

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: February 15, 2022
TO: Council
FROM: Tyler Duval, Planning Consultant
SUBJECT: **BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-16-21
RAMSAY CON 12 PT LOT 6;
RP 26R44 PT PART 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 766 Ramsay Con 12**

OWNER: Twin Elm Farms LTD (Craig Moodie)
APPLICANT: McIntosh Perry (Vithulan Vivekanandan)

BACKGROUND

In Winter 2021, a surplus-farm dwelling consent application – B21/176– was submitted to Lanark County and the Municipality of Mississippi Mills for the property known municipally as 766 Ramsay Con 12. The consent application was to sever one (1) ± 1.3 ha (3.2 ac) parcel of land from a ± 53.75 ha (132.82 ac) agricultural/rural property as a surplus farm dwelling. The proposed lot would be located along the parent property’s western lot line (along Ramsay Con 12).

The County of Lanark Land Division Committee is scheduled to hear application B21-176 in March of 2022. The Municipality has prepared technical comments after reviewing the submitted consent application – should the Land Division Committee provisionally approve the severance, a municipal condition of said application will be a requirement for the landowners to amend the zoning of the severed and retained lots to address the lot configurations (lot frontage and lot area) and to prohibit residential development on the retained farm parcel.

PURPOSE AND EFFECT

The purpose of the application is to rezone the property from “Agriculture Zone” (A) to two separate “Agriculture Special Exceptions” (A-XX) and (A-XY), and from “Rural Zone” (RU) to “Rural Special Exception” (RU-XX).

The proposed amendments are related to a concurrent consent application to be heard by the Lanark County Land Division Committee (file no. B21-176).

The amendments will have the following implications:

Proposed Severed Lot:

- To rezone from Agricultural (A) Zone to a proposed Agricultural Special Exception Zone (A-XX) - to reduce the minimum lot frontage of a residential use from 45 metres to approximately 13 metres.

Propose Retained Lot:

- To rezone from Agricultural (A) Zone to a proposed Agricultural Special Exception Zone (A-XY) - to reduce the minimum lot area of an agriculture use from 40 hectares to approximately 37.97 hectares and to prohibit residential development as a permitted use, and,
- To rezone from Rural (RU) Zone to a proposed Agricultural Special Exception Zone (RU-XX) - to reduce the minimum lot area of an agriculture use from 40 hectares to the existing 16.73 hectares and to prohibit residential development as a permitted use.

The proposed amendments municipal conditions associated to the provisional approval of consent application B21/176 (set to be heard in March 2022).

DESCRIPTION OF PROPERTY & SURROUNDING LAND USES

The subject lands are located in Ramsey Ward, approximately 1.75 km west of the Village of Appleton and directly adjacent to the eastern municipal boundary. The lands are ± 53.75 ha (132.82 ac) in size with ± 600 m (1,968 ft) of frontage along Ramsay Con 12. The lands are used for agriculture with a residence with multiple outbuildings. The immediate surrounding character is predominantly agricultural and rural, with associated farm dwellings and farming operations. The location of the subject lands within the Municipality is depicted in the following Aerial Photo:

Figure 1 – Aerial Photo (2017)



SERVICING & INFRASTRUCTURE

The proposed severance would separate an existing farm dwelling from its parent property. It would maintain the existing private well and septic, the principal dwelling and existing accessory building (barn). Consequently, the retained property would not be serviced, with no proposed servicing as part of the application.

The retained lot would, by definition, maintain ± 177 m of frontage along Ramsay Con 12. The severed lot would have 13.27 m of road frontage along Ramsay Con 12.

