

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

**BUILDING and PLANNING REPORT**

**DATE:** July 14, 2021  
**TO:** Committee of the Whole  
**FROM:** Marc Rivet, Acting Director of Planning  
**SUBJECT:** **Site Plan Control – Industrial Expansion**  
**Part of Lot 1, Concession 8, Ramsay being Parts 1 to 7 and 9**  
**on Plan 26R294; Subject to an Easement in Favour of Her**  
**Majesty the Queen over Parts 3 & 5, 26R294 as in RN20114,**  
**Town of Mississippi Mills**  
**137 Pick Road**  
**Roll: 0931-929-010-09702-0000**

**OWNER/APPLICANT:** Engineering Dynamics Limited (Robin Marshall)

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**RECOMMENDATION:**

**That Council approve the site plan for the property described as Part of Lot 1, Concession 8, Ramsay being Parts 1 to 7 and 9 on Plan 26R294, municipally known as 137 Pick Road;**

**And that the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the proposed works.**

**SITE PLAN CONTROL APPLICATION SUMMARY**

Engineering Dynamics Limited has filed a Major Site Plan Control application for the construction of a 1,454.56 m<sup>2</sup> addition to their operation at 137 Pick Road. The proposed construction will be subject to the development provisions of the Rural Industrial (M4) Zone.

**LOCATION AND DESCRIPTION OF SUBJECT LANDS AND SURROUNDING AREA**

The lands subject to the application are located on Pick Road between Ramsay Concession 8 and County Road 29. The lands are legally described as Part of Lot 1, Concession 8, Ramsay being Parts 1 to 7 and 9 on Plan 26R294; Subject to an Easement in Favour of Her Majesty the Queen over Parts 3 & 5, 26R294 as in RN20114, Town of Mississippi Mills. The lot is approximately 3.754 hectares in area with frontage on Pick Road of 85.56 m. The Community Official Plan designates the lands as "Rural".

