

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24, 2021

TO: Committee of the Whole

FROM: Tyler Duval, Planning Consultant

SUBJECT: ZONING BY-LAW AMENDMENT Z-10-21
Lots 145, 146 and 147, Plan 6262
Almonte Ward, Municipality of Mississippi Mills

CIVIC

ADDRESS: 66 Martin Street North (County Road 17)

OWNER: Natalie Dalton

RECOMMENDATION

THAT, Committee of the Whole recommend Council approve the Zoning By-law Amendment to change the zoning of the lands subject to Consent Application B20/073, described as Lots 145, 146 and 147, Plan 6262, Almonte Ward, Municipality of Mississippi Mills from “Residential Second Density (R2) Zone” to “Residential Second Density – Special Exception (R2-x) Zone”, to reduce the minimum lot frontage to 16.76 metres.

BACKGROUND

In 2020, a consent application – B20/073 – was submitted to Lanark County and the Municipality of Mississippi Mills for the property known municipally as 66 Martin Street North. The application sought to sever a 528.95 m² (0.13 ac) lot from the above noted property and retain a 528.95 m² land holding (0.13 ac). Both proposed lots would have 16.76 m (55.0 ft) frontage along Martin St N.

The County provisionally approved the request in November 2020, with a requirement that the landowners fulfil conditions set by the Municipality, one of which is to amend the zoning of both the severed and retained lots to address the minimum frontage of either lot.

Consequently, the zoning of the property must be amended from “Residential Second Density” (R2) to “Residential Second Density Special Exception” (R2-X) to reduce the minimum lot frontage requirement to 16.76 metres.

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment application is to change the zoning of the subject lands from “Residential Second Density” (R2) to “Residential Second

Density Special Exception” (R2-X) to reduce the minimum lot frontage requirement to 16.76 metres. This Zoning By-law Amendment is a condition of the provisional approval of Consent Application B20/073.

SERVICING & INFRASTRUCTURE

The subject property is municipally serviced and maintains driveway access from Martin Street N, a County road. The proposed lot would have driveway access from Martin Street N. Planning Staff circulated the application for review by the Roads and Public Works and no concerns with servicing the proposed lot was noted.

The subject property is serviced by municipal water and sewer. Any future development on the proposed lot would be subject to Site Plan Control, whereby the applicant would be required to submit a site plan, grading and drainage plan and identify site servicing details subject to review by Municipal Staff and external agencies.

Figure 1 – Aerial Photo (2017)



COMMENTS

Staff circulated the application in accordance with the provisions of the Planning Act. Notice was posted on the subject property and circulated by mail to all property owners within 120m of the subject lands. Notice was also circulated to prescribed agencies and public bodies electronically.

INTERNAL CIRCULATION

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

CAO: No comments received.

Clerk: No comments received.

Building: No comments received

Fire Services: No comments received.

Public Works: No concerns or objections

Recreation: No concerns or objections.

Municipal Council: No comments received.

EXTERNAL AGENCY CIRCULATION

Public Works

16.76m is consistent with the other lots on this street. Public Works Does not object.

Parks and Recreation

No comment.

Enbridge Gas Inc.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Leeds, Grenville and Lanark District Health Unit

The application does not involve a private sewage system, therefore, an inspection and further comment will not be required.

Mississippi Valley Conservation

A cursory review of the above noted application revealed no issues with regard to Mississippi Valley Conservation Authority's plan input and review program. We have therefore screened this application out of our formal review process.

Ministry of Energy, Northern Development and Mines

ENDM has no concerns regarding the Zoning By-law Amendment Application at this site.

FROM THE PUBLIC

No comments received.

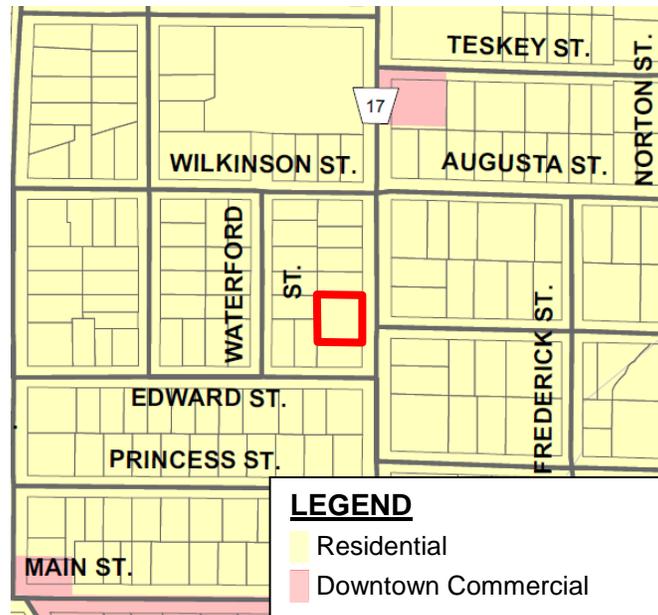
The Municipality held a Public Meeting on August 10, 2021 to provide an opportunity for the public to comment on the application. A copy of all comments is appended to this report.

