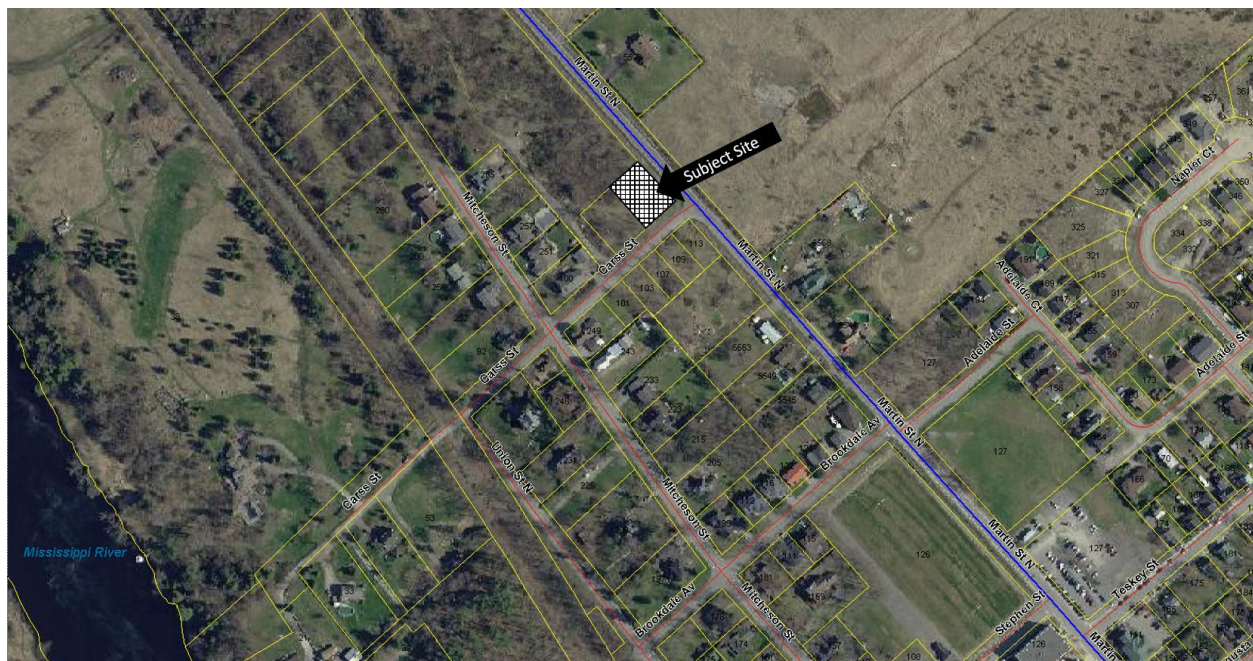
## **SERVICING & INFRASTRUCTURE**

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

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

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

**Figure 1 – Context Map**



## **COMMENTS**

*FROM INTERNAL CIRCULATION*

Comments received based on the circulation of this application have been summarized below:

**CAO:** No comments received.

**Clerk:** No comments received.

**CBO:** No objections.

**Fire Chief:** No comments received.

**Director of Roads and Public Works:** No objections to the zoning amendment.

**Recreation Coordinator:** No concerns or objections.

**Mayor Lowry:** No comments received.

#### *FROM EXTERNAL AGENCY CIRCULATION*

Mississippi Valley Conservation Authority has indicated no objections to the Zoning Amendment.

#### *FROM THE PUBLIC*

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.

The Municipality held a Public Meeting on October 20, 2020 to provide an opportunity for the public to comment on the application. A copy of all public comments is appended to this report. The comments were mainly related to the orientation and configuration of the proposed semi-detached dwelling.

### **EVALUATION**

#### *PROVINCIAL POLICY STATEMENT (PPS), 2020*

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As per Section 3(5)(a) of the *Planning Act, R.S.O. 1990*, all planning decisions must be consistent with the PPS.

The PPS encourages Municipalities to manage and direct land use activities in healthy, livable and safe communities by promoting efficient development patterns and accommodate an appropriate range and mix of land uses within the settlement area (Policy 1.1.3.2).

Healthy livable communities in Settlement Areas will be composed of a range of uses supportive to the long-term needs of the community, and will be encouraged to take the

form of intensified redevelopment where appropriate for the context of the community (Policy 1.1.1)

*1.1.1 Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

**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), such as the proposed semi-detached bungalow units.

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 proposal will help provide a mix of dwelling types while increasing the density of the area at an appropriate rate.

