

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
COMMITTEE OF ADJUSTMENT & PROPERTY STANDARDS
MINUTES**

Wednesday, January 15, 2020, at 5:30 P.M.

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

PRESENT: Patricia McCann-MacMillan (Chair)
Stacey Blair
Connie Bielby

APPLICANTS/PUBLIC: A-01-20: Philip Putman
Cheryl Morris-Putman
Suzanne Kennedy
Paul Tasse
Kathy Tasse
Louise Powers-Wagorn
Philip Mayhew
Fran Cosgrove
Craig Cosgrove
David Whiteman

STAFF: Maggie Yet, Planner 1, Recording Secretary

Chair of the Committee called the meeting to order at 5:29 p.m.

A. APPROVAL OF AGENDA

Moved by Stacey Blair
Seconded by Connie Bielby

CARRIED

B. DISCLOSURE OF PECUNIARY INTEREST

None.

C. APPROVAL OF MINUTES

1. **October 18th, 2019 PUBLIC MEETING**
Moved by Patricia McCann-MacMillan
Seconded by Stacey Blair

CARRIED

2. **November 20th, 2020 PUBLIC MEETING**
Moved by Connie Bielby
Seconded by Patricia McCann-MacMillan

CARRIED

D. NEW BUSINESS

None.

E. HEARINGS:

1. Minor Variance Application A-01-20

Owners/Applicants: Philip Putman & Cheryl Morris-Putman
Legal Description: Part Block 47 on Registered Plan 27M-88, Being Part 66 on Reference Plan 27R-10682
Address: 276 Merrithew Street
Ward: Almonte
Zoning: Residential Third Density Exception 11 (R3-11)

The owners/applicants are requesting relief from the minimum rear yard setback requirement from 7.5m (24.6ft) to 6.24m (20.5ft) to permit an addition at the rear of the existing dwelling in the Residential Third Density Exception 11 (R3-11) Zone. The proposed addition for a “garden room” would replace and expand on footprint of an existing deck.

The Chair opened the floor to comments and questions. The owner, Mr. Putnam, provided a description of building plans for a garden room and efforts made in the design to maintain privacy. Mr. Whiteman provided comments regarding concerns around the proposed foundation, that the proposed design deviated from existing design elements of the subdivision, impact of the proposal on property values and questioned if a covenant was registered on the title of the property regulating design elements to the facade. The Chair responded that a technical review has not yet been completed by the Building Department and that the potential impact on property values is not assessed as part of the minor variance application. Ms. Yet noted that the Planning Department is not aware of any covenants regulating design elements on the townhouse block and that applicants are required to identify. Ms. Powers-Wagorn provided comments related to height of the proposal, visual impact of the addition and stated that the proposal would set a precedent within the subdivision. The Chair clarified that height is compliant with the zone provisions and not subject to the minor variance application. Regarding the issue of precedence, the Chair explained that each application is judged based on the merits of the proposal and in consideration of the unique and specific characteristics of a subject property. Mr. Tasse provided comments regarding concerns around precedence and impact on property values. Ms. Tasse provided comments regarding concerns around the increased floor area. Member Blair responded that proposal is not seeking relief from floor area nor lot coverage requirements. Ms. Cosgrove provided concerns regarding the access easement. The Chair responded that the access easement would be maintained.

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 Part Block 47 on Registered Plan 27M-88, being Part 66 on Reference Plan 27R-10682, Almonte Ward, Municipality of Mississippi Mills, municipally known as 276

Merrithew Street, to reduce the minimum required rear yard setback from 7.5m (24.6ft) to 6.24m (20.5ft) in order to permit the construction of an addition at the rear of the existing dwelling, subject to the following conditions:

- 1. That the Minor Variance is approved based on the plans submitted;**
- 2. That the owner obtains all required building permits.**

CARRIED

F. OTHER BUSINESS

None.

G. ANNOUNCEMENTS

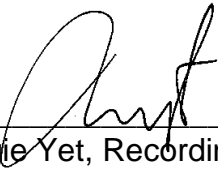
None.

H. ADJOURNMENT

Moved by Stacey Blair

Seconded by Patricia McCann-MacMillan

THAT the meeting be adjourned at 6:26 p.m. as there is no further business before the Committee.



Maggie Yet, Recording Secretary