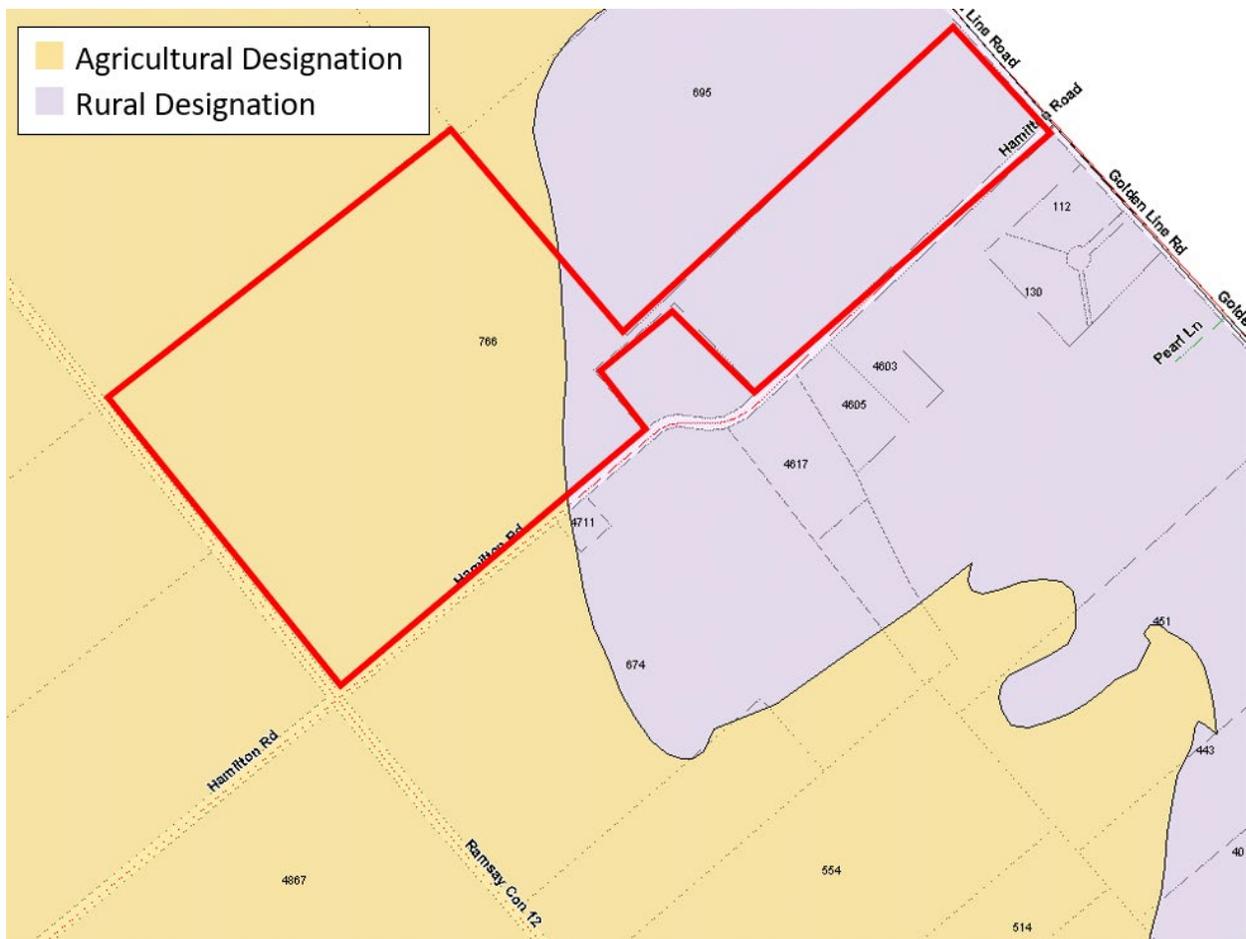
The municipal servicing and infrastructure demands would not change as a result of the application. The application was circulated to the Roads and Public Works Department for review and comment, no objections were raised regarding this application.

COMMUNITY OFFICIAL PLAN (COP)

As shown in Figure 2 below, the subject property is designated Agricultural and Rural on Schedule A of the Community Official Plan. Specifically, the severed (farm dwelling) parcel falls under the Agricultural designation, whereas the retained farmed parcel falls under the both the Agricultural and Rural designations of the Community Official Plan.

Both the retained and severed parcels are, and will continue to be, designated as they exist today. The existing uses are permitted in both the Rural and Agricultural designations.

