

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

Wednesday, August 14, 2019, at 5:30 P.M.

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

A. CALL TO ORDER

B. APPROVAL OF AGENDA

C. DISCLOSURE OF PECUNIARY INTEREST

D. APPROVAL OF MINUTES

1. Committee of Adjustment – **Pages 1 to 4**
Committee motion to approve the Committee of Adjustment Minutes from the meeting held on June 19th, 2019.

E. NEW BUSINESS

None.

F. HEARINGS

1. Application A-05-19 – Pages 5 to 19

Owner(s): Joe Pert
Legal Description: Plan 6262, Coleman's Island Section, Parts 39 & 48
being Part 1 on Plan 27R2017
Address: 69 Mary Street
Zoning: Residential First Density (R1)

The applicant is requesting relief from the minimum exterior side yard setback within the Residential Third Density (R3) Zone from 6m (19ft) to 4.5m (14.8ft) and the minimum dwelling unit area from 46m² (495ft²) to 41.8m² (449.9ft²) to permit the conversion of a basement suite to an accessory apartment. The conversion would include the addition of a side yard entrance to the proposed accessory apartment. The side yard entrance would encroach into the minimum exterior side yard setback and increase the footprint of the building by 6.57m². Additionally, the conversion of the basement suite to an accessory unit would fall short of the required 46m² minimum dwelling unit area requirement by 4.2m² (45.2ft²).

2. Application A-06-19 – Pages 20 to 28

Owner(s): Serge Monette
Legal Description: Plan 842, Lot 2
Address: 490 River Road
Zoning: Residential First Density (R1)

The applicant is requesting relief from the provisions for the projection of a covered porch from 2m while maintaining a setback of 3m from the front lot line, to legally

permit a projection of 3m up to 1.87m of the front lot line within the Residential First Density (R1) Zone.

3. Application A-07-19 – Pages 29 to 34

Owner(s): Jennifer Zeitz
Legal Description: Plan 6262, Baird Section, Lot 15
Address: 66 Farm Street
Zoning: Residential Second Density (R2)

The applicant is requesting relief from minimum side yard setback from 1.2m to 0m within the Residential Second Density (R2) Zone to expand a non-conforming addition at the rear of the existing dwelling. The proposed expansion would maintain the existing 0m setback of the dwelling and addition from the side lot line and would expand into the rear yard.

4. Application A-08-19 – Pages 35 to 44

Owner(s): Daniel Pike and Julie Henry
Legal Description: Concession 2, Part Lot 11 being Parts 3 & 4 on Plan 27R10715
Address: 1165 Ramsay Concession 3A
Zoning: Rural (RU)

The applicants are requesting relief from the provisions of Zoning By-law #11-83 to legally permit the construction of an accessory detached garage prior to the construction of the principal residential dwelling and to permit a secondary dwelling unit within a detached garage, separate from the principal dwelling unit, in the Rural (RU) Zone.

5. Application A-09-19 – Pages 45 to 56

Owner(s): Jill McCubbin
Legal Description: Plan 6262, Anderson Section, Part Lot 14
Address: 172 Elgin Street
Zoning: Residential Second Density (R2)

The applicant is requesting relief from the minimum dwelling unit area within the Residential Second Density (R2) Zone from 46m² (495ft²) to 19.6m² (210.9ft²) to legally permit the conversion of an existing attached storage shed to a dwelling unit. The dwelling unit would be self-contained and would convert the existing duplex dwelling to a triplex dwelling.

6. Application A-10-19 – Pages 57 to 63

Owner(s): Brian Tuepah
Legal Description: Concession 8, Lot 17 on Registered Plan 27M22
Address: 154 Duncan Drive
Zoning: Rural Residential (RR)

The applicant is requesting relief from the minimum side yard provisions of Zoning By-law #11-83 to permit the extension of an existing attached garage in the Rural Residential (RR) Zone

7. Application A-11-19 – Pages 64 to 74

Owner(s): Chris Harber and Lauren Eyre
Legal Description: Plan 6262, Cameron Section, Lots 34 & 35
Address: Not assigned
Zoning: Residential First Density (R1) & Environmental Hazard (EH)

The applicants are requesting relief from the minimum exterior side yard setback from 4.5m to 1.2m for a proposed dwelling located within the Residential First Density (R1) Zone. The property abuts an unopened street allowance on Rosamund Street. The proposed dwelling would be partially located within the 3:1 Stable Slope Hazard which is subject to the Mississippi Valley Conservation Authority approval.

