

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)

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 m² 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 ²)	4000 m ²	37,543.27 m ²
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,

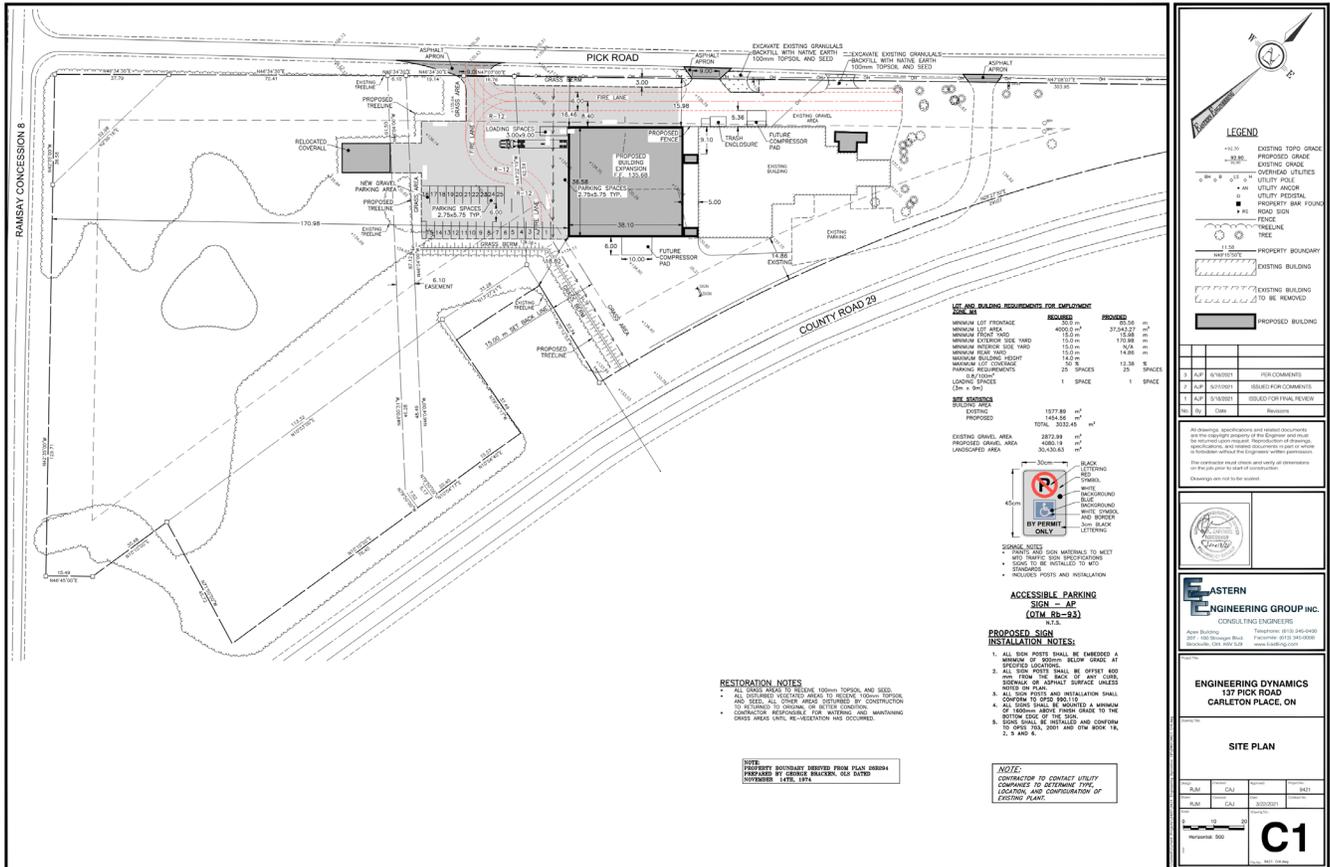


Marc Rivet, MCIP RPP
Acting Director of Planning



Ken Kelly
Chief Administrative Officer

SCHEDULE A – Site Plan



LEGEND

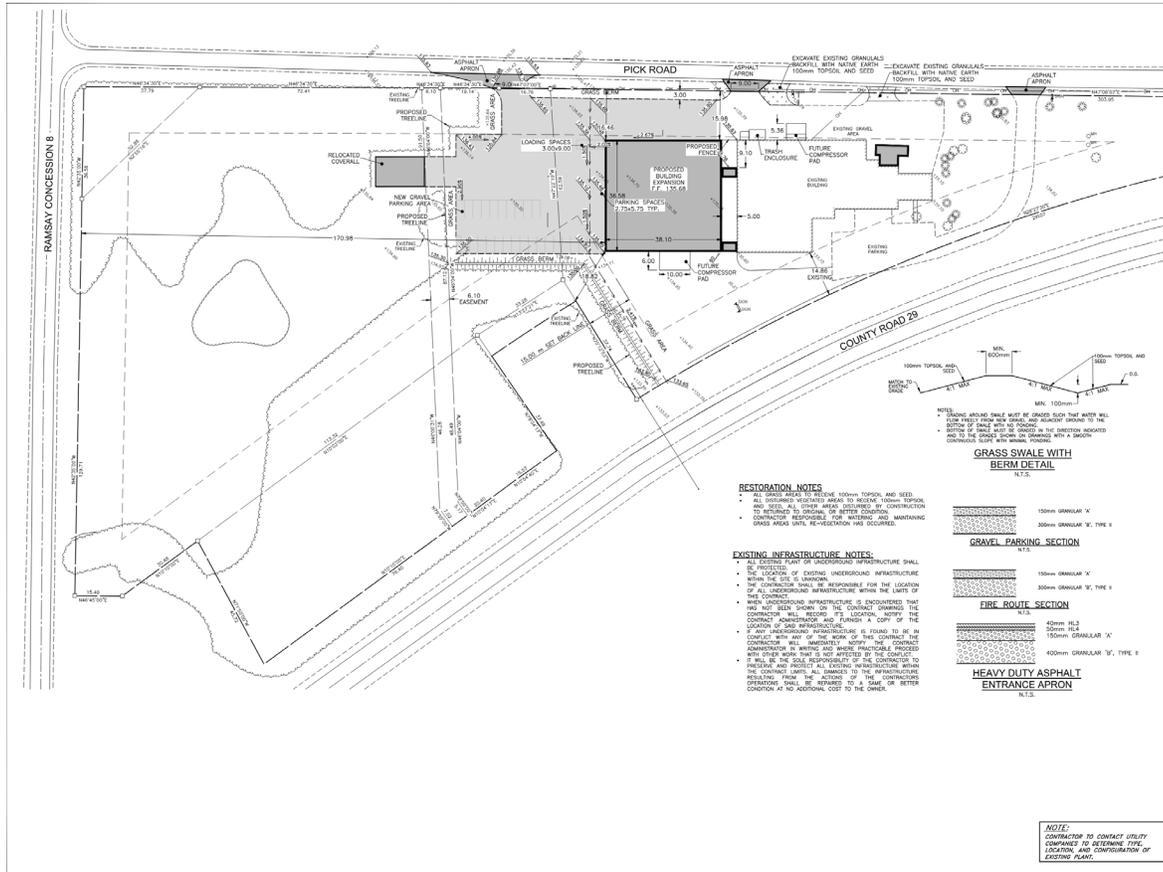
14.10 EXISTING TOPD GRADE
14.10 PROPOSED GRADE
14.10 EXISTING GRADE
14.10 OVERHEAD UTILITIES
14.10 UTILITY POLE
14.10 UTILITY ANCHOR
14.10 UTILITY PEGGING
14.10 PROPERTY B.M. FOUND
14.10 ROAD SIDE
14.10 FENCE
14.10 TREELINE
14.10 PROPERTY BOUNDARY
14.10 EXISTING BUILDING
14.10 EXISTING BUILDING TO BE REMOVED
14.10 PROPOSED BUILDING

ENGINEERING DYNAMICS
137 PICK ROAD
CARLETON PLACE, ON

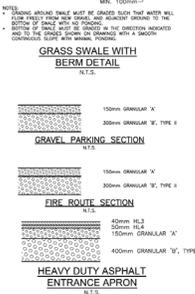
SITE PLAN

C1

SCHEDULE B – Grading Plan



- RESTORATION NOTES**
- ALL EXPOSED SOIL TO RECEIVE 100mm TOPSOIL AND SEED.
 - ALL EXPOSED VEGATED AREAS TO RECEIVE 100mm TOPSOIL AND SEED. ALL OTHER AREAS COVERED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.
 - CONTRACTOR RESPONSIBLE FOR WATERING AND MAINTAINING GRASS FROM DATE RE-VEGETATION HAS OCCURRED.
- EXISTING INFRASTRUCTURE NOTES:**
- ALL EXISTING PLANT OR UNDERGROUND INFRASTRUCTURE SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - THE LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE SHALL BE SHOWN ON THE GRADING PLAN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING INFRASTRUCTURE WITHIN THE LIMITS OF THE CONTRACT.
