

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

DATE: December 7, 2021

TO: Committee of the Whole

FROM: Tyler Duval, Planning Consultant

SUBJECT: Site Plan Control – (D11-LOP-21)
CON 10 E PT LOT 16
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 500 Ottawa Street

OWNER/APPLICANT: 895500 Ontario Inc / Steven Lopes

RECOMMENDATION:

THAT, Committee of the Whole recommend that Council approve the Site Plan Control application (D11-LOP-12) for the property described legally as Concession 10 East Part Lot 16;

AND THAT, the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the development of two (2) commercial self-storage buildings and associated outdoor storage area, as detailed in Documents 1, 2 and 3.

BACKGROUND:

The applicant has filed a Site Plan Control application for the addition of a commercial storage use on the property. The lands were subject to a Minor Variance (A-08-21) which was approved by the Committee of Adjustment in September 2021. The approved Minor Variance grants the owners to use granular materials to surface the driving aisles on-site as opposed to the required asphalt. The proposed development is to construct two (2) 473.79 m² commercial self storage buildings and a designated area for the outdoor storage of recreational vehicles (e.g. RVs/camper trailers).

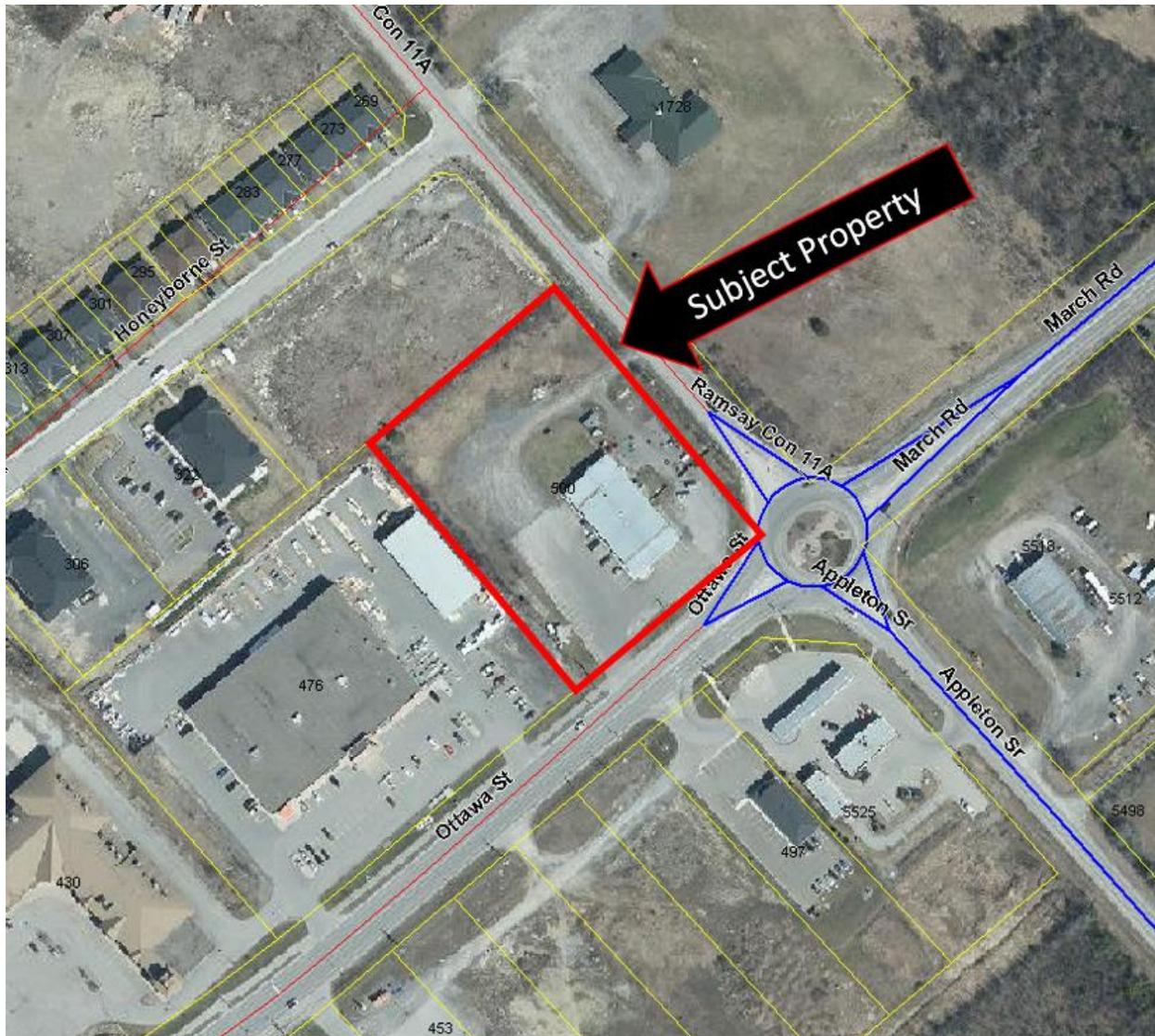
LOCATION AND DESCRIPTION OF SUBJECT LANDS:

