

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
ZONING BY-LAW AMENDMENT NO. 2021-XXX

DATE: June 15, 2021

TO: Committee of the Whole

FROM: Marc Rivet, MCIP, RPP, Acting Director of Planning

SUBJECT: BACKGROUND REPORT:
ZONING BY-LAW AMENDMENT NO 2021-XXX (Z-07-21)
Lot 68 Registered Plan 27M88
Almonte Ward, Municipality of Mississippi Mills

KNOWN AS: 366 Spring Street

OWNER: Houchaimi Holdings Inc.

RECOMMENDATION:

THAT Committee of the Whole recommends that Council enacts and passes Zoning By-law Amendment No. being a site-specific amendment to change the zoning of the subject property (366 Spring Street) from from Residential First Density (R1-20) Zone to Residential Second Density (R2E-18) Zone to permit a semi-detached dwelling.

PURPOSE AND EFFECT

The purpose and effect of this report is to provide background on the proposed development and required amendments to permit the semi-detached dwelling.

The subject property is located within Phase 5 of the Riverfront Estate Subdivision.

The purpose and effect of the Zoning By-law Amendment application is to change the zoning of the subject property from from Residential First Density (R1-20) Zone to Residential Second Density (R2E-18) Zone to permit a semi-detached dwelling.

DESCRIPTION OF SUBJECT PROPERTY

The subject property has a lot area of approximately 681.38 sq. metres, with 22.87 metres of frontage on Spring Street.

The land uses surrounding the Subject Property include:

- To the north: Detached dwelling;
- To the south: Park;
- To the east: Mississippi River
- To the west: Spring Street (towns and low-rise apartment)

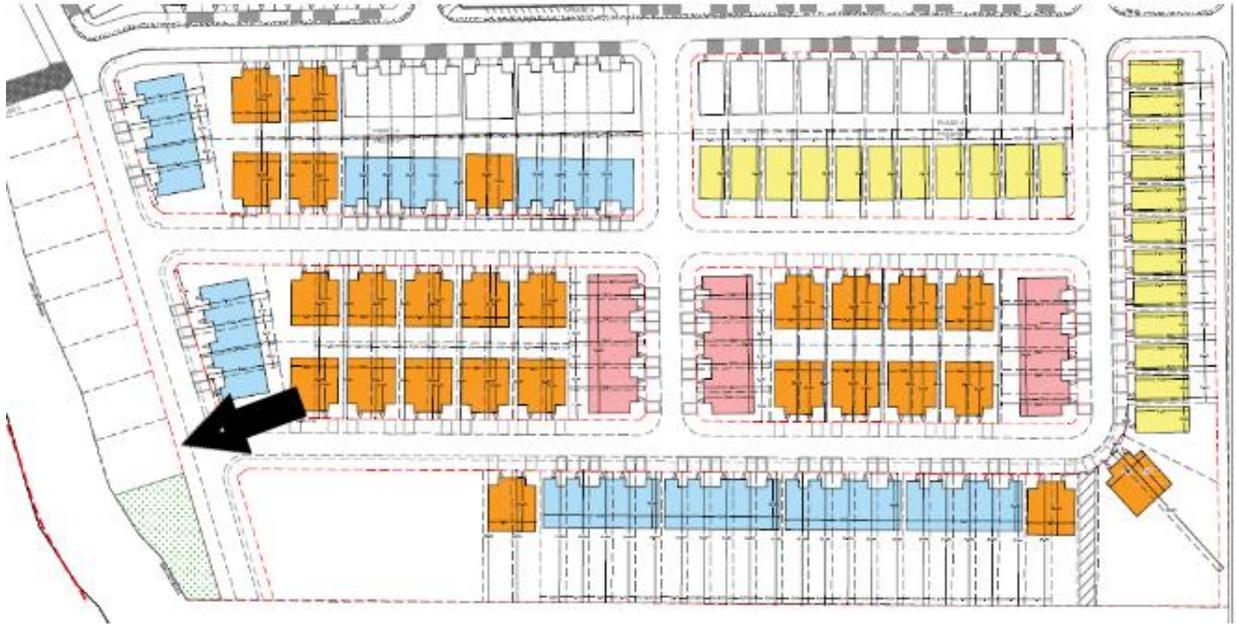


Figure 1: Location Map

DESCRIPTION OF PROPOSED DEVELOPMENT

The development consists of a semi-detached dwelling, consisting of Lot A, with a lot area of 338.92 sq. metres and lot B with a lot area of 342.46 sq. metres for a combined area of 681.38 sq. metres.

