

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

Wednesday, October 16, 2019, at 5:30 P.M.

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

PRESENT: Patricia McCann-MacMillan
Connie Bielby

ABSENT: Stacey Blair

APPLICANTS/PUBLIC: A-23-19 Stephen Zumbach
A-24-19 Greg Boyle
Diane Boyle

STAFF: Maggie Yet, Planner 1, Recording Secretary

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

A. CALL TO ORDER

B. APPROVAL OF AGENDA

Moved by Patricia McCann-MacMillan

Seconded by Connie Bielby

THAT the agenda for the October 16th, 2019 meeting of the Committee of Adjustments be approved.

CARRIED

C. DISCLOSURE OF PECUNIARY INTEREST

None.

D. APPROVAL OF MINUTES

1. September 18th, 2019 – Public Meeting

Moved by Connie Bielby

Seconded by Patricia McCann-MacMillan

THAT the Committee of Adjustment approve the minutes of September 18th, 2019 meeting as presented.

CARRIED

E. NEW BUSINESS

None.

F. HEARINGS

1. **Application**

A-23-19

Owner/Applicant:

Stephen Zumbach

Legal Description:

East Half Lot 7, Concession 6, Being Part 1 on Reference Plan 26R-1979

Address: 787 Ramsay Concession 7A
Zoning: Rural (RU)

The owner/applicant is requesting relief from the minimum side yard setback for an accessory structure from 6m (19.7ft) to 1.52m (5.0ft) to permit a detached garage and shipping container within the Rural (RU) Zone. The shipping container will be used for storage.

The Chair opened the floor to comments. Mr. Zumbach sought clarification on the recommended condition by Staff to screen in and paint the shipping container. Ms. Yet responded that the intent of the condition is to minimize the visual impact of the shipping container. Mr. Zumbach asked if the shipping container could be painted to match the existing dwelling, rather than the treeline as recommended in the staff report. Ms. Yet clarified that it would be acceptable as long as the shipping container was painted in a neutral colour to match the surroundings or the existing structures on the subject property.

The Committee passed the following motion:

Moved by Patricia McCann-MacMillan

Seconded by Connie Bielby

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described East Half Lot 7, Concession 6, Being Part 1 on Reference Plan 26R-1979, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 787 Ramsay Concession 7A, to reduce the minimum side yard setback for a detached garage and shipping container from 6m (19.7ft) to 1.52m (5.0ft), 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; and
3. That the shipping container be screened in by the treeline on the western lot line and painted to minimize the storage container's visual impact, and in 8 months; and
4. That eavestroughing be installed on the detached garage.

CARRIED

2. **Application** **A-24-19**
Owner(s): 247632 Ontario Inc.
Applicant: Tausha Hellyer
Legal Description: Part Lot 14, Concession 10, Being Lot 61 on Registered Plan 27M-88
Zoning: Residential First Density Exception 20 (R1-20)

The applicant is requesting relief from the minimum front yard setback for an attached garage from 6.0m (19.7ft) from the front lot line to 4.95m (16.2ft) to legally permit the construction of a single detached dwelling with an attached garage within the Residential First Density Exception 20 (R1-20) Zone.

The Chair opened the floor to comments. The buyers of the subject property were in attendance but did not provide comments. C Bielby asked if the subject application would lead to a precedent for subsequent lot development along Spring Street in the Riverfront Estates subdivision. Ms. Yet clarified that it would not and that the applicant has stated that future development along Spring Street in the subdivision would adhere to the provisions of the R1-20 Zone.

The Committee passed the following motion:

Moved by Patricia McCann-MacMillan

Seconded by Connie Bielby

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Part Lot 14, Concession 10, Being Lot 61 on Registered Plan 27M-88, Almonte Ward, Municipality of Mississippi Mills, to reduce the minimum front yard setback for an attached garage from 6m (19.7ft) to 4.95m (16.2ft), to permit the construction of a single detached dwelling with an attached garage, subject to the following conditions:

1. That the Minor Variances are approved based on the plans submitted;
2. That the owners obtain all required building permits; and
3. That the builder construct two car garages with 5.2m (17ft) wide garage doors.

CARRIED

G. ANNOUNCEMENTS

Ms. Yet announced that the Municipality has received an appeal on Minor Variance application A-21-19.

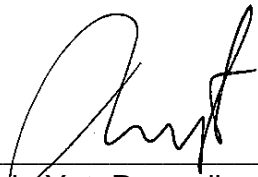
H. ADJOURNMENT

Moved by Patricia McCann-MacMillan

Seconded by Connie Bielby

THAT the meeting be adjourned at 5:56p.m. as there is no further business before the committee.

CARRIED



Maggie Yet, Recording Secretary