

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

Wednesday, October 10, 2018, at 5:30 P.M.

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

PRESENT: Patricia McCann-MacMillan (Chair)
Christa Lowry

ABSENT: Stacey Blair (with regrets)

APPLICANTS/PUBLIC: A-17-18: Roberto Aburto
Dan Cavanagh
Bill Davidson

A-18-18 Charlene & James Santry
Bryan Mark
Pat Richards

STAFF: Andrew Scanlan Dickie, Junior Planner, Recording Secretary

Planner called the meeting to order at 5:30 p.m.

A. APPROVAL OF AGENDA

Moved by Christa Lowry

Seconded by Patricia McCann-MacMillan

CARRIED

B. DISCLOSURE OF PECUNIARY INTEREST

None

C. APPROVAL OF MINUTES

1. September 19th, 2018 PUBLIC MEETING

Moved by Patricia McCann-MacMillan

Seconded by Christa Lowry

THAT the approval of the Minutes be deferred until the next meeting of the Committee of Adjustment

CARRIED

D. NEW BUSINESS

None.

E. HEARINGS:

1. Application A-18-18

Owner/Applicant: Richcon Homes Inc. (Pat Richards)
Address: Elgin Street
Legal Description: Plan 6262, Anderson Section, Pt Lt 13
Plan 27R-9062, Pt 1
Ward: Almonte
Zoning: Residential Second Density (R2)

The applicant requested relief from multiple provisions of the Comprehensive Zoning By-law to legally permit a semi-detached dwelling within the Residential Second Density (R2) Zone, being to: (1) reduce the side yard setback from 1.2m (3.9ft) to 1m (3.3ft); (2) reduce the minimum frontage from 10m (32.8ft) to 9.45m (31.0ft); (3) reduce the required lot area from 320m² (0.8ac) to 298m² (0.7ac); and (4) increase the maximum lot coverage from 45% to 46%.

Members of the public voiced concerns about the project, indicating that the construction of a semi-detached home on a historic street that is predominantly single-detached was not appropriate. Furthermore, the proposed design of the buildings does not match the historical context of the neighbourhood. The applicant shared that a semi-detached is permitted in the area, and did not require additional applications to allow for it; provided details regarding design that, although looked more modern, used materials that were more sympathetic to heritage properties; and indicated the application was sympathetic to the design guidelines.

Without further discussion, the Committee took to a vote and passed the following motion:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Plan 6262, Anderson Section, Part Lot 13, Plan 27R-9062, Part 1, Almonte Ward, Municipality of Mississippi Mills to reduce the minimum lot area from 320m² to 298m², minimum frontage from 10m to 9.45m, minimum side yard setback from 1.2m to 1m, and maximum lot coverage from 45% to 46% to permit the construction of a semi-detached dwelling infill development, subject to the following conditions:

- 1. That the Minor Variance is approved based on the site plan submitted;**
- 2. That the owner resubmits elevations reflective of the removal of windows on the northern façade wall;**
- 3. That the owner enters into Site Plan Control, as per By-law #15-60; and**
- 4. That the owner obtains all required building permits.**

CARRIED

2. Application A-17-18

Owner/Applicant: Dan Cavanagh
Address: 3561 Timmins Road
Legal Description: Concession 12, part Lot 8, Plan 26R-835, Part 1

Ward: Pakenham
Zoning: Rural (RU) & Agricultural (A)

The applicant requested relief from the front yard setback for a rural use within the Rural (RU) Zone, from 15m (49.2ft) to 7m (23.0ft), to accommodate a legally non-complying existing hunt camp structure. Legal and planning opinions were submitted to the Municipality post agenda circulation and prior to the meeting by nearby property owners in objection to the request, identifying that the hunt camp use is not appropriate and may not be considered legally non-complying.

The applicant, in receiving the opinions, was not prepared to provide counter argument or rationale. Consequently, he requested that a decision be postponed so he may process what has occurred and reach out to the neighbour to resolve any other lingering issues. Without further discussion, the Committee took to a vote and passed the following motion:

THAT the Municipality of Mississippi Mills Committee of Adjustment postpones the Minor Variance for the land legally described as Concession 12, Part Lot 8, Plan 26R-835, Part 1, Pakenham Ward, Municipality of Mississippi Mills to a future date that is to be determined.

CARRIED

F. OTHER BUSINESS

None

G. ANNOUNCEMENTS

None.

H. ADJOURNMENT

Moved by Patricia McCann-MacMillan

Seconded by Stacey Blair

THAT the meeting be adjourned at 5:55 p.m. as there is no further business before the Committee.

Andrew Scanlan Dickie, Recording Secretary