In support of the proposed development, the applicant has submitted:

- Site Plan
- Elevation Drawings

Proposed Site Plan and Elevation Drawings have been included in Appendix “A” and “B”, respectively.

SERVICING & INFRASTRUCTURE

The development is to be fully serviced by municipal water and sanitary services. The municipal servicing and infrastructure demands are not anticipated to change as a result of the application.

MUNICIPALITY OF MISSISSIPPI MILLS' COMMUNITY OFFICIAL PLAN (COP)

As per Schedule 'A' of the COP the subject lands are currently designated Residential which permits the proposed residential use.

MUNICIPALITY OF MISSISSIPPI MILLS' ZONING BY-LAW #11-83

The lands are currently zoned as Residential First Density Subzone 20. The current zoning would not allow for the proposed development.

The R1-20 has the following exceptions:

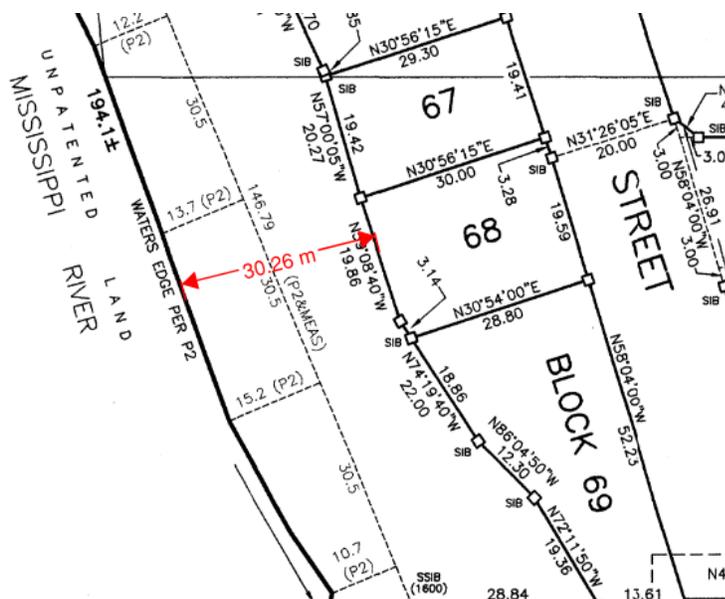
- the minimum front yard setback for the main residential dwelling shall be 3.0 m (9.8 ft) with a garage, detached or attached being no closer than 6.0 m (19.7 ft) from the front lot line;
- the minimum interior side yard setback shall be 1.2 m (3.9 ft);
- the minimum exterior side yard setback shall be 3.0 m (9.8 ft); and
- the maximum lot coverage shall be 40%.

The R2E-18 has the following provisions:

- the maximum lot coverage shall be 55%; and
- single-detached dwellings shall adhere to R11-31 standards

As such, the Zoning By-Law Amendment proposes to rezone the lands on Schedule C Almonte Ward from Residential First Density (R1-20) Zone" to Residential Second Density (R2E-18) Zone to permit a semi-detached dwelling with specific zone exceptions. See Appendix "C"

The R1 zone has a minimum rear yard setback of 7.5 m whereas the R2E zone has a minimum rear yard setback of 6.0 metres. The lot is 30 metres from the high-water line.



CIRCULATION COMMENTS:

The application was circulated to municipal staff and the list of prescribed bodies and persons in accordance with the Planning Act.

COMMENTS FROM INTERNAL CIRCULATION

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

CAO: No comments received.

Clerk: No concerns.

Public Health Official and CBO: No objections.

Building Department: No objections.

Fire Chief: No objections.

Acting Director of Roads and Public Works: No concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority (MVCA): ---

Algonquins of Ontario Consultation Office

No comments received.

PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act. The Planning Act prescribes that notice be placed on site and mailed to all property owners within 120m of the subject lands.

Summary of comments are included in Appendix "D". Staff have reviewed these comments and feel that the proposed change from a detached dwelling to a semi-detached dwelling is good land use planning and will not negatively impact the neighbourhood. Each unit has a garage for parking.

