



Municipality of Mississippi Mills

COUNCIL AGENDA

Tuesday, August 9, 2022

4:30 p.m.

Hybrid

3131 Old Perth Road.

Pages

A. CALL TO ORDER

B. CONSIDERATION OF A CLOSED SESSION

B.1 Request for Support and Negotiation

B.2 MRPC Board of Directors Appointments

Recommended Motion:

THAT Council enter into an in camera session as per a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (Municipal Act s.239(2)(i)); and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Municipal Act s.239(2)(k)) and personal matters about an identifiable individual, including municipal or local board employees (Municipal Act s.239(2)(a)).

C. RISE AND REPORT

C.1. Request for Support and Negotiation

C.2. MRPC Board of Directors Appointments

D. O CANADA

E. MOMENT OF SILENT MEDITATION

F. ATTENDANCE

G. APPROVAL OF AGENDA

Recommended Motion:

THAT the agenda be approved as presented.

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

I. APPROVAL OF MINUTES

Recommended Motion:

THAT the Council minutes dated June 21, 2022 be approved as presented.

J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

J.1. MPP John Jordan - Introduction

MPP John Jordan unable to attend due to Provincial Legislature being recalled for a summer session.

**J.2. Presentation to Ben Kipp - 2nd place at 2022 Lanark County Truck
Rodeo**

4

K. PUBLIC MEETINGS

**K.1. Background Report Zoning By-law Amendment – Z-08-22 Concession 5,
Part Lot 10; Parts 7, 8, 10 and 11 on Plan 27R5214, Ramsay Ward,
Municipality of Mississippi Mills, municipally known as 1267-1281 Rae
Road**

5 - 12

**K.2. Background Report Zoning By-law Amendment - Z-09-22 Concession 4,
Part Lot 1, Ramsay Ward, Municipality of Mississippi Mills, municipally
known as 125 Montgomery Park Road**

13 - 21

**K.3. Background Report Zoning By-law Amendment - Z-10-22 Concession 4,
Part Lot 1, Ramsay Ward, Municipality of Mississippi Mills, municipally
known as 121 Montgomery Park Road**

22 - 30

L. COMMITTEE OF THE WHOLE REPORT

None

M. INTEGRITY COMMISSIONER REPORT

M.1. Final Investigation Report - Code of Conduct Complaint

Recommended Motion:

Recommendation #1

THAT Council receive the report from the Municipal Integrity
Commissioner as information;

AND WHEREAS as required in section 223.6(3) of the Municipal Act all
reports from the Integrity Commissioner shall be made public;

THEREFORE BE IT RESOLVED THAT Council direct staff to publish the
final report on the Municipal website.

Recommended Motion:

Recommendation #2

THAT, having breached section 11(c) and 30(a) of the Code of Conduct
for Members of Council, Committees and Local Boards, that Councillor
Guerard's pay be suspended for the maximum period of ninety (90) days
as per the recommendation in the Integrity Commissioner's report.

N. BY-LAWS

Recommended Motion:

THAT By-law 22-051 be taken as read, passed, signed, and sealed in Open Council.

N.1. Bylaw 22-051 Admin Amendment (11384 Hwy 7)

31 - 32

Recommended Motion:

THAT By-law 22-052 being a by-law to amend the Zoning by-law 11-83 and repeal by-law 15-30 to make an administrative correction be read, passed, signed and sealed in Open Council.

O. ANNOUNCEMENTS AND INVITATIONS

O.1. New Staff Introductions

a. Luke Harrington - Technologist

b. Zachary Moshonas - Environmental Compliance

P. CONFIRMATORY BY-LAW

33

Recommended Motion:

THAT By-law 22-052 being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its regular meeting held on the 9th day of August 2022, be read, passed, signed and sealed in Open Council this 9th day of August 2022.

Q. ADJOURNMENT

Recommended Motion:

THAT the meeting be adjourned at x:xx p.m.



July 4, 2022

Ben Kipp
Municipality of Mississippi Mills
3131 Old Perth Road, Box 400
Almonte, ON
K0A 1A0

Dear Ben:

Re: 2022 Lanark County Road Supervisors Association (LCRSA) Truck Roadeo

Thank you for taking part in the 2022 Lanark County Truck Roadeo, on May 19th at our Public Works Facility.

On behalf of Lanark County Council, congratulations on placing 2nd in the 2022 Roadeo.

The winner and second place winner are invited to participate in the AORS Provincial Truck Roadeo, which is to be held in Napanee, ON, on September 28, 2022.

The Lanark County Road Supervisors Association (LCRSA) will cover the cost of your accommodations and meals. You should confirm with your supervisor regarding transportation to and from the Roadeo and regarding what compensation they provide for time at the Roadeo and travelling.

Please confirm your attendance with Terry McCann, Director Public Works, Lanark County, no later than July 28, 2022, so that registration and accommodation arrangements can be.

Yours truly,

Warden John Fenik
County of Lanark

TM/sr

cc: Graham Patterson, President LCRSA
Cory Smith, Acting Director of Roads and Public Works
Mayor Christa Lowry, Mississippi Mills

99 Christie Lake Road, Perth, Ontario, Canada K7H 3C6 Tel: 613-267-4200
Web: www.lanarkcounty.ca

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 9, 2022

TO: Council

FROM: Jeffrey Ren, Planner

SUBJECT: **Background Report Zoning By-law Amendment – Z-08-22 Concession 5, Part Lot 10; Parts 7, 8, 10 and 11 on Plan 27R5214, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 1267-1281 Rae Road**

OWNER: Diane Sheets

APPLICANT: Ruth Ferguson Aulhouse, RFA Planning Consultants Inc.

RECOMMENDATION:

THAT Council receive this report for information.

BACKGROUND:

The properties subject to the Zoning By-law Amendment are two severed lots that received conditional approval from the Lanark County Land Division Committee on May 10, 2022 (B21/212 & B21/213).

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


- **Severed Lot #1 (B21/212):** The severed lot measures 1.02 hectare (2.52 acres) in area with 115.27 m of frontage along Rae Road. The lot is currently vacant, and the intent is to create a non-farm residential dwelling on the lot. No plans for a rural residential building have been submitted.
- **Severed Lot #2 (B21/213):** The severed lot measures 1.05 hectare (2.59 acres) in area with 113.27 m of frontage along Rae Road. The lot is currently vacant, and the intent is to create a non-farm residential dwelling on the lot. No plans for a rural residential building have been submitted.
- **Retained Lot:** The property at 1267-1281 Rae Road will retain 92.5 hectares (228.57 acres) with 475.32 m of frontage on Rae Road. The retained lands contain farmland, existing dwellings and a number of accessory structures. The

existing agricultural operation on the retained lot is active and is considered a 'Locally Significant Agricultural Operation'.