Although no elevations were provided in support of the application, a semi-detached bungalow dwelling among single detached units in a low-density context is a compatible land use and should blend well with the established built form of the area. Although the single detached units across from the site on Carss have a minimal front yard setback of 6 m, the proposed dwelling units’ shortened front yards will provide for greater utilization of private rear yards away from the highly travelled intersection with Martin Street. The semi-detached bungalow units will provide the required parking in attached garages. The units’ driveways are to be paired along the common lot line.

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).

The wording of the Community Official Plan policy in regards the gross density of the development (Policy 3.6.5(3) ) is written in a less prescriptive fashion, leaving some room for contextual interpretation in its use of “in general”. The “general” target of 15 units per net hectare is slightly missed by the application’s proposed 18.2 UPH, however it is not deemed to be so far from the target to warrant an amendment to the Official Plan policy nor would it be considered overdeveloped. For instance, 2 units on a lot of this size translates to a net density of 18.2 UPH whereas 3 units on this same site would see a net density of 27.4 UPH.

Any proposal exceeding 2 units on the subject property could likely be considered overdevelopment and out of character for the area.

### **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:

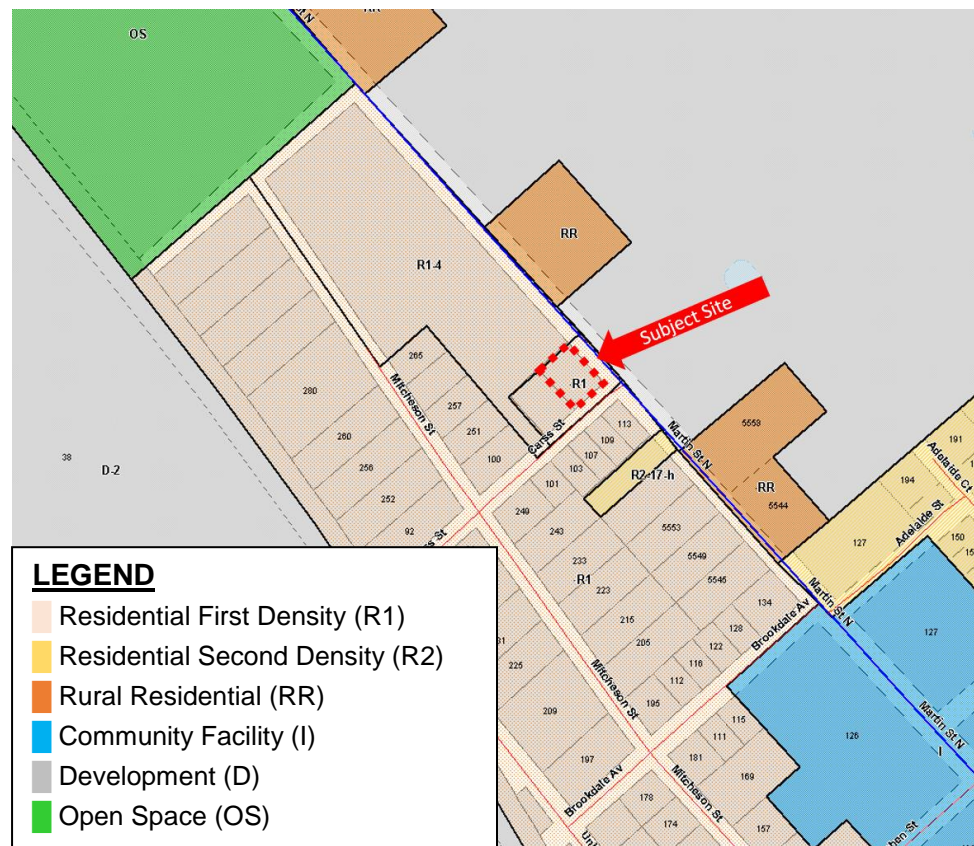
**Table 1 – Zone Provisions of the Residential Second Density Zone Subzone D**

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**



### **SUMMARY:**

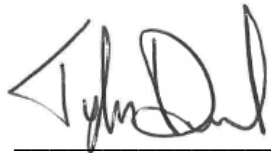
Having reviewed and assessed the proposed Zoning Amendment application, staff are satisfied that the proposal complies with the provisions of the Provincial Policy Statement 2020, conforms to the policies of the Community Official Plan and satisfies the applicable sections of the Municipal Zoning Bylaw #11-83.