All of which is respectfully submitted,

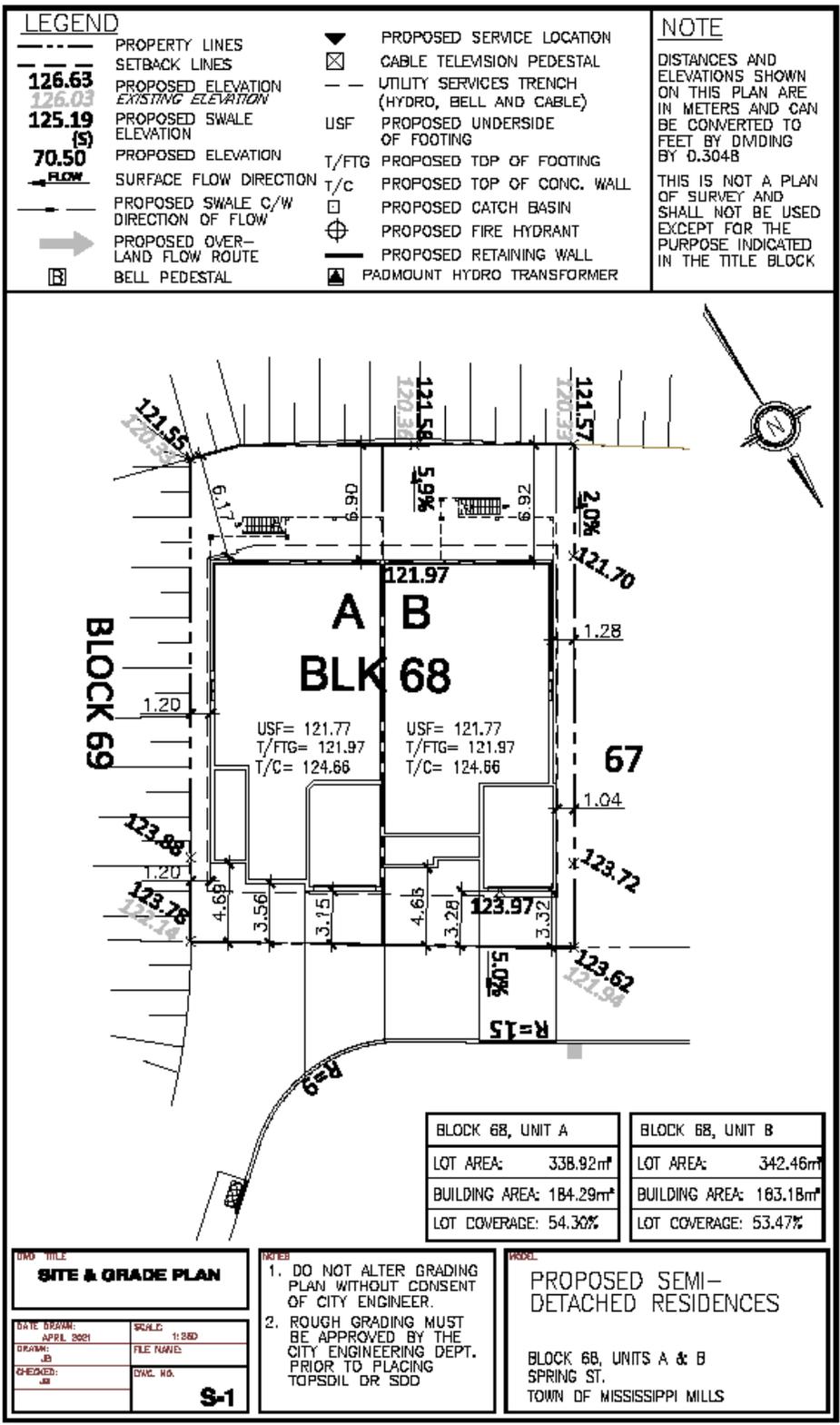


Marc Rivet, MCIP, RPP
