

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday, May 19th, 2021 @ 6:00 p.m.

TO: Committee of Adjustment

FROM: Marc Rivet – Acting Director of Planning

SUBJECT: **MINOR VARIANCE APPLICATION A-01-21 (D13-MCLE-21)**
Part Lot 5, Plan 3625
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 172 Spring Street

OWNER(S): Craig McLellan and Dianne Davey

APPLICANT/AGENT: Tracy Zander (ZanderPlan Inc.)

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approve the Minor Variance for the lands legally described as Part Lot 5, Plan 3625, Almonte Ward, Municipality of Mississippi Mills, municipally known 172 Spring Street, to reduce the minimum watercourse and waterbodies setback requirement from 30m from the high water mark to 20.0m, subject to the following conditions:

- 1. That the Minor Variance is approved based on the plans submitted;**
- 2. That the Owners obtain all required building permits;**
- 3. That the Owners obtain Site Plan approval for the proposed development;**
- 4. That the Owner provide a Scoped Environmental Impact Assessment demonstrating no negative impacts and that the proposed mitigation measures be incorporated into the Site Plan;**
- 5. That the Owner provide a Landscape Plan consisting of riparian vegetation within 15 metres of the natural high-water line (exception for the permitted shoreline access area permitted in the Zoning By-law).**
- 6. That the Owners obtain all required permits from the Mississippi Valley Conservation Authority (MVCA).**

PURPOSE AND EFFECT

The applicant is requesting relief from the minimum setback requirement from watercourses and waterbodies from 30m from the high-water mark to 20.0m to permit the construction of a new dwelling within the Residential First Density (R1) Zone. The Minor Variance request is outlined below.

Table 1 – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
6.24(2)	Setbacks from Watercourses and Waterbodies	Except for flood or erosion control works, or a public bridge or a marine facility, development shall be setback a minimum of 30m from the high water mark or 15m from the flood line, whichever is greater.	Except for flood or erosion control works, or a public bridge or a marine facility, development shall be setback a minimum of <u>20.0m</u> from the high water mark.

The subject property abuts the Mississippi River and is partially defined within the “Flood Plain” designation which corresponds with the “Environmental Hazard (EH)” Zone. The existing dwelling is located entirely within the R1 Zone.

DESCRIPTION OF SUBJECT LANDS

The subject property is located on Spring Street within Almonte Ward. The property is $\pm 1,154.2\text{m}^2$ (0.29ac) in size with a frontage of $\pm 21.3\text{m}$ (70ft). The property is presently occupied by a non-complying detached dwelling. The requested relief would permit the demolition of the existing dwelling and construction of a new single detached dwelling on the subject lands. The property is generally surrounded by low density residential uses. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2014)



SERVICING & INFRASTRUCTURE

The subject property is serviced municipal water and sewer services and has driveway access from Spring Street, a municipally owned and maintained road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

Clerk: No concerns.

Public Health Official and CBO: No objections.

Building Department: No objections.

Fire Chief: No objections.

Acting Director of Roads and Public Works: Requested confirmation of MVCA review of the slope stability report.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority (MVCA): Comments are included in Schedule B. Comments received from MVCA indicate no concerns regarding the erosion stability hazard, however "MVCA does not generally support additional footprint that further reduces an already substandard setback along the majority of the dwelling, particularly in the case of re-development where there is more opportunity to comply."

Algonquins of Ontario Consultation Office

No comments received.

COMMENTS FROM THE PUBLIC

Comments were received from Ms. Sharon Pottle from 178 Spring Street who stated she had no complaints to the proposed application. No further comments were received from the public.

EVALUATION

FOUR TESTS

Section 45 of the Planning Act provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the Planning Act. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated 'Residential' and 'Flood Plain' in the Municipality's Community Official Plan (COP). Figure 2 depicts the COP designations of the subject property:

Figure 2 – COP Designations



The Residential designation permits residential dwellings and accessory uses in accordance with the Residential policies of the COP. The Flood Plain designation identifies watersheds within the jurisdiction of the Mississippi Valley Conservation Authority. The Floodplain designation permits existing development within the floodplain. Policy 3.1.3.1.3.1 provides the following policy:

3.1.3.1.3.1. Development shall be located outside of the flood plain or 30 metres from the highwater mark, whichever is greater. The Zoning By-law shall contain specific flood plain setbacks.

The proposed dwelling would be located outside of the flood plain but would not meet the 30m distance from the high-water mark. However, the policy delegates specific setback requirements to the Zoning By-law, which is the appropriate tool for measuring and regulating setback requirements.

The Community Official Plan also recognizes this water course as fish habitat. In accordance with policy 3.1.4.5.3 Development and site alteration shall be setback a minimum of 30 metres from fish habitat. Decreases to the 30 metre setback shall only take place where it has been demonstrated through an Environmental Impact Study that there shall be no net negative impact on the fish habitat. Near-shore or in-water development, such as docks, water access points and swimming areas shall be carefully assessed through the appropriate review process. Decreases to the 30 metre setback from fish habitat shall only take place through a Planning Act approval. Decreases shall only be considered when there is no other practical alternative for development of the land.

In order to protect vegetation cover, policy 3.1.4.4.1.5 requires the retention and/or establishment of mature tree cover and native shrubs and vegetative cover within 15 metres of a highwater mark of a water resource in order to protect the riparian and littoral zones and

associated habitat, prevent erosion, siltation and nutrient migration, maintain shoreline character and appearance, and minimize the visual impact of development. Notwithstanding the 15 metre vegetative buffer, a water access area of a maximum of 9 metres in width may be permitted provided the natural shoreline is disturbed as little as possible and the balance of the waterfront outside of the access area is maintained in a natural state. Within the natural vegetative buffer, the pruning of trees for viewing purposes or the removal of trees for safety reasons may be permitted provided the intent of the policy is maintained. All other policies and approvals for work near water resources shall apply.

Given the above, Staff is of the opinion the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential First Density (R1)” and “Environmental Hazard (EH)” by the Municipality’s Comprehensive Zoning By-law #11-83. The R1 Zone permits a detached dwelling with specific provisions in relation to front, interior side, exterior side, and rear yard setbacks. The purpose of the EH Zone is to allow uses that are safe and that assist in the protection of the environmental attributes of these lands while protecting humans from hazards and constraints that may occur due to the natural environment. Consequently, the EH Zone does not permit habitable uses such as a detached dwelling.