EVALUATION

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as "Residential".

Figure 2 – Schedule B (Almont Ward)



3.6.1 Goal and Objectives

It is a goal of this Plan to:

Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.

The following objectives are designed to implement the goal:

- 1. Promote and support development which provides for affordable, rental and/or increased density of housing types.*
- 2. Designate a sufficient supply of land to meet the residential goals of the Plan.*
- 3. Ensure that land use policies and zoning do not establish barriers to a more balanced supply of housing.*
- 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 Residential Land Use objectives instruct that the Municipality “*Promote and support development which provides for affordable, rental and/or increased density of housing types*” and where intensification is planned within existing neighbourhoods that the new development is “*compatible with surrounding uses in terms of design*”.

The development is proposed to be on full municipal water and sanitary services.

3.6.2 Residential Permitted Uses

Lands designated "Residential" shall be predominately used for low and medium density residential uses and associated accessory uses.

[...]

The COP permits low density residential uses for lands in the Residential designation. The subject Zoning By-Law Amendment proposes no changes to the intended use of the subject lands.

3.6.4 Supply of Serviced Residential Land

1. In order to accommodate projected residential demand, the Municipality shall strive to maintain a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land with servicing capacity in draft approved or registered plans.

2. The Municipality shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment, and if necessary, lands which are designated and available for residential development.

[...]

The use of the lot created by Consent Application B20/073 will help promote residential infill development in the fully serviced Almonte Ward.

3.6.5 Range of Housing Types

1. The Town shall support a wide range of housing types, zoning standards and subdivision design standards.

2. The Town has established the following housing mix targets:

- Low Density - 70%*
- Medium Density - 30%*

3. Low density residential development shall include single detached, semidetached, 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).

[...]

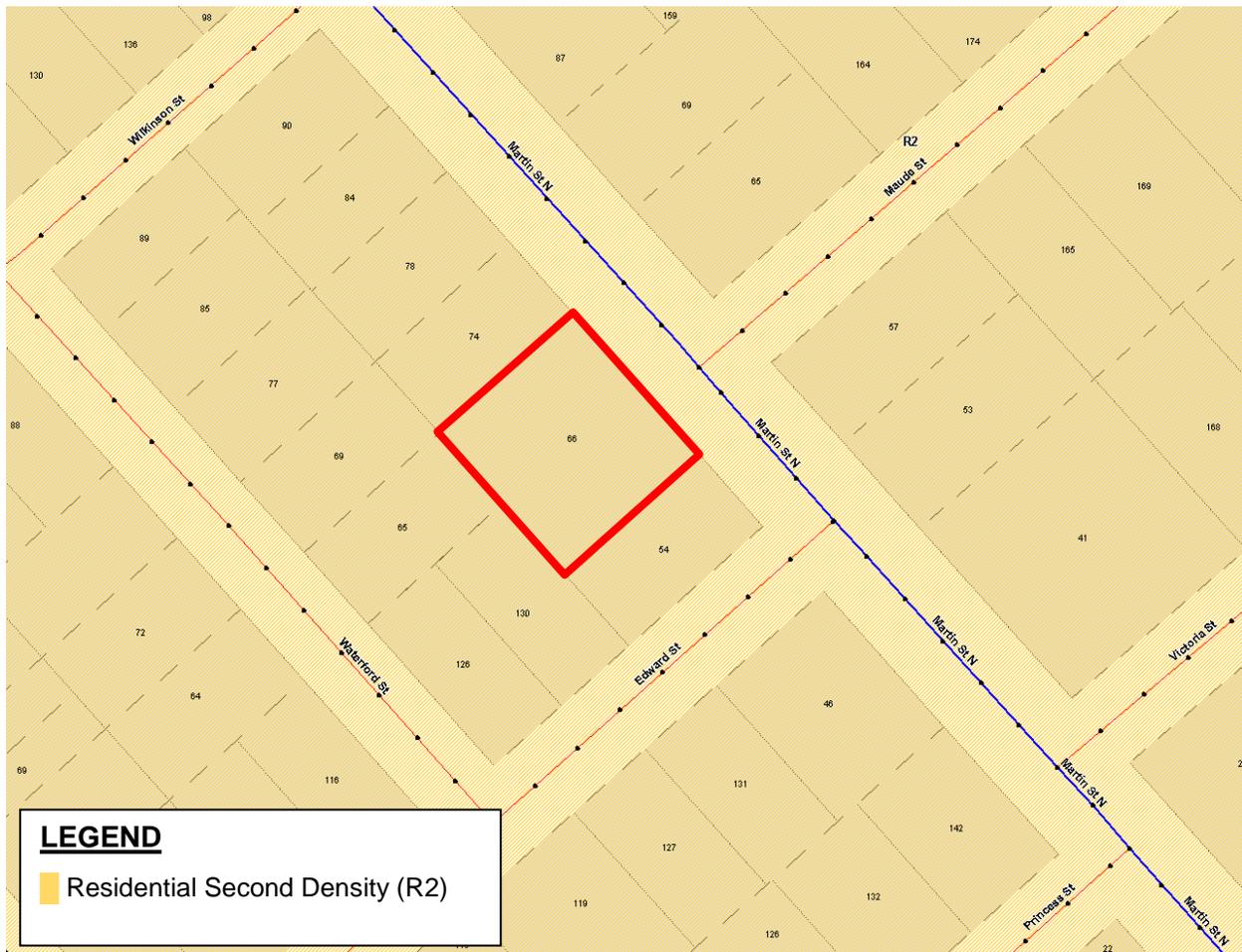
The proposed development will help contribute to the range of available housing types in Almonte.