Acting Director of Planning



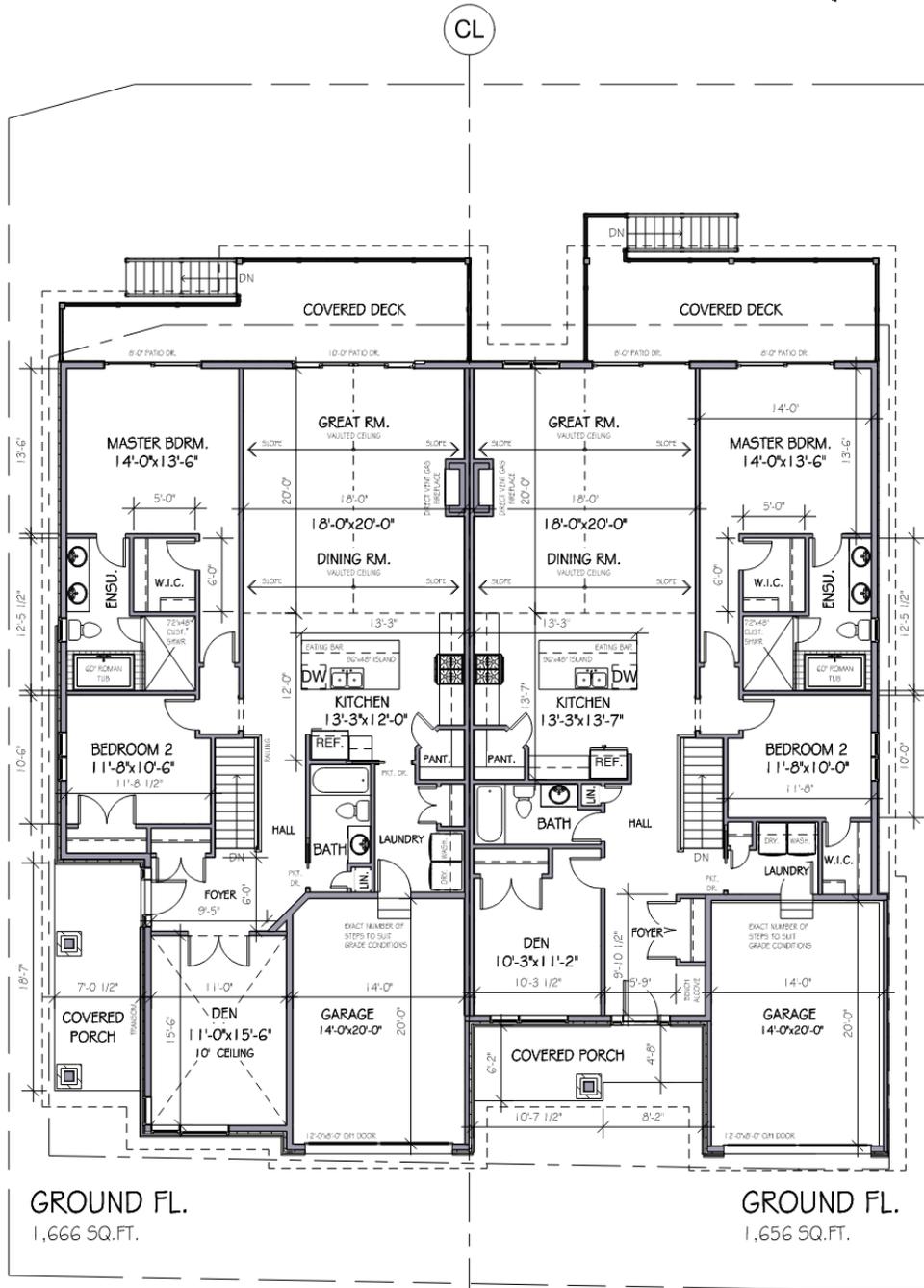
Ken Kelly
Chief Administrative Officer

APPENDIX A – SITE PLAN