8. Application A-12-19 – Pages 75 to 81

Owner(s): Neilcorp Homes
Applicant: Novatech
Legal Description: Concession 10, Part Lot 16 being Lot 2 on Registered Plan 27M90
Address: Not assigned
Zoning: Residential Third Density Exception 13 (R3-13)

The applicant is requesting relief from the minimum front yard setback from 6m to 4.8m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development.

9. Application A-13-19 – Pages 82 to 86

Owner(s): Neilcorp Homes
Applicant: Novatech
Legal Description: Concession 10, Part Lot 16 being Lot 3 on Registered Plan 27M90
Address: Not assigned
Zoning: Residential Third Density Exception 13 (R3-13)

The applicant is requesting relief from the minimum front yard setback from 6m to 4.8m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development.

10. Application A-14-19 – Pages 87 to 91

Owner(s): Neilcorp Homes
Applicant: Novatech
Legal Description: Concession 10, Part Lot 16 being Lot 4 on Registered Plan 27M90
Address: Not assigned
Zoning: Residential Third Density Exception 13 (R3-13)

The applicant is requesting relief from the minimum front yard setback from 6m to 5m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development.

11. Application A-15-19 – Pages 92 to 96

Owner(s): Neilcorp Homes
Applicant: Novatech
Legal Description: Concession 10, Part Lot 16 being Lot 5 on Registered Plan 27M90
Address: Not assigned
Zoning: Residential Third Density Exception 13 (R3-13)

The applicant is requesting relief from the minimum front yard setback from 6m to 5m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development.

12. Application A-16-19 – Pages 97 to 101

Owner(s): Neilcorp Homes
Applicant: Novatech
Legal Description: Concession 10, Part Lot 16 being Lot 6 on Registered Plan 27M90
Address: Not assigned
Zoning: Residential Third Density Exception 13 (R3-13)

The applicant is requesting relief from the minimum front yard setback from 6m to 5.5m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development.

13. Application A-17-19 – Pages 102 to 106

Owner(s): Neilcorp Homes
Applicant: Novatech
Legal Description: Concession 10, Part Lot 16 being Lot 7 on Registered Plan 27M90
Address: Not assigned
Zoning: Residential Third Density Exception 13 (R3-13)

The applicant is requesting relief from the minimum front yard setback from 6m to 5.5m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development.

14. Application A-18-19 – Pages 107 to 117

Owner(s): David Merritt and Christine Cox
Legal Description: Plan 89, Lot 17
Address: 102 Morton Street
Zoning: Residential First Density (R1)

The applicants are requesting relief from the minimum exterior side yard requirement from 4.5m (14.8ft) to 1.2m (4ft) to legally permit a below ground pool in the Residential First Density (R1) Zone.

15. Application A-19-19 – Pages 118 to 124

Owner(s): Darren McDougall
Legal Description: Plan 6262, Lot 92
Address: 134 Brookdale Avenue
Zoning: Residential First Density (R1)

The applicant is requesting relief from the maximum permitted size of an accessory structure from 55m² to 66.89m² to legally permit a detached garage within the Residential First Density (R1) Zone

G. OTHER BUSINESS

None.

H. ANNOUNCEMENTS

None.

I. ADJOURNMENT

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

Wednesday, June 19, 2019, at 5:30 P.M.

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

PRESENT: Patricia McCann-MacMillan
Stacey Blair
Connie Bielby

REGRETS:

APPLICANTS/PUBLIC: A-03-19 Dieter King
Christine Hume
A-04-19 Anthony O'Neill
Cornelis Berg
W. Morgan
J. Risk

STAFF: Maggie Yet, Planner 1, Recording Secretary

Chair of the Committee called the meeting to order at 5:30 p.m.

A. CALL TO ORDER

B. APPROVAL OF AGENDA

Moved by Connie Bielby

Seconded by Patricia McCann-MacMillan

THAT the agenda for the June 19th, 2019 meeting of the Committee of Adjustments be approved.