As the development proposal complies and conforms to all applicable policies based on the analysis included herein, staff have no concerns regarding the proposed land use. Although the proposal will slightly exceed the general density target, it has not been deemed to be so far from the target to warrant an amendment to the Official Plan nor would it be considered overdevelopment.

Should Council approve the Zoning Amendment, the Applicant will need to enter into a Site Plan Control Agreement prior to the release of building permits.

It is the professional opinion of the Planning Department that the proposed development to amend the Zoning By-law in order to permit a semi-detached bungalow is appropriate and desirable.

All of which is respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tyler Duval', written over a horizontal line.

Tyler Duval, RPP, MCIP, M.P.I.  
Planning Consultant

A handwritten signature in black ink, appearing to read 'Ken Kelly', written over a horizontal line.

Ken Kelly  
Chief Administrative Officer

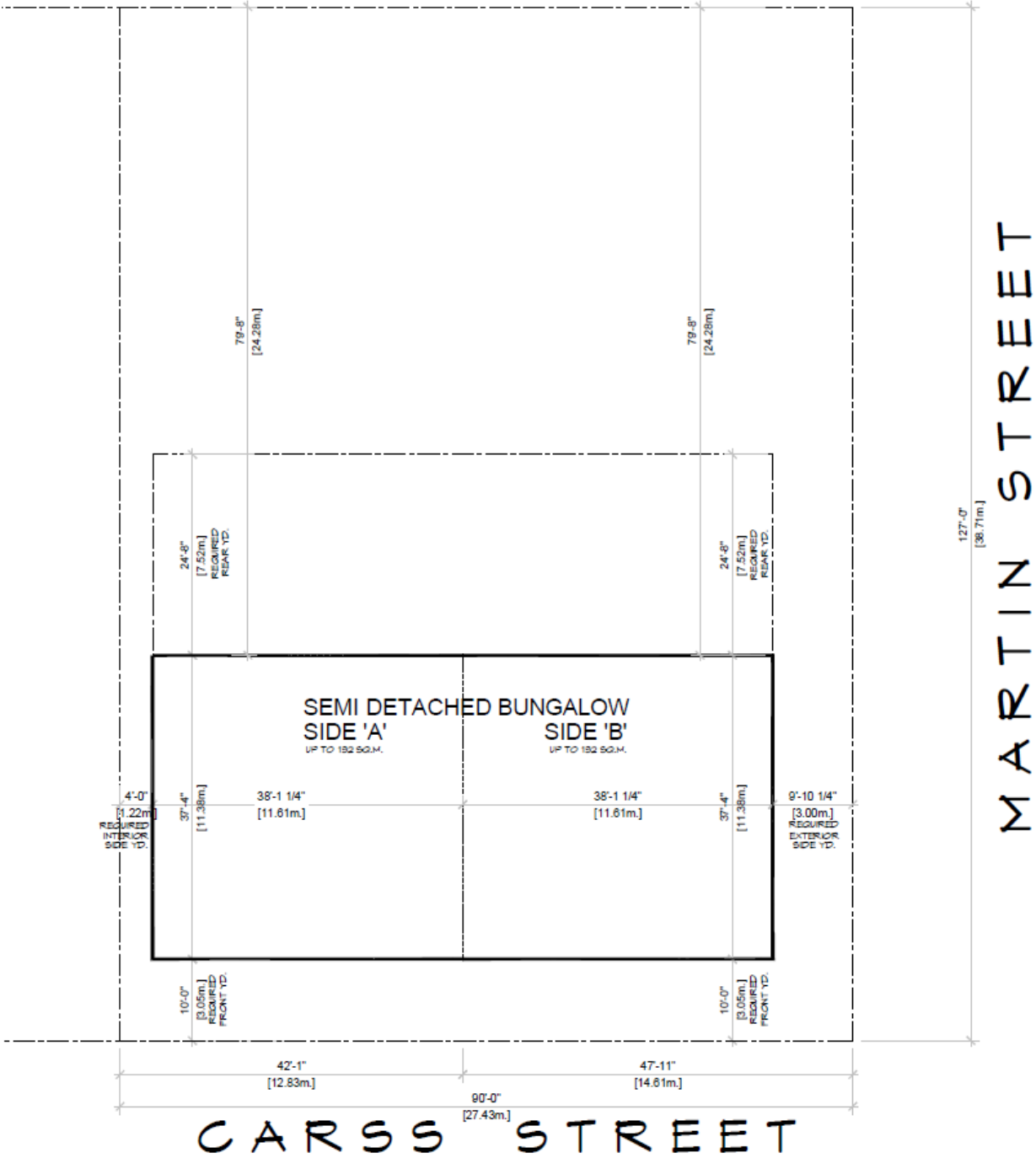
**Attachments:**

**Appendix A – Proposed Site Plan**

**Appendix B – Public Comments/Questions**



Appendix A – Proposed Site Plan



## **Appendix B – Public Comments/Questions**

My comments/questions are as follows:

- 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

Will this email constitute my written comments to be appended in the background report for the application? Will I get a response to my questions.? Is this email considered to be my written submission to Municipality of Mississippi Mills?

