

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

Wednesday, June 19, 2019, at 5:30 P.M.

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

PRESENT: Patricia McCann-MacMillan
Stacey Blair
Connie Bielby

REGRETS:

APPLICANTS/PUBLIC: A-03-19 Dieter King
Christine Hume
A-04-19 Anthony O'Neill
Cornelis Berg
W. Morgan
J. Risk

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 Connie Bielby

Seconded by Patricia McCann-MacMillan

THAT the agenda for the June 19th, 2019 meeting of the Committee of Adjustments be approved.

CARRIED

C. DISCLOSURE OF PECUNIARY INTEREST

None.

D. APPROVAL OF MINUTES

1. April 17th, 2019 – Public Meeting

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the Committee of Adjustment approve the minutes of April 17th, 2019 meeting as presented.

CARRIED

E. NEW BUSINESS

None.

F. HEARINGS

- 1. **Application** **A-03-19**
Owner(s): Dieter King and Christine Hume
Legal Description: Plan 6262, Part Lot 87, Almonte Ward
Address: 69 Clyde Street
Zoning: Residential First Density (R1)

The applicants/owners are requesting relief from the minimum rear yard setback within the Residential Second Density (R2) Zone from 7.5m (25ft) to 3.35m (11ft) to legally permit the construction of an extension on the rear of an existing single detached dwelling. The proposed extension involves two separate uses, including an interior bathroom suite that connects to the existing kitchen, and a new porch that will adjoin the existing porch. The proposed structures will increase the footprint of the existing building and encroach into the minimum rear yard setback.

The Chair opened the floor to comments by the applicant. Mr. King spoke and indicated the owners’ intention to add a bathroom on the ground floor of the existing dwelling to facilitate accessibility needs in the future. Mr. King indicated that he and his wife wish to stay in their home as they age, and the only bathroom within the dwelling is currently located on the second floor. Mr. King noted that he intends to replicate the existing façade on the addition.

The Chair opened the floor to comment by staff. Ms. Yet thanked the applicants for their patience with her as she transitioned into her new role with the Municipality.

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 as Plan 6262, Part Lot 87, Almonte Ward, Municipality of Mississippi Mills, municipally known as 69 Clyde Street, to reduce the minimum required rear yard setback from 7.5m (25ft) to 3.35m (11ft) in order to permit the construction of an extension on the rear of the existing dwelling, 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-04-19**
Owner(s): Anthony O’Neill
Legal Description: Plan 508, Parts 4, 5, 6, Ramsay Ward
Address: 105 Alexander Street
Zoning: Residential First Density (R1) & Environmental Hazard (EH)

The applicant/owner is applying to replace and expand a non-conforming deck at the rear of an existing dwelling located within the Residential First Density (R1) zone and minimum 30m setback from the floodplain in the Environmental Hazard (EH) Zone. The proposed deck would maintain the existing distance (11m) from the floodplain.

The Chair opened the floor to comments by the applicant. Mr. O'Neill spoke and indicated his intention to restore and replace the existing deck with a new, widened deck while maintaining the existing distance of 11m from the high water mark. Mr. O'Neill explained that the widened deck would be continuous with an existing clothesline and that the increased width would prevent additional hardship for his wife in accessing the clothesline.

The Chair explained to Mr. O'Neill that she had initial concerns about the slope stability of the property based on her experience and knowledge of the Mississippi River in the area. Mr. O'Neill stated that the original foundation of the house dates to the 1960s and that he has not seen evidence of any cracks, testifying to the stability and security of the location of the existing dwelling and deck.

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 Plan 508, Parts 4, 5, and 6, Ramsay Ward, Mississippi Mills, municipally known as 105 Alexander Street, to reduce the minimum setback from the high water mark from 30m (98ft) to 11m (36ft) to permit the reconstruction and enlargement of an existing non-conforming deck at the rear of a single detached dwelling located within the Residential First Density (R1) Zone, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted;
2. That the Owner obtain the required permits from the Mississippi Valley Conservation Authority; and
3. That the Owner obtain all required building permits prior to construction.

CARRIED

G. OTHER BUSINESS

None.

H. ANNOUNCEMENTS

1. Ms. Yet notified the Committee that the Municipality received a submission of appeal on the decision on Minor Variance application A-20-18.

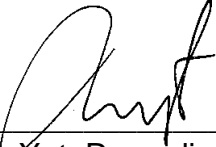
I. ADJOURNMENT

Moved by Patricia McCann-MacMillan

Seconded by Connie Bieby

THAT the meeting be adjourned at 5:45 p.m. as there is no further business before the committee.

CARRIED



Maggie Yet, Recording Secretary