

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## STAFF REPORT

**DATE:** February 16, 2021

**TO:** Committee of the Whole

**FROM:** Maggie Yet, Planner 1

**SUBJECT:** **Site Plan Control – Patricia Vargas (D11-VAR-20)**  
Part Lot 15, Anderson Section, Plan 6262, being Part 1 on RP 27R-11489  
Almonte Ward, Municipality of Mississippi Mills  
Municipally known as High St. (east of Elgin St. & High St. intersection)

**OWNER/APPLICANT:** Patricia (Paddy) Vargas

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### RECOMMENDATION:

**THAT Committee of the Whole recommend Council approve the site plans for the property described legally as Part Lot 15, Anderson Section, Plan 6262, being Part 1 on RP 27R-11489;**

**AND THAT the Mayor and Acting Clerk be authorized to enter into a Site Plan Control Agreement for the proposed works.**

### BACKGROUND:

The applicant has filed a Site Plan Control application for the construction of a single detached dwelling. The lands are the subject of consent file no. B19-153 which was granted provisional consent to sever by the Land Division Committee. The proposed construction is subject to the development provisions of the Residential Second Density (R2) Zone with the following exceptions:

- Minimum lot area of 333.6m<sup>2</sup>
- Minimum front yard setback of 2.1m
- Minimum rear yard setback of 3.63m
- Maximum lot coverage of 41.5%
- Side yard setback for a carport of 0.98

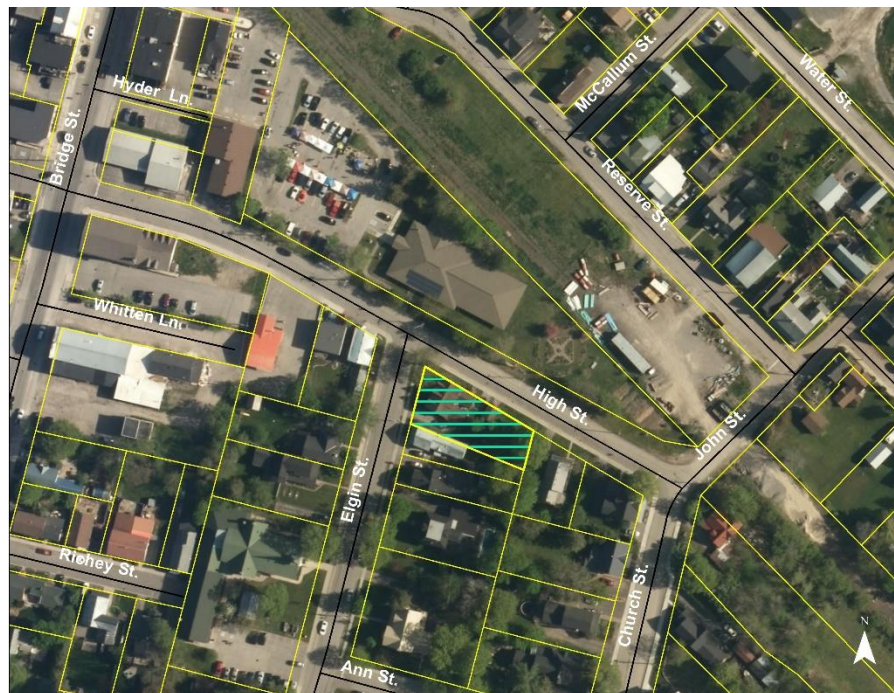
The above relief was granted by the Committee of Adjustment by minor variance application A-08-20.

### LOCATION AND DESCRIPTION OF SUBJECT LANDS:

The subject property is located east of the intersection of Elgin Street and High Street within Almonte Ward. The parcel is presently vacant with a lot area of 333.6 m<sup>2</sup> (0.083 ac) and frontage of 18.4 m (60.4 ft) along High Street. The Applicant is proposing to construct a single detached dwelling on the subject lands. Attachment 1 contains the proposed site plan sketch.

The property is generally surrounded by low density residential uses, institutional and commercial uses. The Almonte Library is directly north of the subject property and the United Church is located south-west of the subject property. The location of the subject lands within the Municipality is depicted in the following aerial image:

**Figure 1 – Aerial Image of Property (2014)**



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

The subject lands are designated “Residential” in the Community Official Plan, which aims to direct development to provide for a broad range of housing options in terms of housing types and rental opportunities. The goal of the residential land use policies is to “promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.” The development would fulfill the following objectives of Policy 3.6.1:

### **Objectives**

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

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.*

The development is occurring in an area composed of a mix of low density housing options, including single and semi-detached dwellings. Although the form of the development would not substantially increase the density of the area nor provide a more affordable housing form, the dwelling type conforms to the character and design of the neighbourhood comprised primarily of low density dwellings and institutional uses. Dwellings in the immediately surrounding area are typically two-storey dwellings on varying lot sizes (see Attachment 6 for site photos). As such, Staff concludes the development is generally compatible with the surrounding area.