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

Figure 1: Severed Lots and Retained Lot



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

 Retained Lot

Both the severed and retained lots are subject to the policies contained in Section 3.3.4 of the Community Official Plan (COP); these policies require that any new non-farm residential buildings maintain a setback of 30 metres from any active agricultural operations, which is a policy unique to Mississippi Mills Community Official Plan. The setbacks are intended to be applied on both lands affected directly by the Rural-Agriculture Overlay and on lands where the surrounding lands support active

agricultural activities. In order to implement the policies of the COP on the newly created non-farm rural residential lots, a Zoning By-law Amendment to apply the 30-metre setback to the severed lots was included as a condition of approval for the aforementioned consent application (B21/212 & B21/213). It is noted that the creation of these lots meets Minimum Distance Separation (MDS) requirements as well as all the Official Plan lot creation policies.

PURPOSE AND EFFECT:

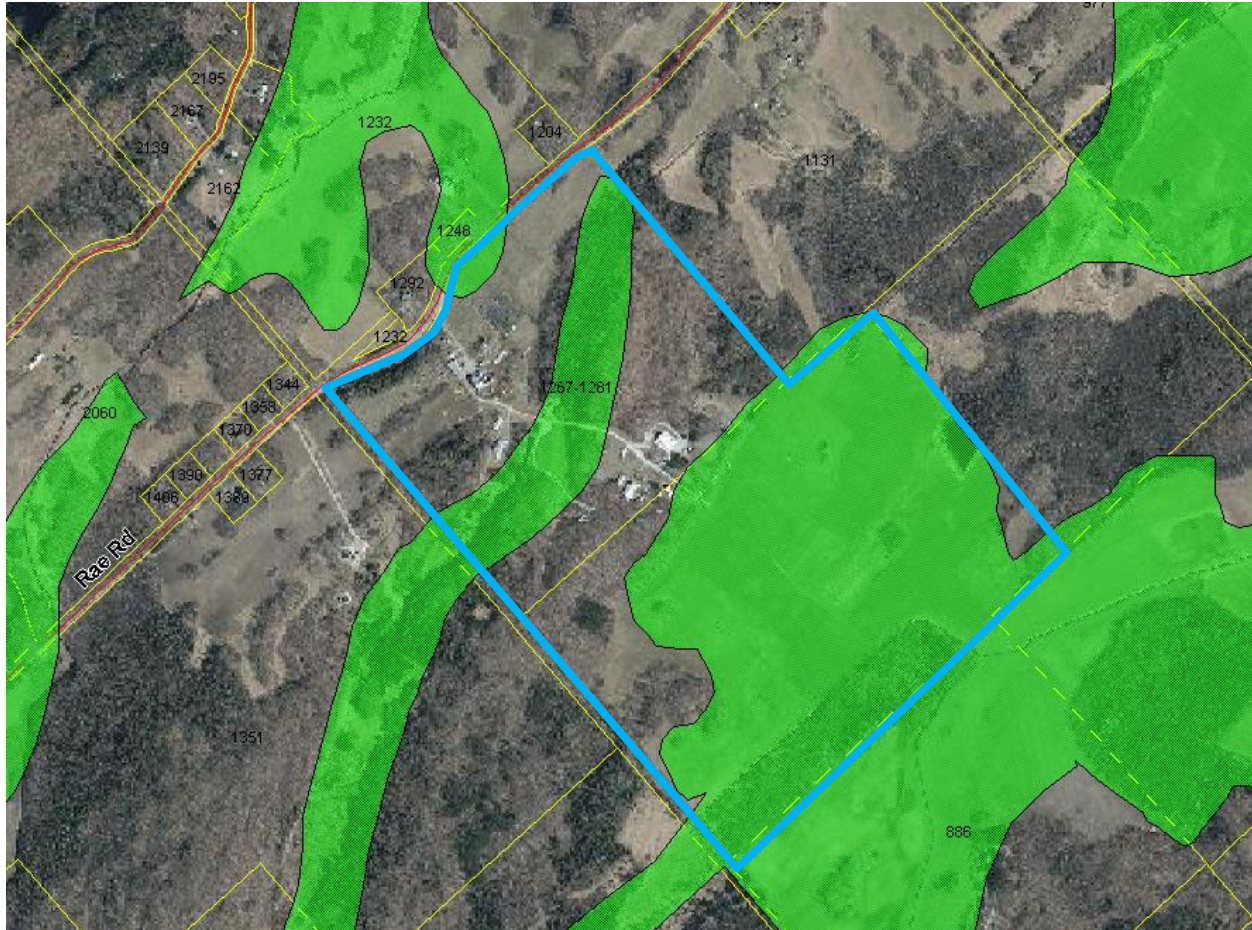
The purpose and effect of the Zoning By-law Amendment is to implement the Rural-Agriculture Overlay policy by rezoning the subject properties from Rural Zone (RU) to Rural Special Exception Zone (RU-XX) to implement the required 30 metre setback from adjacent agricultural operations as required in the Community Official Plan policies of the Rural- Agricultural Overlay.


DESCRIPTION OF PROPERTY & SURROUNDING LAND USES:

The subject property, locally known as 1267-1281 Rae Road, is located in the Ramsay Ward. The overall property at 1267-1281 Rae Road is split zoned Rural (RU) and Rural, Special Exception 31 (RU-31); and contains farmland, existing dwellings, and a number of accessory structures. A seasonal Place of Assembly is an additional permitted use on the lands zoned RU-31.

The lands subject to Zoning By-law Amendment are the two conditionally severed lots; both are currently vacant and located at the northern corner of the property in an area zoned Rural. The conditionally severed lots are intended to be used for non-farm residential uses; both severed lots meet the minimum lot area and frontage requirements of the RU Zone and both lots front onto Rae Road, a municipally owned and maintained road.