The subject property is located at the northwest corner of the intersection of Ottawa Street and Ramsay Concession 11A in Almonte. The property is roughly 10,805 m² (2.67 acres) in area with 90 metres (295 feet) of frontage along Ottawa Street and 120 metres (393 feet) along Ramsay CON 11 A, as shown in Figure 1.

The property currently contains a mixed-use commercial building and respective paved parking area. Uses that exist on-site include:

- An athletic facility/ gym (530.9 m².);
- Telecommunications – Office (26.3 m².);
- Chiropractor Office (69.7 m².); and
- Restaurant (126.7 m².)

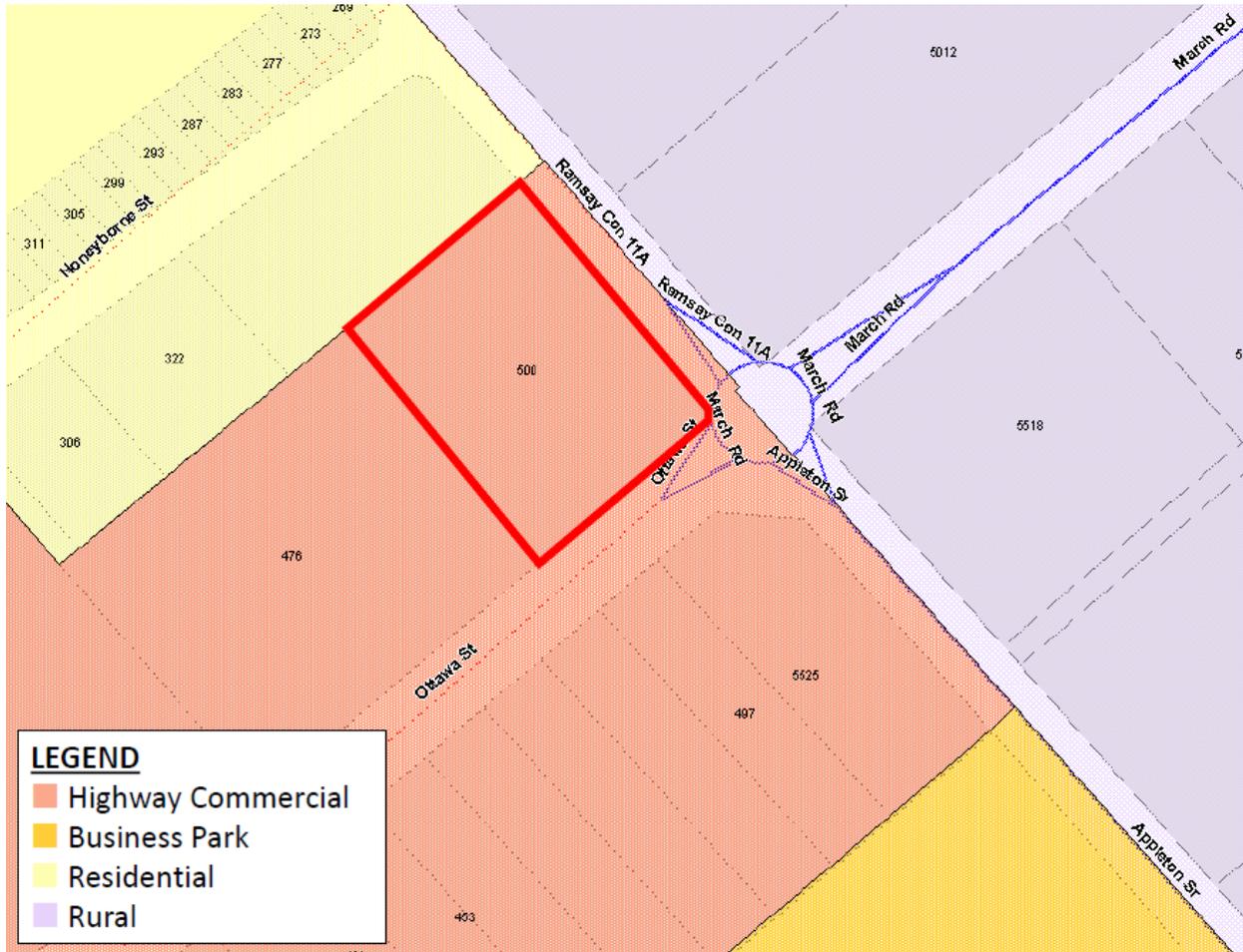
Figure 1 – Location and Context Map



COMMUNITY OFFICIAL PLAN (COP)

The subject lands are designated “Highway Commercial” in the Community Official Plan. The intent of the Highway Commercial designation is to provide the opportunity for automobile-oriented commercial uses.

Figure 2 – Schedule B (Almonte Ward)



The Highway Commercial designation permits the following uses, per section 3.7.3.1 of the COP:

- Uses dependent upon high volumes of traffic or which are heavily transportation oriented. The scope of uses include, but not be limited to, restaurants, recreational and automotive sales, repair and services establishments, building contractors, building supply and home furnishing retail and wholesale outlets, farm machinery, hotel/motel, lodging facilities, garden centres and nurseries, warehousing and distribution centres.
- Retail stores, factory outlets and business offices that require large land areas and/or have large parking and/or outdoor storage or display requirements not consistent with the compact nature of downtown commercial cores.

The applicable policies of the Highway Commercial designation include:

1. *This Plan encourages the intensification and best use of existing highway commercial lands so as to limit the linear expansion of the Highway Commercial designation.*

The proposed development is a good use and an intensification of a property within the designation which does not contribute to an unwanted expansion of the Highway Commercial designation.

2. *Lot sizes shall be adequate for the proposed use. In assessing the appropriateness of the proposed lot size, consideration shall be given to parking and loading, servicing, storage, signage, landscaping and buffering requirements.*

The existing lot is appropriately sized for the proposed uses. The current landscaping and parking configuration are also appropriate for the proposed use.