ZONING BY-LAW #11-83

The subject property is proposed to be zoned “Residential Second Density” (R2) in the Municipality of Mississippi Mills Zoning Bylaw 11-83. The Residential Second Density Zone permits a mix of low density residential uses including single, semi-, duplex, triplexes and converted dwellings.

The intent of the R2 Zone is to allow a number of other residential uses to provide additional housing choices within the second density residential areas within the urban area of Almonte and rural settlement areas and villages as described in the Community Official Plan.

Figure 3 – Zoning By-law #11-83



As required by consent application B20/073, both the retained and severed lot must be rezoned to “Residential Second Density – Special Exception Zone” (R2-X) to reduce the minimal required lot frontage to 16.76 metres.

The by-law has been drafted and is appended to this report.

14.4 Special Provisions

14.4.X *Notwithstanding the provisions of the ‘R2’ Zone, on those lands delineated as ‘R2-X’ on Schedule ‘A’ to this By-law, shall be used in accordance with the following provisions:*

- i) *the minimum lot frontage requirement shall be 16.76 metres*

No other amendments to the Zoning By-Law are proposed by this application.

SUMMARY

Having reviewed and assessed the proposed Zoning Amendment application, Staff are satisfied that the proposal complies with the provisions of the Provincial Policy Statement 2020, conforms to the policies of the Community Official Plan and satisfies the applicable sections of the Municipal Zoning Bylaw #11-83.

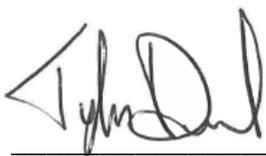
As the development proposal complies and conforms to all applicable policies based on the analysis included herein, Staff have no concerns regarding the proposed land use.

It is the professional opinion of the Planning Department that the proposed development to amend the Zoning By-law is appropriate and desirable.

Staff propose the following recommendation;

THAT Council approve the Zoning By-law Amendment to change the zoning of the lands subject to Consent Application B20/073, described as Lots 145, 146 and 147, Plan 6262, Almonte Ward, Municipality of Mississippi Mills from “Residential Second Density (R2) Zone” to “Residential Second Density – Special Exception (R2-x) Zone”, to reduce the minimum lot frontage to 16.76 metres.