The existing dwelling is located entirely within the R1 Zone. The applicant is applying to reduce the minimum required setback from watercourses and waterbodies from 30m to 20.0m to permit the replacement of an existing non-complying dwelling. A section of the existing dwelling has a minimum setback of 20m from the waterbody which the proposed dwelling will maintain. The minor variance is also subject to plans as submitted illustrating the proposed footprint.

The 15-metre riparian area will be protected, and a condition of this minor variance is a landscape plan to enhance the riparian area.

Given that the proposed dwelling would maintain the existing waterbody setback and would maintain and enhance riparian vegetation, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

Comments from MVCA indicated no objection to the findings of the geotechnical investigation regarding the slope stability on the site, however, did note that MVCA is generally not supportive of the additional footprint proposed on the waterside of the subject lands.

The proposed redevelopment would permit the construction of an energy efficient dwelling in accordance with current building codes and standards. The requirement for a Scoped Environmental Impact Study is to confirm no negative impacts and will include a landscape plan to improve the riparian area which will be desirable as it will improve the vegetation cover having many environmental benefits.

4. Is the proposal minor?

The proposed variance to the minimum high water mark setback would reduce the requirement from 30m (98ft) to 20.0m (65.6ft), resulting in a requested relief of 10.0m (32.8ft). MVCA comments indicate that the requested relief would maintain the existing setback from the highwater mark when compared from the existing setback measured to a protrusion of the dwelling and the proposed setback measured to a slightly enlarged protrusion. The additional footprint on the waterside would be approximately 25m to the highwater line.

The minor variance will allow for the replacement of a dwelling located at a similar setback to abutting dwellings.

From a quantitative standpoint, staff do not consider the request significant. Certain features are permitted projections within the 30-metre setback in accordance with the Zoning By-law (i.e. window wells, at grade patio). The 15-metre riparian area will be maintained and enhanced.

CONCLUSION

Given the above, Staff supports the Minor Variance application. Staff believes that Minor Variance Application A-01-21 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*.

Staff recommends the following conditions should the requested relief be granted:

- 1. That the Minor Variance is approved based on the plans submitted.**
- 2. That the Owners obtain all required building permits.**
- 3. That the Owners obtain Site Plan approval for the proposed development.**
- 4. That the Owner provide a Scoped Environmental Impact Assessment demonstrating no negative impacts and that the proposed mitigation measures be incorporated into the Site Plan.**
- 5. That the Owner provide a Landscape Plan consisting of riparian vegetation within 15 metres of the natural high-water line (exception for the permitted shoreline access area permitted in the Zoning By-law).**
- 6. That the Owners obtain all required permits from the Mississippi Valley Conservation Authority (MVCA).**

All of which is respectfully submitted by,



Marc Rivet, MCIP, RPP
Acting Director of Planning

ATTACHMENTS:

1. MVCA Comments
2. Planning Justification Report from ZanderPlan Inc.
3. Site Plan and Elevation Drawings, Revised



20-MM-MV; PMMMV-123

February 12, 2021

Maggie Yet
Town of Mississippi Mills
3131 Old Perth Road
R.R. #2 P.O. Box 400
Almonte, ON K0A 1A0

Dear Ms. Yet:

Re: Minor Variance Application (A-01-21)
Part Lot 2, Concession 9, Town of Mississippi Mills (Ramsay)
172 Spring St
McLellan & Davey

Mississippi Valley Conservation Authority (MVCA) has been circulated the above noted application to conduct a review in terms of MVCA Regulations and Provincial Planning Policy for Natural Heritage and Natural Hazard issues. Specifically, the purpose of this review is to assess potential impacts of the proposed development on known natural heritage features on and adjacent to the subject property. These features could include wetlands, wildlife habitat and areas of natural and scientific interest. This review also includes an evaluation of the subject property for natural hazards such as unstable slopes and areas prone to flooding and erosion.

PROPOSAL

According to the information provided, the purpose of the subject application is to obtain *relief from the minimum setback requirement from watercourses from 30 m to 20.0 m to permit the replacement of an existing dwelling on the property.*

Additional details:

- Existing waterbody setback (measured to the majority of the dwelling): 25 m*
- Proposed waterbody setback (measured to the majority of the dwelling): 21.4–23.6 m*
- Existing waterbody setback (measured to a protrusion of the dwelling): 20 m
- Proposed waterbody setback (measured to slightly enlarged protrusion): 20 m
- Existing footprint (including decking): 1651 sq. ft.
- Proposed footprint (including decking): 2611 sq. ft.
- Additional footprint proposed on waterside: 392 sq. ft.

*measured from the *Site Plan* provided in the *Slope Stability Assessment*

PROPERTY CHARACTERISTICS

According to a review of GIS mapping and aerial imagery, the subject property has frontage on the Mississippi River which is a warm water fishery providing habitat for species such as walleye, northern pike and bass as well as a variety of non-sport and forage fish. A portion of the subject property is within the 1:100-year flood plain; however, the proposed dwelling is outside of this area. In addition, the property consists of a slope that descends to the river. MVCA mapping indicates that this slope is a potential *erosion hazard* due to its height and steepness. The proposed dwelling is largely located within this area of concern.

REVIEW

Natural Heritage Features:

Waterbody

MVCA reviews waterbody setback requirements in accordance with the Provincial Policy Statement (PPS). Guidelines prepared in support of the PPS indicate that development shall not be permitted within 30 m of fish habitat unless it has been determined that there will be no negative impacts to this natural heritage feature. The recommended 30 m setback distance for waterfront development is intended to protect the lake environment from the effects of increased nutrients from overland runoff and allow room for a natural vegetation buffer. The natural vegetation buffer prevents shoreline erosion, excess warming of shallow waters and provides wildlife and aquatic habitat. The Town of Mississippi Mills' Zoning By-law also requires a 30 m setback from water.

In consideration of the PPS, and the necessity to limit the potential cumulative impact of development and pervious (hard) surfaces within the nearshore area, MVCA recommends the following for development within the waterbody setback:

- New development should not result in a further encroachment towards the waterbody compared to the existing;
- any increase in footprint should be limited in size; and
- the waterbody setback should be maximized to the greatest extent feasible towards the minimum requirement i.e. reasonable alternatives should be considered to achieve this.

