

# 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-06-22  
Concession 12 West Part Lot 12, Ramsay Ward, Municipality of  
Mississippi Mills, municipally known as 1562 Ramsay Concession  
12 Road**

**OWNER:** Colin Weldon

**APPLICANT:** Tracy Zander, ZanderPlan Inc.

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### **BACKGROUND:**

The property subject to the Zoning By-law Amendment is a severed lot that received conditional approval from the Lanark County Land Division Committee on April 12, 2022 (B21/188).

The following lots were conditionally created as a result of the consent application:

- **Severed Lot (Subject Property):** The severed lot measures 1 hectare (2.47 acres) in area with 60 m of frontage along Ramsay Concession 12 Road. The lot is currently vacant; the intent is to create a rural residential building lot. No plans for a rural residential building have been submitted.
- **Retained Lot:** The property at 1562 Ramsay Concession 12 Road will retain 39.1 hectares (96.6 acres) with 551 m of frontage on Ramsay Concession 12 Road. This parcel is a rural residential property with a portion being farmed. 1562 Ramsay Concession 12 Road is considered a Locally Significant Agricultural Operation and is actively being farmed.


Figure 1 below shows both the severed and retained properties. As noted earlier, the severed lot is the subject property for this Zoning By-law Amendment.

Both the subject and retained lots are affected by a Community Official Plan (COP) overlay – the 'Rural-Agriculture' overlay. In Section 3.3.4 of the COP, the policies

require that any new non-farm residential buildings maintain a setback of 30 metres from any active agricultural operations. In order to implement the policies of the COP on the newly created rural residential lot, a Zoning By-law Amendment to apply the 30-metre setback to the severed lot was included as a condition of approval for the aforementioned consent application (B21/188).

**Figure 1: Severed and Retained Lots**



 Severed Lot - Area to be rezoned from *Rural Zone* (RU) to *Rural Special Exception Zone* (RU-XX)

 Retained Lot

**PURPOSE AND EFFECT:**

The purpose and effect of the Zoning By-law Amendment is to implement the COP Rural-Agriculture Overlay policies by rezoning the subject properties from *Rural Zone* (RU) to *Rural Special Exception Zone* (RU-XX). The Zoning By-law amendment will add an additional provision requiring a setback of 30 metres from lands which are being