All of which is respectfully submitted,



Tyler Duval, RPP, MCIP
Planning Consultant



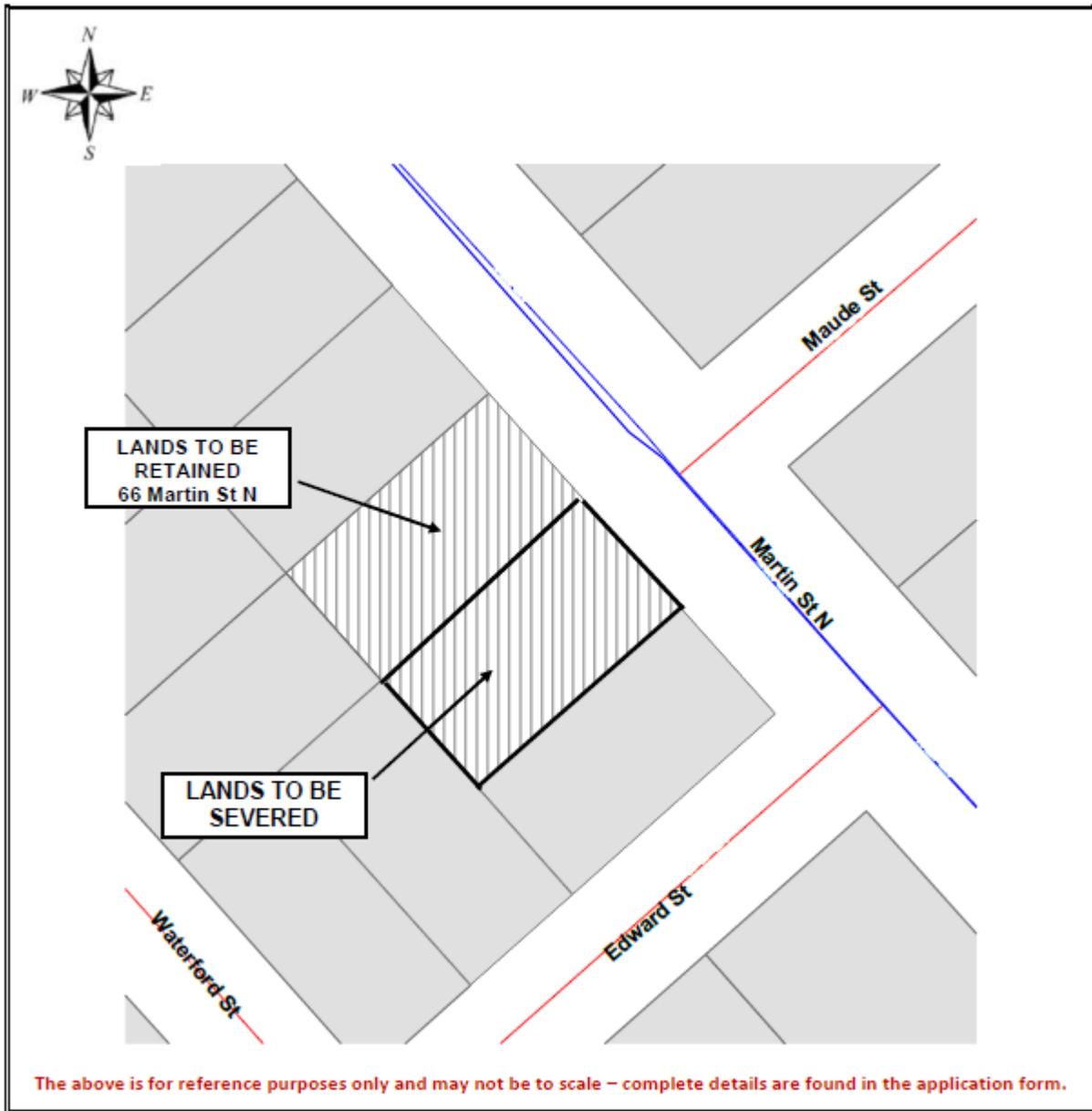
Ken Kelly
Chief Administrative Officer

Attachments:

Attachment A – Consent Application B20/073 Lot Configuration
Attachment B – Draft By-Law
Attachment C – Comments Received

A handwritten signature in black ink, appearing to be 'H. V. B.', is located at the bottom center of the page. The signature is written in a cursive style with a large, sweeping initial 'H'.

Attachment A – Consent Application B20/073 Lot Configuration



Attachment B – Draft By-Law

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-XXX

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density" (R2) Zone to "Residential Second Density – Special Exception Zone" (R2-x) for the lands identified on the attached Schedule 'A', which are legally known as Plan 6262 Lot 145 Martin Lot; 146RPT Lot 147RPT Edward, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 14 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 14.4:
 "14.4.X *Notwithstanding the provisions of the 'R2' Zone, on those lands delineated as 'R2-x' on Schedule 'C' to this By-law, shall be used in accordance with the following provisions:*

 i) the minimum lot frontage requirement shall be 16.76 metres.
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this X day of XXX, 2021.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

Bylaw 21-XXX
Schedule "A"

Lands Subject to the Amendment.

Plan 6262 Lot 145 Martin Lot; 146RPT Lot 147RPT Edward, Almonte Ward,
Municipality of Mississippi Mills



LOCATION MAP

Zoning Amendment Application Z-10-21
PLAN 6262 LOT 145 MARTIN LOT; 146RPT LOT 147RPT EDWARD
Almonte Ward, Mississippi Mills



Attachment C – Comments Received

Public Works

16.76m is consistent with the other lots on this street. Public Works Does not object.

Parks and Recreation

No comment.

Enbridge Gas Inc.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Leeds, Grenville and Lanark District Health Unit

The application does not involve a private sewage system, therefore, an inspection and further comment will not be required.

Mississippi Valley Conservation

A cursory review of the above noted application revealed no issues with regard to Mississippi Valley Conservation Authority's plan input and review program. We have therefore screened this application out of our formal review process.

Ministry of Energy, Northern Development and Mines

ENDM has no concerns regarding the Zoning By-law Amendment Application at this site.