

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

Wednesday, February 19, 2020, at 5:30 P.M.

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

PRESENT: Stacey Blair (Acting Chair)
Connie Bielby

REGRETS: Patricia McCann-MacMillan (Chair)

APPLICANTS/PUBLIC: A-02-20: Rod Price (Applicant)
Barry Sweetman (Owner)
A-03-20: David Frisch (Owner/Applicant)
Kim Narraway (Owner/Applicant)
John Riordan
A-04-20: Rod Ayotte (Applicant)
A-05-20:

STAFF: Maggie Yet, Planner 1, Recording Secretary

Acting Chair of the Committee called the meeting to order at 5:31 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. January 15th, 2020 PUBLIC MEETING
Moved by Stacey Blair
Seconded by Connie Bielby

CARRIED

D. NEW BUSINESS
None.

E. HEARINGS

1. Minor Variance Application A-02-20

Owner(s): Barry Sweetman & Nyssa Schmidt
Applicant: Rortar Land Development Consultants (Rod Price)
Legal Description: Lot 9, Henderson Section, Plan 6262
Address: 136 Brougham Street
Zoning: Residential Second Density (R2)

The applicant is requesting relief from the minimum lot frontage requirement of 10m to 6.75m and minimum lot area requirement from 320m² to 222.2m² in the Residential Second Density (R2) Zone for an existing semi-detached dwelling. The requested relief would constitute a condition of approval for a Consent application to

the County of Lanark for a proposed severance of the semi-detached dwelling into two legally conveyable land holdings.

The Acting Chair opened the floor to comments by the Applicant. The Applicant provided comments regarding the requested relief. 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 approve the Minor Variance for the lands described legally as Lot 9, Henderson Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 136 Brougham Street, to reduce the minimum lot frontage for a semi-detached dwelling from 10m (32.81ft) to 6.75m (22.1ft) and minimum lot area from 320m² (3,444.5ft²) to 222.2m² (2,391.7ft²) in the Residential Second Density (R2) Zone, subject to the following conditions:

- 1. That the Minor Variances are approved based on the plans submitted;**
- 2. That the variance is conditional upon Consent approval from the County of Lanark;**
- 3. That separate water and sanitary connections are installed in each unit with standposts and water meters;**
- 4. That an agreement is registered on the title of the two properties specifying sharing arrangements for the shared driveway, wooden ramp, portico and patio;**
- 5. That the Owners install fire separation to meet existing standards for semi-detached dwellings held in separate ownership; and**
- 6. That the Owners obtain all required building permits.**

CARRIED

2. Minor Variance Application A-03-20

Owner(s)/Applicant: David Frisch & Kim Narraway

Legal Description: Lots 71 & 72, Plan 6262

Address: 39 Cameron Street

Zoning: Residential Second Density (R2)

The owners/applicants are requesting relief from minimum rear yard setback from 7.5m to 4.5m within the Residential Second Density (R2) Zone to expand a legal non-complying addition at the rear of the dwelling. The proposal would result in the partial demolition of the existing addition and expanded in the rear yard by an additional 1.2m (3.9ft).

The Acting Chair opened the floor to comments. C Bielby questioned if the hobby shed would be removed to which the Owner responded affirmatively. 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 approve the Minor Variance for the lands described legally as Plan 6262, Lots 71 & 72, Almonte Ward, Municipality of Mississippi Mills, municipally known as 39 Cameron Street, to reduce the minimum rear yard setback from 7.5m (24.6ft) to 4.5m (14.8ft) to permit the expansion of a legal non-complying addition at the rear of the dwelling, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted; and
2. That the Owners obtain all required building permits.

CARRIED

3. Minor Variance Application A-04-20

Owner(s): Adel Girgis & Nashaat Mekhaeil
Applicant: Rod Ayotte
Legal Description: Part Lot 2, McClellan Section, Plan 6262, being Part 1 on Reference Plan 27R5684
Address: 55 Spring Street
Zoning: Residential Second Density Exception 6 (R2-6)

The applicant is requesting relief from the minimum exterior side yard setback from 6m to 4.1m and the minimum rear yard setback from 7.5m to 6.9m in the Residential Second Density Exception 6 (R2-6) Zone to permit the construction of an addition for a proposed pharmacy at the rear of an existing dwelling. The pharmacy would front onto State Street.

The Acting Chair opened the floor to comments. Staff summarized comments received from the residents of 51 Spring Street and the Almonte General Hospital following the finalization of the meeting agenda and provided a response to the comments. The comments were as follows:

Regarding property and resale values: Staff responded that potential impacts on property values are not considered as part of the analysis for minor variance applications as they do not constitute land use planning rationale.

Regarding landscaping: Staff responded that the proposal is subject to Site Plan Control whereby a landscaping plan indicating landscape, vegetation and buffering and screening is required and examined by Staff in further detail.

Regarding the physical characteristics of the proposal: Staff responded that the physical characteristics will be further examined at time of Site Plan Control.

Regarding Traffic and Parking: The Almonte General Hospital provided comments with concerns regarding the existing parking and traffic conditions on Spring Street and State Street. Staff responded that the hospital's comments were provided to the Director of Roads and Public Works. The Director of Roads and Public Works had no record of concerns from the hospital regarding parking and traffic conditions in the area.

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

THAT the Municipality of Mississippi Mills Committee of Adjustment approve the Minor Variance for the lands described legally as Part Lot 2, McClellan Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 55 Spring Street, to permit the construction of an addition for a proposed pharmacy, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted;
2. That the Owners apply for and obtain Site Plan Control for the proposed addition; and

3. That the Owners obtain all required building permits.

CARRIED

4. **Minor Variance Application A-05-20**

Owner(s): Helen Noreen Levi
Applicant: Stephan Chagnon
Legal Description: Lot 3, Plan 6262
Address: 144 Queen Street
Zoning: Downtown Commercial (C2)

The applicant is requesting relief to legally permit a non-conforming secondary dwelling unit in the Downtown Commercial (C2) Zone and relief from the Secondary Dwelling Unit provisions to permit a dwelling unit greater than 40 percent of the gross floor area of the principal dwelling unit. The secondary dwelling unit is located within a one-storey addition to an existing detached dwelling formerly used for commercial purposes.

The Acting Chair opened the floor to comments. No comments were received.

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

THAT the Municipality of Mississippi Mills Committee of Adjustment approve the Minor Variance for the lands described legally as Lot 3, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 144 Queen Street, to permit a secondary dwelling unit in a detached dwelling in the C2 Zone, and to permit said secondary dwelling unit to occupy up to 49.6% or 74.8m² (805ft²) of the gross floor area of the principal dwelling unit, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted; and
2. That the Owner/Applicant obtain all required building permits and approvals for the secondary dwelling unit.

CARRIED

F. **OTHER BUSINESS**

None.

G. **ANNOUNCEMENTS**

Ms. Yet stated that the Municipality received an appeal on the Minor Variance decision for application A-01-20.

H. **ADJOURNMENT**

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the meeting be adjourned at 5:58 p.m. as there is no further business before the Committee.



Maggie Yet, Recording Secretary