

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: April 6, 2021

TO: Committee of the Whole

FROM: Maggie Yet, Planner 1

SUBJECT: **Site Plan Control – 354 Lynx Hollow Road (D11-TER-20)**
Lot 11, Concession 10
Being Parts 2 and 3 on RP 27R10265
Pakenham Ward, Municipality of Mississippi Mills

KNOWN AS: 354 Lynx Hollow Road

OWNER(S): Ronald and Bridget Terpestra

RECOMMENDATION

THAT Committee of the Whole recommend to Council to approve the site plans for the property described legally as Lot 11, Concession 10, Being Parts 2 and 3 on RP 27R10265, Pakenham Ward, Municipality of Mississippi Mills, municipally known as 354 Lynx Hollow Road;

AND THAT the Mayor and 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 within 120m of a Provincially Significant Wetland (PSW). The proposed construction is subject to the development standards of the “Rural Residential (RR)” Zone.

DESCRIPTION OF SUBJECT LANDS

The subject property is located on Lynx Hollow Road in Pakenham Ward. The property is $\pm 4,653.9\text{m}^2$ (1.15ac) in size with a frontage of $\pm 59.4\text{m}$ (194.91ft). The property is presently vacant and is generally surrounded by recreational and low density residential uses as part of the Pakenham Highlands Subdivision and rural lands uses. The location of the subject property is depicted in the following aerial photo:

Figure 1 – Aerial Image of Property (2019)



REVIEW

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

INTERNAL CIRCULATION

CAO: No comments received.

Clerk: No comments.

Chief Building Official: No comments received.

Acting Director of Roads and Public Works: No objections at this time.

Fire Chief: No objections or comments.

Recreation Coordinator: No concerns.

EXTERNAL CIRCULATION

Mississippi Valley Conservation Authority: No objection to the subject application.
[Note: Comments appended to Attachment 4]

Enbridge Gas: No objections.

COMMUNITY OFFICIAL PLAN

The subject lands are designated “Rural Settlement Area and Hamlet” by the Community Official Plan. The Rural Settlement Area and Hamlet designation is applied to the established villages of Appleton, Blakeney and Clayton and existing rural estate lot subdivisions. Rural estate lot subdivisions typically consist of single detached residential development and accessory uses.

3.4.1 Goal and Objectives

It is a goal of this Plan to:

Preserve the general character as well as the individual identity of each rural settlement area or villages.

The proposed development would be considered infill development and would meet the objective to ensure that the established pattern of development is continued. The subject lands are of sufficient size (1.15ac) to accommodate the private water and septic services required (Policy 3.4.3.5).

The proposed development would be located within 120m of the Pakenham Mountain Wetland Complex, a provincially significant wetland. As per Policy 3.1.4.1.1.1, development within 120m of a provincially significant wetland may take place only through demonstration by an Environmental Impact Study (EIS) that there shall be no negative impacts on the natural features or ecological functions of the wetlands. As such, staff requested that the applicant submit an EIS as part of the Site Plan Control application. The EIS was forwarded to MVCA for review and did not have any objections to the proposed development.

COMPREHENSIVE ZONING BY-LAW #11-83

The subject property is zoned “Rural Residential (RR)” within the Municipality’s Zoning By-law. The RR Zone permits single detached dwellings and related accessory structures and uses. Development within the RR Zone is subject to the standards of Section 17.2. The following table outlines the associated zoning provisions and the proposed development specifications.

Development Standard	Section 17.2 Provisions	Proposed Dwelling
Lot Area, min. (m ²)	4,000	4,653.8
Lot Frontage, min. (m)	45	59.4
Front Yard, min. (m)	15	24.48
Side Yard, min. (m)	6	6

Rear Yard, min. (m)	25	43.76
Building Height, max. (m)	11	6.1
Lot Coverage, max. (%)	15	3
Floor area, min. (m ²)	100	116.6

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

Parking

The Zoning By-law required one (1) parking space per dwelling unit. Four (4) parking spaces will be available for the dwelling, thus exceeding the minimum requirements for parking.

Servicing and Grading

The proposed dwelling would be serviced by private well and septic. The owner/applicant will be required to obtain permits from the Leeds, Grenville and Lanark District Health Unit. The Acting Director of Roads and Public Works has indicated no concerns regarding the grading plan.

Landscaping

The subject lands are presently vacant, save and except for a shed at the rear of the property. Proposed development will occupy a total lot coverage of 5%, including the dwelling and proposed garage. The remainder of the property is expected to remain landscaped open space. Existing vegetation and location of future trees has been identified on the site plan drawing (Attachment 1), as well as a proposed garden towards the rear of the property.

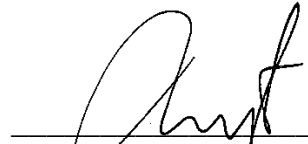
Building Configuration/Façade

Elevation drawings depict a single detached dwelling with vinyl siding and shake siding along the gable roof end. The front elevations include an entrance at the front wall and a second entrance stepped back to the right of the structure. The rear elevation depicts a deck with a roof overhang extending from the rear of the dwelling to the deck. The deck is accessed through a set of steps as the grade of the property slopes down towards the rear. The location of a potential/future pool and hot tub are indicated on the site plan drawing. Any future pool and/or hot tub on the subject lands will be required to obtain a permit from the Building Department.

CONCLUSION

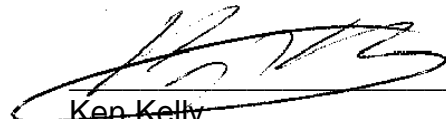
The proposed site plan satisfies the provisions of the Zoning By-law and is consistent with relevant planning policies of the Community Official Plan. Therefore, Staff recommends the approval of the application for the proposed single detached dwelling, subject to the execution of the Site Plan Control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

Respectfully submitted by,



Maggie Yet MPLAN BA
Planner 1

Reviewed by:



Ken Kelly
CAO

ATTACHMENTS:

1. Site Plan
2. Drainage Plan
3. Elevations
4. MVCA Comments