3. *Access to and from Highway Commercial uses shall be limited in number and appropriately marked to identify their purpose. Wherever possible, consideration should be given to shared access points, service roads and similar traffic design features which limit access onto public roads.*

No new access points are proposed by the development.

4. *Council may require a traffic study or evaluation to determine the volume of traffic to be generated, the needs and/or standards for entrances, turning lanes, vehicle stacking, signalization, on site directional movements, parking, etc. Traffic engineering should include the integration of both on-site traffic movement and the configuration, type and width of streets, roadways and sidewalks. The developer shall be responsible for the installation of sidewalks and road improvements required by the traffic study.*

The Public Works Department has not indicated the need for a traffic study; however, has identified the requirement for a tapered asphalt surface at the site's entrance off Ramsay CON 11 A (as shown on the Site Plan in Document 1).

5. *Development shall provide for safe, convenient and barrier free pedestrian travel within the site, between the site and adjacent properties and public pedestrian walkways.*

No impacts on pedestrian travel are foreseen as a result of the development.

6. *Lighting poles and utility structures shall be carefully sited and in keeping with good design and highway safety practices. Lighting shall be in accordance with the Municipality's responsible lighting by-law.*

No impacts on lighting or utilities foreseen as a result of the development.

7. *Signage shall be carefully sited and in keeping with good design and highway safety practices. Signage shall be in accordance with the Municipality's sign by-law.*

The existing signage on-site is not affected by the proposed development.

8. *Adequate off-street parking and loading facilities shall be provided. Where possible, parking areas shall be sited on the property such that large expanses of parking fronting on public streets are avoided. The visual appearance of the land surrounding parking areas and structures shall be enhanced through the use of professionally designed landscaping methods incorporating a diversity of plant forms. Parking areas adjacent to residential areas shall be appropriately screened. Landscape plans shall be incorporated as part of the approved site plans.*

The existing on-site parking can appropriately accommodate the proposed commercial self-storage use. The Zoning By-law calls for a minimum of 34 parking spaces, whereas the site provides 35 spaces.