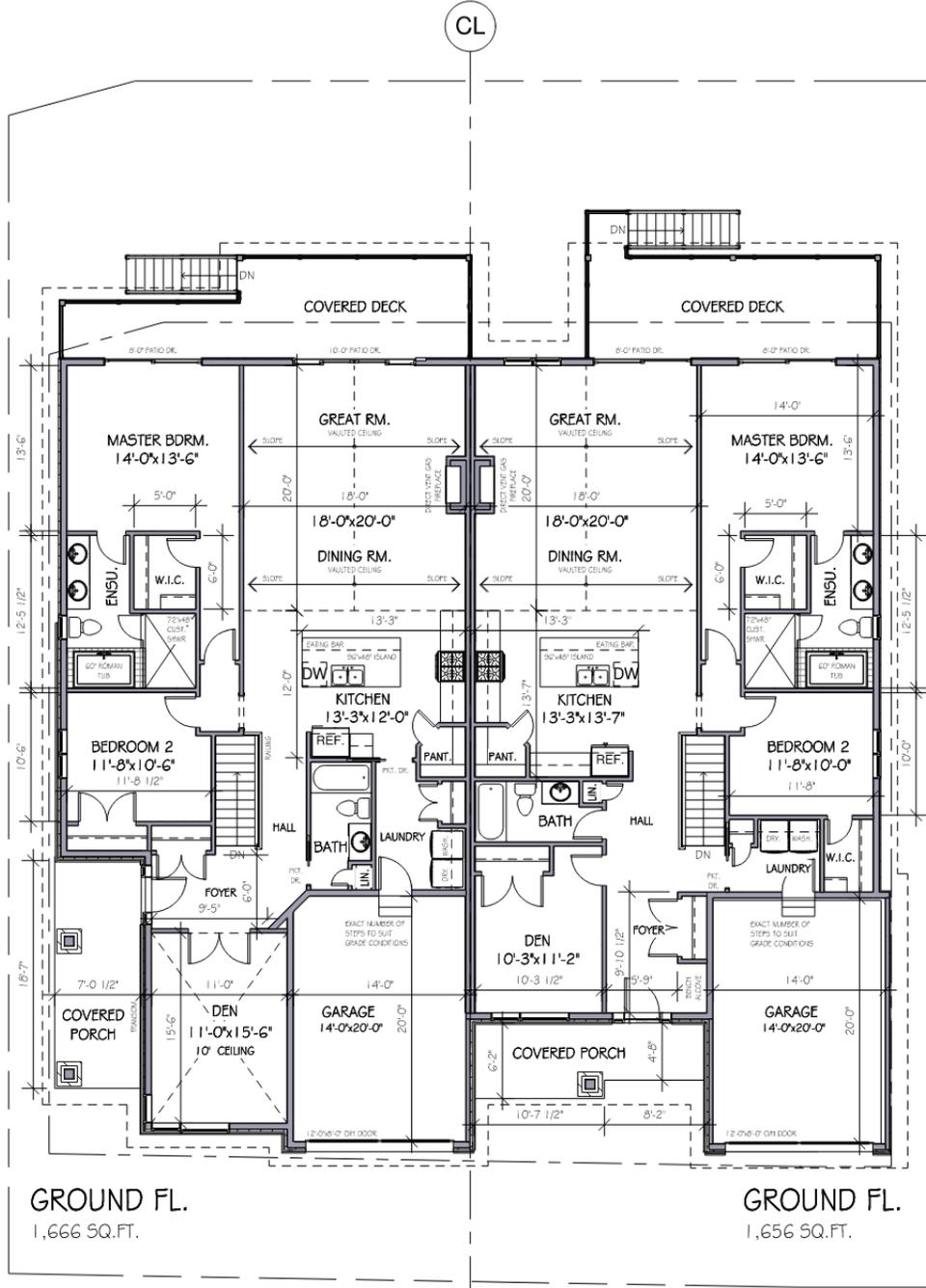
APPENDIX B – PROPOSED ELEVATIONS

SEMI BUNGALOW- LOT 68 SPRING ST.