 - WHEN EXISTING INFRASTRUCTURE IS ENCOUNTERED THAT WAS NOT SHOWN ON THE GRADING DURING THE CONTRACT ADMINISTRATION AND FURNISH A COPY OF THE LOCATION OF THIS INFRASTRUCTURE TO THE CONTRACTOR IMMEDIATELY.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONTRACT ADMINISTRATION IN WRITING AND RECORDING PROCEED WITH THE WORK AS NOT AFFECTED BY THE CONTRACTOR. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND PROTECT ALL EXISTING INFRASTRUCTURE WITHIN THE CONTRACT AREA. ALL DAMAGES TO THE INFRASTRUCTURE RESULTING FROM THE ACTS OF THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED TO A STATE OF BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.



LEGEND

- EXISTING TOPSOIL CRACK
- PROPOSED GRADE
- EXISTING GRADE
- OVERHEAD UTILITIES
- UTILITY POLE
- UTILITY ANCHOR
- UTILITY FEDERAL
- PROPERTY BAR FOUND
- ROAD SIGN
- FENCE
- TREELINE
- TREE
- PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING BUILDING TO BE REMOVED
- PROPOSED BUILDING

NO.	DATE	REVISION
1	15/01/2021	ISSUED FOR COMMENTS
2	15/01/2021	ISSUED FOR FINAL REVIEW
3	15/01/2021	ISSUED

ENGINEERING DYNAMICS
137 PICK ROAD
CARLETON PLACE, ON

GRADING PLAN

DATE	DESIGN	CHECKED	DATE
15/01/2021	CD	CD	15/01/2021

Scale: 1:500

Horizontal: 500

C2

SCHEDULE C – Site Photo



Figure 2: View of lot from Pick Road