The landscaped strip at the north of the site, adjacent to a residential use is currently landscaped by a mature tree line as shown below in Figure 3.

Figure 3 – Existing Treeline Buffer



9. *Outdoor storage areas (equipment, garbage, etc.) shall be screened or fenced from adjacent uses and the street. Permanent display areas shall not be located in designated parking areas. Temporary or seasonal displays shall be permitted where they do not conflict with traffic flows or the safety of pedestrians.*

Fencing around the proposed outdoor storage and existing waste bins is shown on the Site Plan and will be required so as to screen it from view.

10. *Where highway commercial development is located adjacent to residential uses, appropriate screening, buffering, distance separation or other measures designed to minimize or mitigate potential land use conflicts or adverse effects shall be required.*

No adverse impacts are anticipated by the development. As shown in Figure 3 (above), the appropriate screening is in place along the lot line adjacent to the neighbouring residential use along Honeyborne Street.

The minimum required buffering prescribed by the Zoning By-law is also maintained on-site.

11. The Zoning By-law shall place highway commercial uses in a separate zoning category.

The lot is appropriately zoned for the proposed use.

12. Highway commercial development or redevelopment shall be subject to site plan control. Site plan control shall also apply to changes, additions or alterations to established uses.

The applicants have submitted an application for Site Plan approval. This report evaluates the merits of the proposed development through the Site Plan Control process. The application was circulated to appropriate external agencies as per the requirements of the *Planning Act*.

The proposed use meets the general intent and applicable policies of the Highway Commercial Residential policies of the Community Official Plan. The self-storage and outdoor storage uses are appropriate and compatible with the surrounding land uses being primarily commercial, residential (in the Village of Almonte) with some Rural land uses (outside the Village boundary).

COMPREHENSIVE ZONING BY-LAW #11-83

As noted above, a Minor Variance was approved for the proposed development in September 2021. The approved variance was approved to address specific performance standards of the proposed development. The Site Plan Control application adheres to the performance standards of the C3 Zone with the special amendments stemming from the Minor Variance. The Notice of decision for A-08-21 is included in Document 3.

The C3 Zone permits the proposed commercial self-storage and outdoor storage uses. The proposed self-storage buildings meet the minimum performance standards of the C3 Zone. The cumulative parking requirements prescribed in the Zoning By-law are also met by the proposed development. As noted through the Minor Variance process, the request is to use granular surfacing for driving aisles.

These site design concerns are addressed below in the Discussion Section.

CIRCULATION COMMENTS

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

INTERNAL CIRCULATION

CAO:

No comments received.

Chief Building Official:

No comments received.

Director of Roads and Public Works:

The tapered asphalt at the entrance on Ramsay CON 11 A shall be paved as per the Site Plan drawing by December 31st 2022. The Municipality will require that a standard security of \$5,000.00 be held until the paving is completed to the satisfaction of the Public Works Department.

Fire Chief:

The 9 m wide access route with the 12 m turn radius is acceptable.

Recreation Coordinator:

No concerns or objections.

EXTERNAL CIRCULATION

County of Lanark – Roads Department:

We have reviewed the drainage at this site and determined that the submitted site plan is sufficient for us to approve from a drainage perspective.

Ministry of Northern Development, Mines, Natural Resources and Forestry:

MNDM has no concerns regarding the Site Plan Control application at this site.

Mississippi Valley Conservation Authority: 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.

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

DISCUSSION

Parking and Traffic

As illustrated in Document 1 Site Plan, the addition of two (2) new commercial self-storage buildings are proposed at the rear (north) or the site. The access aisles/driving aisles that will be used to access the storage units will have a granular surface, as permitted by the approval of Minor Variance A-08-21.

The Public Works Department has requested that a 30 foot (9,144 metre) tapered asphalt surface be installed at the site's entrance on Ramsay CON 11 A. This request is

acknowledged by the Applicant and is identified on the approved Site Plan. A condition reflecting this requirement is included in Document 2.

The County and Municipal Roads Departments have raised no concerns regarding an undesirable increase in traffic based on the proposed use – no additional studies were requested as part of a complete application.

The existing parking on-site will accommodate the minimum parking requirements set out by the Zoning By-law.

Grading

A grading and drainage plan was prepared and submitted by the Applicant in support of the Site Plan Control application. The Public Works Department has raised no concern regarding the site's grading/drainage.