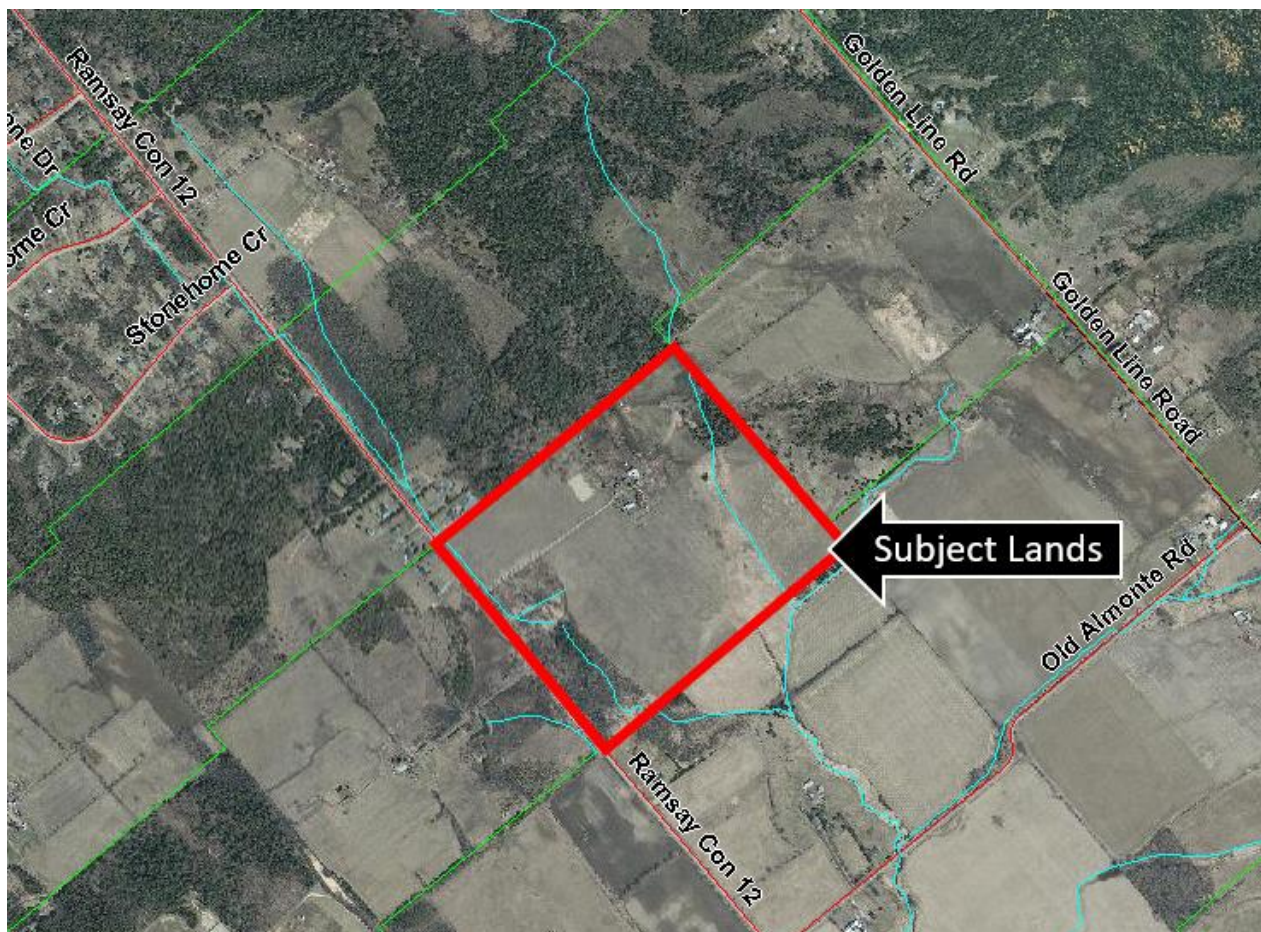
utilized as part of an active agricultural operation as required by the COP Rural-Agriculture Overlay policies. The Rural- Agriculture Overlay is shown in Figure 3 below.

### **DESCRIPTION OF PROPERTY & SURROUNDING LAND USES**

The subject property, locally known as 1562 Ramsay Concession 12 Road, is located in the Ramsay Ward. Both parcels will maintain frontage along Ramsay Concession 12 Road, a municipally owned and maintained road. The overall property is an active farm with a residential dwelling; the severed lot is located at the western corner of the lot. As previously mentioned, the severed lot is intended to be used for a non-farm residential use and is located along the north side of Ramsay Concession 12 Road.

The immediate surrounding character is predominantly agricultural and rural, with associated farm dwellings and farming operations with some smaller rural residential lots on lands zoned *Rural* (RU). The location of the subject lands within the Municipality is depicted in Figure 2.

**Figure 2: Local Context**



### **SERVICING & INFRASTRUCTURE:**

The severed parcel is currently vacant. To facilitate the development of a single detached dwelling, the applicant will be required to obtain the necessary building permits, septic and well approvals to service the proposed single detached dwelling.

