



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

**October 7, 2020
5:30 p.m.
Council Chambers, Municipal Office
3131 Old Perth Road**

Committee Present: Patricia McCann-MacMillan
Stacey Blair
Connie Bielby

Staff Present: Maggie Yet, Planner I
Jennifer Russell, Deputy Clerk

A. CALL TO ORDER

The meeting was called to order at 5:31 p.m.

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

None.

C. APPROVAL OF AGENDA

Moved: Connie Bielby

Seconded: Stacey Blair

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Moved: Connie Bielby

Seconded: Stacey Blair

THAT the minutes dated September 23, 2020 be approved as presented.

CARRIED

E. REPORTS

Preamble

E.1 E.1 Minor Variance Application A-07-20

The Chair opened the floor to comments. The applicant had no comments. The Chair confirmed with M Yet the requested relief for applications A-07-20 and A-08-20. S Blair stated that she did not believe the cumulative requests for relief to be minor. The Committee questioned if a zoning by-law amendment was not the more appropriate application for the requested reliefs. M Yet confirmed that in her opinion, the requested reliefs when examined individually, were to be considered minor in nature and that the applicant could have applied for relief through a zoning by-law amendment, the application nonetheless meets the four tests of a minor variance. The applicant provided comments regarding her desire to provide an accessible home for her senior parents.

The Committee took to a vote and passed the following motion:

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Part Lot 15, Anderson Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 83-85 Elgin Street, to reduce the minimum required lot area from 320m² per dwelling unit to 420m² for two semi-detached dwelling units, the front yard setback from 6m to 2.44m, exterior side yard setback from 6m to 2.15m and rear yard setback from 7.5m to 5.4m for an existing non-conforming semi-detached dwelling, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted; and
2. That the Owner/Applicant obtain all required building permits.

CARRIED

E.2 Minor Variance Application A-08-20

The Chair opened the floor to comments. The applicants had no comments. The Chair inquired about the tree on the adjacent property. The applicant stated she had contacted an arborist and the neighbour of the adjacent property and that the arborist would be doing clean cuts on the roots of the tree to preserve the health of the tree. C Bielby inquired if there were any tenants in the existing dwellings. The applicant stated that there are not, however, they have made improvements on it including painting and roofing.

The Committee took to a vote and passed the following motion:

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Part Lot 15, Anderson Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 83-85 Elgin Street, to reduce the minimum required lot area from 450 m² to 333.6m², the front yard setback from 6m to 2.1m, the rear yard setback from 7.5m to 3.63m, the side yard setback for an accessory structure from 1.2m to 0.98m, and the maximum lot coverage from 40% to 41.5%, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted;
2. That the Owner/Applicant obtains site plan approval from the Municipality for the proposed development; and
3. That the Owner/Applicant obtain all required building permits.

CARRIED

F. OTHER / NEW BUSINESS

None.

G. MEETING ANNOUNCEMENTS


None.

H. ADJOURNMENT

Resolution No

THAT the meeting be adjourned at 6:45 p.m.

CARRIED



Maggie Yet, Recording Secretary