

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: October 20, 2020

TO: Committee of the Whole

FROM: Maggie Yet, Planner 1

SUBJECT: 56 John Street Encroachment
Part Lot 97, Plan 6262
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 56 John Street

OWNER(S): William Treusch & Donna Sloan-Treusch

RECOMMENDATION:

THAT Council approve the encroachment request for the lands legally described as Part Lot 97, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 56 John Street and direct staff to prepare the encroachment agreement.

APPLICATION SUMMARY

The Owners are requesting permission for a 1.22m (4ft) porch encroachment within the municipal right of way on John Street.

BACKGROUND

The subject property is located on John Street, west of the intersection at John Street and Water Street. The entire property is 269.8m² (2,904ft²) with frontage of 13.4m (44ft) along John Street. The property is generally surrounded by low density residential uses, institutional uses and open space uses: the Almonte Baptist Church on Reserve Street abuts the rear property line of the subject property while the Ottawa Valley Rail Trail (OVRT) and Almonte Fairgrounds are located west and east, respectively, of the subject property

The subject property is occupied by a single detached dwelling, porch and shed. The structures were constructed in 1910, according to records from the Municipal Property Assessment Corporation (MPAC). The front entrance into the dwelling consists of a covered porch which projects into the municipal right of way by 1.22m (4.0ft).

The Owners are seeking to repair the existing porch, upgrade the infrastructure and reclad the decking. The improvements are expected to improve the overall safety of the

structure and will be brought up to meet the requirements of the Ontario Building Code (OBC). A building permit will be required for the proposed works.

Figure 1. – Aerial Photo of the Property (2014)



COMMENTS FROM CIRCULATION OF THE APPLICATION

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

CAO: No comments received.

Clerk: No comments received.

Fire Chief:

Chief Building Official:

Acting Director of Roads and Public Works: The Public Works Department does not object at this time, provided that the existing footprint is not expanded on.

Recreation Coordinator: No concerns.

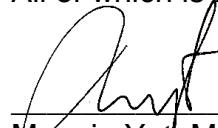
DISCUSSION

The location of the existing dwelling is built up to the front lot line and as such, there remains no available space on the subject property to locate a covered porch. No comments or concerns were received in the circulation of the application regarding impeding sight lines or maintenance of the municipal right of way from the Public Works Department. As such, given that the proposed repair will not increase the footprint of the porch or further encroach onto the municipal right of way, the request does not result in any foreseeable impacts to the ongoing maintenance of John Street.

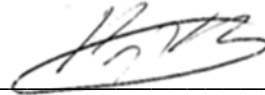
RECOMMENDATION

THAT the Committee of the Whole recommend that Council support the encroachment request for Part Lot 97, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 56 John Street and direct staff to prepare the required encroachment agreement.

All of which is respectfully submitted,



Maggie Yet, MPLAN BA
Planner 1



Ken Kelly
Chief Administrative Officer

ATTACHMENTS:

- Attachment 1 – Request Letter re: Encroachment Agreement for 56 John Street
- Attachment 2 – Site Plan
- Attachment 3 – Location Map
- Attachment 4 – Site Photos