In reference to the above, the subject proposal results in the following:

- An additional footprint of 392 sq. ft is proposed to be added to the waterside of the dwelling, compared to the existing dwelling. While the setback of the closest point (i.e. protrusion) of the dwelling is not changing from 20 m, the setback of the majority of the dwelling is being reduced from 25 m to a range of 21.4 – 23.6 m (see *Additional details* above);
- In an effort to achieve a net environmental gain, and to reduce the encroachment on the waterside of the proposed dwelling, we suggest that alternatives be considered (see *Recommendations* below).

Natural Hazards

Flood Plain

A portion of the subject property is within the 1:100 year flood plain; however, the proposed development is located well beyond this regulated area. Therefore, the flood plain is not considered a constraint to the subject application.

Slope

It is provincial policy that: *Development shall generally be directed to areas outside of hazardous lands adjacent to a stream and small inland lake systems which are impacted by flooding and/or erosion hazards* (Provincial Policy Statement, Section 3.1.1.b). *Erosion hazards* include slopes which have the potential for slope instability due to their steepness and height. Slopes that exceed 3 m in height and a 3:1 slope angle fall under the definition of a potential *erosion hazard*.

MVCA mapping indicates that the slope on the subject property falls under the definition of an *erosion hazard*. In order to ensure that the proposed development could safely proceed without impacting slope stability, a geotechnical investigation (*Slope Stability Assessment 172 Spring Street Almonte, Ontario* (GEMTEC Consulting Engineers and Scientists, December 18, 2020)) was conducted on the subject property. The investigation concluded that *the proposed new dwelling will not negatively impact the stability of the slope ...*

RECOMMENDATIONS

MVCA is satisfied with the findings of the geotechnical investigation, in terms of slope stability. However, with respect the waterbody setback, MVCA does not generally support additional footprint that further reduces an already substandard setback along the majority of the dwelling, particularly in the case of re-development where there is more opportunity to comply. Therefore, with the objective of achieving a net environmental gain, we recommend consideration to the following alternatives which were previously discussed during the pre-consultation stage:

- Eliminate all proposed footprint that extends beyond the line of the “existing patio”. This would reduce some of the new footprint, while also improving the waterbody setback compared to the protrusion of the existing dwelling. The net increase, on the waterside, would be reduced to 133 sq.ft. or
- Consider a second storey.

We also recommend the use of permeable pavers on the proposed patio area.

NOTES

The applicant should be advised that, pursuant to Ontario Regulation 153/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses”, a **permit is required from MVCA** for the subject work. Written permission is also required from MVCA prior to the initiation of any potential future construction or filling activity (which includes excavations, stockpiling and site grading) within the Erosion Hazard, flood plain or Regulation Limit, or for alterations to the

shoreline of the river.

We advise consultation with Fisheries and Oceans Canada (DFO) <http://www.dfo-mpo.gc.ca/pnw-ppe/fpp-ppp/review-revue-eng.html> prior to conducting any work within the river, in order to assess potential impacts to fish habitat. Authorization from DFO may be required for such work.

A review for Species at Risk was not conducted. We suggest contacting the Ministry of the Environment, Conservation and Parks should you require a review in this regard.

Should any questions arise please do not hesitate to call. Please advise us of the Committee's decision in this matter.

Yours truly,

A handwritten signature in cursive script that reads "Diane Reid".

Diane Reid
Environmental Planner

May 5, 2021

Municipality of Mississippi Mills
3131 Old Perth Road
Box 400
Almonte, ON K0A 1A0

To Whom it May Concern:

RE: Minor Variance application A-01-21 (D13-MCLE-21)
Part Lot 5, Plan 3625
172 Spring Street
Craig McLellan and Dianne Davey

ZanderPlan has been retained to assist with a Minor Variance application for the property located at 172 Spring Street in the Ward of Almonte, Municipality of Mississippi Mills. The purpose of the application is to permit a reduction in the required water setback from 30 metres to 20 metres, to allow for the replacement of the existing dwelling with a new, single detached dwelling. The application was filed to the municipality in December of 2020, and a public meeting was originally scheduled for March 17, 2021. The application was deferred pending resolution of comments with the Mississippi Valley Conservation Authority.

SUBJECT PROPERTY

The subject property is located at 172 Spring Street in the Ward of Almonte, on the northeast side of the Mississippi River, as shown in Figure 1 below.

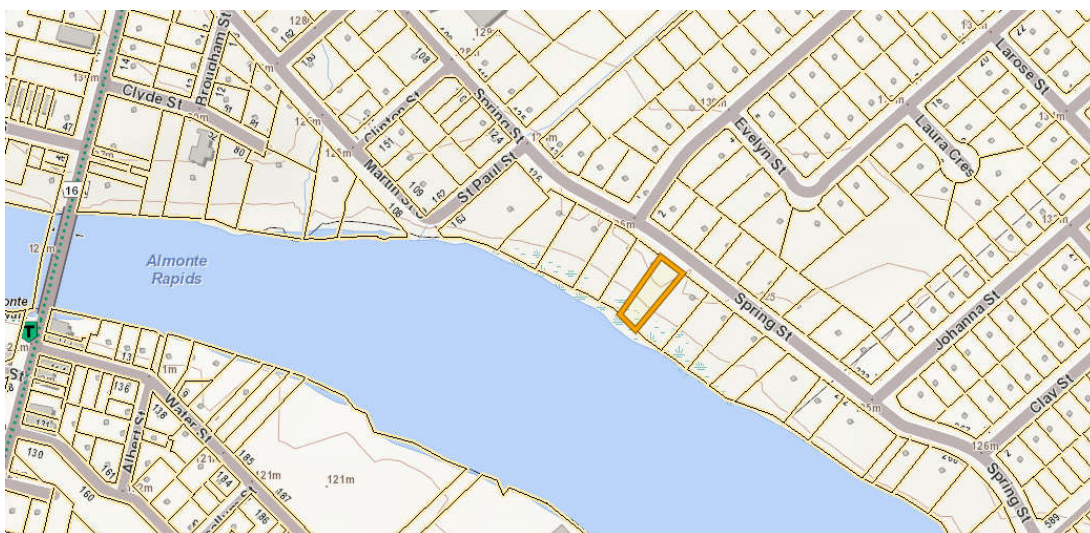


Figure 1: Location of Subject Property (Source: AgMaps)

The property is approximately 931 m² in area, with approximately 22 metres of frontage on Spring Street. It includes an existing, one-storey, single detached dwelling which was constructed in the 1950s and which is connected to municipal sanitary and water services. The existing dwelling is located more than 10 metres from Spring Street, and approximately 23 metres from the high water mark of the River. The property includes a modest slope on the water side which is heavily vegetated. A slope assessment has been completed to support the Minor Variance application and no associated concerns have been raised.