Figure 2

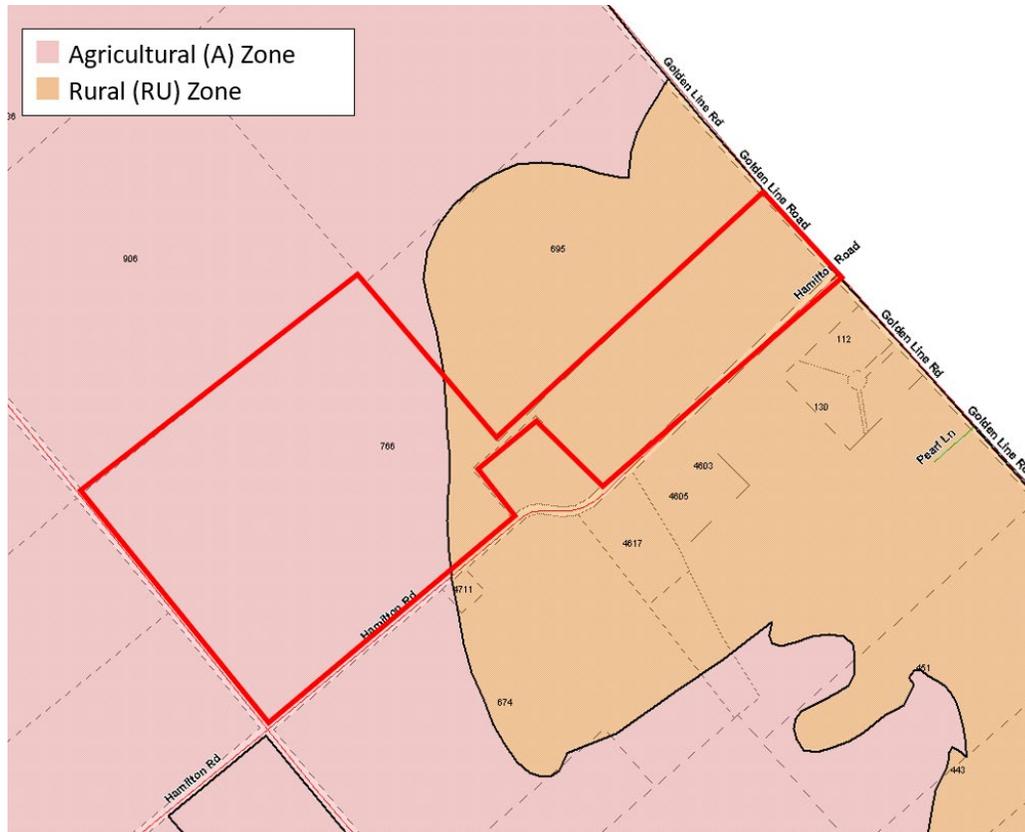


ZONING BY-LAW #11-83

As shown in Figure 3 below, the subject property is zoned Agriculture and Rural on Schedule A of the Municipal Zoning By-law. Specifically, the severed (farm dwelling) parcel falls under

the Agriculture Zone, whereas the retained farmed parcel falls under the both the Agriculture and Rural Zones.

Figure 3 – Zoning



As noted previously, the proposed severance (B21/176) would separate a surplus farm dwelling from the agriculturally viable land. Similar to the Land Use designation of the COP, the severance occurs entirely on the portion of the lot zoned Agricultural. The Rural Zone portion of the property is not impacted by the proposed severance.

The following table outlines the minimum lot area and lot frontage requirements of the Agriculture (A) Zone and for non-farm residential and agricultural lots against the dimensions of those proposed and recommended:

Table 1 – Development Standards vs. Proposed Lot Dimensions

ZONING BY-LAW #11-83 PROVISIONS	SEVERED LOT		RETAINED LOT			
	RESIDENTIAL USE (A ZONE)	PROPOSED LOT (A-XX)	AGRICULTURE USE (A ZONE)	AGRICULTURE USE (A-XY)	AGRICULTURE USE (RU ZONE)	AGRICULTURE USE (RU-XX)
Lot Area, Minimum (ha)	0.4	1.3	40	37.97	40	16.73
Lot Frontage, Minimum (m)	45	13.27	150	413	150	177

As described in Table 1, the severed residential parcel would not comply to the minimum required lot frontage, conversely the retained parcel (both A and RU Zone portions) would not comply to the minimum lot size. Thus, an amendment to the Zoning By-law is required, should the consent application be approved at the County.

Lastly, as will all severances of a residence surplus to farming operation, the retained agricultural parcel will need to be re-zoned in a way that prohibits future residential uses on said lands, in order to best protect the agricultural resource.

The draft of the by-law has been drafted and is included in Attachment C of this report.

PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act. At the time of posting this background report, Staff have received 3 resident outreaches requesting additional information regarding policy interpretation and how to participate in the virtual public meeting – of the correspondences, none were overtly in support or opposition of the proposed application.

Comments were received, at the time of preparation of this report, from the following technical agencies/ Municipal:

- Mississippi Valley Conservation
- Ministry of Energy, Northern Development and Mines
- Ministry of Environmental, Conservation and Parks
- Upper Canada District School Board
- Parks and Recreation Department (Mississippi Mills)

No objections or concerns were raised from the above-listed reviewers.