Figure 2: Local Context



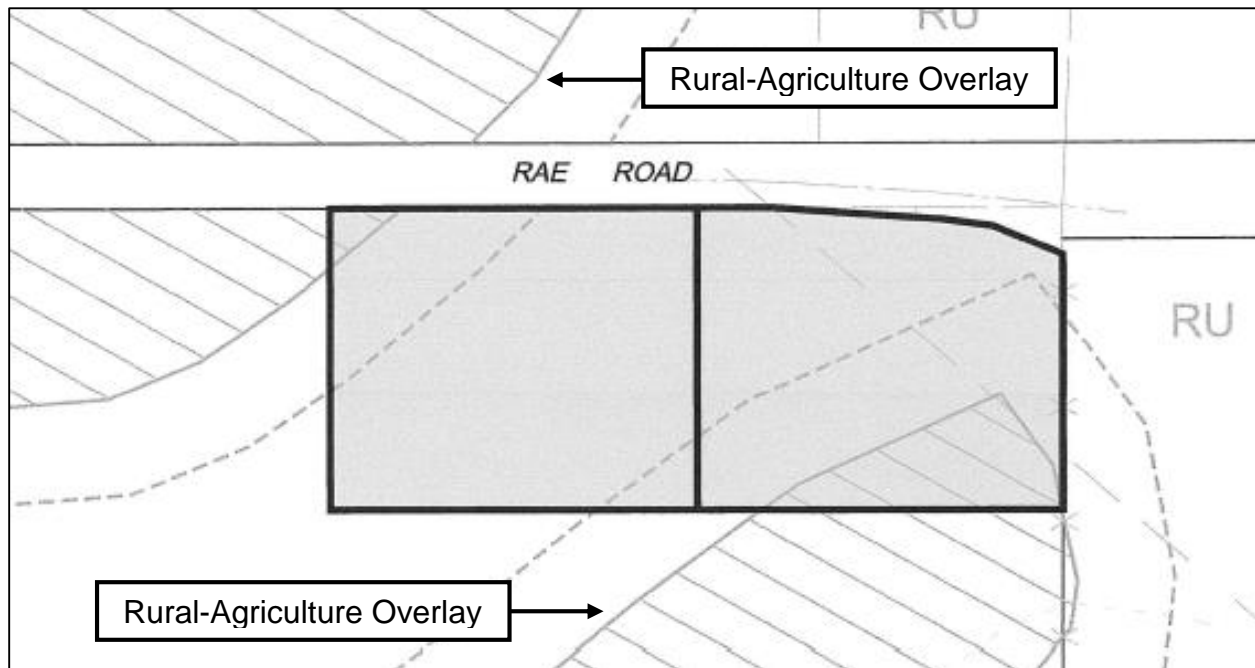
 Overall Property - 1267-1281 Rae Road

 Rural Agriculture Overlay

The immediate surrounding character is predominantly rural, with larger rural lots, active agricultural operations, along with some smaller rural residential lots on lands zoned *Rural* (RU). The location of the subject lands within the Municipality is depicted in the figure above.

Portions of both the subject lands and the retained lands are affected by a Rural-Agriculture Overlay in the Community Official Plan (COP) (Figure 3). The existing agricultural operation on the retained lot is active and is considered a 'Locally Significant Agricultural Operation'.

Figure 3: Extract from Applicant's Sketch Showing the Subject Lands and the 'Rural Agriculture' Overlay



SERVICING & INFRASTRUCTURE:

The conditionally severed parcels are 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.

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

COMMUNITY OFFICIAL PLAN (COP):

As previously mentioned, 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 Figures 2 and 3, portions of the lands are subject to a Rural-Agriculture Overlay in the COP. The lands affected by 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, are subject to the policies of Section 3.3.4 of the COP. The existing agricultural operation on the retained lot at 1267-1281 Rae Road is active and is considered a 'Locally Significant Agricultural Operation'. Section 3.3.4 of the COP requires that any new non-farm residential buildings maintain a setback of 30 metres from any active agricultural operations. The setbacks are intended to be applied on both

lands affected directly by the overlay and on lands where the surrounding lands support active agricultural activities.

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)	
Required	Proposed	Required	Proposed
45	115.27 (Severed Lot #1) 113.27 (Severed Lot #2)	1	1.02 (Severed Lot #1) 1.05 (Severed Lot #2)

As required by the conditions imposed on the associated consent files (B21/212 & B21/213), 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,