The subject property is located in an area characterized almost exclusively by single detached dwellings on lots of similar size. The property to the northwest was redeveloped in recent years with a large, two-storey dwelling, while the property on the east side contains a single storey detached dwelling; similar housing styles are located on the other lots on the same side of Spring Street backing onto the River, and on the opposite side of the street.

MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN

The subject property falls within the Residential designation in the Community Official Plan (COP), with a small area along the shoreline having a Floodplain designation. The Residential designation permits a wide range of land uses including single detached dwellings. The existing and proposed uses would both be permitted under the COP. The Floodplain policies in the COP require all development to be located outside the Floodplain “or 30 metres from the highwater mark, whichever is greater. The Zoning By-law shall contain specific floodplain setbacks.” (Section 3.1.3.1.3.1) It is notable that the existing dwelling on the subject property is already located within 30 metres of the highwater mark, as are almost all of the dwellings on this shore of the River. The Official Plan defers to the Zoning By-law for setbacks to the high water mark, which are addressed in further detail below. Overall, the proposed Minor Variance

ZONING BY-LAW 11-83

The subject property is zoned Residential First Density (R1) under the municipality’s Zoning By-law 11-83, with a small portion along the shoreline falling within the Environmental Hazard (EH) zone consistent with the Floodplain in the Official Plan. The R1 zone permits a range of residential land uses including detached dwellings. The existing and proposed dwellings would be permitted in the R1 zone.

The existing dwelling is located at a setback of approximately 23 metres from the high water mark, which is already less than the required 30 metre setback indicated at Section 6.24(2) of the By-law. The existing dwelling would be recognized as a legal non-complying structure per Section 6.14. The replacement of the existing dwelling with a new structure that is different in size and shape negates the legal non-complying status and therefore a Minor Variance approval

is required for the new structure. It is notable, however, that there is not sufficient room on the lot to accommodate any reasonable dwelling that would fully conform with a 30 metre setback to the high water mark.

The proposed dwelling would be located at a setback to the high water mark of approximately 20 metres, not significantly closer than the existing dwelling. Outdoor living space will be established through a ground-level patio area made of permeable pavers with the balance of the lands between the dwelling and the River being maintained in a natural state. The new dwelling has been located closer to the street than the existing dwelling, at a setback of 6 metres, in order to maximize the setback on the water side. All other zone provisions of the R1 zone will be met on the site.

An exception to Section 6.24(2) of the Zoning By-law is required through this Minor Variance application, to permit a new dwelling to be constructed on the property at a setback to 20 metres, where the By-law requires 30 metres.

MINOR VARIANCE EVALUATION

In considering whether the proposed Minor Variance maintains the intent of the Community Official Plan, it is notable that the property is primarily within the Residential designation where single detached dwellings are permitted; the Floodplain portion of the property will be unaffected by the proposal. As noted above, while a setback to the high water mark of a waterbody is intended to be 30 metres, the Official Plan policies defer to the Zoning By-Law for implementation of that setback. While a portion of the proposed development will be within 30 metres of the waterbody, it will be located within an already disturbed portion of the property where there is existing development, and will not encroach into the 15 metre setback, ensuring that a riparian vegetation area can be retained on the site to protect the River. There are not anticipated to be any negative impacts on the River as a result of the development with this vegetated buffer, and additional plantings can be accommodated through the site plan process if necessary. Overall, the proposed Minor Variance maintains the intent of the Community Official Plan.

With regard to the overall intent of the Zoning By-law, the proposed development is in the R1 zone where single family dwellings are permitted, and all of the development will take place on the part of the property that is in the R1 zone. With the exception of the setback to the high water mark, all other performance standards will be met on the site. The slight reduction in the water setback beyond the existing dwelling would not take away the overall compliance with the zoning policies and the proposal would meet the intent of the By-law.

In considering whether the proposal is minor, it is notable that, while the requested variance is from 30 metres to 20 metres per Section 6.24(2) of the By-law, the actual change in setback between the existing dwelling and the new dwelling will be far less than that and would be considered minor. The resulting single storey dwelling will be minor as there is no anticipated impact on the River, and minor in terms of its overall impact on a neighbourhood that already has single detached dwellings. The proposed dwelling at the proposed water setback will be at a similar proximity to the River as the abutting dwellings on either side, thereby reducing the visual impact and making the proposal minor.

Finally, in considering whether the proposed variance is desirable and appropriate development for the subject lands, the proposed residential dwelling will replace an existing residential dwelling, both of which are permitted and which are fully compatible with surrounding land uses. The minor variance will allow for the replacement dwelling to be located at a similar setback to abutting dwellings, will be located in the area of the site that is already disturbed, and will still allow for a minimum of 15 metres of vegetated riparian area on the water side. The proposal supports an appropriate and desirable use on the subject property.

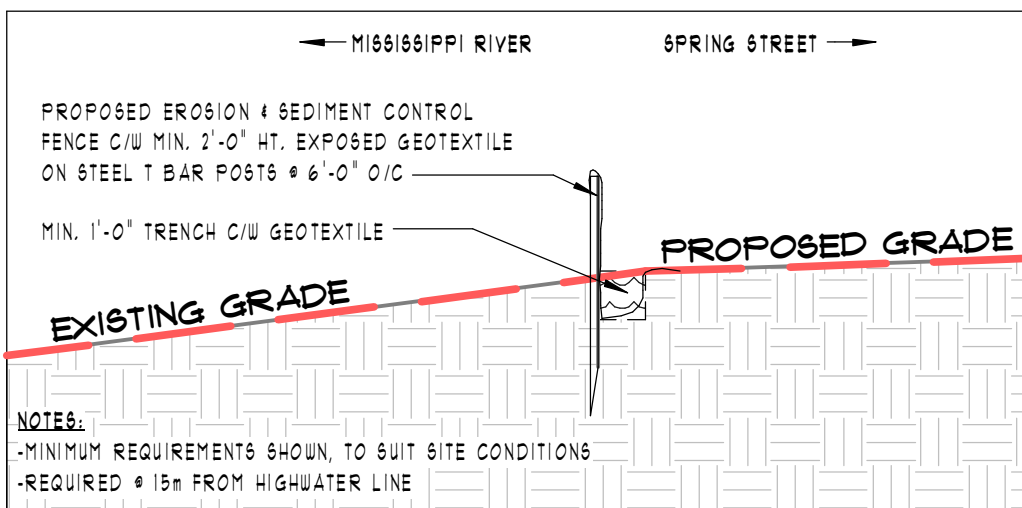
Overall, the proposed Minor Variance to reduce the setback to the high water mark from 30 metres to 20 metres, to permit the replacement of the existing dwelling on the subject property, would meet the four tests of a minor variance, and would be appropriate on this site.

