

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

**Wednesday, April 17, 2018, at 5:30 P.M.**

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

**PRESENT:** Patricia McCann-MacMillan  
Stacey Blair  
Connie Beilby

**REGRETS:**

**APPLICANTS/PUBLIC:** A-20-18: Julie Odin  
Gary Lamers  
Allison Ball  
Peter Hicks  
Ralph Shaw  
John W Southwell  
John Southwell  
C. Cynthia Guerard  
C. Bev Holmes

**STAFF:** Niki Dwyer, Director of Planning, Recording Secretary

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Director of Planning called the meeting to order at 5:30 p.m.

**A. CALL TO ORDER**

**B. APPROVAL OF AGENDA**

**Moved by Stacey Blair**

**Seconded by Patricia McCann-MacMillan**

**THAT** the agenda be amended to introduce item E(1) - ELECTION OF A CHAIR, and move said item to the beginning of the agenda.

**CARRIED**

**Moved by Stacey Blair**

**Seconded by Patricia McCann-MacMillan**

**THAT** the agenda for the April 17<sup>th</sup>, 2019 meeting of Committee of the Whole be approved with amendments.

**CARRIED**

**C. DISCLOSURE OF PECUNIARY INTEREST**

None

**D. APPROVAL OF MINUTES**

- 1. October 10<sup>th</sup>, 2018 – Public Meeting  
**Moved by Stacey Blair**  
**Seconded by Patricia McCann-MacMillan**  
**THAT** the Committee of Adjustment approve the minutes of the October 10<sup>th</sup>, 2018 meeting as presented.

**CARRIED**

**E. NEW BUSINESS**

- 1. Election of a Chair  
**Moved by Stacey Blair**  
**Seconded by Connie Beilby**  
**THAT** Patricia McMann-MacMillan be appointed as the Chairperson of the Committee of Adjustment for the 2019 year.

**CARRIED**

**F. HEARINGS:**

- 1. **Application** **A-20-18**  
**Owner(s):** Julie Odin & Gary Lamers  
**Legal Description:** Concession 10, Part Lot 4, including Plan 26R-2678, Part 31, Ramsay Ward  
**Address:** 104 Old Mill Lane  
**Zoning:** Residential First Density (R1)  
 The applicant is requesting relief from certain provisions associated with the conditional use of "Country Inn" under Section 45(1) of the Planning Act, RSO 1990. The applicant wishes to obtain relief from the minimum floor area for guest rooms and the maximum distance from an arterial road. The relief of the provisions would permit the recognition of a 6-bedroom Country Inn in the historic Old Mill Manor in Appleton. All other provisions of the conditional Country Inn use are satisfied by the property and Country Inn is a permitted use in the Residential First Density (R1) zone.

The chair opened the floor to comments by the applicant. Mr Lamers spoke and indicated that for the past several years the owners have been renting the property through Air B&B, while occupying the other side of the residence. They are looking to formalize and establish their business as a legitimate Country Inn operation, but do not intend to further intensify the operation beyond how they have been operating to date.

S Blair stated that the Site Plan agreement would be the tool to limit and regulate the use to the specifications as proposed.

The chair opened the floor to comments by members of the public. Allison Ball and Peter Hicks, owners of the property at 116 Old Mill Road spoke and provided a hard copy submission of comments respecting the application. The provided comments expressing concern that the use of the property as a Country Inn and short term rental property has been increasingly annoying and disruptive to their property and has resulted in nuisances which have contributed to the loss of enjoyment of their property. Ms Ball and Mr Hicks provided a review of each of the four tests of a minor variances and noted, in particular that Wilson Street is considered a “collector” road, not an arterial road, and that the closest arterial road is Highway 29 which is more than 2.5km from the site. In their opinion, the application failed to meet any of the four tests.

The Committee passed the following motion:

**Moved by Patricia McCann-McMillan**

**Seconded by Stacey Blair**

**THAT** the Municipality of Mississippi Mills Committee of Adjustment postpones the Minor Variance for the land legally described as Concession 10, Part Lot 4, including Plan 26R-2678, Ramsay Ward, Municipality of Mississippi Mills (104 Old Mill) pending the submission of the following information:

- Confirmation of the status of the Wilson Street road allowance as an arterial road by the County of Lanark;
- An opinion letter on the state and status of Wilson Street as an arterial road by the Director of Public Works.

**CARRIED**

**G. ANNOUNCEMENTS**

None

**H. ADJOURNMENT**

**Moved by Stacey Blair**

**Seconded by Patricia McCann-McMillan**

**THAT** the meeting be adjourned at 6:28 p.m. as there is no further business before the Committee.

**CARRIED**



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Niki Dwyer, MCIP RPP, Recording Secretary