

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: June 7, 2022

TO: Council

FROM: Jeffrey Ren, Planner

SUBJECT: Background Report - Zoning By-law Amendment - Z-05-22
Concession 8 West Part Lot 1, Ramsay Ward, Municipality of
Mississippi Mills, municipally known as 7307 and 7317
County Road 29 Road

OWNER/APPLICANT: Ian Watson

[Click or tap here to enter text.](#)

PURPOSE AND EFFECT:

The purpose and effect of the Zoning By-law Amendment is to rezone the subject properties from *Rural Commercial Zone (C5)* to *Rural Commercial Special Exception Zone (C5-XX)* to add *Automotive Sales Establishment* as an additional permitted use.

The subject Zoning By-law Amendment application would only add a permitted use to the subject lands and no development is currently proposed. For an *Automotive Sales Establishment* to be established at this location, the applicants would be required to go through the Site Plan Control process.

DESCRIPTION OF PROPERTY & SURROUNDING LAND USES:

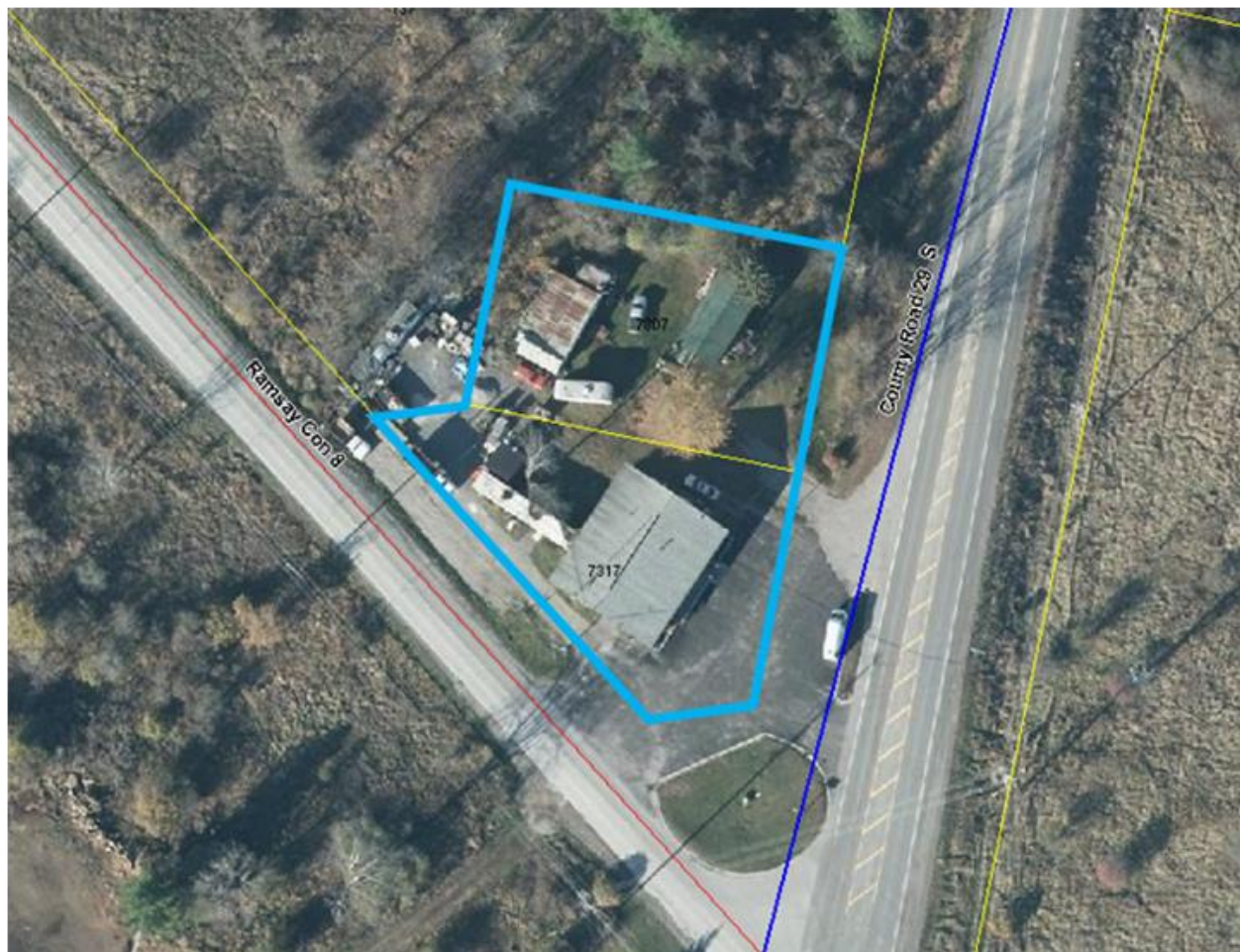
The subject properties are located at the north corner of the intersection of County Road 29 and Ramsay Concession 8 Road. The properties have an approximate area of 2,716.61 m², approximately 53 m of frontage along County Road 29, and approximately 37 m of frontage along Ramsay Concession 8 Road.


