



**The Corporation of the Municipality of Mississippi Mills
Committee of Adjustment and Property Standards Meeting**

MINUTES

**June 29, 2022
6:00 p.m.
E-participation**

Committee Present: Connie Bielby
Patricia McCann-MacMillan
Stacey Blair

Staff Present: Melanie Knight, Senior Planner
Jeffrey Ren, Planner

A. CALL TO ORDER

The Chair, Patricia McCann-MacMillan, called the meeting to order at 6:00 pm.

**B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE
THEREOF**

None

C. APPROVAL OF AGENDA

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Moved by Connie Bielby

Seconded by Stacey Blair

THAT the minutes dated June 6, 2022 be approved.

CARRIED

E. REPORTS

E.1 Minor Variance Application Report A-11-22, 411 Campbell Side Rd, Almonte

Jeffrey Ren, Planner with Mississippi Mills, presented an overview of the application.

The Chair asked if there are any comments from the applicant or the public. No one spoke.

The Committee discussed the following items:

- Other structures on the property consist of two storage sheds and one woodshed

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the Municipality of Mississippi Mills Committee of Adjustment approve the Minor Variance for the lands legally described as Concession 5 Part Lot 25; Plan 52705 Lot 1, Pakenham Ward, Municipality of Mississippi Mills, municipally known as 411 Campbell Side Road, to permit the construction of a new garage, subject to the following conditions:

1. That the following requested Minor Variances to Zoning By-Law #11-83 are approved:
 - To permit the garage to be constructed 3.3 metres from the front lot line whereas Table 6.1 (1) requires that the garage be set back from the front lot line by 9 metres.
 - To permit the proposed garage as the fourth accessory building on the subject lot whereas Table 6.1 (8) specifies that the maximum number of accessory buildings permitted on a lot zoned Rural (RU) is three (3).
2. That the Owners/Applicants obtain all required building permits and approvals for the proposed garage.

CARRIED

E.2 Minor Variance Application Report A-12-22, 914 Stewart Lee Avenue, Almonte

Jeffrey Ren, Planner with Mississippi Mills, presented an overview of the application.

The Chair asked if there are any comments from the applicant, public or committee. No one spoke.

Moved by Patricia McCann-MacMillan

Seconded by Connie Bielby

THAT the Municipality of Mississippi Mills Committee of Adjustment approve the Minor Variance for the lands legally described as Plan 27M88 Part Block 49; Plan27R11415, Part 3, Almonte Ward, Municipality of Mississippi Mills, municipally known as 914 Stewart Lee Avenue to permit a deck that projects more than two (2) metres into the rear yard, subject to the following conditions:

1. That the following requested Minor Variances to Zoning By-Law #11-83 are approved:
 - To permit a deck with a walking surface height above 0.6 metres that projects into a required yard by 2.75 metres, whereas Section 6.19 states that a deck with a walking surface height of above 0.6 metres may project by no more than two (2) metres into required yard.
2. That the Owners/Applicants obtain all required building permits and approvals for the proposed deck.

CARRIED

E.3 Minor Variance Application Report A-13-22, 366 Spring St, Almonte

Jeffrey Ren, Planner with Mississippi Mills, presented an overview of the application.

The Chair asked if there are any comments from the applicant or public.

Travis Hartwick, Surveyor for the applicant, introduced himself and had no further comments.

The Committee discussed the following items:

- The minor variance refers to the side yard to the left of the house.
- No knowledge of other minor construction errors by this developer.

Moved by Patricia McCann-MacMillan

Seconded by Connie Bielby

THAT the Municipality of Mississippi Mills Committee of Adjustment approve the Minor Variance for the lands legally described as Plan 27M88, Lot 68, Almonte Ward, Municipality of Mississippi Mills, municipally known as 366 Spring Street, to legalize a construction error affecting the minimum side and front yard setbacks, subject to the following conditions:

1. That the following requested Minor Variances to Zoning By-Law #11-83 are approved:
 - To permit a minimum front yard setback of 2.88 metres whereas Section 14.4.18 of the Zoning By-law requires three (3) metres.
 - To permit a minimum side yard setback of 0.81 metres whereas Section 14.4.18 of the Zoning By-law requires one (1) metre.
2. That the Owners/Applicants obtain all required building permits and approvals for the proposed deck.

CARRIED

F. OTHER / NEW BUSINESS

Connie Bielby - The applicant for 914 Stewart Lee Ave may contact the Building Department for information on when their project can begin. Building Permits can be issued after the 20-day appeal period is over.

G. MEETING ANNOUNCEMENTS

The next Committee of Adjustment meeting is scheduled for July 27, 2022 at 6:00 pm.

H. ADJOURNMENT

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the meeting be adjourned at 6:15 pm.

CARRIED

Jennifer Russell, Recording
Secretary