

**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-03-18: Rod Ayotte  
A-04-18: Marcus Abramenko  
Bryant Cogle

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

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Planner called the meeting to order at 5:35 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. March 14<sup>th</sup>, 2018 PUBLIC MEETING**

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

**CARRIED**

**D. NEW BUSINESS**

None.

**E. HEARINGS:**

**1. Application A-03-18**

**Owner/Applicant:** Rod Ayotte

**Address:** 142 Princess Street  
**Legal Description:** Plan 6262, Mitcheson Section, Lot 53  
**Ward:** Almonte  
**Zoning:** Residential Second Density (R2)

The applicant requested relief from the triplex dwelling minimum lot area and rear yard setback within the Residential Second Density (R2) Zone from 690m<sup>2</sup> to 618m<sup>2</sup> and 7.5m to 1.2m, respectively. The relief would legally recognize the future development of a triplex dwelling.

The applicant did not wish to speak to the application, nor did the Committee express concern over the request. Without further discussion, the Committee took to a vote and passed the following motion:

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

**THAT the Municipality of Mississippi Mills Committee of Adjustment APPROVES the Minor Variance for the land legally described as Plan 6262, Mitcheson Section, Lot 53, Almonte Ward, Municipality of Mississippi Mills, municipally known as 142 Princess Street, to reduce the minimum lot area and rear yard setback to a front lot line from 690m<sup>2</sup> (7,427.10ft<sup>2</sup>) to 618m<sup>2</sup> (6,652.10ft<sup>2</sup>) and 7.5m (24.60ft) to 1.2m (3.94ft), respectively, to permit the construction of a triplex development, subject to the following conditions:**

- 1. That the Minor Variance is approved based on the plans submitted or those resubmitted that are to the satisfaction of the Department of Planning;**
- 2. That the owner, if plans include access from Martin St N, receive entrance approval from the County;**
- 3. That the owner enter into Site Plan Control, as per By-law #15-60; and**
- 4. That the owner obtains all required building permits.**

**CARRIED**

**2. Application A-04-18**

**Owner/Applicant:** Marcus & Katherine Abramenko  
**Legal Description:** Ramsay Con 8, NE part Lot 17, Plan 26R-1224, Part 1  
Almonte Con 8, NE Part Lot 16, Plan 26R-1224, Part 1  
**Ward:** Ramsay & Almonte  
**Zoning:** Rural (RU) and Development (D)

The applicant requested relief from the Minimum Distance Separation (MDS I) setback calculated using the MDS Formula provided through the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA). Section 6.10 of the Comprehensive Zoning By-law #11-83 stipulates that no use shall be erected or altered unless it complies with the MDS I calculation, or unless approved by the

Committee of Adjustment. The relief would reduce the calculated setback of 191m (626ft) to 126m (413ft) to accommodate a single-detached dwelling.

A member of the public spoke to the application, with concerns regarding the setbacks from the industrial designation adjacent to the property, as well as the sewage lagoons nearby. The Planner spoke to the concerns, specifically that the setback between industrial properties and sensitive land use is when a use is involved – the land currently sits vacant and thus no setbacks are required.

The Committee discussed the application and identified questions that they would like to see addressed, such as more information as to how the proposal would impact the expansion of a livestock operation on the adjacent agricultural land. With no other concerns to discuss, the Committee took to a vote and passed the following motion:

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

**THAT application A-04-18 be deferred until the next Committee of Adjustment meeting and that Staff provide supplemental information regarding the impact on the adjacent agricultural land.**

**CARRIED**

**F. OTHER BUSINESS**

None.

**G. ANNOUNCEMENTS**

None.

**H. ADJOURNMENT**

There being no further business before the Committee, the meeting was adjourned at 5:57 p.m.

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Andrew Scanlan Dickie, Recording Secretary