CARRIED

C. DISCLOSURE OF PECUNIARY INTEREST

None.

D. APPROVAL OF MINUTES

1. April 17th, 2019 – Public Meeting

Moved by Stacey Blair

Seconded by Connie Bielby

THAT the Committee of Adjustment approve the minutes of April 17th, 2019 meeting as presented.

CARRIED

E. NEW BUSINESS

None.

F. HEARINGS

- | | |
|---------------------------|--------------------------------------|
| 1. Application | A-03-19 |
| Owner(s): | Dieter King and Christine Hume |
| Legal Description: | Plan 6262, Part Lot 87, Almonte Ward |
| Address: | 69 Clyde Street |
| Zoning: | Residential First Density (R1) |

The applicants/owners are requesting relief from the minimum rear yard setback within the Residential Second Density (R2) Zone from 7.5m (25ft) to 3.35m (11ft) to legally permit the construction of an extension on the rear of an existing single detached dwelling. The proposed extension involves two separate uses, including an interior bathroom suite that connects to the existing kitchen, and a new porch that will adjoin the existing porch. The proposed structures will increase the footprint of the existing building and encroach into the minimum rear yard setback.

The Chair opened the floor to comments by the applicant. Mr. King spoke and indicated the owners' intention to add a bathroom on the ground floor of the existing dwelling to facilitate accessibility needs in the future. Mr. King indicated that he and his wife wish to stay in their home as they age, and the only bathroom within the dwelling is currently located on the second floor. Mr. King noted that he intends to replicate the existing façade on the addition.

The Chair opened the floor to comment by staff. Ms. Yet thanked the applicants for their patience with her as she transitioned into her new role with the Municipality.

The Committee passed the following motion:

Moved by Patricia McCann-MacMillan

Seconded by Stacey Blair

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Plan 6262, Part Lot 87, Almonte Ward, Municipality of Mississippi Mills, municipally known as 69 Clyde Street, to reduce the minimum required rear yard setback from 7.5m (25ft) to 3.35m (11ft) in order to permit the construction of an extension on 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 owners obtain all required building permits.

CARRIED

- | | |
|---------------------------|--|
| 2. Application | A-04-19 |
| Owner(s): | Anthony O'Neill |
| Legal Description: | Plan 508, Parts 4, 5, 6, Ramsay Ward |
| Address: | 105 Alexander Street |
| Zoning: | Residential First Density (R1) & Environmental Hazard (EH) |

The applicant/owner is applying to replace and expand a non-conforming deck at the rear of an existing dwelling located within the Residential First Density (R1) zone and minimum 30m setback from the floodplain in the Environmental Hazard (EH) Zone. The proposed deck would maintain the existing distance (11m) from the floodplain.

The Chair opened the floor to comments by the applicant. Mr. O'Neill spoke and indicated his intention to restore and replace the existing deck with a new, widened deck while maintaining the existing distance of 11m from the high water mark. Mr. O'Neill explained that the widened deck would be continuous with an existing clothesline and that the increased width would prevent additional hardship for his wife in accessing the clothesline.

The Chair explained to Mr. O'Neill that she had initial concerns about the slope stability of the property based on her experience and knowledge of the Mississippi River in the area. Mr. O'Neill stated that the original foundation of the house dates to the 1960s and that he has not seen evidence of any cracks, testifying to the stability and security of the location of the existing dwelling and deck.

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 Plan 508, Parts 4, 5, and 6, Ramsay Ward, Mississippi Mills, municipally known as 105 Alexander Street, to reduce the minimum setback from the high water mark from 30m (98ft) to 11m (36ft) to permit the reconstruction and enlargement of an existing non-conforming deck at the rear of a single detached dwelling located within the Residential First Density (R1) Zone, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted;
2. That the Owner obtain the required permits from the Mississippi Valley Conservation Authority; and
3. That the Owner obtain all required building permits prior to construction.

CARRIED

G. OTHER BUSINESS

None.

H. ANNOUNCEMENTS

1. Ms. Yet notified the Committee that the Municipality received a submission of appeal on the decision on Minor Variance application A-20-18.