7317 Country Road 29 is currently occupied by a commercial use and an accessory dwelling unit. 7307 County Road 29 is vacant and currently being used for outdoor storage. The applicants indicated that there are currently 20 existing parking spaces at 7317 County Road 29 and 40 existing parking spaces at 7307 County Road 29. The subject properties currently have two vehicular accesses off of County Road 29 and one vehicular access off of Ramsay Concession 8 Road.

Surrounding land uses include rural and rural industrial uses to the north and east, open space and commercial uses to south and east, and the Town of Carleton Place to the west. County Road 29 is a County Road that is owned by Lanark County.

Figure 1 below shows an aerial image of the subject property.

Figure 1: Subject Properties



 Area to be rezoned from *Rural Commercial Zone (C5)* to *Rural Commercial Special Exception Zone (C5-XX)*

PROPOSED DEVELOPMENT:

The applicant is proposing to add *Automotive Sales Establishment* as an additional permitted use for the subject lands. No new buildings are proposed but the applicant has indicated that 20 additional parking spaces would be created. At the time of this application, no drawings or plans for an *Automotive Sales Establishment* have been submitted for this property.

The establishment of an *Automotive Sales Establishment* is expected to go through Site Plan Control. When an applicant applies to establish an *Automotive Sales Establishment*, a site plan, along with other plans and studies, will be required and assessed by Staff and external agencies. The Site Plan Control process will evaluate various aspects of the proposed development, including lighting, drainage, and other such impacts. Until a Site Plan Control application is submitted, staff cannot confirm if the property is able to accommodate the number of parking spaces noted on the application. Any parking lot established as part of an *Automotive Sales Establishment* would first have to gain approval of a Site Plan Control application to establish the use and adhere to the parking lot requirements in the Zoning By-law including size of parking spaces and required aisle widths. It is noted that based on the Municipality's CGIS information, the front part of the existing asphalt area is outside of the subject lands, located on County property (part of County Road 29 right of way).

SERVICING & INFRASTRUCTURE:

The subject properties are currently serviced by a private well and septic system. No servicing changes have been proposed.

Staff do not foresee any servicing or infrastructure concerns resulting from the proposed Zoning By-law Amendment. The specific servicing and infrastructure impacts associated with the establishment of an *Automotive Sales Establishment* on this property will also be reassessed in greater detail at the Site Plan Control stage.

COMMUNITY OFFICIAL PLAN (COP):

The subject lands are designated "Rural" in the Community Official Plan (COP). The Rural designation permits a variety of agricultural, rural and residential uses. Specifically, rural commercial and industrial uses that can be operated safely on private services are permitted.

The subject property is not affected by any other Community Official Plan Overlays, Constraints, or Natural Features. An *Automotive Sales Establishment* would be expected to conform to all applicable Community Official Plan policies including all applicable General Policies.

ZONING BY-LAW #11-83:

The subject lands are presently zoned *Rural Commercial Zone (C5)* per the Comprehensive Zoning By-law #11-83. The C5 Zone permits a variety of rural commercial uses, commercial uses, and residential uses. Currently permitted uses include a variety of uses that are comparable in scale and impact to an *Automotive Sales Establishment*; these permitted uses include:

- *automobile care,*
- *automobile gas bar,*

- *heavy equipment and vehicle sales,*
- *rental and servicing, and*
- *recreational vehicle sales.*

At the time of this Zoning By-law Amendment application, no plans for an *Automotive Sales Establishment* were submitted. The subject Zoning By-law Amendment is simply for the purpose of adding an additional permitted use. Any development on the lot would be required to conform to the performance standards of the C5 Zone.

PUBLIC AND AGENCY COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act to the public, internal departments and external agencies and organizations. At the time of preparation of this report, the following comments were received:

Internal Departments:

- The Acting **Director of Public Works** noted concerns regarding parking, stormwater management, lighting and road frontages.
- The **Chief Building Official** noted that a change of use permit would be required.

The above noted comments are expected to be addressed through the Site Plan Control process and the Building Permit process respectively. No other comments or concerns from internal departments were received at the time of the preparation of this report.

External Agencies:

- The **Town of Carleton Place** noted that the subject property is located on the joint “gateways” to the municipalities of Mississippi Mills and Carleton Place and requested that Planning Staff consider the intent of the provisions of the Town of Carleton Place’s Official Plan in future site plan applications.
- **Lanark County** expressed concerns regarding future safety and liability issues which could result from the proposed Zoning By-law Amendment. County Planning and Public Works Staff also noted that the majority of the road frontage is owned by Lanark County and advised that there will be no permission to park (store, etc.) any vehicles on or within the County right-of-way or to by any means block any intersection sight lines. County Planning and Public Works Staff requested that any future site plan also be provided to Lanark County Public Works for review and approval due to the County Road frontage and noted that entrances to the County Road require County approval.

Planning Staff have noted the concerns of the external agencies. Staff will ensure that the applicable agencies are circulated the Site Plan Control application in the future. No other comments or concerns from external agencies were received at the time of the preparation of this report.

Public Comments:

No other comments or concerns from members of the public were received at the time of the preparation of this report.

NEXT STEPS:

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,



Jeffrey Ren
Planner



Melanie Knight, MCIP, RPP
Senior Planner

ATTACHMENTS:

1. Attachment A - Site Photos