



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

MINUTES

May 19, 2021

6:00 p.m.

E-participation

Committee Present: Stacey Blair
Connie Bielby
Patricia McCann-MacMillan

Staff Present: Marc Rivet, MCIP, RPP Senior Planner & Associate, J.L.
Richards & Associates Limited (JLR)
Eric Forhan, MScPI Planner, J.L. Richards & Associates Limited
(JLR)
Jennifer Russell, Administration

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 Connie Bielby

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Moved by Connie Bielby

Seconded by Stacey Blair

THAT the minutes dated March 17, 2021 be approved.

CARRIED

E. REPORTS

E.1 Minor Variance Application A-01-21

Marc Rivet, Planner with JL Richards, provided an overview of the application. The Chair invited members of the Committee and the public to speak. No one spoke.

Moved by Stacey Blair

Seconded by Connie Bielby

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).

CARRIED

E.2 Minor Variance Application A-02-21

Eric Forhan, Planner with JL Richards, provided a summary of the application. The Chair invited members of the committee and the public to speak.

The Committee discussed the following items:

- Water leachate issues/water quality in the private wells, including potential contamination from nearby uses.
- Other Nuisances (e.g. noise, air pollution/ smoke) related to the nearby landfill and agricultural operations.
- The Committee Chair suggested a revision to the staff proposed condition (#5) to address any potential impacts on water quality. The remaining Committee Members agreed.

The following members from the public spoke:

- Alice Paige Puddington, owner/applicant. The participant discussed the following:
 - 5 water test sites monitored yearly;
 - recycle depot is staffed during open hours.
- Shannon Lee Mannion, local resident (Women's Institute, Almonte). The participant raised concerns over the following:
 - Overall design (features, septic etc.)
 - Proximity to agricultural land and the guiding policies for agricultural lands, including separation distances.
 - Proximity to waste disposal / landfill site.
 - The intended use of the additional residential unit (dwelling vs. bed and breakfast use)

Moved by Connie Bielby

Seconded by Patricia McCann-MacMillan

1. THAT the following requested Minor Variances to Zoning By-Law #11-83 are approved in accordance with the submitted drawings provided in Schedule A:

- To apply the zoning provisions of the Agricultural (A) Zone to the one lot, whereas Section 3.2.4 provides that where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part.
- To permit a Secondary Dwelling (Additional Residential Unit) within 500 metre (m) of an open waste disposal site, whereas Section 6.25(1) states that no building or structure erected and used for human habitation shall be located closer than 500 m (1640 ft) from any area

zoned for and containing a licensed waste disposal site, from 500 m to 165 m.

- To permit a Secondary Dwelling (Additional Residential Unit) in the Rural Area and ancillary to an existing detached dwelling, where as Section 8.16(2) states that a Secondary Dwelling Unit is only permitted in a settlement area and must be contained within the same building as its principal dwelling unit.
- To permit a Secondary Dwelling (Additional Residential Unit) that is over 40% of the gross floor area of its principal dwelling unit, whereas Section 8.16(5) states that a secondary dwelling located at or above grade must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit, from 40% to 56%.

2. THAT the Owner/Applicant obtain all required building permits and approvals for the Secondary Dwelling (Additional Residential Unit).

3. THAT the Owner/Applicant demonstrate that the open landfill site located within 500 m of the proposed development will not have any negative impacts on the proposed Secondary Dwelling (Additional Residential Unit), in accordance with Policy 4.8.5.5 of the Municipality's Community Official Plan (COP) and subject to the approval of the Director of Roads and Public Works.

4. THAT the Owner/Applicant demonstrate to the Municipality that the existing/proposed private services (water / septic) is appropriate for the proposed Secondary Dwelling (Additional Residential Unit), to the satisfaction of the Municipality and the Leeds, Grenville & Lanark District Health Unit.

5. THAT the Owner/Applicant register a covenant on the title of the property stating that the lot is adjacent to an agricultural area and active landfill site (waste management facility) and may therefore be subjected to noise, dust, odours and other nuisances, including the potential impacts onto residential water quality, associated with these activities.

6. THAT the Owner/Applicant confirm that there are no livestock facilities or manure storage facilities within 1 km to the proposed Secondary Dwelling (Additional Residential Unit), or otherwise provide Minimum Distance Separation (MDS) calculations to the Municipality.

CARRIED

E.3 Minor Variance Application A-03-21

Eric Forhan, Planner with JL Richards, provided an overview of the the application.

The Chair invited members of the Committee and the public to speak. The following people spoke:

- The Committee discussed similar issues related to A-02-21 and reached consensus on a revision to Condition 5.
- Donnie Cheslock, owner/applicant – discussed the present (minimal) impact of air contamination (plume) issues resulting from adjacent uses (e.g. agricultural, landfill site).

Moved by Connie Bielby

Seconded by Stacey Blair

1. THAT the following requested Minor Variances to Zoning By-Law #11-83 are approved in accordance with the submitted drawings provided in Schedule A:

- To apply the zoning provisions of the Rural (RU) Zone to the one lot, whereas Section 3.2.4 provides that where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part.
- To permit a Secondary Dwelling (Additional Residential Unit) within 500 metre (m) of an open waste disposal site, whereas Section 6.25(1) states that no building or structure erected and used for human habitation shall be located closer than 500 m (1640 ft) from any area zoned for and containing a licensed waste disposal site, from 500 m to 400 m.
- To permit a Secondary Dwelling (Additional Residential Unit) in the Rural Area and ancillary to an existing detached dwelling, where as Section 8.16(2) states that a Secondary Dwelling Unit is only permitted

in a settlement area and must be contained within the same building as its principal dwelling unit.

- To permit a Secondary Dwelling (Additional Residential Unit) that is over 40% of the gross floor area of its principal dwelling unit, whereas Section 8.16(5) states that a secondary dwelling located at or above grade must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit, from 40% to 41%.
- To permit a Secondary Dwelling (Additional Residential Unit) within 150 m of an Agricultural Designation, whereas Section 12.2 provides a minimum separation distance of 150 m between non-farm buildings and structures on lands adjacent to the Agricultural designation, from 150 m to 0m.

2. THAT the Owner/Applicant obtain all required building permits and approvals for the Secondary Dwelling (Additional Residential Unit).

3. THAT the Owner/Applicant demonstrate that the open landfill site located within 500 m of the proposed development will not have any negative impacts on the proposed Secondary Dwelling (Additional Residential Unit), in accordance with Policy 4.8.5.5 of the Municipality's Community Official Plan (COP) and subject to the approval of the Director of Roads and Public Works.

4. THAT the Owner/Applicant demonstrate to the Municipality that the existing/proposed private services (water / septic) is appropriate for the proposed Secondary Dwelling (Additional Residential Unit), to the satisfaction of the Municipality and the Leeds, Grenville & Lanark District Health Unit.

5. THAT the Owner/Applicant register a covenant on the title of the property stating that the lot is adjacent to an agricultural area and active landfill site (waste management facility) and may therefore be subjected to noise, dust, odours and other nuisances, including the potential impacts onto residential water quality, associated with these activities.

6. THAT the Owner/Applicant confirm that there are no livestock facilities or manure storage facilities within 1 km to the proposed Secondary Dwelling (Additional Residential Unit), or otherwise provide Minimum Distance Separation (MDS) calculations to the Municipality.

F. OTHER / NEW BUSINESS

None

G. MEETING ANNOUNCEMENTS

None

H. ADJOURNMENT

Moved by Patricia McCann-MacMillan

Seconded by Stacey Blair

THAT the meeting adjourned at 7:06 pm.

CARRIED

Jennifer Russell, Recording
Secretary