Should you require any additional information, please don't hesitate to contact the undersigned.

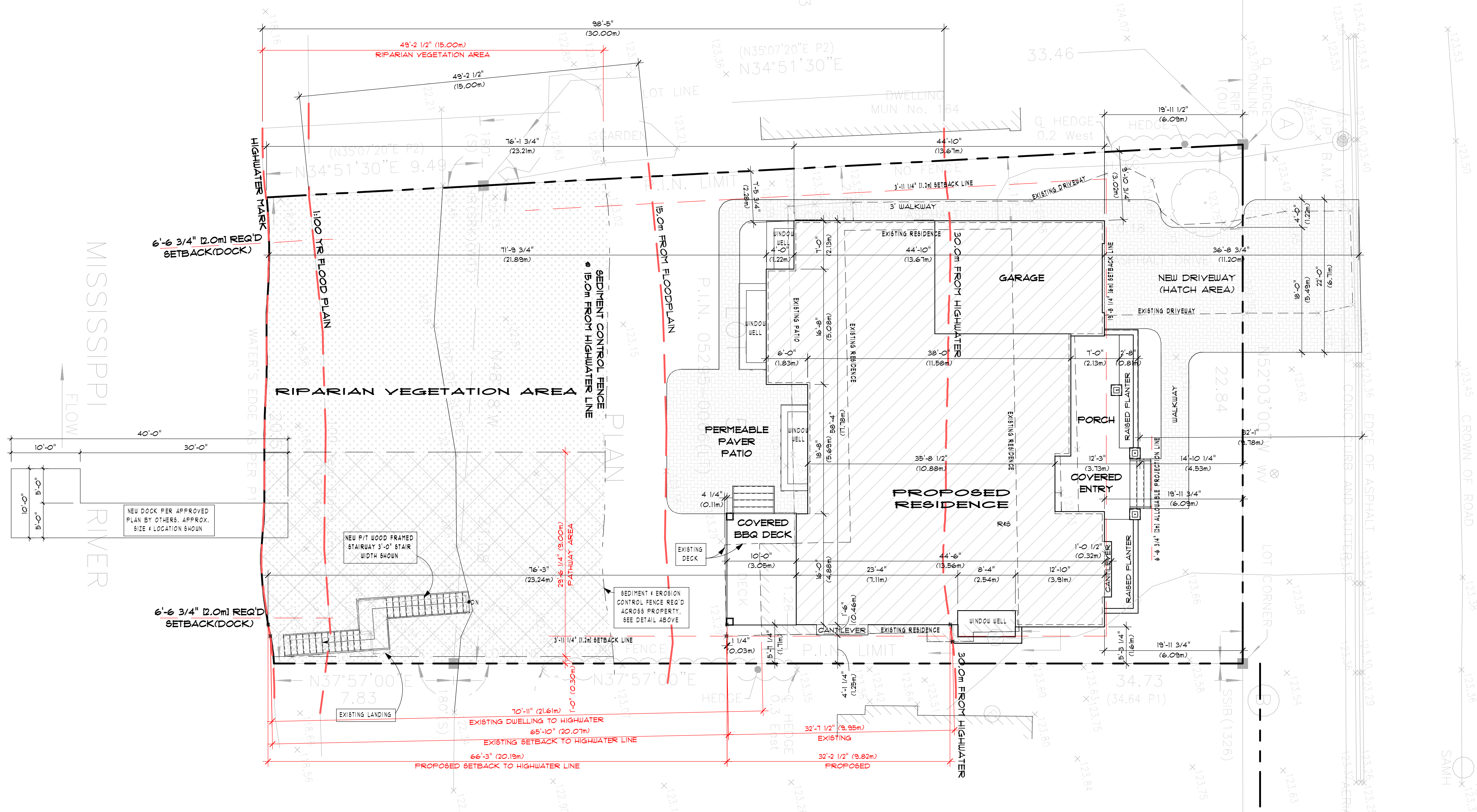
All respectfully submitted by:



Tracy Zander, M,PI, MCIP, RPP



2 SEDIMENT FENCE
3 SCALE: 1/4" = 1'-0"



1 SITE PLAN
3 SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION:
PART OF LOT 5, REG. PLAN 3625 (FORMERLY TOWN OF ALMONTÉ) IN THE MUNICIPALITY OF MISSISSIPPI MILLS, COUNTY OF LANARK

CIVIC ADDRESS:
172 SPRING STREET ALMONTÉ, ONTARIO

HATCH LEGEND:

RIPARIAN VEGETATION AREA

PATHWAY TO WATER AREA

SITE PLAN GENERAL NOTES:

-THIS SITE PLAN & EXISTING SITE INFO, ELEVATIONS, SERVICE LOCATIONS & PROPERTY INFORMATION IS BASED ON A SURVEY COMPLETED BY GALLON DIETZ INC. ONTARIO LAND SURVEYORS (AUG. 4, 2020).