Servicing

The proposed commercial self-storage buildings will not impact the draw of water to the site, nor will it effect the waste or sewage discharged from the site.

Open Storage

The policies in the COP and provision in the Zoning By-law require appropriate screening of outdoor storage. As such, the Site Plan includes and identifies opaque fencing around the proposed outdoor storage area and waste collection area.

Landscaping

As previously mentioned, there is a mature tree line along the lot line shared with the residential use to the north of the site. This vegetative strip will help mitigate any concerns regarding dust, lights and noise spilling over onto the adjacent residential property.

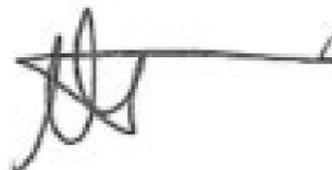
Otherwise, no landscaping concerns are raised by the application. The minimum landscape buffer requirements set out in the Zoning By-law are maintained.

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 commercial self-storage buildings and associated outdoor storage area, subject to the execution and registration of the Site Plan Control Agreement.

Respectfully submitted by,

Reviewed by:



Tyler Duval

Melanie Knight

Planning Consultant

Senior Planner

Approved by:

Ken Kelly
CAO

ATTACHMENTS:

Document 1 – Site Plan
Document 2 – Conditions of Approval
Document 3 – Notice of Decision – A-08-21

Document 2 – Special Conditions of Approval

In addition to the Standard Conditions, the following conditions are recommended:

1. The Owner agrees that a 9.14 metre tapered asphalt surface is required to be as shown on the approved Site Plan. The Owner agrees that the completed asphalt surface works will be completed prior to December 31, 2022.
2. The Owner agrees and acknowledges that upon completion of the paving, a request will be made to the Public Works Department to inspect the asphalt entrance and if deemed acceptable by the Director of Public Works, the Municipality will release the associated securities as per this Agreement.
3. The Owner agrees and acknowledges that all offsite works need to have a traffic control plan submitted in advance of the works to the Public Works Operations Manager a minimum of two (2) weeks in advance of the proposed works for approval.
4. The Owner agrees and acknowledges that a schedule for all off-site works and reinstatement needs to be provided to the Public Works Operations Manager a minimum of two (2) weeks in advance of the proposed works.

Document 3 – A-08-21 Notice of Decision

COMMITTEE OF ADJUSTMENT FOR THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS DECISION SHEET

Application No.: A-08-21 (500 Ottawa Street)
Date of Hearing: September 8th, 2021

In the matter of Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Mississippi Mills Zoning By-law No. 11-83, and an application for Minor Variance.

The applicant is requesting the following Minor Variance from Zoning By-Law #11-83 to support the development of two (2) new self-storage buildings:

- To permit granular surfacing of access lanes (gravel), whereas Section 9.3.10 requires that access lanes be surfaced with asphalt, concrete, interlocking pavers or similar hard surfaces.

This Minor Variance request pertains to the lands legally described as Pt East Half of Lot 16, Concession 10, Plan 26R-3116 (Ramsay Ward), municipally known as 500 Ottawa Street.

The Minor Variance is hereby granted subject to the following conditions:

- 1. That the Minor Variance be approved in general conformity with the Site Plan (S1) and Landscape, Grading and Drainage Plan (L1), both prepared by Environmental Engineering Consultants Ltd. and dated August 16th, 2021.
2. That the Owner/Applicant submit a legal plan of survey, or equivalent prior to the approval of the Major Site Plan.

Reasons:

Refer to Planning Report for September 8th, 2021 Public Meeting.

WE, the undersigned, concur in the decision and reasons given for the decision of the Committee of Adjustment for the Corporation of the Municipality of Mississippi Mills on the 10th day of September 2021.

Handwritten signatures of Patricia McCann-MacMillan (Chair), Stacey Blair (Member), and Connie Bielby (Member) with their respective names and titles.

I, Eric Forhan, being the Acting Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Municipality of Mississippi Mills, certify that this is a true copy of the Committee's decision of the 10th day of September 2021.

Eric Forhan Digitally signed by Eric Forhan
DN: E=erforhan@rdwards.ca, CN=Eric Forhan, OU=Staff, OU=JLR Users, DC=rdwards, DC=ca
Date: 2021.09.17 14:04:21 -0400

Date: September 17 2021