



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

**September 8, 2021
6:00 p.m.
E-participation**

Committee Present: Connie Bielby
Patricia McCann-MacMillan, Chair
Stacey Blair

Staff Present: Eric Forhan, MScPI Planner, J.L. Richards & Associates Limited
(JLR)
Jennifer Russell, Deputy Clerk

A. CALL TO ORDER

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the meeting be called to order at 6:01 pm.

CARRIED

**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 amended;

AND THAT item E.2 Minor Variance Application A-07-21 - 273 Almonte Street, be deferred to a future Committee of Adjustment and Property Standards meeting;

AND THAT Public Notice be recirculated at a later date.

CARRIED

D. APPROVAL OF MINUTES

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the minutes dated July 27, 2021 be approved.

CARRIED

E. REPORTS

E.1 Minor Variance Application A-06-21 - 152 Ottawa Street

Tracy Zander from Zanderplan, provided an overview of the application.

Moved by Connie Bielby

Seconded by Stacey Blair

THAT the Municipality of Mississippi Mills Committee of Adjustment grant permission to the lands legally described as Part Lots 1 and 2, Henderson, Block A, Plan 6262, as in RN33222 (Ramsay Ward), municipally known as 152 Ottawa Street (the subject property), to formally recognize the existing use of the property, being an “automotive sales establishment”, as the legal non-conforming use, and to allow the “display and sale of new and used motor vehicles and may include the servicing, repair, cleaning, polishing and greasing of motor vehicles, the sale of automotive accessories and related products and the leasing and renting of motor vehicles”, subject to the following conditions:

1. That the legal non-conforming use of an “automotive sales establishment” be permitted only within the legal boundaries of the subject property based on a legal plan of survey, or equivalent.
2. That the Owners obtain Major Site Plan Approval.

CARRIED

E.2 Minor Variance Application A-07-21 - 273 Almonte Street

Item E.2 Minor Variance Application A-07-21 - 273 Almonte Street has been deferred to a future Committee of Adjustment and Property Standards meeting. Public Notice will be recirculated at a later date.

E.3 Minor Variance Application A-08-21 - 500 Ottawa Street

Eric Forhan provided an overview of the application. The applicant, Steven Lopes, provided comments on the development proposal. Committee members posed some design-related questions that were answered by both Mr. Forhan and Mr. Lopes.

Moved by Connie Bielby

Seconded by Stacey Blair

THAT the Municipality of Mississippi Mills Committee of Adjustment approve the Minor Variances for the lands legally described as Pt East Half of Lot 16, Concession 10, Plan 26R-3116 (Ramsay Ward), municipally known as 500 Ottawa Street, to permit granular surfacing (gravel) of access lanes, whereas Section 9.3.10 requires that access lanes be surfaced with asphalt, concrete, interlocking pavers or similar hard surfaces, subject to the following conditions:

1. That the Minor Variances be approved in general conformity with the Site Plan(S1) and Landscape, Grading and Drainage Plan (L1), both prepared by Environmental Engineering Consultants Ltd. and dated August 16th, 2021.
2. That the Owner/Applicant submit a legal plan of survey, or equivalent prior to the approval of the Major Site Plan.

CARRIED

E.4 Minor Variance Application A-09-21 - 3350 12th Concession Pakenham North

Eric Forhan provided an overview of the application. The applicant, Evan Noden, provided comments on the development proposal.

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the Municipality of Mississippi Mills Committee of Adjustment grant permission to the Owner of the lands legally described as Part of Lot 26,

Concession 12; Part Plan 26R-1898 (Pakenham), and municipally known as 3350 North Pakenham Concession 12, Municipality of Mississippi Mills, to extend a legal non-complying structure to support a garage addition, thereby reducing the legal non-complying side yard setback from 2.7 m to 2.1 m, subject to the following conditions:

1. That the Minor Variance is approved in general conformity with the Site Plan(SP1), prepared by TM Draft By Design and dated June 18th, 2021.
2. That the Owner/Applicant submit a legal plan of survey, or equivalent at the time of building permit review to confirm the proposed setback tied to this request for permission.

CARRIED

F. OTHER / NEW BUSINESS

None

G. MEETING ANNOUNCEMENTS

None

H. ADJOURNMENT

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the meeting be adjourned at 6:28 pm

CARRIED

Jennifer Russell, Recording
Secretary