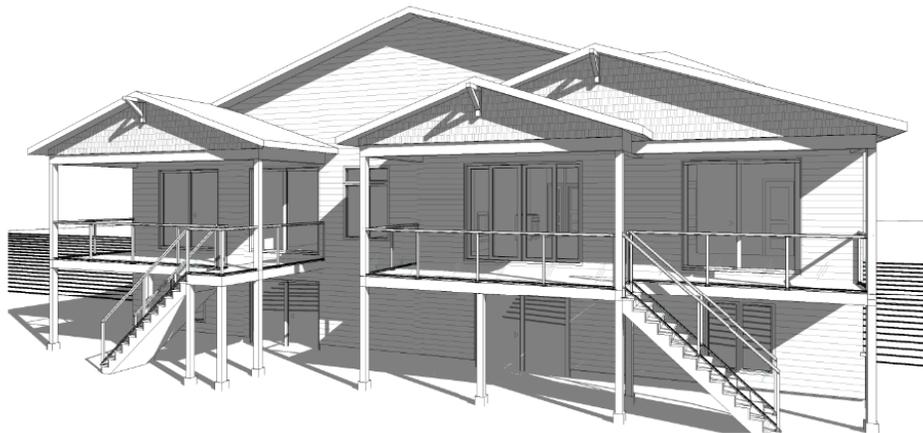
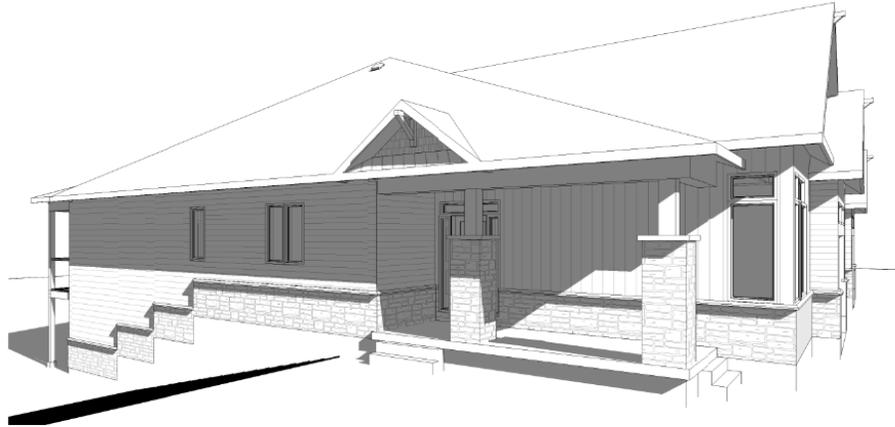
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Riverfront
estates



APRIL 6 2021

APPENDIX C – PROPOSED ZONING BY-LAW

EXPLANATORY NOTE

The purpose and effect of the Zoning By-law Amendment application is to rezone the lands on Schedule C Almonte Ward from Residential First Density (R1-20) Zone to Residential Second Density (R2E-18) Zone to permit a semi-detached dwelling with specific zone exceptions.

THE MUNICIPALITY OF MISSISSIPPI MILLS

By-law No. 2021-_____

Being a By-law to Amend Zoning By-law No.11-83

WHEREAS By-law No.11-83 regulates the use of land and the use and erection of buildings and structures within the Municipality of Mississippi Mills;

AND WHEREAS the Council of the Municipality of Mississippi Mills has the authority to pass a by-law under Section 34 of the *Planning Act*;

AND WHEREAS the Council of the Municipality of Mississippi Mills deems it advisable to amend By-law No. 11-83 as hereinafter set forth;

NOW THEREFORE the Council of the Municipality of Mississippi Mills enacts as follows:

1. The lands affected by this By-law are shown on Schedule "A" attached hereto.
2. Schedule C Almonte Ward to By-law No. 11-83 is hereby amended by changing the zoning of Lot 68, Registered Plan 27M88 from Residential First Density (R1-20) Zone to Residential Second Density (R2E-18) Zone.
3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first and second time this ____ day of _____, 2021.

