

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
COMMITTEE OF ADJUSTMENT
MINUTES**

Wednesday, September 18, 2019, at 5:30 P.M.

Council Chambers, Municipal Office, 3131 Old Perth Rd., Almonte

PRESENT: Patricia McCann-MacMillan
Stacey Blair
Connie Bielby

APPLICANTS/PUBLIC: A-21-19 K. Bliss Buchanen
Steve Maynard
Denny O'Connell
Rod Ayotte
Shawn Gourgon
A-22-19 Rod Ayotte
A-09-19 Jill McCubbin

STAFF: Maggie Yet, Planner 1, Recording Secretary

Chair of the Committee called the meeting to order at 5:30 p.m.

A. CALL TO ORDER

B. APPROVAL OF AGENDA

Moved by Patricia McCann-MacMillan
Seconded by Stacey Blair

CARRIED

Moved by Stacey Blair

Seconded by Patricia McCann-MacMillan

THAT the agenda for the September 18th, 2019 meeting of the Committee of Adjustments be approved.

CARRIED

C. DISCLOSURE OF PECUNIARY INTEREST

None.

D. APPROVAL OF MINUTES

1. August 14th, 2019 – Public Meeting

Moved by Patricia McCann-MacMillan

Seconded by Connie Bielby

THAT the Committee of Adjustment approve the minutes of August 14th, 2019 meeting as presented.

CARRIED

E. NEW BUSINESS

None.

F. HEARINGS

1. **Application** **A-21-19**
Owner(s): Kazia Homes Inc.
Applicant: Kazem Ziai
Legal Description: Plan 6262, Lot 11
Address: 33 Harold Street
Zoning: Residential Second Density (R2)

The applicant is requesting relief from the minimum lot frontage for a semi-detached dwelling from 10m (32.81ft) to 8.98m (29.46ft) and 9.10m (29.86ft) within the Residential Second Density (R2) Zone to legally the construction of one semi-detached dwelling (two units).

The Chair opened the floor to comments. Mr. Steve Maynard spoke and stated that he did not believe the proposed development on the subject property is in conformity with policies 3.6.1.5, 3.6.7, and 4.2.3.6 of the Community Official Plan and that the proposed building height is not appropriate in context of the adjacent properties. The Chair responded to Mr. Maynard's concerns and stated that in her opinion, the proposed development would likely not significantly impact the quality of life of adjacent property owners and that the requested relief does conform to the policies of the Official Plan. S Blair added that the Zoning By-law is in conformance with the Official Plan and that the size and massing of the building was contemplated and deemed appropriate given the zoning provisions of the R2 Zone.

The Committee passed the following motion:

Moved by Patricia McCann-MacMillan

Seconded by Stacey Blair

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described Plan 6262, Lot 11, Almonte Ward, Municipality of Mississippi Mills, municipally known as 33 Harold Street, to reduce the minimum lot frontage for a semi-detached dwelling within the Residential Second Density (R2) Zone to legally allow the construction of one semi-detached dwelling (two units), subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted; and
2. That the owners obtain all required building permits.

CARRIED

2. **Application** **A-22-19**
Owner(s): Emmanuel Neilz & Brigitte Reid
Legal Description: Plan 6262, Henderson Section, Block D, Lots 1 & 2
Address: 41 Martin Street N
Zoning: Residential Second Density (R2)

The owners/applicants are requesting relief from the minimum rear yard setback from 7.5m (24.61ft) to 0.61m (2.0ft) and maximum permitted projection from 0.3m (0.98ft) to a lot line, to 0.2m (0.67ft) to a lot line within the Residential Second Density (R2) Zone to legally permit the replacement and expansion of a non-conforming attached garage, where the existing setback is 0.37m (1.21ft).

The Chair opened the floor to comments. Mr. Rod Ayotte, contractor for the proposed development, was in attendance on behalf of the owners but did not provide comments. The Chair clarified the proposed increase in size of the addition with Ms. Yet.

The Committee passed the following motion:

Moved by Patricia McCann-MacMillan

Seconded by Connie Bielby

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Lots 1 & 2, Block D, Henderson Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 41 Martin Street N, to reduce the minimum rear yard setback from 7.5m (24.61ft) to 0.61m (2.0ft) and maximum permitted projection from 0.3m (0.98ft) to a lot line, to 0.2m (0.367ft) to a lot line within the Residential Second Density (R2) Zone to legally permit the replacement and expansion of a non-conforming attached garage, where the existing setback is 0.347m (1.21ft), subject to the following conditions:

1. That the Minor Variances are approved based on the plans submitted;
2. That the owners obtain a location survey identifying the location of the existing building in proximity to the property lines;
3. That the owners obtain Site Plan approval for the proposed plans as submitted; and
4. That the owners obtain all required building permits.

CARRIED

3. **Application** **A-09-19**
Owner(s): Jill McCubbin
Legal Description: Plan 6262, Anderson Section, Part Lot 14
Address: 172 Elgin Street
Zoning: Residential Second Density (R2)

The applicant is requesting relief from the minimum dwelling unit area within the Residential Second Density (R2) Zone from 46m² (495ft²) to 31.9m² (344ft²) to legally permit the renovation and addition to a portion of a former single detached dwelling to construct an accessory apartment.

The Chair opened the floor to comments by the owner. Ms. McCubbin was present at the meeting but did not provide comments. S Blair clarified the details of the existing structure and the proposal with Ms. Yet. S Blair clarified with the applicant the details of the entrance permit and Ms. McCubbin stated that the entrance permit has been approved.

The Committee passed the following motion:

Moved by Patricia McCann-MacMillan

Seconded by Stacey Blair

THAT the Municipality of Mississippi Mills Committee of Adjustment conditionally approve the Minor Variance for the land legally described as Plan 6262, Anderson Section, Part Lot 14, Almonte Ward, Municipality of Mississippi Mills, municipally known as 172 Elgin Street, to reduce the minimum dwelling unit area from 45m² (495ft²) to 31.9m² (344ft²) to permit the renovation and addition of an existing

building to construct an accessory apartment dwelling unit, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted; and
2. That the applicant receive Building Department approval for the works proposed.

CARRIED

G. ANNOUNCEMENTS

Ms. Yet announced that the Municipality has received an appeal on Minor Variance application A-05-19.

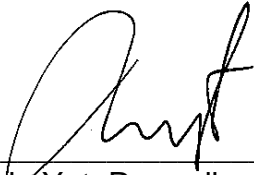
H. ADJOURNMENT

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the meeting be adjourned at 6:00 p.m. as there is no further business before the committee.

CARRIED



Maggie Yet, Recording Secretary