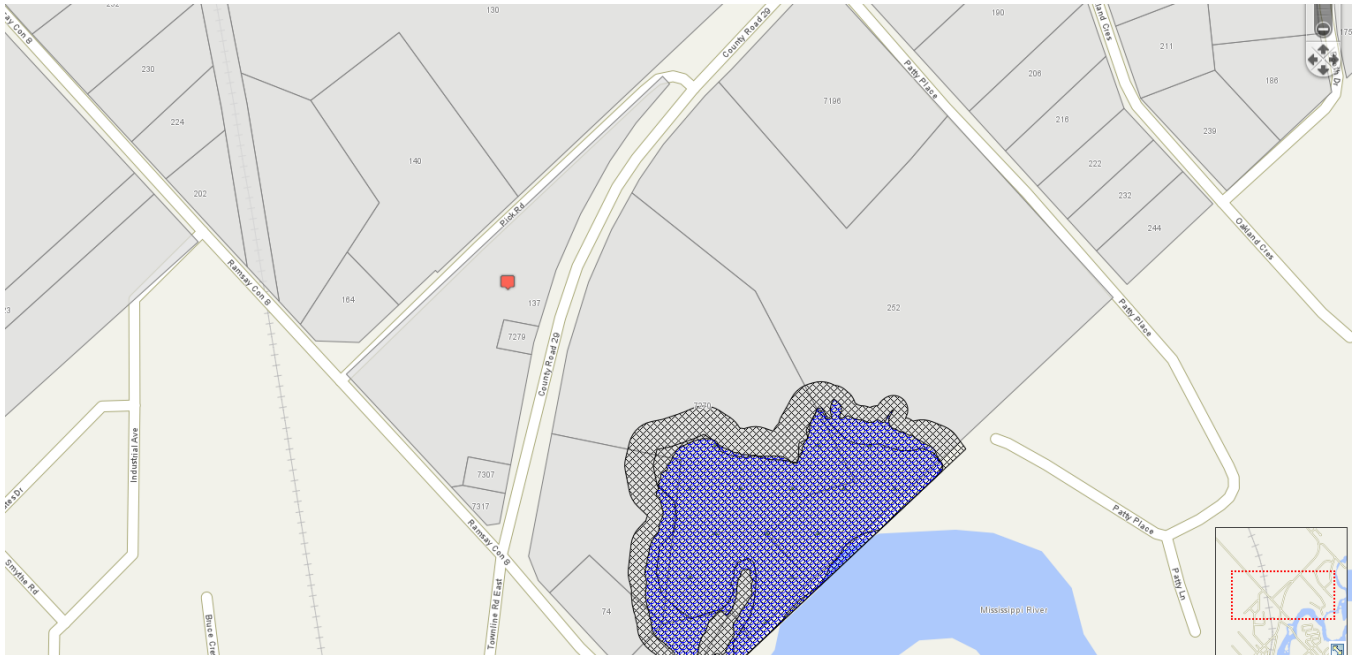


Figure 1: Site Location

## COMMUNITY OFFICIAL PLAN (COP)

The subject lands are designated “Rural” in the local Community Official Plan, which aims to “provide for an appropriate range of rural land uses which protect rural resources, traditional land uses, and environmental features. The proposed development includes an addition to a rural industrial enterprise. The development would fulfil the following objective:

### Objectives

1. *Development will be buffered and setback from the boundary of the “Agricultural designation’ and other non-compatible rural resources.*

The proposed development is occurring in a predominantly rural industrial area.

## ZONING BY-LAW

The subject property is zoned “Rural Industrial (M4) Zone” within the Municipality’s Zoning By-law #11-83. The M4 Zone allows for custom machinery operators. The M4 Zone contains various development standards. The following table outlines the associated zoning provisions and the proposed development specifications. This is an irregular lot and the front lot line was deemed to be the lot line as established by building orientation and/or main access.

Development Standard	M4 Provisions	Proposed
Lot Area, min. (m <sup>2</sup> )	4000 m <sup>2</sup>	37,543.27 m <sup>2</sup>
Lot Frontage, min. (m)	30 m	85.56 m
Front Yard, min. (m)	15 m	15.98 m
Side Yard, min. (m)	7.5 m	170.98 m
Rear Yard, min. (m)	7.5 m	14.86 m (existing)

Building Height, max. (m)	14	< 14 m
Lot Coverage, max. (%)	50	12.38
Minimum width of landscaped area	3.0	3.0

The development meets the M4 Zone requirements; thus, meet the Municipality's development expectations of said zone and ensuring appropriate development standards for a rural industrial use.

## REVIEW

As this is for an expansion, the file was not circulated to external agencies. Application for building permit will be reviewed by the Chief Building Official and Fire Department. The Engineering Department has reviewed the grading and stormwater management works and the estimate of costs for this proposal.

### Parking

The Zoning By-law requires 25 parking spaces and one loading space which are being provided. As such the application meets the minimum parking requirements of the Zoning Bylaw.

### Grading

The Department of Roads and Public Works has reviewed the submitted documents for the Site Plan Control Application and have found them to be appropriate. As such there is no concern with the proposed plans.

### Landscaping

The site plan includes asphalt aprons along the entrances to avoid spill over gravel onto Pick Road. Furthermore, the Site Plan proposed to remove one entrance and reduce their width to 9.0 m. A 3.0 m landscaped berm is shown adjacent to Pick Road with existing trees.

## CONCLUSION

The proposed site plan drawings satisfy the provisions of the Zoning By-Law #11-83 and is consistent with relevant planning policies of the Community Official Plan and staff recommend the approval of the application for the rural industrial building addition subject to the execution of the Site Plan Control Agreement.