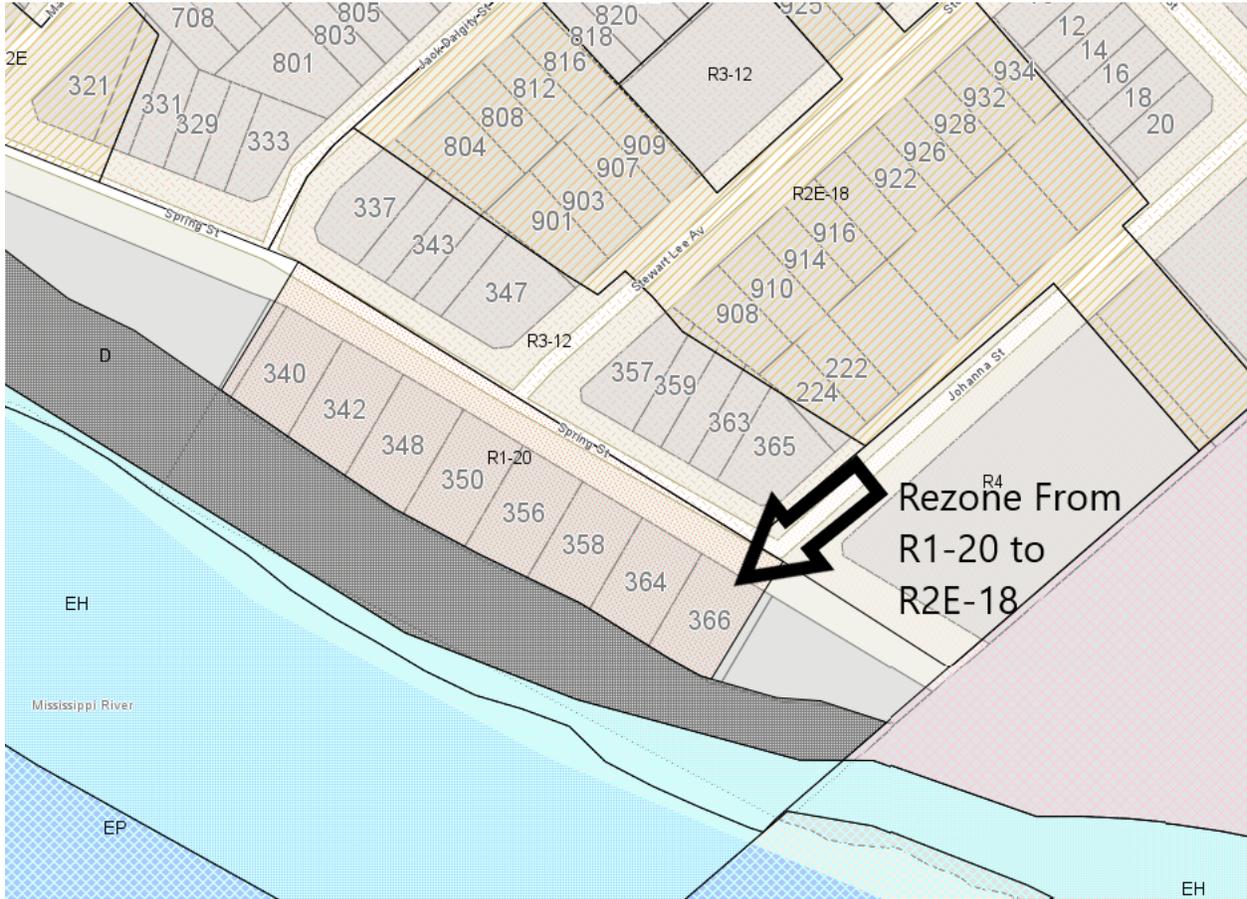
READ a third time and finally passed this ____ day of _____, 2021.

Mayor/ Reeve

Clerk

SEAL

SCHEDULE 'A'



APPENDIX D – PUBLIC COMMENTS

Written Submissions:

Bonnie Leclair – May 25th, 2021

I am writing in regards to the zoning by law amendment application. I am asking that this is not permitted to go ahead. When I bought here, there were only to be large houses across the road from me, no semi-detached dwellings. If I had the money to buy one of those homes I would not want a semi - detached dwelling beside me. This corner is already going to have a population once the apartment building is up. 44 units and room for 2 cars each for the owners. Now you want to add a semi at 366 Spring Street which will add to more congestion. People are parking across the street now to get to the river with their canoes and kayaks. Something has to give. Also we have people on Spring street that own 5 cars and they are on the road as well. You get everyone having friends visit and what is going to happen down here at this end. Someone has to make the correct decision here and not just think of the tax money generated. I hope you will seriously take a look at this and do the right thing. I will be looking forward to a response to make sure you received this. I would also like to be put on the list for the zoom public meeting held on Tuesday, June 1st, 2021 at 6 o'clock pm. Please send me an invite. Thank you for your time.

Oral Submissions:

Rhonda Keeler

- Echo's similar comments made by Bonnie (Written submission)
- Concerned from the original apartment building- and the addition of more housing in the area (over-population).
- Issues with congestion in this corner – in this area.
- Congestion – safety and moving through areas properly

Ms Bonnie LeClair – written comments :

- Would like to see her concerns addressed.
- Adding two semis units doesn't seem like a lot but would lead to more people traffic than you think.
- Big Picture: congestion, not only just people that live in the area but also friends visiting
- Constantly parking in the 366 area and on the bend.
- No allowance made for this on the parking (along the street).
- At the Apartment Building – everyone park on the street.
- Don't want to deal with anymore more congestion or developments that add more compounds – there is an urgent problem ahead of us.