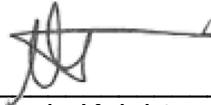
A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted by,

Approved by,



Tyler Duval RPP
Planning Consultant



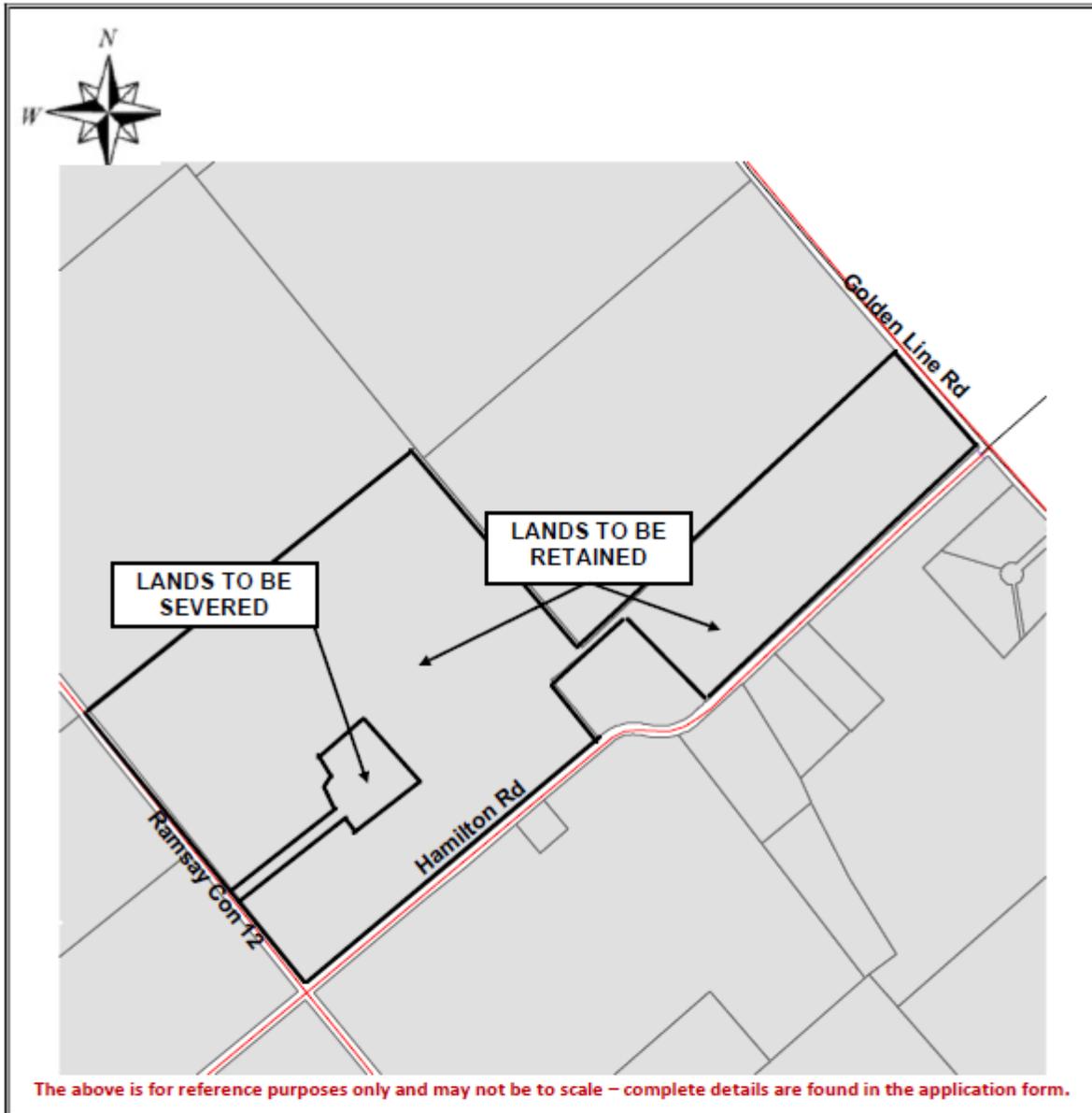
Melanie Knight
Senior Planner

ATTACHMENTS:

Attachment A – Location Map

Attachment B – Property Sketch

Attachment A – Location Map



Landowner: Twin Elm Farm Ltd. (c/o Craig Moodie)
File No.: B21/176
Subject Land: Pt Lot 6 Con 12, geographic Township of Ramsay, now in the Municipality of Mississippi Mills.

**APPLICATION FOR
CONSENT**
"Sketch Only"
Prepared by Lanark County
Planning Dept.
NOT A LEGAL SURVEY

Attachment B – Property Sketch