Thank you  
Judith DiFruscio  
113 Carss Street, Almonte

**Maggie Yet**

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**From:** Mills Planner  
**Sent:** October 5, 2020 1:02 PM  
**To:** 'Judith DiFruscio'  
**Cc:** Maggie Yet  
**Subject:** RE: Application for Rezoning of Plan 6262 MS PT Lots 7&8 RP 27R10569

Hi Judith, please see the Municipalities responses below in blue.

- 1) What are the dimensions of the property being considered for rezoning?  
A: The property subject to the zoning by-law amendment has 27.43 metres (90 feet) of frontage along Carss Street and 38.71 metres (127 feet) of frontage along Martin Street N.
- 2) In what direction will the building be facing (Carss St or Martin StN)?  
A: The proposed semi-detached bungalow is proposed to front onto Carss St.
- 3) If facing Martin StN has permission been granted for access?  
A: N/A. Martin Street N is a County Road and all entry permits are granted through the County of Lanark.
- 4) What will happen to the street light and hydro pole located on the corner of Carss Street and Martin Street North?  
A: The streetlights and hydro pole are located on municipal property outside of subject lot. The application will not hinder their function.
- 5) If approved will this set a precedent for future requests for rezoning?  
A: Each Planning Act application (zoning amendment, minor variance, consent, etc.) is analysed and evaluated on a site-specific basis. The merits of an application is dependent on contextual information, which will differ from site to site. It would be untrue to say a precedent is set in terms of evaluating future applications.
- 6) If lots approved in this area were approved for single family homes why is rezoning even being considered?  
A: The Planning Act gives private property owners the right to request an amendment to the zoning of their property. The Planning context of a municipality evolves and changes over time, as such municipalities are required to plan for a 20-year horizon with updates mandatory every 5 years. The property owners feel as though a semi-detached bungalow is an appropriate land use for the site and are making the request to the Committee of the Whole. The final approval on a zoning by-law amendment is given by Municipal Council.
- 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  
A: Comment noted for future developments along Martin St N.

**Tyler Duval** M.Pl.

Planning Consultant  
Municipality of Mississippi Mills  
3131 Old Perth Road, P.O. Box 400  
Almonte, ON, K0A 1A0  
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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.

Thank you  
Robbie Brady  
107 Carss St, P.O. Box 1607 Almonte, ON K0A 1A0

Hello,

We are Rachel and Dave Ortt. Dave is in the military and Rachel is currently a stay at home mom to two kids. We moved to the area six years ago and are locals in the community. The first home we had here was lost in a fire, and after going through the building process for our new home, we learned that we enjoyed the process. We needed somewhere to stay while our house was being rebuilt, and identified that there was a significant lack of quality rental homes on the market.

There are significant housing challenges in the Valley, Ottawa and Ontario as a whole, which was the basis for Ontario's More Homes, More Choice document, which we are keeping in mind throughout this project. With less than 7% of all new housing in Ontario being intended for rentals, we will be addressing a significant shortfall in supply and providing something our community needs. Our goal is to purpose-build quality, safe, comfortable, affordable and attractive rental units that can appeal to longer term renters, including families, the elderly, and young couples alike.

We appreciate and respect the town of Almonte and will be designing our project to blend in with and complement the neighbouring homes. Our project is not just about the building, but also about the relationships we foster with our tenants, our desire is to create a positive experience for the tenant and landlord alike.

Approving the rezoning of our lot will enable us to make an investment into our community, which is always beneficial, but those positive impacts will be significantly higher given the current Covid-19 economic impacts. Our project will employ a local contractor (West Hill Homes) who routinely uses many contractors within Lanark County such as Dan Neil Excavation, Vancy Electrical, JRB Plumbing, Almonte Home Hardware and Carleton Place Refrigeration.

We are grateful for your time and attention to this rezoning request and we look forward to being part of the continued growth in our community.

Sincerely,

Rachel and Dave Ortt