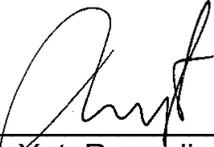
I. ADJOURNMENT

Moved by Patricia McCann-MacMillan

Seconded by Connie Bieby

THAT the meeting be adjourned at 5:45 p.m. as there is no further business before the committee.

CARRIED



Maggie Yet, Recording Secretary

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
PLANNING REPORT

MEETING DATE: Wednesday August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-05-19 (D13-PER-19)**
Plan 6262, Coleman Island’s Section, Parts 39 and 48 being
Part 1 on Plan 27R2017
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 69 Mary Street

OWNER/APPLICANT: Joe Pert

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Plan 6262, Coleman Island’s Section, Parts 39 and 48 being Part 1 on Plan 27R2017, Almonte Ward, Municipality of Mississippi Mills, municipally known as 69 Mary Street, to reduce the minimum exterior side yard setback from 6m (19ft) to 4.5m (14.8ft) and the minimum dwelling unit area from 46m² (495ft²) to 41.8m² (449.9ft²) to permit the conversion of a basement suite to an accessory apartment, 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.

PURPOSE AND EFFECT

The applicant is requesting relief from the minimum exterior side yard setback within the Residential Third Density (R3) Zone from 6m (19ft) to 4.5m (14.8ft) and the minimum dwelling unit area from 46m² (495ft²) to 41.8m² (449.9ft²) to permit the conversion of a basement suite to an accessory apartment. The conversion would include the addition of a side yard entrance to the proposed accessory apartment. The side yard entrance would encroach into the minimum exterior side yard setback by 1.5m and increase the footprint of the building by 6.57m². Additionally, the conversion of the basement suite to an accessory unit would fall short of the required 46m² minimum dwelling unit area requirement by 4.2m² (45.2ft²). The Minor Variance request is outlined below:

Table 1 – Requested Relief from Zoning By-law #11-83

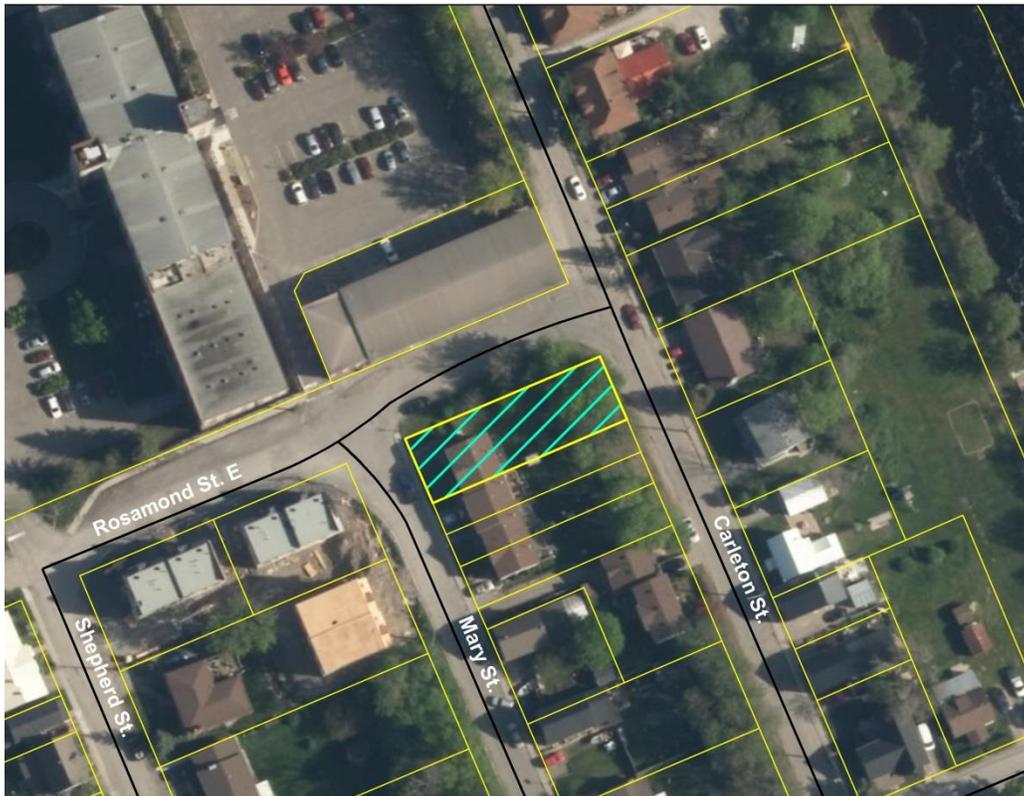
Section	Zoning Provision	By-law Requirement	Requested
Table 15.2A	Exterior Side Yard, Minimum	6m (19ft)	4.5m (14.8ft)