-EXISTING CONTOURS & ELEVATIONS ARE IN METERS

RIPARIAN VEGETATION AREA NOTES:

-RIPARIAN VEGETATION AREA FROM HIGHWATER LINE TO 15.0m C/W MATURE TREE COVER, NATIVE SHRUBS & VEGETATION COVER. TO MEET MISSISSIPPI MILLS ZONING BYLAW 6.20.3

-9.0m WIDE PATHWAY TO WATER PERMITTED SEE HATCHED LOCATION ABOVE

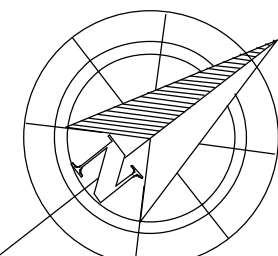
-1ST 5.0m OF RIPARIAN VEGETATION AREA REQUIRED TO HAVE SHORELINE NATURALIZATION

SITE CALCULATIONS:

1. SITE COVERAGE (STRUCTURE) - R1 ZONING - TOWN OF MISSISSIPPI MILLS

ASSUMED LOT AREA = 10,030 S.F. (931.82 S.M.2) x 40% = 4,012 S.F. ALLOWABLE

PROPOSED:		
MAIN FLOOR FOOTPRINT AREA	2054	S.F.
GARAGE AREA	363	S.F.
COVERED FRONT ENTRY AREA	241	S.F.
COVERED BBQ DECK AREA	183	S.F.
PROPOSED TOTAL	2821	S.F. (28.13% COVERAGE)



SPRING STREET
(ESTABLISHED BY REGISTERED PLAN 3625)
(20.117 WIDE)

P.I.N. 05296-0001(LT)

C. BLANCHARD DESIGN
CUSTOM HOME DESIGN & DRAFTING SERVICES
FIRM B.C.I.N. #115244

Telephone: 1.613.277.4782
ALMONTÉ, ONTARIO
Email: cblancharddesign@outlook.com

ATABC

STATUTORY DECLARATION

I, THE DESIGNER, HEREBY CERTIFY THAT I AM A MEMBER OF THE PROFESSION OF ARCHITECTS, ENGINEERS, GEOMATICS, LAND SURVEYORS, OR PROFESSIONAL DESIGNERS, AND I AM REGISTERED WITH THE REGULATORY BODY OF MY PROFESSION. I HAVE READ AND UNDERSTAND THE BUILDING CODE TO DESIGN THE WORK SHOWN HEREON.

C. BLANCHARD
BCIN 1448

CONSENT

I HEREBY PLAN AND DRAW AS SHOWN ON THIS PLAN, AND I AGREE TO TAKE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREON. I AGREE TO BE BOUND BY THE BUILDING CODE TO DESIGN THE WORK SHOWN HEREON. I AGREE TO BE BOUND BY THE BUILDING CODE TO DESIGN THE WORK SHOWN HEREON.

CUSTOM RESIDENCE FOR:
**THE DAVEY-
MCLELLAN
RESIDENCE**

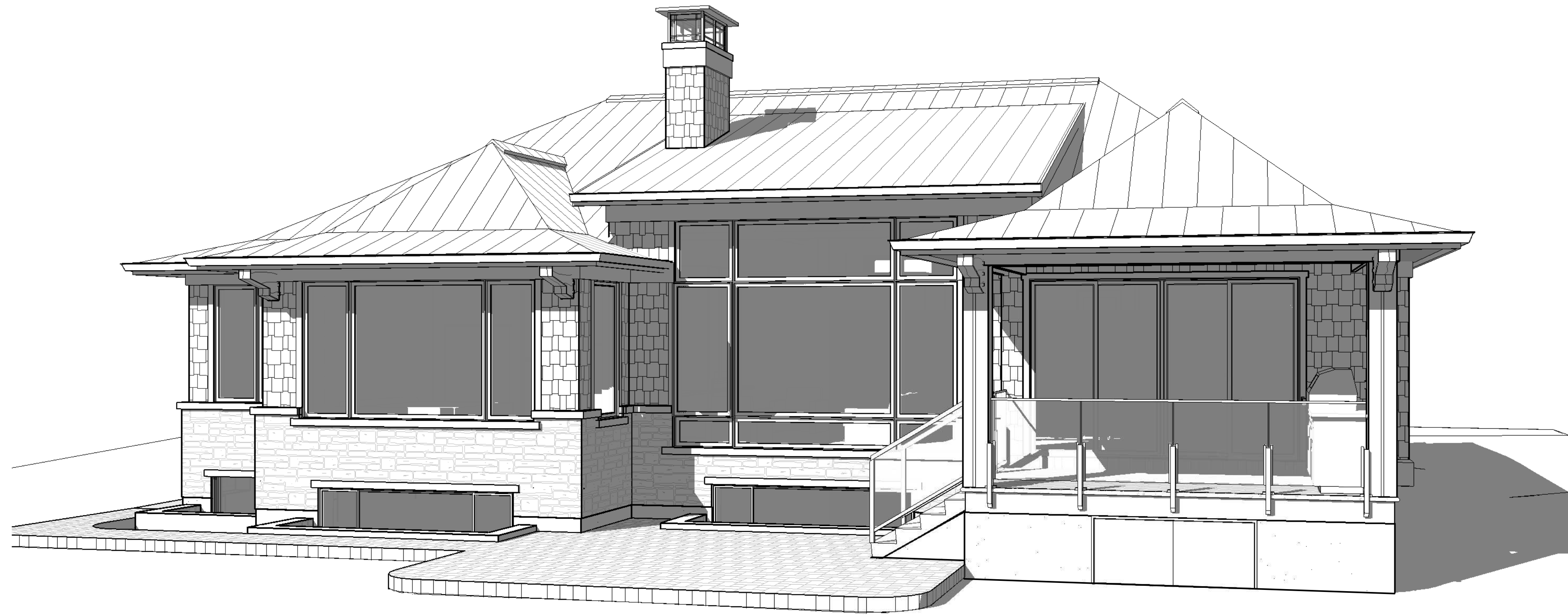
REVISIONS	DESCRIPTION	DATE
1	PRELIMINARY PLANS	SEPT. 10/20
2	REVISED DECK & LOCATION	NOV. 20/20
3	REVISED FENCE	NOV. 20/20
4	SEDIMENT FENCE	MAY 10/21

