



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

**August 31, 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
Casey Munro, Deputy Clerk

A. CALL TO ORDER

The Chair, Stacey Blair, called the meeting to order at 6:06 pm.

B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

C. APPROVAL OF AGENDA

Moved by Connie Bielby
Seconded by Stacey Blair

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Moved by Connie Bielby
Seconded by Stacey Blair

THAT the minutes dated July 27, 2022 be approved.

CARRIED

E. REPORTS

E.1 Minor Variance Application Report A-15-22, 130 Euphemia St, Almonte Ward

Patricia McCann-MacMillan joined the meeting at 6:07 pm and resided as Chair for the remainder of the meeting.

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

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

The applicant provided an explanation for the Minor Variance and confirmed the 24' x 24' footprint will not be changing and the existing garden shed will remain.

The Committee members voiced their support for this type of development.

Moved by Connie Bielby

Seconded by Stacey Blair

THAT the Municipality of Mississippi Mills Committee of Adjustment approve the Minor Variance for the lands legally described as Plan 6262, Lot 211, Almonte Ward, Municipality of Mississippi Mills, municipally known as 130 Euphemia Street to permit a Secondary Dwelling Unit above an existing detached garage, subject to the following conditions:

1. That the following requested Minor Variances to Zoning By-Law #11-83 are approved:
 - To permit an accessory building with height of 6.1 metres, whereas Section 6.1(6) states that the maximum height for an accessory building is 4.5m; and,
 - To permit a Secondary Dwelling Unit (SDU) with a gross floor area (GFA) equivalent to approximately 63% of the GFA of the primary dwelling, whereas Section 8.16(1)e) states that the maximum GFA of a SDU cannot exceed 40% of the GFA of the primary dwelling unit.

2. That the Owners/Applicants obtain all required Site Plan Control approvals, building permits and other applicable approvals for the proposed SDU.

CARRIED

E.2 Minor Variance Application Report A-16-22, 976 Leishman Drive, Almonte Ward

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

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

Kris Wetzstein, applicant for the owner, introduced himself.

The Committee discussed the following items:

- Stairs will run along the building and will not project any further than the deck
- Deck will not be enclosed with walls

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 27M96, Lot 18, Almonte Ward, Municipality of Mississippi Mills, municipally known as 976 Leishman Drive to permit a rear yard deck that projects more than two (2) metres into the rear yard, subject to the following conditions:

1. That the following requested Minor Variance 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 3.31 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

F. OTHER / NEW BUSINESS

Committee members discussed options for scheduling future Committee of Adjustment meetings.

G. MEETING ANNOUNCEMENTS

The next Committee of Adjustment meeting to be determined.

H. ADJOURNMENT

Moved by Connie Bielby

Seconded by Stacey Blair

THAT the meeting be adjourned at 6:25 pm.

CARRIED

Jennifer Russell, Recording
Secretary