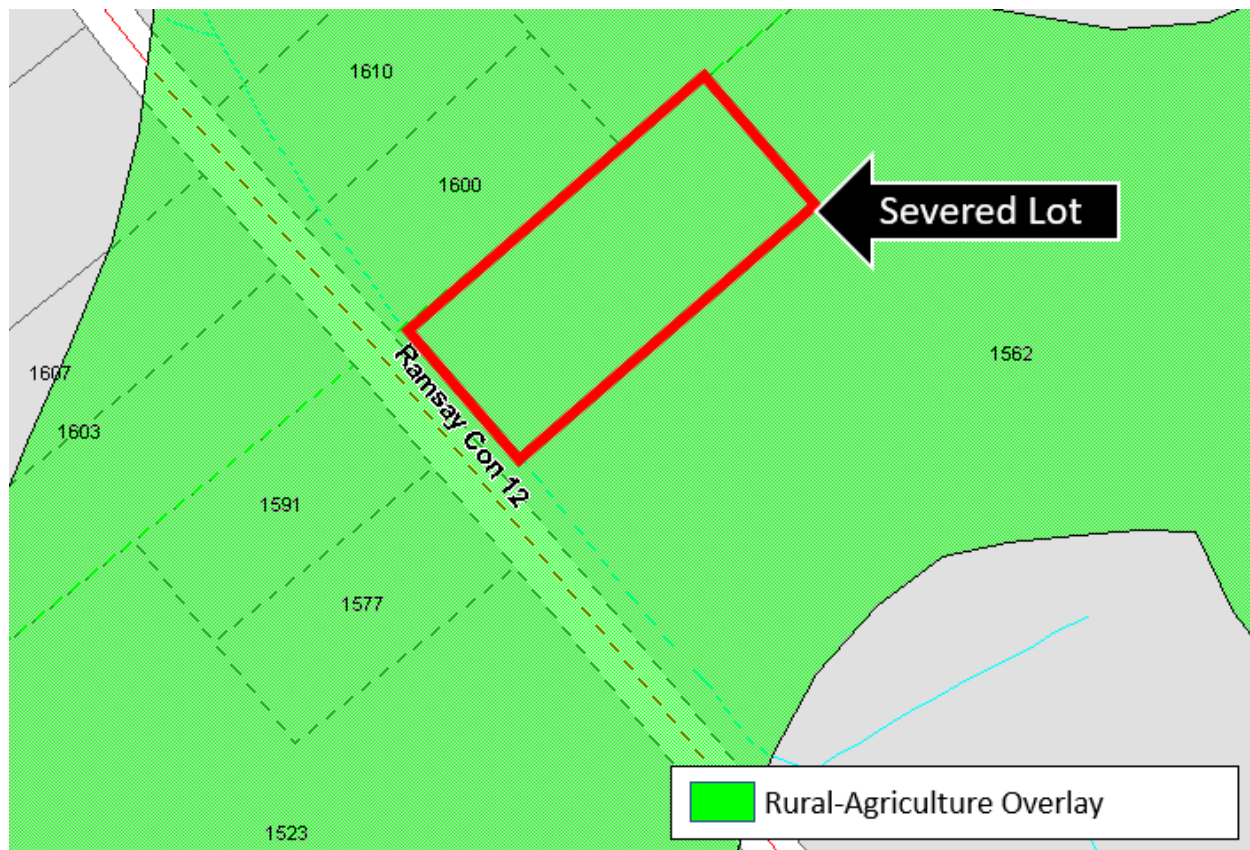
A new laneway access will be required for the severed lot. The location of the new entrance will be determined in conjunction with the Municipal Public Works Department. As previously mentioned, the property has frontage along Ramsay Concession 12 Road.

Staff do not foresee any servicing or infrastructure concerns resulting from the proposed Zoning By-law Amendment.

### **COMMUNITY OFFICIAL PLAN (COP):**

The subject lands are designated “Rural” in the Community Official Plan (COP). The Rural designation permits non-farm residential dwellings and related accessory uses. As shown in Figure 3, the lands are subject to a Rural-Agriculture Overlay in the Community Official Plan (COP).