LEGAL / CIVIC ADDRESS:
172 SPRING STREET,
ALMONTÉ, ONTARIO

DATE ISSUED	DATE	DESIGNED BY	DRAWN BY	SCALE	AS INDICATED	DRAWING TITLE
MAY 10, 2021		CB	CB			SITE PLAN

SHEET

3 10



1 FRONT PERSPECTIVE
SCALE:

THE DAVEY-McLELLAN RESIDENCE



2 REAR PERSPECTIVE
SCALE:

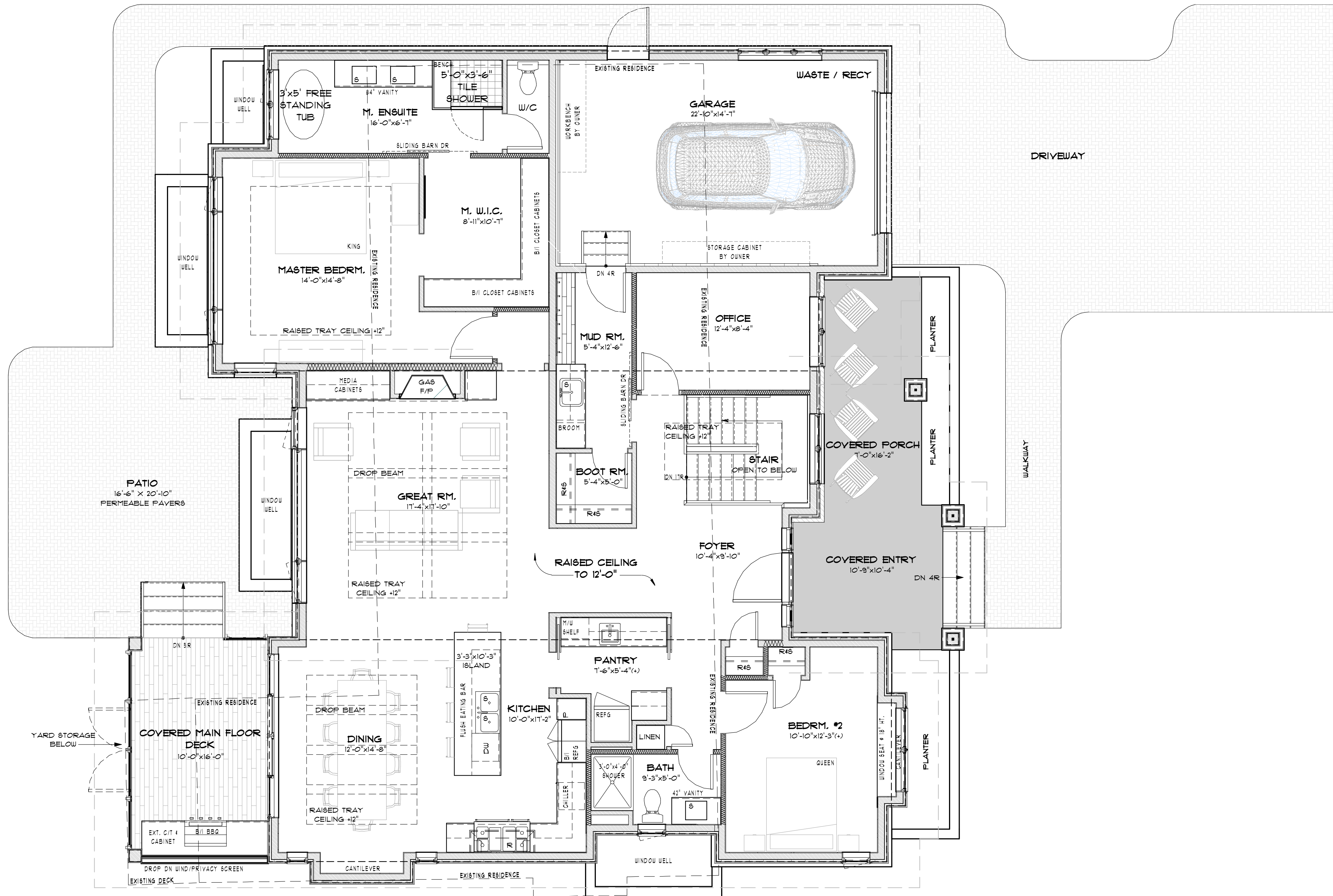
REVISIONS	DESCRIPTION	DATE
1	PRELIMINARY PLANS	SEPT. 10/20
2	REV. DECK LOCATION	NOV. 10/20
3	FOR TRUCK ENTRANCE	DEC. 8/20

LEGAL / CIVIC ADDRESS:
172 SPRING STREET,
ALMONTE, ONTARIO

DATE ISSUED: DEC. 16, 2020
DESIGNED BY: CB
DRAWN BY: CB
SCALE: 1/8" = 1'-0"
JOB NO: 03120-02
DRAWING TITLE: PERSPECTIVES

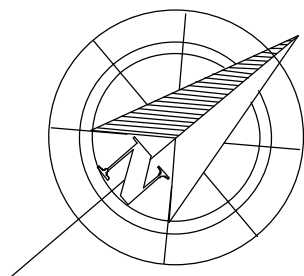


DATE MAILED DEC. 18, 2020	LEGAL / CIVIC ADDRESS: 172 SPRING STREET, ALMONTE, ONTARIO	REVISIONS
DESIGNED BY: CB		* DESCRIPTION DATE 1. PRELIMINARY PLANS SEPT. 14/20 2. FOR TENDER 1 DEC. 10/20 3. FOR TENDER 2 DEC. 10/20
SCALE 1/4" = 1'-0"		
DRAWN BY: CB		
DATE DEC. 18, 2020		
DRAWING TITLE BASEMENT PLAN		



2 GROUND FLOOR PLAN
4 SCALE: 1/4" = 1'-0"

GROUND FLOOR AREAS:
1984 S.F. FINISHED FLOOR AREA
14 S.F. STAIR / OPEN TO BELOW AREA
361 S.F. GARAGE AREA
240 S.F. COVERED ENTRY / PORCH AREA
162 S.F. COVERED BBQ DECK AREA



STATUTORY DECLARATION
I, THE DESIGNER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT IN THE PROVINCE OF ONTARIO AND I HAVE TAKEN RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN. I HAVE ALSO TAKEN INTO ACCOUNT THE BUILDING CODE TO DESIGN THE WORK SHOWN ON THIS PLAN.
CHRIS BLANCHARD BCEN 14448

