

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**  
**COMMITTEE OF ADJUSTMENT**  
**MINUTES**

**Wednesday, August 19<sup>th</sup>, 2020, at 5:30 P.M.**

**E-Participation**  
[Streamed on Youtube](#)  
[Join meeting via Zoom](#)

**PRESENT:** Patricia McCann-MacMillan (Chair)  
Stacey Blair  
Connie Bielby

**APPLICANTS/PUBLIC:** A-10-20: RoxAnne Darling, Applicant (via Zoom)  
Kristen and Robert Riendeau, Owners (via Zoom)  
A-11-20: Justin Orrell, Applicant (via Zoom)

**STAFF:** Maggie Yet, Planner 1, Recording Secretary

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Acting Chair of the Committee called the meeting to order at 5:33 p.m.

**A. APPROVAL OF AGENDA**  
**Moved by Connie Bielby**  
**Seconded by Stacey Blair**

**CARRIED**

**B. DISCLOSURE OF PECUNIARY INTEREST**  
None.

**C. APPROVAL OF MINUTES**

**1. July 23<sup>rd</sup>, 2020 PUBLIC MEETING**  
**Moved by Connie Bielby**  
**Seconded by Stacey Blair**

**CARRIED**

**D. NEW BUSINESS**  
None.

**E. HEARINGS**

**1. Application A-10-20**

**Owner(s):** Kristen and Robert Riendeau  
**Applicant:** Evergreen Concepts (RoxAnne Darling)  
**Legal Description:** Part Lot 2, Concession 9  
**Address:** 237 Borden Road  
**Zoning:** Limited Service Residential (LSR)\

The applicant is requesting relief from the minimum setback requirement from watercourses and waterbodies from 30m from the high water mark to 22.54m to permit the construction of a new dwelling within the Limited Service Residential (LSR) Zone.

The Acting Chair opened the floor to comments. The Applicant stated that a representative from the Leeds, Grenville and Lanark District Health Unit had conducted a site visit as part of the septic maintenance inspection.

M Yet noted that the request for relief was amended from 24.88m to 22.54m from the high water mark following closer inspection of the site plans and that the agenda and staff report therein has been amended for clarity.

The Chair clarified with the Applicant that there were no concerns with the revised setback. C Bieby and S Blair had no further comments.

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

**THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described Part Lot 2, Concession 9, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 237 Borden Road, to reduce the minimum watercourse and waterbodies setback requirement from 30m from the high water mark to 22.54m, 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 Owners obtain complete a septic inspection to the satisfaction of the Leeds, Grenville and Lanark District Health Unit; and**
- 5. That the Owners obtain all required permits from the Mississippi Valley Conservation Authority (MVCA).**

**CARRIED**

**2. Application A-11-20**

**Owner(s)/Applicant:** Justin Orrell  
**Legal Description:** Lot 81, Plan 27M-47  
**Address:** 143 Antler Court  
**Zoning:** Rural Residential Special Exception 4 (RR-4)

The owner/applicant is requesting relief from the minimum interior side yard setback requirement from 5m to 1.16m to permit an existing shed within the Rural Residential Exception 4 (RR-4) Zone.

The Acting Chair opened the floor to comments. The Applicant stated he had received the revised report and is willing to make required changes to fire upgrades. The Chair proposed an amendment to the third condition to state that fire protection upgrades would be required. Following additional discussion with the Committee and the Applicant, the date for the upgrades to be made was set to November 19, 2020. No other comments were received.

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

**THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described Lot 81 on Registered Plan 27M-47, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 143 Antler**

**Court, to reduce the minimum interior side yard setback from 5m to 1.16m to permit an existing shed, subject to the following conditions:**

- 1. That the Minor Variances are approved based on the plans submitted;**
- 2. That the Owner obtain all required building permits; and**
- 3. That the Owner perform the necessary changes for structures less than 1.2m from a lot line as directed by the Ontario Building Code and fire protection upgrades be made available by November 19, 2020.**

**CARRIED**

**F. OTHER BUSINESS**

None.

**G. ANNOUNCEMENTS**

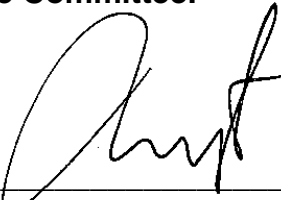
None.

**H. ADJOURNMENT**

**Moved by Connie Bielby**

**Seconded by Stacey Blair**

**THAT the meeting be adjourned at 5:50 p.m. as there is no further business before the Committee.**



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Maggie Yet, Recording Secretary