

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: April 8, 2025

TO: Council

FROM: Drew Brennan, Senior Planner

SUBJECT: **Background Report
Zoning By-law Amendment – D14-GIL-25
West Part of Lot 15, Concession 4; Part 1 of Reference
Plan 27R6093
Ramsay Ward, Municipality of Mississippi Mills
Municipally Known as 1908 Ramsay Concession 4B**

OWNER/APPLICANT: Allan Giles

RECOMMENDATION:

THAT Council receive this report for information.

PURPOSE AND EFFECT AND PROPOSED DEVELOPMENT:

The purpose and effect of the Zoning By-law Amendment is to rezone the subject lands from Rural (RU) to Rural, Special Exception (RU-XX) to add the following as additional permitted uses:

- 'Automotive Sales Establishment'
- 'Recreational Vehicle Sales'
- 'Automotive Care'
- 'Heavy Equipment and Vehicle Sales, Rental, and Servicing'
- 'Contractor's or Trade Establishment'

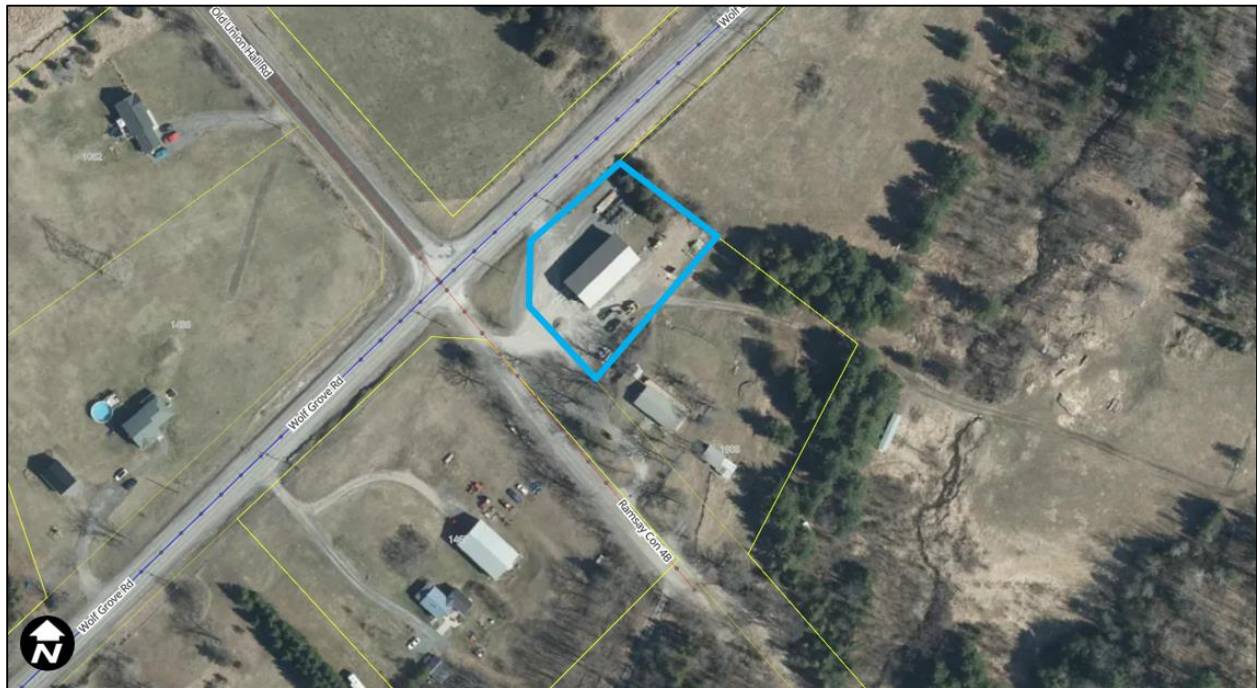
The Applicant is contemplating a future commercial business within the existing storage building (~297 m²) on the subject property that would offer servicing and Ministry of Transportation safety inspections on a variety of light, heavy, and recreational vehicles. This site-specific Zoning By-law Amendment seeks to rezone the portion of the subject property containing the storage building to permit the operation of the proposed commercial business and provide flexibility for potential future business opportunities.

No development is proposed with this Zoning By-law Amendment. Any future commercial development on the subject property would be subject to Site Plan Control.

DESCRIPTION OF SUBJECT LANDS AND SURROUNDING LAND USES:

The subject property is a 0.8-hectare lot located at the east corner of the intersection of Ramsay Concession 4B and Wolf Grove Road. The subject property is irregular in shape and features approximately 120 metres of frontage on Ramsay Concession 4B and 43 metres of frontage on Wolf Grove Road. The property is used for rural residential purposes and features a single detached dwelling, a ~297 m² storage building, and a ~72 m² storage building. Surrounding land uses include agricultural to the north, and rural residential to the east, south, and west.

Figure 1: Subject Lands



 Area to be rezoned from Rural (RU) to Rural, Special Exception (RU-XX)

SERVICING & INFRASTRUCTURE:

The subject properties are currently serviced by a private well and septic system. No servicing changes have been proposed.

Staff do not foresee any servicing or infrastructure concerns resulting from the proposed Zoning By-law Amendment.

COMMUNITY OFFICIAL PLAN (COP):

The subject lands are designated “Rural” in the Community Official Plan (COP). The Rural designation permits a variety of agricultural, rural, and residential uses. Rural commercial and industrial uses that can operate safely on private services are

permitted. Where commercial uses are located adjacent to residential uses, appropriate screening, buffering, distance separation or other measures to minimize or mitigate potential land use conflicts shall be required.

ZONING BY-LAW #11-83:

The subject property is zoned Rural (RU) per the Comprehensive Zoning By-law #11-83. The RU zone permits a variety of residential and non-residential uses that are sensitive to the surrounding rural context. The subject Zoning By-law Amendment is strictly for the purpose of adding additional permitted uses using a site-specific zone. Any development on the property would be required to conform to the performance standards of the RU zone with commercial development also being subject to Site Plan Control.

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,



Drew Brennan
Senior Planner



Melanie Knight, MCIP, RPP
Director of Development Services and
Engineering

ATTACHMENTS:

1. Attachment A – Site Plan