Jeffrey Ren
Planner

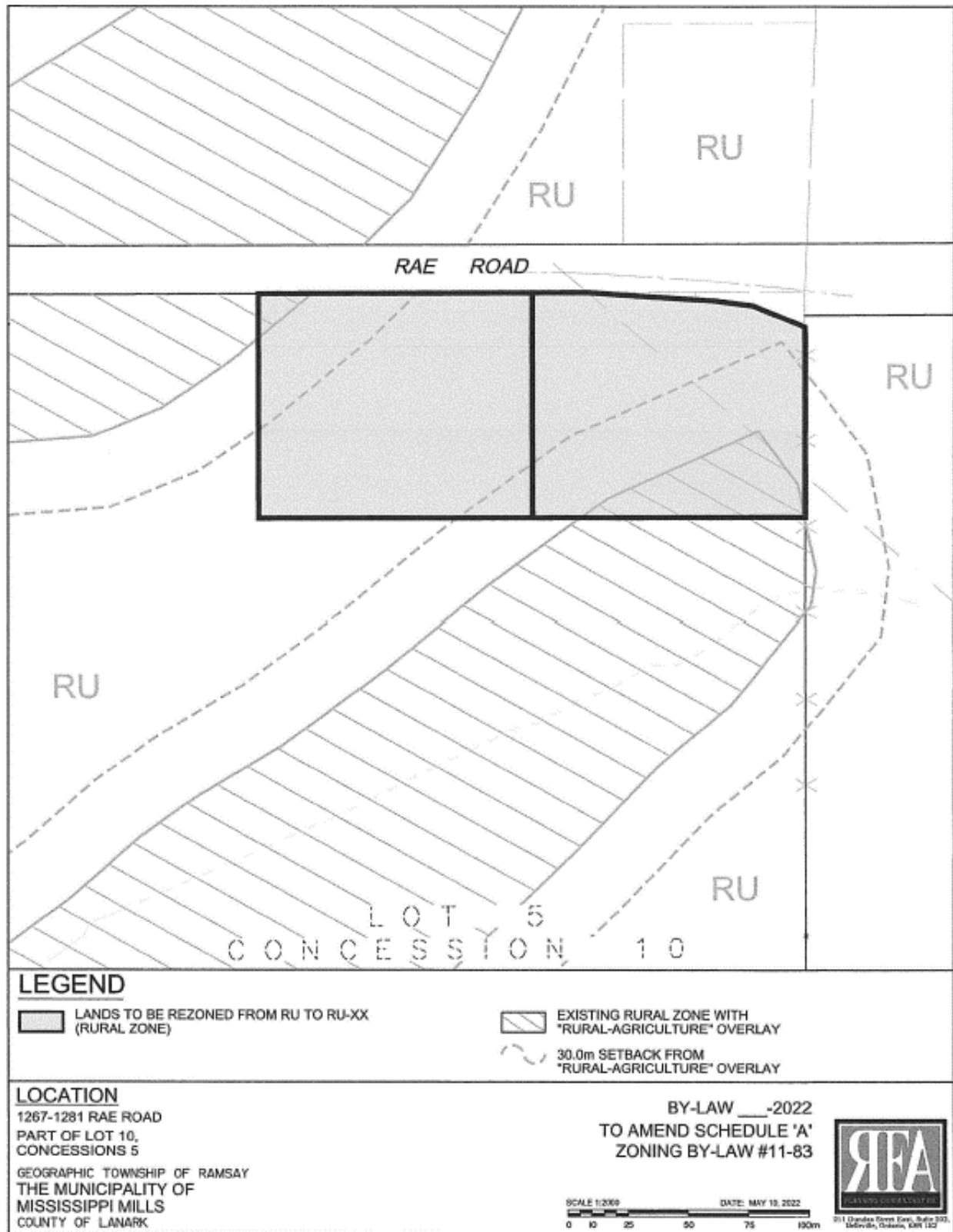


Melanie Knight, MCIP, RPP
Senior Planner

ATTACHMENTS:

1. Attachment A – Property Sketch

Attachment A – Property Sketch



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 9, 2022

TO: Council

FROM: Jeffrey Ren, Planner

SUBJECT: **Background Report Zoning By-law Amendment - Z-09-22
Concession 4, Part Lot 1, Ramsay Ward, Municipality of
Mississippi Mills, municipally known as 125 Montgomery Park
Road**

**OWNERS/
APPLICANTS:** Yves Leroux & Yvette Leroux

RECOMMENDATION:

THAT Council receive this report for information.

BACKGROUND:

The Community Official Plan (COP) includes specific and restrictive policies regarding development in areas designated as Floodplain or Two Zone Flood Plain; these policies are implemented through the Environmental Hazard Zone (EH Zone) and Environmental Hazard Zone, Subzone 'a' (EH-a Zone).

Development in such areas is generally limited to minor alterations and additions or redevelopment in some circumstances. All development in the Floodplain and Two Zone Flood Plain is subject to Site Plan Control. In addition, any deviations from the performance standards contained in the Municipality's Zoning By-law should be reviewed as part of a Zoning By-law Amendment application.

PURPOSE AND EFFECT:

The purpose and effect of the Zoning By-law Amendment is to rezone the subject properties from *Environmental Hazard Special Exception 'a'* (EH-a) to *Environmental Hazard Special Exception XX* (EH-XX) to permit a single-storey addition to existing dwelling. The proposed addition would expand an existing non-complying setback as the existing single-storey dwelling has a deficient front yard setback of 6.9 metres whereas the Zoning By-law requires 7.5 metres.


The subject Zoning By-law Amendment application would provide the applicants with relief from the applicable Zoning By-law provision. Prior to the issuance of a Building Permit for the proposed development, the applicants would be required to go through the Site Plan Control process and obtain a permit from the Mississippi Valley Conservation Authority (MVCA).

DESCRIPTION OF PROPERTY & SURROUNDING LAND USES:

The subject property is located along the southwest side of the intersection of Montgomery Park Road and Ramsay Concession 5A. The subject property is approximately 455.8 m², with approximately 19.35 metres of frontage along Montgomery Park Road and backs onto Mississippi Lake. The subject property is currently zoned *Environmental Hazard Special Exception 'a'* (EH-a) and is located within the Floodplain. The subject property is currently occupied by a single storey detached dwelling and an accessory building. Surrounding land uses include Mississippi Lake to the south and residential land uses to the north, west and east on lands zoned *Environmental Hazard Special Exception 'a'* (EH-a). Figure 1 below shows an aerial image of the subject property.

Figure 1: Subject Properties



 Area to be rezoned from *Environmental Hazard Special Exception 'a'* (EH-a) to *Environmental Hazard Special Exception XX* (EH-XX)

The properties along Montgomery Park Road have historically been used for seasonal dwellings (cottages) and the area is characterized by a single-loaded municipal right-of-way with a variety of dwellings. The properties on Montgomery Park Road are all within the Floodplain designation in the Community Official Plan (COP) as well as some that

are 'split designated' Floodplain and Rural. Regardless of the split designation, every lot along the road is, at least partially, designated Floodplain.

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a single storey addition to the existing single storey detached dwelling. The proposed addition will be located to the west of the existing dwelling and is 15.7 m² in size. The existing detached dwelling has an existing non-complying front yard setback of 6.9 metres and the addition is proposed to maintain the existing deficient setback. The subject property backs onto Mississippi Lake and the existing dwelling is located 7.6 metres from rear lot line and the addition is proposed to be located 11.7 metres from the rear lot line. No changes are proposed to the existing accessory building.

As noted above, should Council approve the requested relief, the applicants would be required to go through the Site Plan Control process and obtain a permit from the Mississippi Valley Conservation Authority (MVCA) before the issuance of a Building Permit for the proposed addition.

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. If approved, the specific servicing and infrastructure impacts associated with the proposed addition will also be further assessed in greater detail at the Site Plan Control stage.

COMMUNITY OFFICIAL PLAN (COP):

The subject lands are designated as Flood Plain in the Community Official Plan (COP). As per Section 3.1.6.1.2 of the COP, no new development is permitted within the Flood Plain except for flood or erosion control structures, shoreline stabilization, water intake facilities and marine facilities, such as docks.