All of which is respectfully submitted,



Marc Rivet, MCIP RPP  
Acting Director of Planning



Ken Kelly  
Chief Administrative Officer

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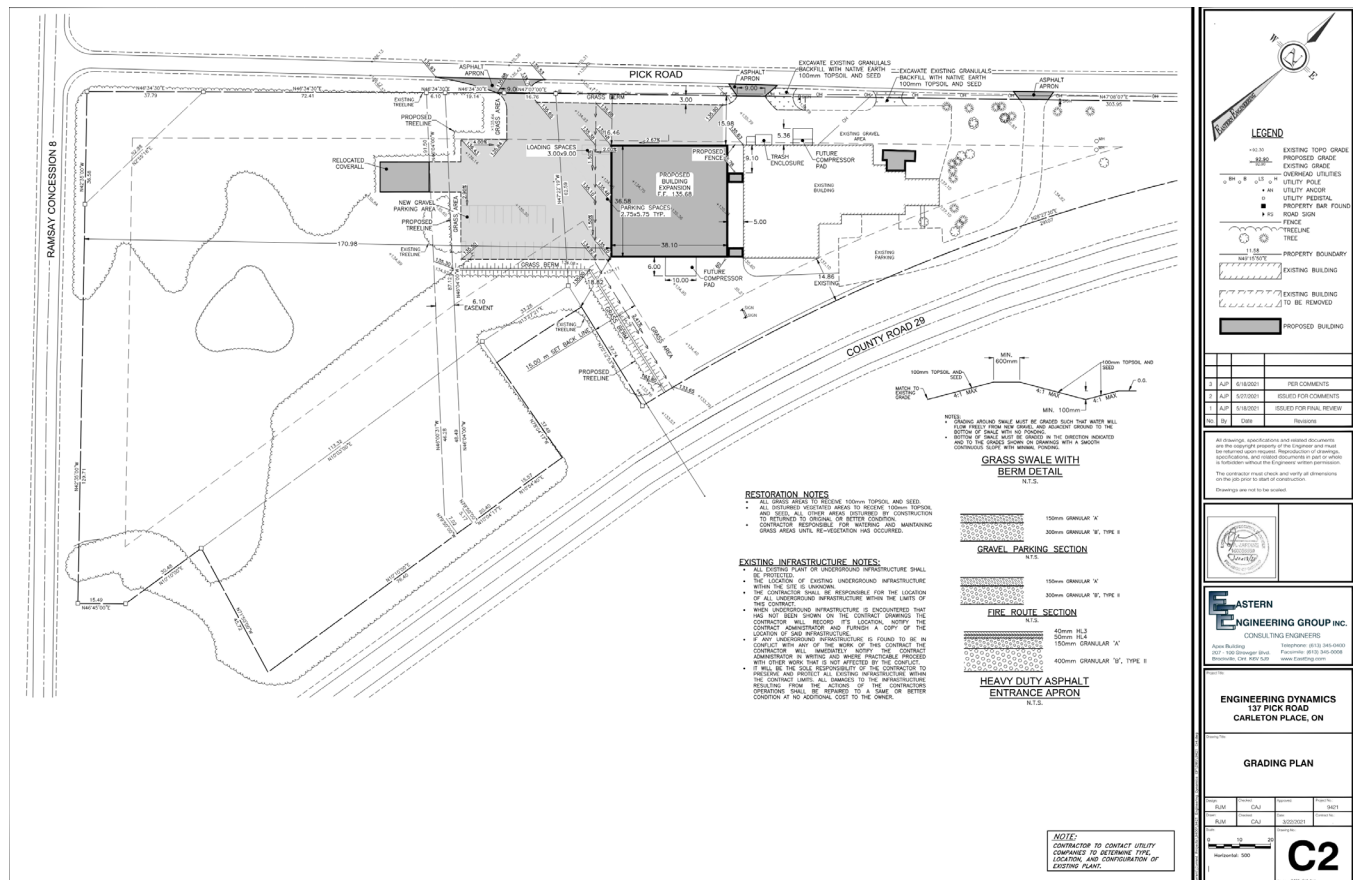
**RESTORATION NOTES**

- ALL GRASS AREAS TO RECEIVE 100mm TOPSOIL AND SEED.
- ALL DISTURBED VEGETATED AREAS TO RECEIVE 100mm TOPSOIL AND SEED. ALL OTHER AREAS DISTURBED BY CONSTRUCTION TO RETURN TO ORIGINAL OR BETTER CONDITION.
- CONTRACTOR RESPONSIBLE FOR WATERING AND MAINTAINING GRASS AREAS UNTIL RE-VEGETATION HAS OCCURRED.

NOTE:  
PROPERTY BOUNDARY DERIVED FROM PLAN D68296  
PREPARED BY GEORGE BRACKEN, OLS DATED  
NOVEMBER 14TH, 1974

**NOTE:**  
CONTRACTOR TO CONTACT UTILITY  
COMPANIES TO DETERMINE TYPE,  
LOCATION, AND CONFIGURATION OF  
EXISTING PLANT.

## **SCHEDULE B – Grading Plan**



### **SCHEDULE C – Site Photo**



Figure 2: View of lot from Pick Road