

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

**Wednesday, August 15, 2018, at 5:30 P.M.**

**Council Chambers, Municipal Office, 3131 Old Perth Rd., Almonte**

**PRESENT:** Patricia McCann-MacMillan (Chair)  
Stacey Blair  
Christa Lowry

**ABSENT:** None

**APPLICANTS/PUBLIC:** A-16-18: Raymond Kamm  
Leanna Kamm

**STAFF:** Andrew Scanlan Dickie, Junior Planner, Recording Secretary

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Planner called the meeting to order at 5:30 p.m.

**A. APPROVAL OF AGENDA**

**Moved by Stacey Blair**

**Seconded by Patricia Christa Lowry**

**CARRIED**

**B. DISCLOSURE OF PECUNIARY INTEREST**

None

**C. APPROVAL OF MINUTES**

**1. July 18<sup>th</sup>, 2018 PUBLIC MEETING**

**Moved by Stacey Blair**

**Seconded by Patricia McCann-MacMillan**

**THAT the Minutes be accepted.**

**CARRIED**

**D. NEW BUSINESS**

None.

**E. HEARINGS:**

**1. Application A-16-18**

**Owner/Applicant:**

Raymond Kamm

**Address:**

1654 Quarry Road

**Legal Description:**

Concession 4, East Part Lot 7

**Ward:** Ramsay  
**Zoning:** Rural (RU)

The applicant requested approval to enlarge a legally non-complying building under Section 45(2)(a)(i) of the *Planning Act*, R.S.O. 1990, c. P.13; the existing dwelling is within the required setback for sensitive land uses from the 'Mineral Aggregate Quarry (MQ)' Zone. Furthermore, the applicant requested relief from the sensitive land use setback from 500m (1,640ft) to 265m (869ft) to provide flexibility for renovations to the existing dwelling. The application was in response to the immediate expansion of a mudroom/laundry room.

The Chair opened the floor to the applicant to provide any further detail that may not have been expressed in the report. The applicant added that the tree cover of the lot provides a substantial buffer between the home and the quarry.

The Planner reiterated that the quarry is not operated regularly, as confirmed by Cavanaugh Construction, the owners of the aggregate site. The Chair inquired whether the quarry license was for the entirety of the property (being 350 acres) or if it was bound to the existing quarry footprint. The Planner shared that based on the information available it appeared it was for the footprint.

Without further discussion, 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 as Concession 4, East Part Lot 7, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 1654 Quarry Road, to enlarge a legally non-complying building under Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, C. P.13; the existing dwelling is within the required setback for sensitive land uses from the 'Mineral Aggregate Quarry (MQ)' Zone. Furthermore, the Committee approves reducing the sensitive land use setback from 500m (1,640ft) to 265m (869ft), subject to the following conditions:**

1. That the Minor Variance is approved based on the plans submitted;
2. That the Owner register a covenant on the title of the property stating that the lot is adjacent to an aggregate resource and may therefore be subjected to noise, dust, odours, vibrations and other nuisances associated with aggregate activities;
3. That any proposal to add a dwelling unit or independent living space is not subject to this approval and must be evaluated by a separate application; and
4. That the owner obtains all required building permits.

**CARRIED**

**F. OTHER BUSINESS**

None

**G. ANNOUNCEMENTS**

None.

**H. ADJOURNMENT**

**Moved by Christa Lowry**

**Seconded by Patricia McCann-MacMillan**

**THAT the meeting be adjourned at 5:39 p.m. as there is no further business before the Committee.**

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Andrew Scanlan Dickie, Recording Secretary