

The Corporation of the Town of Mississippi Mills

**PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
MEETING #17-2004
MINUTES**

A regular meeting of the Planning and Economic Development Committee of the Whole for the Corporation of the Town of Mississippi Mills was held on December 7, 2004 at 7:00 p.m. in the Council Chambers of the Town of Mississippi Mills Municipal Centre.

PRESENT:

Committee: Chairman, Councillor John Edwards
Mayor Al Lunney
Councillor John Levi
Councillor Jim Lowry
Councillor Rick Minnille
Councillor Jane Torrance
Councillor Val Wilkinson
Councillor Ed Wilson
Councillor Denzil Ferguson
Councillor Alex Gillis

Staff: Forbes Symon, Planner

Regrets: Councillor Marilyn G. Anderson

Applicants/Delegations/Attendants Who Addressed the Committee:

Mr. & Mrs. Robert Wilson
Andrew Cinnamon
Chris Shkwarek
Gerry Coleman

A. APPROVAL OF AGENDA

**Moved by Councillor Ferguson
Seconded by Councillor Lowry**

“THAT the agenda be accepted as amended.

Added - E.3 – Public Works Maternity Leave Replacement”

CARRIED

B. DISCLOSURE OF CONFLICT OF INTEREST

None

C. PUBLIC MEETINGS

1. Robert Wilson Zoning By-law Amendment Lots 57 – 63, Cameron Section, Plan 6262 Almonte Ward

The Chairman indicated that this is a formal public meeting under the Planning Act for consideration of the draft plan of subdivision. Following a presentation by the Planner, the Committee, developer and public will have an opportunity to ask questions regarding the proposal.

This proposed by-law amendment is intended to rezone the subject property from “D – Development” to “R1 – Residential” in order to facilitate the severance of two residential building lots. The proposed lots received conditional approval from the Lanark Land Division Committee (LDC) on June 28, 2004 (File # B198/03 & B199/03). As a condition of the LDC’s decision, the application must have the property placed in the appropriate residential zone. Future development on the two new lots will take place on full municipal sewer and water services. The R1 zoning on the property will recognize the specific lot sizes of the two new lots. As well, the R1 zoning will recognize the setbacks from the Mississippi River recommended in the applicant’s Environmental Impact Statement. The amendment will also recognize that the remnant developed property is only serviced by municipal water. The Planner also explained that the property will be placed in a “holding –h” zone in order to ensure that securities are posted for the construction of the extension of Glass Street.

There was a general discussion amongst the Committee members. There were no members of the public who wished to speak on the development proposal.

**Moved by Councillor Minnille
Seconded by Councillor Gillis**

“THAT the Planning and Economic Development Committee recommends that the Council pass the necessary zoning by-law amendment to allow the creation of two residential building lots on Lots 57 – 63 Cameron Section, Plan 6262 Almonte Ward (Wilson).”

BY-LAW PREPARED

2. Proposed Draft Plan of Subdivision Reconvening of Public Meeting

**Lots 146, 147, 158 – 166, 172 – 180, 186, 187,
MacFarlane Section, Plan 6262
Almonte Ward
(Bernie Nimer)**

The Chairman indicated that this is a reconvening of the formal public meeting under the Planning Act for consideration of the draft plan of subdivision. Following the review of the planning report, the developer and public will have an opportunity to ask questions and express opinions regarding the proposal.

The proposed draft plan of subdivision was presented to the public and Council at a public meeting on July 27, 2004. At that time, the developer provided an overview of the proposal which consisted of 21 blocks to be occupied by a total of 77 residential units. The 77 residential units were proposed to be comprised of 12 semi-detached units and 65 multiple residential units. The development proposal is within the Almonte Ward and will proceed on full municipal services. In support of the development proposal, the applicant provided a stormwater management report prepared by MTE Consultants.

At the July 27th meeting the Planner indicated that the capacity of local infrastructure to support the development must be clarified as part of the draft plan approval process. He also stressed that the storm water originating from the site cannot exceed predevelopment levels. There was consensus amongst the Committee in favour of the second entrance to the subdivision from Country Street. The Committee directed the developer to continue to work with staff regarding the second entrance, overall layout and the servicing feasibility study. Once this work is complete, the Committee will give further consideration to the development proposal.

On September 28th, the Planning & Economic Development Committee reviewed a number of matters associated with the development proposal. The result of their debate was a motion that was passed that:

- i) supported in principle the redesign of subdivision 09-T-04002 with a second access point from Country Street;
- ii) directed staff to continue to negotiate with the developer on possible cost sharing options for the construction of the second access road;
- iii) supported the requirement for a servicing feasibility study being established as a condition of draft approval; and,
- iv) established a requirement for the identification of public pedestrian walkways as easements or blocks on the revised draft plan.

A redesign of the draft plan with a second entrance onto Country Street was presented to Committee on October 26th. The Committee directed the Planner to notify the public that the Committee will be debating the matter of the redesigned draft plan at the next available public meeting date.