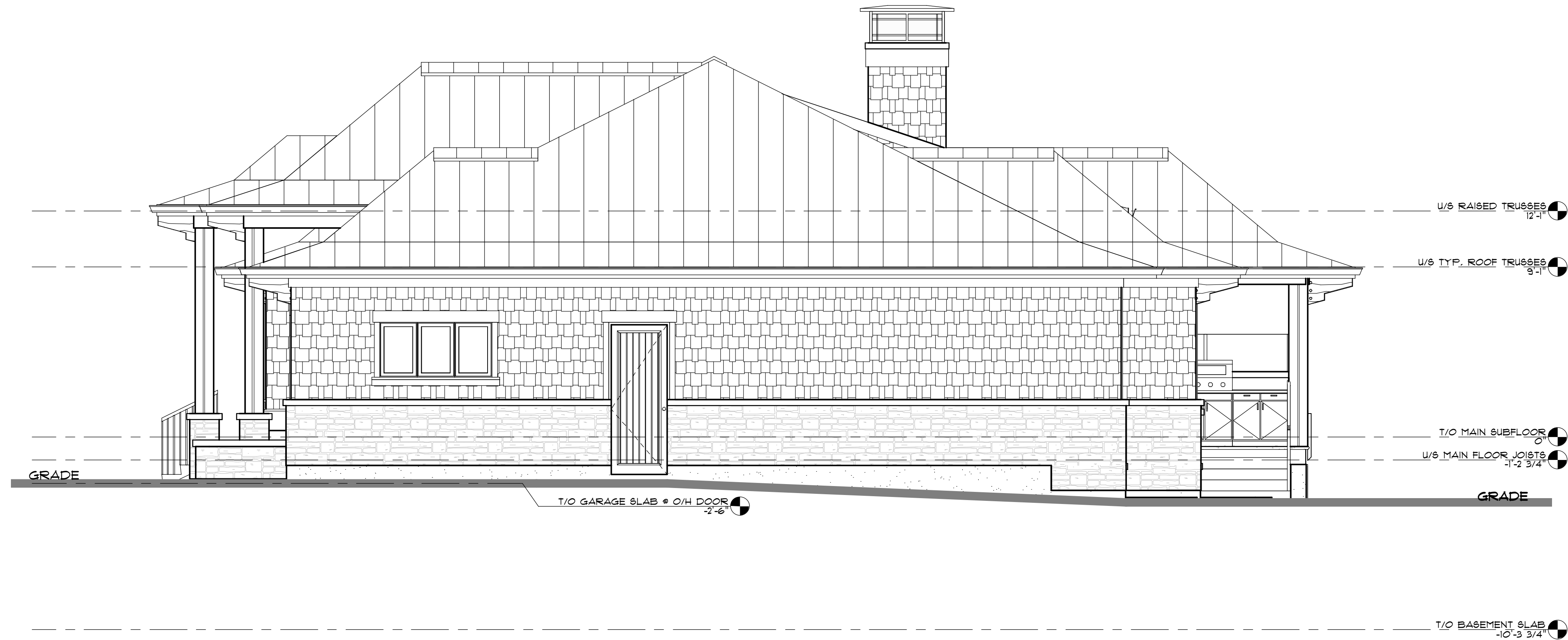
CUSTOM RESIDENCE FOR:
THE DAVEY-
MCLELLAN
RESIDENCE

REVISIONS	DESCRIPTION	DATE
1	PRELIMINARY PLANS	SEPT. 10/20
2	REV. DECK LOCATION	NOV. 20/20
3	FOR TRUCK PARKING	DEC. 8/20

LEGAL / CIVIC ADDRESS:
172 SPRING STREET,
ALMONTE, ONTARIO



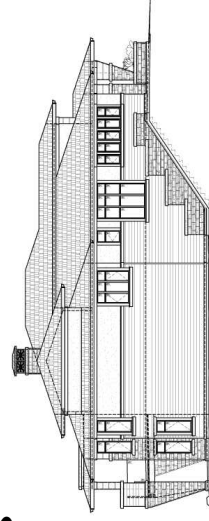
2 FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 LEFT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

C. BLANCHARD DESIGN
CUSTOM HOME DESIGN & DRAFTING SERVICES
FIRM B.C.I.N. #115244

Telephone: 1.613.277.4782
ALMONTE, ONTARIO
Email: cblancharddesign@outlook.com



STATUTORY DECLARATION
I, the undersigned, being a duly qualified architect, hereby certify that I am the author of the design and drawings hereon contained, and that I am a member of the Ontario Association of Architects.

CONTRACT NO. BCN 1448
THESE PLANS AND DRAWINGS, ALONG WITH THE MATERIAL SPECIFICATIONS, ARE THE PROPERTY OF C. BLANCHARD DESIGN. NO PART OF THIS DESIGN OR REPRODUCTION THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF C. BLANCHARD DESIGN.

CUSTOM RESIDENCE FOR:

**THE DAVEY-
MCLELLAN
RESIDENCE**

REVISIONS

#	DESCRIPTION	DATE
1	PRELIMINARY PLANS	SEPT. 14/02
2	REV. DECK LOCATION	NOV. 20/02
3	FOR TYPICAL GARAGE	DEC. 8/02

LEGAL / CIVIC ADDRESS:

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ALMONTE, ONTARIO

DATE ISSUED
DEC. 16, 2020

DESIGNED BY:
CB

DRAWN BY:
CB

SCALE:
1/4" = 1'-0"

DATE:
03/22/02

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET

5 6

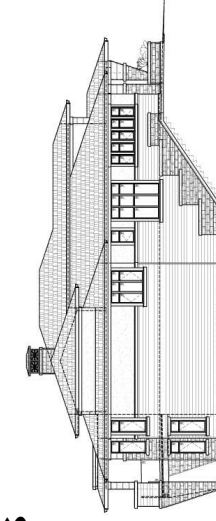


CUSTOM RESIDENCE FOR:
**THE DAYEY-
MCLELLAN
RESIDENCE**

DATE SUBD: DEC. 18 2020	LEGAL / CIVIC ADDRESS: 172 SPRING STREET, ALMONTE, ONTARIO	REVISIONS												
DESIGNED BY: CB		<table border="1"> <thead> <tr> <th>#</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PRELIMINARY PLANS</td> <td>JULY 14/20</td> </tr> <tr> <td>2</td> <td>REV. CHECK LOCATION</td> <td>NOV. 10/20</td> </tr> <tr> <td>3</td> <td>FOR MINOR VARIANCE</td> <td>DEC. 9/20</td> </tr> </tbody> </table>	#	DESCRIPTION	DATE	1	PRELIMINARY PLANS	JULY 14/20	2	REV. CHECK LOCATION	NOV. 10/20	3	FOR MINOR VARIANCE	DEC. 9/20
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2	REV. CHECK LOCATION	NOV. 10/20												
3	FOR MINOR VARIANCE	DEC. 9/20												
DRAWN BY: CB														
SCALE: $1/4" = 1'-0"$														
JOB NO. 031220-02														

EXTERIOR ELEVATIONS

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