



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

MINUTES

March 27, 2023

6:00 p.m.

E-participation

Committee Present: Connie Bielby
Patricia McCann-MacMillan
Stacey Blair
Deputy Mayor Minnille

Committee Absent: Norm Allen

Staff Present: Melanie Knight, Senior Planner
Jeffrey Ren, Planner
Jennifer Russell, Building Clerk
Melissa Fudge, Planning Technician

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 Deputy Mayor Minnille

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Moved by Deputy Mayor Minnille

Seconded by Connie Bielby

THAT the minutes dated February 27, 2023 be approved.

CARRIED

E. REPORTS

E.1 Minor Variance Application - A-05-23/ D13-THO-23, 1211 County Road 29 North

Jeffrey Ren, Planner with Mississippi Mills, presented an overview of the application. The Chair asked if there are any comments from the applicant, committee members or the public.

Committee members discussed the following items:

- The entrance to the property is from Highway 29, south of the proposed storage building.
- The owner has indicated to staff that he would like to consolidate the number of structures currently on the property. Some of the existing structures, including the recreation vehicle, are currently on the City of Ottawa side.
- This application was circulated to the City of Ottawa, which provided comments regarding the City of Ottawa's policies regarding setbacks from current and former rail corridors. No objections to the proposed variances were received from the City of Ottawa.
- The zoning bylaw allows reduced rear yard setbacks for properties without a principle building.
- Recommendation #2 is a condition that the applicant must obtain all applicable building permits within two years of receiving a Minor Variance, for the existing and proposed structures that require a building permit.

Moved by Stacey Blair

Seconded by Deputy Mayor Minnille

THAT the Municipality of Mississippi Mills Committee of Adjustment approve the Minor Variance application affecting the subject lands which are legally described as Pakenham Concession 12, East Part Lot 20; Part Road Allowance; Part 3 on Plan 26R-1589, Pakenham Ward, Municipality of Mississippi Mills, municipally known as 1211 County Road 29 North, in order to permit a new accessory building and to legalize existing accessory buildings, subject to the following conditions:

1. That the following requested Minor Variances to Zoning By-law #11-83 are approved:
 - To permit a new accessory building located approximately 40 metres away from the centreline of a County Road, whereas Section 6.27(1)(b) of the Zoning By-law requires a 45-metre setback from the centreline of a County Road.
 - To permit a reduced rear lot line setback of approximately 1.0 metre, whereas Section 11.2 of the Zoning By-law requires a 20-metre rear lot line setback.
 - To permit a reduced side lot line setback of approximately 7.0 metres, whereas Section 11.2 of the Zoning By-law requires a 20-metre side lot line setback.
2. That the Owner/Applicant obtain all required building permits and approvals within two years, to the satisfaction of the Municipality.

CARRIED

F. OTHER / NEW BUSINESS

**F.1 Introduction - Melissa Fudge Planning Technician / Secretary
Treasurer**

Melanie Knight introduced and welcomed the new Planning Technician and Secretary Treasurer of the Committee of Adjustment, Melissa Fudge.

G. MEETING ANNOUNCEMENTS

The next Committee of Adjustment meeting is scheduled for Monday, April 24th @ 6:00 pm.

H. ADJOURNMENT

Moved by Connie Bielby
Seconded by Stacey Blair

THAT the meeting be adjourned at 6:18pm.

CARRIED

Jennifer Russell, Recording
Secretary