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

1. *The [Municipality] shall support a wide range of housing types, zoning standards and subdivision design standards.*
2. *The [Municipality] has established the following housing mix targets:*

<i>Low density</i>	<i>-</i>	<i>70%</i>
<i>Medium density</i>	<i>-</i>	<i>30%</i>
3. *Low-density residential development shall include single-detached, semi-detached, 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).*

The addition of a single-detached dwelling contributes to the Municipality's total low-density housing stock and the composition of the general neighbourhood falls within the low-density target of 15 units per hectare. Given the size of this parcel it is not the intention of the provision to require that the parcel meet the 70/30 mix.

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

The subject property is zoned "Residential Second Density (R1)" within the Municipality's Zoning By-law. The R2 Zone permits single detached dwellings, semi-detached dwelling, and duplex and triplex dwellings. Single detached dwellings are subject to the development standards of Section 13.1 for detached dwellings. The following table outlines the associated zoning provisions and the proposed development specifications.

Development Standard	Section 13.1 Provisions	Proposed Dwelling
Lot Area, min. (m <sup>2</sup> )	450	333.6*

Lot Frontage, min. (m)	18	18.1
Front Yard, min. (m)	6	2.1*
Side Yard, min. (m)	1.2	1.2
Rear Yard, min. (m)	7.5	3.63*
Building Height, max. (m)	9	7.1
Lot Coverage, max. (%)	40	41.5*
Dwelling Unit Area, min. (m2)	75	138.7

*\*The applicant has obtained a minor variance from the Committee of Adjustment for relief from the requisite development standard.*

Staff concludes that the development is generally compatible with the requirements for single detached dwellings; thus, meeting the Municipality's development expectations of the R2 Zone and ensuring adequate living and amenity space for future homeowners and tenants.

#### **REVIEW:**

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

#### **INTERNAL CIRCULATION**

**CAO:** No comments received.

**Chief Building Official:** No concerns or objections.

**Acting Director of Roads and Public Works:** The site plan agreement and appropriate drawing should have a note that:

1. All roof drains/eavestrough should have run off directed to High Street.
2. All service connections to be completed by a competent contractor under the supervision of licenced municipal staff.
3. A schedule of works and traffic control plan is to be submitted a minimum of two weeks prior to commencement of works on the municipal right of way.

**Fire Chief:** No comments received.

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

#### **EXTERNAL CIRCULATION**

No comments were received as part of the circulation of the application from external agencies.

#### ***Parking***

The Zoning By-law required one (1) parking space per dwelling unit. Adequate parking has been provided in the carport for one vehicle. As such, the application meets the minimum parking requirements of the Zoning By-law.

#### ***Servicing and Grading***

The proposed dwelling would be serviced by municipal water and sewer. A catch basin is proposed at the rear of the property with a storm sewer line extending along western side yard of the subject lands. Run-off from roof drains and eavestroughs are required to be directed to High Street. Regarding the comments received from the Acting Director of Roads and Public Works above, the applicant has submitted a revised landscaping plan with the requested notes.

### ***Landscaping***

Currently, the existing property is vacant. Walkway and driveway pavers are proposed in the front yard and a new deciduous tree. An existing deciduous tree is located on the neighbouring property along the eastern side yard. The applicant and owner of the neighbouring property have consulted with an arborist regarding removal of the root system on the subject property with clear cuts. All other trees on the subject property will be removed and replanted with an appropriately sized tree for the space and location. The interior side yards and rear yards are to remain grassed.

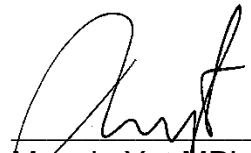
### ***Building Configuration/Façade***

The elevation drawing depicts a two-storey dwelling with a building façade consisting of wood and metal cladding with a metal standing seam roof. A carport will provide a covered parking space in the side yard and a wooden deck is proposed in the rear yard.

### **CONCLUSION**

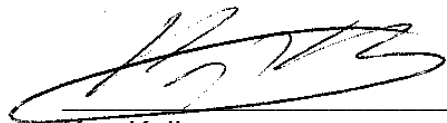
The proposed site plan satisfies the provisions of the Zoning By-law and is consistent with relevant planning policies of the Community Official Plan. Therefore, Staff recommends the approval of the application for the proposed single detached dwelling, subject to the execution of the Site Plan Control Agreement.

Respectfully submitted by,



Maggie Yet MPLAN BA  
Planner 1

Reviewed by:



Ken Kelly  
CAO

### **ATTACHMENTS:**

1. A1.6 Map Plan & Site Plan
2. A1.7 Landscape Plan
3. A4-1 North Elevation
4. A4-2 South Elevation
5. A4-3 East & West Elevation
6. Existing Neighbourhood