Policies for existing development in the Flood Plain in Section 3.1.6.1.4 of the COP state that minor expansions or additions are permitted so long as no new dwelling units are created, and the applicants adequately demonstrate that their proposed development has no adverse effects on the hydraulic characteristics of the flood plain(s). Such proposed developments are also subject to Site Plan Control and MVCA permitting.

The subject property is located along the shores of Mississippi Lake and are subject to the Mississippi Lake Two Zone Flood Plain Policies of Section 3.1.6.1.5 of the COP. The policies of Section 3.1.6.1.5 differentiate between a Floodway area and a Flood

Fringe area. The areas identified as Flood Fringe represent areas where flood depth and velocity are generally less severe. The majority of subject property is located in the Flood Fringe as shown in Figure 2. Development in the Flood Fringe is restricted to development on existing lots of records, redevelopment, replacement and additions or alterations of existing buildings and structures. Again, development in the Flood Fringe is subject to Site Plan Control and MVCA permitting. The subject property is also affected by a Source Water Protection overlay in the COP.

Figure 2: Floodway Limits



 Subject Property

ZONING BY-LAW #11-83:

The subject lands are presently zoned *Environmental Hazard Special Exception 'a'* (EH-a) as per Comprehensive Zoning By-law #11-83. The EH-a Zone permits detached dwellings in accordance with the Residential Second Density (R2) Zone provisions in addition to the following provisions:

- the minimum first floor elevation for a dwelling shall be 136.1 m (446 ft) geodetic;

- no openings, electrical service, or living space shall be permitted below 136.1 m (446 ft) geodetic;
- the final surface elevation of a crawlspace for a dwelling shall be no lower than 135.0 m (442 ft) geodetic; and,
- in addition to the normal permit process, the location of dwellings, wells and septic systems shall require the approval of the Mississippi Valley Conservation Authority through their approval process.

The first three policies above pertain to the minimum elevations that are required for the proposed addition. If the Zoning By-law Amendment is approved, the Site Plan Control process will require detailed floor plans and building elevations along with the usual Site Plan and Grading Plan for the proposed development. In addition, the Site Plan Control agreement will include clauses pertaining to the above noted requirements as well as acknowledgement that the development is occurring in the Flood Fringe.

Detached dwellings in the R2 Zone follow the performance standards for detached dwellings in the Residential First Density (R1) Zone. The R1 Zone requires a front yard setback of 7.5 metres for a detached dwelling with no municipal water and sewer. The existing detached dwelling has a legal non-complying front yard setback of 6.9 metres. The addition is proposing to maintain a front yard setback of 6.9 metres, thereby requiring relief from the front yard setback provisions of the Zoning By-law. All other provisions of the Zoning By-law are being complied with or are unchanged.

The EH-a Zone also specifies that Section 6.24 of the Zoning By-law does not apply. Section 6.24 of the Zoning By-law specifies that a 30-metre setback is required from any development to a waterbody.

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; however it is anticipated that comments will be forthcoming from Public Works and the MVCA.

It is noted that for these types of applications, staff will work closely with the MVCA with respect to the permissions requested as part of this Zoning By-law Amendment. Staff will ensure that the MVCA's analysis and comments are presented to Council as part of a Recommendation Report in the future.

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

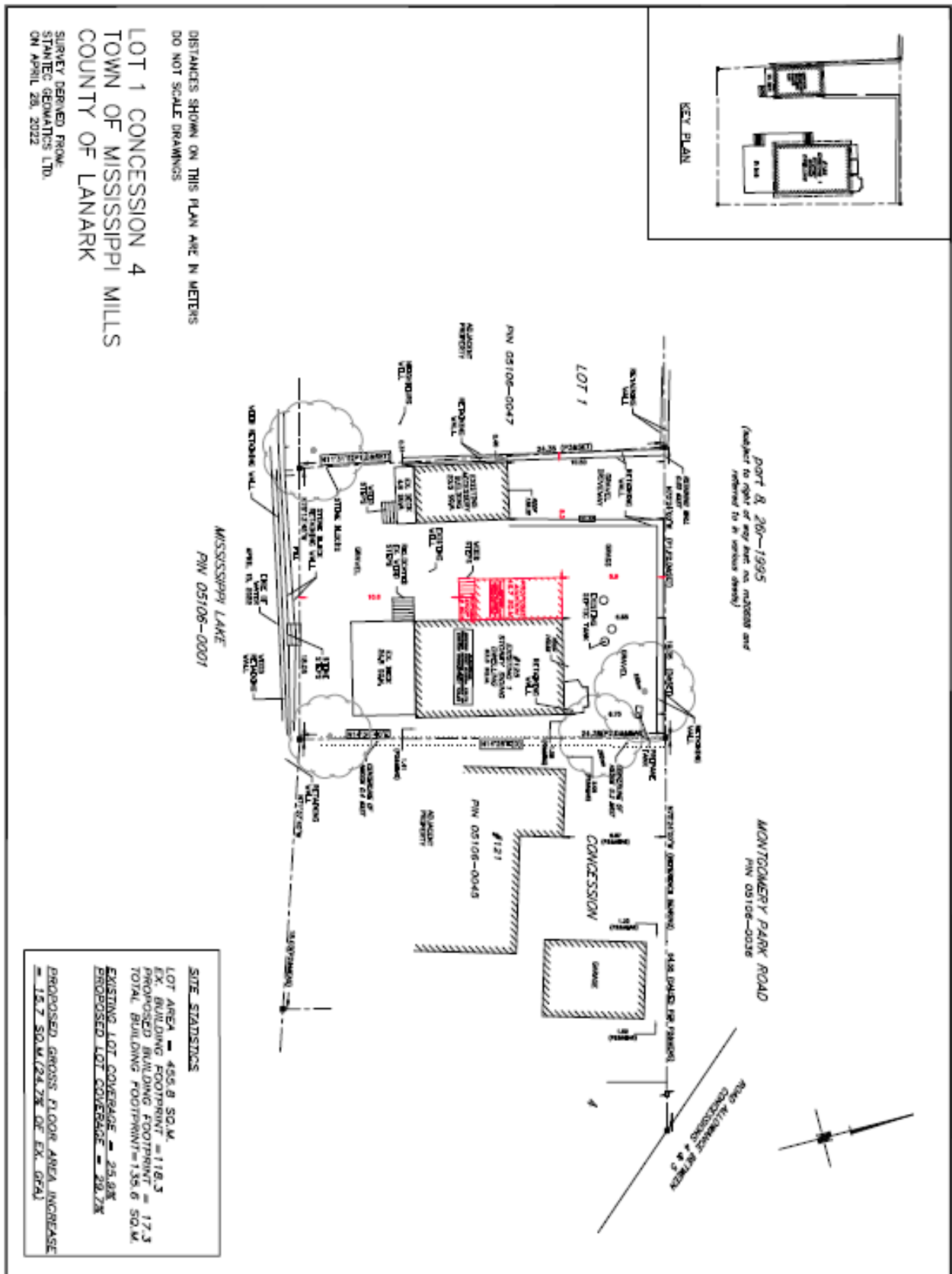


Melanie Knight, MCIP, RPP
Senior Planner

ATTACHMENTS:

1. Attachment A – Site Plan
2. Attachment B – Site Photos

Attachment A – Site Plan



Attachment B – Site Photos





THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 9, 2022

TO: Council

FROM: Jeffrey Ren, Planner

SUBJECT: **Background Report Zoning By-law Amendment - Z-10-22
Concession 4, Part Lot 1, Ramsay Ward, Municipality of Mississippi
Mills, municipally known as 121 Montgomery Park Road**

OWNERS: Richard Sulpher & Heather Sulpher

APPLICANT: Tracy Zander, ZanderPlan Inc.

RECOMMENDATION:

THAT Council receive this report for information.

BACKGROUND:

The Community Official Plan (COP) includes specific and restrictive policies regarding development in areas designated as Floodplain or Two Zone Flood Plain; these policies are implemented through the Environmental Hazard Zone (EH Zone) and Environmental Hazard Zone, Subzone 'a' (EH-a Zone).

Development in such areas is generally limited to minor alterations and additions or redevelopment in some circumstances. All development in the Floodplain and Two Zone Flood Plain is subject to Site Plan Control. In addition, any deviations from the performance standards contained in the Municipality's Zoning By-law should be reviewed as part of a Zoning By-law Amendment application.

PURPOSE AND EFFECT:

The purpose and effect of the Zoning By-law Amendment is to rezone the subject properties from *Environmental Hazard Special Exception 'a' Zone* (EH-a) to *Environmental Hazard Special Exception Zone* (EH-XX) to permit the demolition of the existing dwelling and the rebuilding of a new detached dwelling.

A number of amendments to the performance standards in the EH-a zone are also being sought; the new dwelling is proposed to have:

- a reduced rear yard setback of 6.94 metres from the required 7.5 metres,

- a reduced front yard setback of 5.20 metres from the required 6 metres,
- a reduced side yard setback of 1.07 metres from the required 1.2 metres,
- a reduced projection of a deck of 3.03 metres from the required maximum projection of 2 metres and
- an increase to lot coverage of 31% from 30%.

Prior to the issuance of a Building Permit for the proposed development, the applicants would be required to also go through the Site Plan Control process and obtain a permit from the Mississippi Valley Conservation Authority (MVCA).


DESCRIPTION OF PROPERTY & SURROUNDING LAND USES:

The subject property is located along the southwest side of the intersection of Montgomery Park Road and Ramsay Concession 5A. The subject property is approximately 466.1 m², with approximately 19.3 metres of frontage along Montgomery Park Road and backs onto Mississippi Lake. The property is zoned *Environmental Hazard Special Exception 'a'* (EH-a) and is located within a floodplain.

The property is currently occupied by a single storey detached dwelling and a detached garage. Surrounding land uses include Mississippi Lake to the south and residential land uses to the north, west and east on lands zoned *Environmental Hazard Special Exception 'a'* (EH-a). Figure 1 below shows an aerial image of the subject property.

Figure 1: Subject Properties



 Area to be rezoned from *Environmental Hazard Special Exception 'a'* (EH-a) to *Environmental Hazard Special Exception XX* (EH-XX)

The properties along Montgomery Park Road have historically been used for seasonal dwellings (cottages) and the area is characterized by a single-loaded municipal right-of-way with a variety of dwellings. The properties on Montgomery Park Road are all within the Floodplain designation in the Community Official Plan (COP) as well as some that are 'split designated' Floodplain and Rural. Regardless of the split designation, every lot along the road is, at least partially, designated Floodplain.

PROPOSED DEVELOPMENT:

The applicant is proposing to remove the existing dwelling and rebuild a new detached dwelling. The existing dwelling measures approximately 119.49 square metres and exhibits a number of existing non-complying performance standards, including a lot coverage of 37% whereas the Zoning By-law states that the maximum lot coverage is 30%.

The applicants are proposing to demolish the existing dwelling and detached garage. The proposed new dwelling would have a reduced building footprint with a reduced lot coverage of 31%, which remains slightly over the maximum 30% lot coverage required in the Zoning By-law. As previously listed, a number of amendments to the EH-a performance standards remain necessary despite the reduced overall footprint.

As noted above, should Council approve the requested amendments, the applicants would be required to go through the Site Plan Control process and obtain a permit from the Mississippi Valley Conservation Authority (MVCA) before the issuance of a Building Permit for the proposed addition.

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. If approved, the specific servicing and infrastructure impacts associated with the proposed addition will also be further assessed in greater detail at the Site Plan Control stage.

COMMUNITY OFFICIAL PLAN (COP):

The subject lands are designated as Flood Plain in the Community Official Plan (COP). As per Section 3.1.6.1.2 of the COP, no new development is permitted within the Flood Plain except for flood or erosion control structures, shoreline stabilization, water intake facilities and marine facilities, such as docks.

Policies for existing development in the Flood Plain in Section 3.1.6.1.4 of the COP state that minor expansions or additions are permitted so long as no new dwelling units are created, and the applicants adequately demonstrate that their proposed

development has no adverse effects on the hydraulic characteristics of the flood plain(s). Such proposed developments are also subject to Site Plan Control and MVCA permitting.

The subject property is located along the shores of Mississippi Lake and are subject to the Mississippi Lake Two Zone Flood Plain Policies of Section 3.1.6.1.5 of the COP. The policies of Section 3.1.6.1.5 differentiate between a Floodway area and a Flood Fringe area. The areas identified as Flood Fringe represent areas where flood depth and velocity are generally less severe.