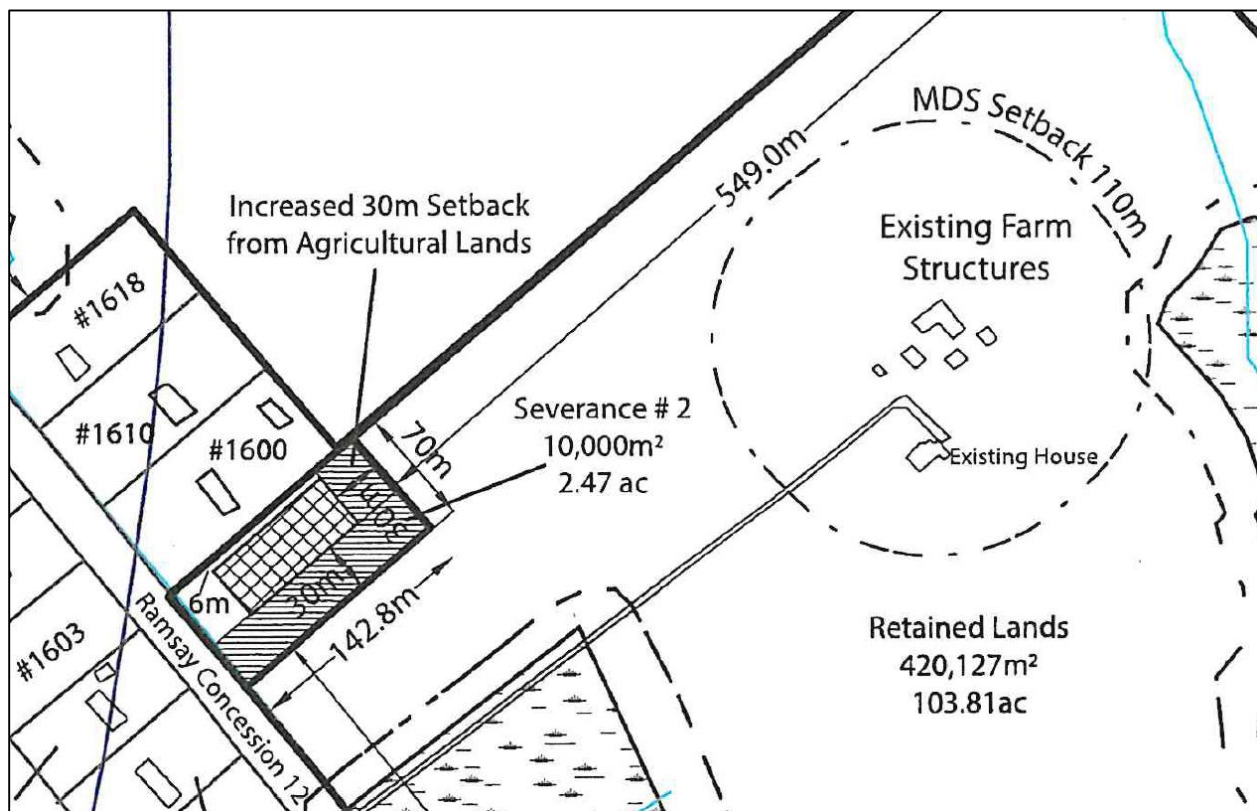
**Figure 3: Rural-Agriculture Overlay**



The 'Rural-Agriculture' Overlay, which represent and identifies Class 1 to 3 soils as per the Canada Land Inventory outside of a Prime Agricultural Area, impacts the lands of the proposed severances.

1562 Ramsay Concession 12 Road is considered a Locally Significant Agricultural Operation, as such, any new lot lines shared with said property will require a minimum 30 metre setback which abut active, agricultural uses as shown in Figure 4. The 30-metre setback is not required for those lot lines which abut the existing non-farm residential lots as they are residential in nature.

**Figure 4: 30 Metre Setback (Extract from Applicant Sketch)**



As noted previously, as a condition of approval, the Applicant was required to obtain a Zoning By-law Amendment for the severed lot in order to conform to the above noted COP Locally Significant Agricultural Operations policies in Section 3.3.4 of the COP.

### **ZONING BY-LAW #11-83:**

The subject lands are presently zoned "Rural (RU)" as per the Comprehensive Zoning By-law #11-83. The Rural Zone permits a variety of uses rural and agricultural uses, including residential uses. At the time of this Zoning By-law Amendment application, no plans for a dwelling were submitted. The subject Zoning By-law Amendment is simply for the purpose of implementing the required 30-metre setback as required by the

Official Plan policies. Any dwelling constructed on the lot would be required to conform to the performance standards of the RU Zone.

As shown on the table below, the conditionally severed vacant lot meets the minimum lot frontage and minimum lot area requirements of a non-farm residential use in the Rural Zone.

Lot Frontage, Minimum (m)		Lot Area, Minimum (ha)	
Zone Requirement	Proposed	Zone Requirement	Proposed
45	60	1	1

As required by consent application B21/188, the proposed lots need to be rezoned from “Rural Zone” (RU) to “Rural Special Exception” (RU-XX) to facilitate residential development. The special exception is required to implement the 30-metre setback from active agricultural operations to residential lots.

#### **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, no questions or comments were received.

#### **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,



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Jeffrey Ren  
Planner



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Melanie Knight, MCIP, RPP  
Senior Planner

#### **ATTACHMENTS:**

1. Attachment A – Property Sketch