The redesigned draft plan consists of 21 blocks, representing 82 residential units:

- 4 blocks of two units
- 6 blocks of three units
- 2 blocks of four units
- 3 blocks of five units
- 2 blocks of six units
- 3 blocks of seven units
- 1 stormwater block
- 1 park block

The Planner confirmed that the proposal complies with the Provincial Policy Statement and conforms to the Almonte Official Plan. However, contrary to the statement in the Planning Report the redesign appears to be slightly out of step with the minimum lot area and frontage requirements of the Mississippi Mills Zoning By-law. The developer was notified of the problems with compliance with the zoning by-law and indicated that it was his intention to design a plan which conformed to the R3 zoning provisions as far as lot area and frontage.

The Planner requested that the Committee give favourable consideration to the draft list of conditions that the Town would forward to the County of Lanark.

There were a number of comments made with respect to the redesigned subdivision. It was suggested that a fence should be erected around the property where it abuts the lawn bowling and seniors home. It was also recommended that a pedestrian walkway be established along the western extent of Blocks 11 and 20. Mention was also made of investigating the possibility of underground wiring for the subdivision.

There was one member of the public who expressed concerns with the number of cars, on-street parking and an area for young children to play.

It was explained that the Town will have the opportunity to review the redesigned draft plan that is in compliance with the zoning by-law prior to the County making a decision on granting draft plan approval.

The Chairman summarized the Committee's recommended changes to the conditions submitted by the Planner. These include:

- a statement in condition #10 which recognizes the construction of the 2nd road to Country Street as a public works issue which needs to be addressed
- a second sentence to condition #11 which stresses that if upgrades are necessary, they shall be carried out at the developer's expense

**Moved by Councillor Ferguson
Seconded by Councillor Gillis**

“THAT the Planning and Economic Development Committee recommends that the Council endorse the conditions of draft approval, as amended, for the draft plan of subdivision application 09–T- 04002 (Nimer).”

MOTION PREPARED

D. PUBLIC INFORMATION MEETINGS

- 1. Chris Shkwarek
Zoning By-law Amendment
Pt Lot 5, Con 10, 4257 Appleton Side Road
Ramsay Ward**

The Chairman indicated that this is an information public meeting which is beyond the minimum requirements of the Planning Act. The purpose of the information meeting is to provide the Committee and public with an opportunity to learn about the development proposal, ask questions and identify issues for debate.

The applicant was in attendance to answer any questions. This proposed by-law amendment is intended to rezone the subject property from “C5 – Rural Commercial-Industrial” to “A - Agriculture” in order to recognize the subject property as a rural non-farm residential property. The subject property has recently changed ownership. The new owner does not require the commercial zoning on the property and wishes the lands to be placed in the same zone as abutting properties (i.e. agricultural zone). The zoning will also recognize the location of the existing structures. There is no new development associated with this application. Existing development is on private services.

There were no questions or concerns expressed by the Committee members.

The application is scheduled for the formal public meeting on January 11, 2005.

- 2. Town of Mississippi Mills
Zoning By-law Amendment
Pt Lot 15, Con 10, Town Owned Business Park Lands
Almonte Ward**

The Chairman indicated that this is an information public meeting which is beyond the minimum requirements of the Planning Act. The purpose of the information meeting is to provide the Committee and public with an opportunity to learn about the development proposal, ask

questions and identify issues for debate. On behalf of the Town, the Planner gave a summary of the proposed amendment.

This proposed by-law amendment is intended to change the M1-2 zoning as it applies to the Town owned portions of the Business Park. The change will remove “commercial storage” as a permitted use. Commercial storage or mini storage as it is commonly called has been deemed to be an inappropriate use of the serviced business park lands.

There were no questions or concerns expressed by the Committee members.

The application is scheduled for the formal public meeting on January 11, 2005.

E. OTHER BUSINESS

1. Ottawa Street Project

This matter was discussed in detail prior to the Planning & Economic Development meeting. A separate set of minutes were prepared for this earlier meeting.

**Moved by Councillor Gillis
Seconded by Councillor Ferguson**

“THAT the Planning and Economic Development Committee recommends that the Council identify the Ottawa Street Reconstruction Project as the priority project for the first round of funding (January 2005) under the COMRIF program.”

MOTION PREPARED

2. Building & Planning Draft 2005 Budget

The Committee discussed the two budgets. There was clarification on the reduction of wages under Planning and the increase under Building related to the Planning & Building Clerk position. There was also a discussion regarding the need to clarify the methodology associated with equalizing the expenditures and revenues for Building.

3. Maternity Position, Public Works

This agenda item is technically under the Roads and Public Works Committee.

**Moved by Councillor Ferguson
Seconded by Councillor Wilson**

“That the Roads and Public Works Committee accepts the resignation of Karen Burton from the 1 year maternity position of the Roads and Public Works Administrative Clerk effective Friday December 3, 2004.

That the Roads and Public Works Committee recommends hiring Barb Burgess for the 1 year maternity position of the Road and Public Works Administrative Clerk effective the week of December 13, 2004

And furthermore that the position commence at Step 1 of the pay scale for the said position.”

MOTION PREPARED

F. METTING ANNOUNCEMENTS

- 1. Planning & Economic Development Committee - January 4, 2005 (6:00 pm)**
- 2. Planning & Economic Development Committee - January 11, 2005 (7:00 pm)**

F. ADJOURNMENT

Moved by Councillor Lowry

“THAT the meeting be adjourned.”

CARRIED

There being no further business before the Committee, the meeting adjourned at 8:30 p.m.