The majority of subject property is located in the Flood Fringe as shown in Figure 2. Development in the Flood Fringe is restricted to development on existing lots of records, redevelopment, replacement and additions or alterations of existing buildings and structures. Again, development in the Flood Fringe is subject to Site Plan Control and MVCA permitting. The subject property is also affected by a Source Water Protection overlay in the COP.

Figure 2: Floodway Limits



ZONING BY-LAW #11-83:

The subject lands are presently zoned *Environmental Hazard Special Exception 'a'* (EH-a) as per Comprehensive Zoning By-law #11-83. The EH-a Zone permits detached dwellings in accordance with the Residential Second Density (R2) Zone provisions in addition to the following provisions:

- the minimum first floor elevation for a dwelling shall be 136.1 m (446 ft) geodetic;
- no openings, electrical service, or living space shall be permitted below 136.1 m (446 ft) geodetic;
- the final surface elevation of a crawlspace for a dwelling shall be no lower than 135.0 m (442 ft) geodetic; and,
- in addition to the normal permit process, the location of dwellings, wells and septic systems shall require the approval of the Mississippi Valley Conservation Authority through their approval process.

The first three policies above pertain to the minimum elevations that are required for the proposed replacement of the dwelling. If the Zoning By-law Amendment is approved, the Site Plan Control process will require detailed floor plans and building elevations along with the usual Site Plan and Grading Plan for the proposed development. In addition, the Site Plan Control agreement will include clauses pertaining to the above noted requirements as well as acknowledgement that the development is occurring in the Flood Fringe.

Detached dwellings in the R2 Zone follow the performance standards for detached dwellings in the Residential First Density (R1) Zone. The R1 Zone requires a minimum front yard setback of 7.5 metres, a minimum rear yard setback of 10 metres, a minimum side yard setback of 3 metres and a maximum lot coverage of 30% for a detached dwelling with no municipal water and sewer. As noted previously, the existing dwelling does not comply with the applicable performance standards.

The proposed new dwelling would feature a reduced building footprint with a reduced lot coverage of 31%, however, the footprint of the proposed rebuilt dwelling remains over the maximum 30% lot coverage outlined in the Zoning By-law. Several amendments to the zone performance standards remain necessary despite the reduced overall footprint; the rebuilt dwelling is proposed to have a rear yard setback of 6.94 metres, a front yard setback of 5.20 metres, a side yard setback of 1.07 metres, and a 3.03 metres front yard deck projection.

The EH-a Zone also specifies that Section 6.24 of the Zoning By-law does not apply. Section 6.24 of the Zoning By-law specifies that a 30-metre setback is required from any development to a waterbody.

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; however, it is anticipated that comments will be forthcoming from Public Works and the MVCA.

It is noted that for these types of applications, staff will work closely with the MVCA with respect to the permissions requested as part of this Zoning By-law Amendment. Staff will ensure that the MVCA's analysis and comments are presented to Council as part of a Recommendation Report in the future.

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

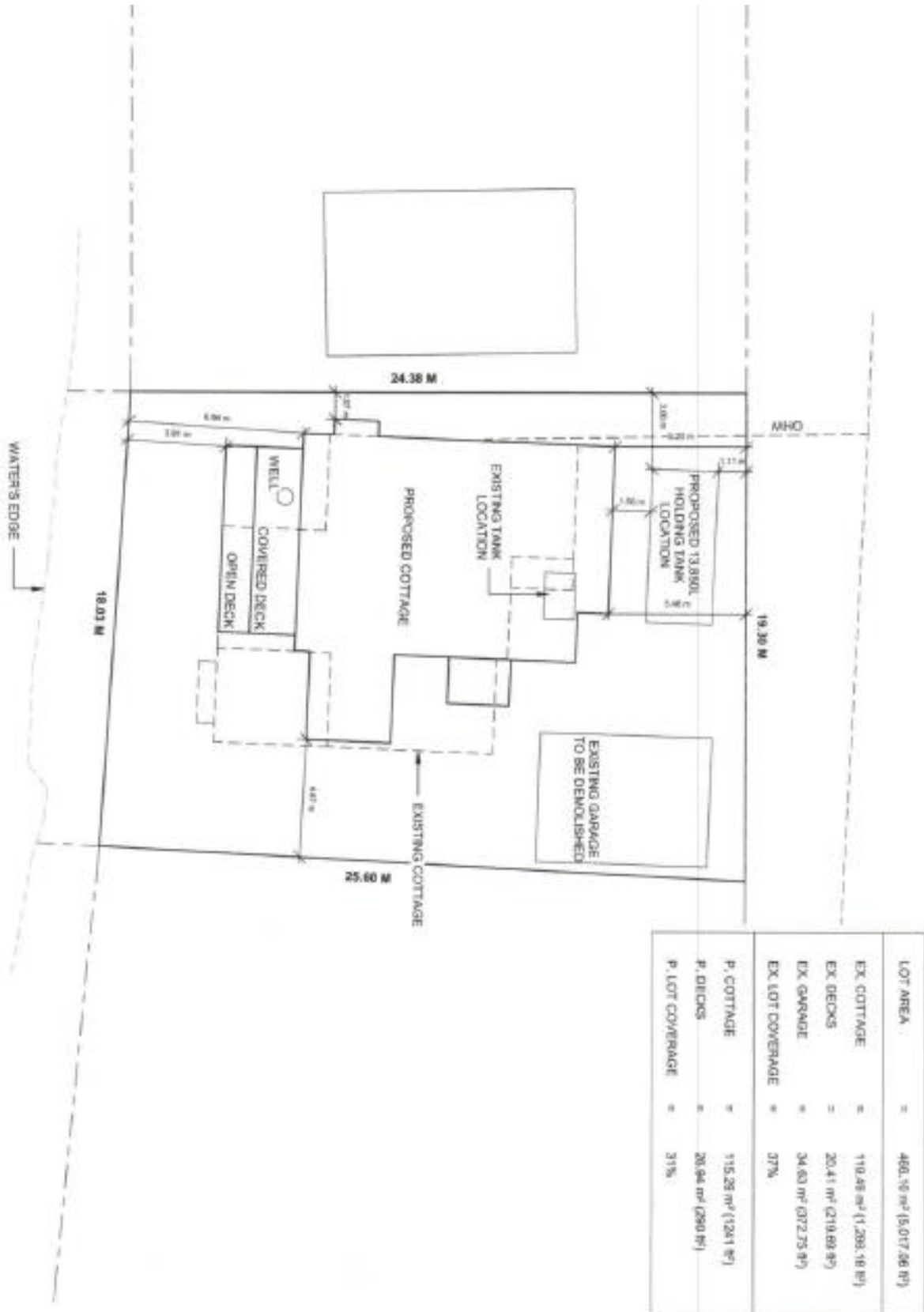


Melanie Knight, MCIP, RPP
Senior Planner

ATTACHMENTS:

1. Attachment A – Site Plan
2. Attachment B – Site Photos

Attachment A – Site Plan



Attachment B – Site Photos





THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 22-051

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

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:

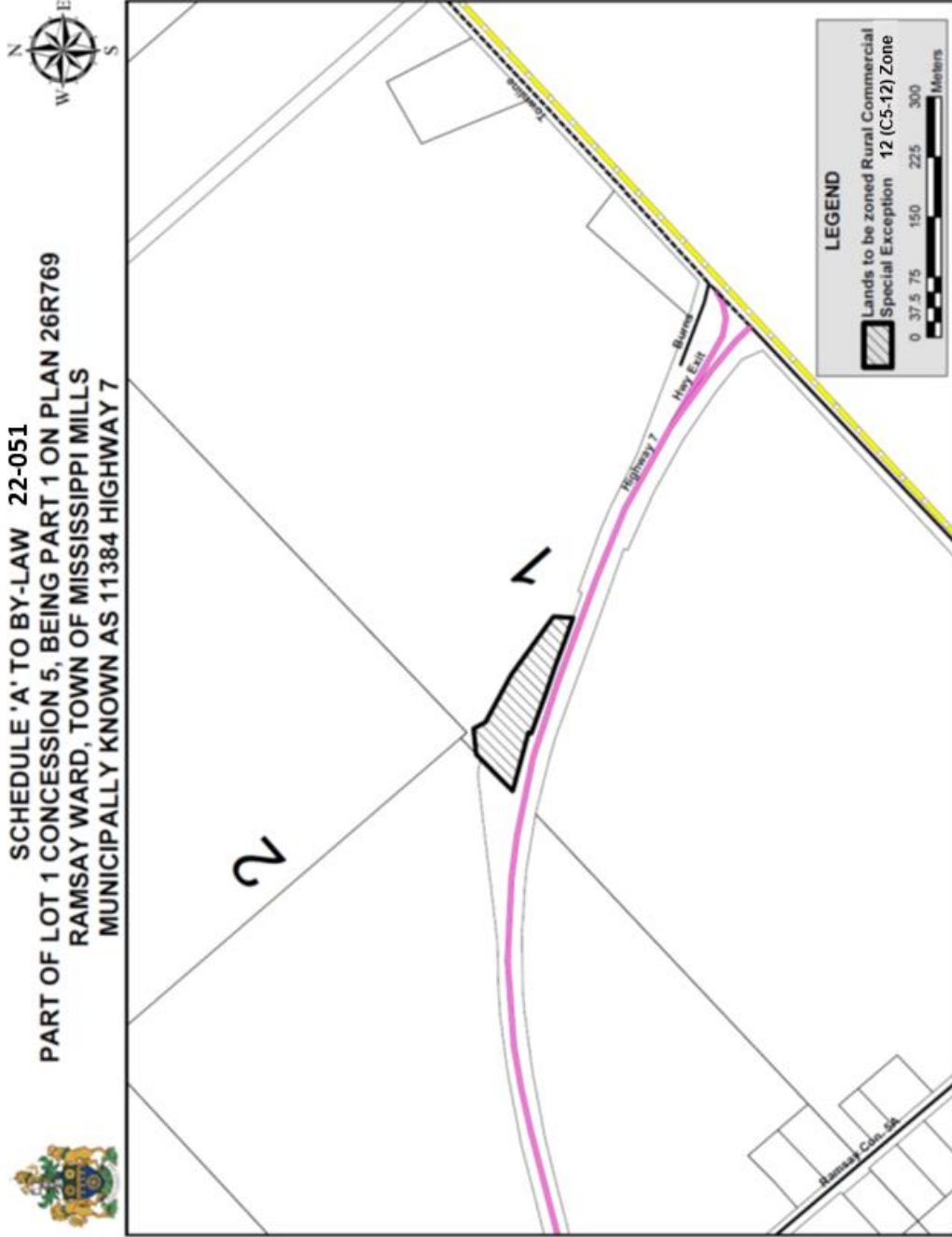
1. Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "Rural Commercial Special Exception 2(C5-2) Zone", to "Rural Commercial Special Exception 7 (C5-12) Zone", on those lands identified on the attached Schedule 'A', which are described as Part of Lot 1, Concession 5, being Part 1 on Plan 26R769, Ramsay Ward, Municipality of Mississippi Mills, known municipally as 11384 Highway 7.
2. By-law 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, as amended, is hereby further amended by adding the following subsection to Section 23.3:

23.3.7 Notwithstanding their 'C5' zoning designation, on those lands delineated as 'C5-12' a shopping plaza including any C3 permitted use shall be permitted. The maximum floor area for a shopping plaza shall be 750 m² (8073 ft²). A flea market shall be a permitted use. The sales area for the flea market use shall be a maximum of 700 m² (7534 ft²) and shall be located in accordance with the yard requirements of the C5 zone.
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.
4. AND THAT By-law 15-30 is repealed.

BY-LAW read, passed, signed and sealed in open Council this **9th day of August, 2022.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 22-052

BEING a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at a **regular** meeting held on the **9th day of August, 2022**.

WHEREAS by Section 5(1) of the Municipal Act 2001, S.O. 2001, c.25 as amended, the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS by Section 5(3) of the Municipal Act 2001, S.O. 2001, c.25 as amended, a municipal power shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at this meeting be confirmed and adopted by By-law;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. The action of the Council of the Corporation of the Municipality of Mississippi Mills at a **regular** meeting held on the **9th day of August, 2022** in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Mississippi Mills at its meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. The Mayor and Clerk of the Corporation of the Municipality of Mississippi Mills are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Municipality of Mississippi Mills referred to in the preceding section hereof.
3. The Mayor and Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of the Corporation of the Municipality of Mississippi Mills.

BY-LAW read, passed, signed and sealed in open Council this **9th day of August, 2022**.

Christa Lowry, Mayor

Jeanne Harfield, Clerk