

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

**Wednesday, February 21, 2018, at 5:30 P.M.**

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

**PRESENT:** Stacey Blair (Acting Chair)  
Christa Lowry

**ABSENT:** Patricia McCann-MacMillan

**APPLICANTS/PUBLIC:** A-02-18: Joe Milroy  
Don Marsh  
George & Ely Dennie

**STAFF:** Andrew Scanlan Dickie, Junior Planner, Recording Secretary  
Niki Dwyer, Director of Planning

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

**A. APPROVAL OF AGENDA**

Moved by Christa Lowry  
Seconded by Stacey Blair  
THAT the Agenda be accepted.

**CARRIED**

**B. DISCLOSURE OF PECUNIARY INTEREST**

None

**C. APPROVAL OF MINUTES**

1. February 21<sup>st</sup>, 2018 MEETING  
Moved by Christa Lowry  
Seconded by Stacey Blair  
THAT the Minutes be accepted.

**CARRIED**

**D. NEW BUSINESS**

None.

**E. HEARINGS:**

1. Application A-02-18  
Owner: Heather Marsh

**Applicant:** Joe Milroy (Coach Homes of Ottawa)  
**Address:** 174 Teskey Street  
**Legal Description:** Plan 6262, Kemp Section, Lot 11  
**Ward:** Almonte  
**Zoning:** Residential Second Density (R2)

The applicant requested relief from multiple Zoning By-law provisions to permit the location of a Secondary Dwelling Unit (SDU) to the exterior of a principal dwelling and to allow an increase in its size. Section 8.16 of the Zoning By-law presently requires SDUs to be located within the principal dwelling and to be a maximum of 40% of the principal unit's gross floor area, among other provisions. The relief would legally recognize the construction of a detached independent unit for members of the resident's family.

The Acting Chair asked the planner to provide context to the application. The planner provided the history of the project; notably, the issues that had occurred in Fall 2017 that delayed the construction of living arrangements for immediate family. The planner then outlined the requests, how they fit within current policy, and how the Zoning By-law had yet to be updated to reflect said policy.

Member Lowry asked the planner for more information. She noted that she did not have concerns with the request for increased size, but instead had reservations about changing the wording of a by-law. The planner added that the amendments in wording were verbatim of the Community Official Plan SDU policies and thus the requests served as an update to out-of-date by-laws.

The Committee opened the floor to the applicant, who spoke to his client's situation and the finer details of the project. He noted that the increase in size would not impact the massing of the lot as the lot coverage of the R2 would be adhered to. Furthermore, the location and height of the structure would limit impacts to neighbours. The applicant passed around plans to the Committee, describing what the increase in size (50% of principal unit's gross floor area) meant for the proposal. Specifically, the building was designed for mobility and accessibility, which would be difficult to provide with the 40% limit. The applicant also noted that allowing the request would meet provincial and municipal policy.

The Acting Chair commented that the request did address provincial requirements (being the PPS and Planning Act) and noted that the application appeared to be a way to address changes that are inevitable in the Municipality's future. When it came to precedent, the planner commented that it may have implications for future applications; however, the details and justification provided by the applicant was strong and the precedent would no longer be valid once the Zoning By-law was updated to be in line with the COP. Without additional concern, the Committee took to a vote and passed the following motions:

**Moved by Stacey Blair**  
**Seconded by Christa Lowry**

**THAT the Municipality of Mississippi Mills Committee of Adjustment APPROVES the Minor Variances for the land legally described as Plan 6262, Kemp Section, Lot 11, Almonte Ward, Municipality of Mississippi Mills, municipally known as 184 Teskey Street, to permit a fireplace box projection within 0.75m (2.46ft) of a side lot line, to modify wording within Section 8.16 of the Zoning By-law to adhere to current municipal policy, and to increase the allowable secondary dwelling unit size from 40% to 50% of a principal unit's gross floor area, subject to the following conditions:**

- 1. That the Minor Variance is approved based on the plans submitted or amended to the satisfaction of the Director of Planning; and**
- 2. That the owners obtain all required building permits.**

**FURTHERMORE, THAT the Committee of Adjustment support Staff bringing forward a report to Council for a Zoning By-law Amendment to amend existing Secondary Dwelling Unit provisions to meet the related policies within the Community Official Plan.**

**CARRIED**

#### **F. OTHER BUSINESS**

**1. OACA Membership:**

The Recording Secretary investigated the membership but was not sure of the personal financial implications – to be reassessed. The Chair was absent and thus no update provided.

#### **G. ANNOUNCEMENTS**

Niki Dwyer, the new Director of Planning, officially started March 1<sup>st</sup>. The Committee welcomed Ms. Dwyer, who was present, to the municipality.

#### **H. ADJOURNMENT**

There being no further business before the Committee, the meeting was adjourned at 6:05 p.m.

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Andrew Scanlan Dickie, Recording Secretary