

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

**Thursday, July 23, 2020, at 4:30 P.M.**

**E-Participation  
[Streamed on Youtube](#)  
[Participation via Zoom](#)**

**PRESENT:** Stacey Blair (Acting Chair)  
Connie Bielby

**REGRETS:** Patricia McCann-MacMillan (Chair)

**APPLICANTS/PUBLIC:** A-06-20: Derek Unrau (Applicant via Zoom)  
A-09-20:

**STAFF:** Maggie Yet, Planner 1, Recording Secretary

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Acting Chair of the Committee called the meeting to order at 4:45 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. February 19<sup>th</sup>, 2020 PUBLIC MEETING**  
**Moved by Connie Bielby**  
**Seconded by Stacey Blair**

**CARRIED**

**D. NEW BUSINESS**  
None.

**E. HEARINGS**

**1. Application A-06-20**

**Owner(s)/Applicant:** Derek Unrau  
**Legal Description:** Part Lots B & C, Plan 6262, being Part 1 on RP 26R1808  
**Address:** 101 Main Street E  
**Zoning:** Downtown Commercial (C2)

The owner/applicant is requesting relief from the provisions of the Downtown Commercial (C2) Zone to permit the following for a non-conforming detached dwelling: a secondary dwelling unit, increasing the height of the existing dwelling from 5.18m (17ft) to 5.49m (18ft) to raise the height of the basement, and a detached garage in accordance with the accessory structure provisions of the R1 Zone. The proposed secondary dwelling unit would be located in the basement.

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 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 are approved based on the plans submitted; and**
- 2. That the Owner obtain all required building permits and approvals for the secondary dwelling unit; and**
- 3. That the Owner demonstrate that the capacity and quality of the existing servicing is of adequate capacity and in acceptable condition to service an additional residential unit, subject to the approval of the Director of Roads and Public Works; or**
  - a. That the Owner enter into a Development Agreement with the Municipality for the servicing of the subject lands should the existing services be of inadequate quality and condition to service an additional residential unit.**

**CARRIED**

**2. Application A-09-20**

**Owner(s)/Applicant:** Lyn Wilson  
**Legal Description:** Lot 21 on Registered Plan 27M-78  
**Address:** 856 Jack Dalgity Street  
**Zoning:** Residential First Density Subzone I Exception 33 (R11-33)

The owners/applicant is requesting relief from the minimum rear yard setback requirement from 6m (19.7ft) to 4.4m (14.44ft) of the Residential First Density Subzone I Exception 33 (R11-33) Zone to permit an addition at the rear of the existing dwelling. The proposed addition would be used as a sunroom and would replace an existing deck. The Acting Chair opened the floor to comments. M Yet read comments received from the applicant describing the intent of the proposal. 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 approves the Minor Variance for the land legally described Lot 21 on Registered Plan 27M-78, Almonte Ward, Municipality of Mississippi Mills, municipally known as 856 Jack Dalgity Street, to reduce the minimum required rear yard setback from 6m (16.7ft) to 4.4m (14.44ft) in order to permit the construction of an addition at the rear of the existing dwelling, subject to the following conditions:**

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

**CARRIED**

**CARRIED**

**F. OTHER BUSINESS**

None.

**G. ANNOUNCEMENTS**

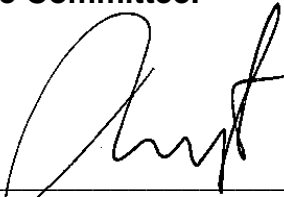
M Yet announced that Niki Dwyer, Director of Planning, has accepted a position as the Director of Development Services with the Town of Carleton Place. The Acting Chair congratulated Ms. Dwyer on behalf of the Committee.

**H. ADJOURNMENT**

**Moved by Connie Bielby**

**Seconded by Stacey Blair**

**THAT the meeting be adjourned at 4:58 p.m. as there is no further business before the Committee.**



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Maggie Yet, Recording Secretary