Table 15.2A	Dwelling Unit Area, Minimum	46m ² (495ft ²)	41.8m ² (449.9ft ²)
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DESCRIPTION OF SUBJECT LANDS

The subject property is located along Mary Street, within Almonte Ward. The entire property is 535.3m² (0.13ac) in size with a frontage of ±12.9m (42.38ft). The property is occupied by a row house. The proposed conversion will add an accessory apartment in the basement of the existing dwelling accessed through a side yard entrance. The property is generally surrounded by low and high density residential and is immediately across Rosamond Street from the Textile Museum. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property is serviced by municipal water and sewer services and has driveway access from Mary Street, a municipally owned and maintained road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

CBO: No concerns.

Fire Chief: No concerns.

Director of Roads and Public Works: No concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

No comments received.

COMMENTS FROM THE PUBLIC

The Municipality received written comments from Rick and June Udall and Joanne Neil, landowners adjacent to the subject property. The comments are attached in Appendix A for reference.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated 'Residential' in the Municipality's Community Official Plan (COP). The Residential designation permits low and medium density residential uses and accessory uses. The Municipality's COP does not specifically address or contain policies related to minimum exterior side yard setbacks and minimum dwelling unit areas for properties located within the Residential designation. Section 3.6.9 of the COP provides policies for accessory apartments within a single detached dwelling within the Residential designation. The policies permit one apartment per single detached dwelling, provided that all requirements of the Zoning By-law are met. Policies for attached dwellings, such as row and townhouses are not provided in the COP. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned "Residential Third Density (R3)" by the Municipality's Comprehensive Zoning By-law #11-83. The R3 Zone permits a mix of residential uses, including fourplexes and townhouses, and specific provisions in relation to front, interior side, exterior side, and rear yard setbacks. The owner is applying to: 1) reduce the exterior side yard requirement to add an exterior entrance to the basement; and 2) to reduce the minimum dwelling unit area to permit the conversion of a basement suite to an accessory apartment.

Minimum Exterior Side Yard Setback Requirement

The intent of the minimum exterior side yard setback requirement for principal dwellings is to ensure that there is sufficient separation to allow for maintenance around the building and to maintain sightlines for vehicular and pedestrian movement and safety.

Sightlines: The proposed entrance would encroach into the exterior side yard by 1.5m, resulting in a 4.5m exterior side yard setback. The proposed entrance would not impact the corner sight triangle.

Landscaping, Runoff, Maintenance and Snow Storage: The proposed entrance has an area of approximately 4.2m² (45.2ft²), representing a total coverage of 1.7% of the exterior side yard. As such, there is adequate remaining usable space for landscaping, runoff, and maintenance and snow storage. Additionally, the increase in hard surface from the addition will not significantly impact runoff on the property.

Minimum Dwelling Unit Area

The intent of the minimum dwelling unit area provision is to ensure adequate living space, minimize visual impacts and maintain the existing neighbourhood character.

Living Space: The requested relief from the minimum floor area from 46m² to 41.8m² constitutes a relief of 4.2m² (45.1ft²). Staff believe that the relief of 4.2m² constitutes a minimal reduction in living space. The owner has indicated that the existing utilities (e.g. furnace and hot water tank) will be moved to provide additional living space. Additionally, the Building Department has no objections to the proposed variance in minimum dwelling unit area. The proposed accessory unit would meet and exceed the minimum dwelling unit area requirement of 13.5m² (145.31ft²) of Ontario's Building Code. The Building Department will conduct a full review of the applicant's proposed site plans in the permitting process.

Visual Impacts: The proposed accessory apartment would be located in the basement unit of the existing dwelling. As such, visual impacts of an additional dwelling unit would be minimal.

Neighbourhood Character: The subject property is located within the Residential Third Density (R3) Zone which permits a mix of residential uses and densities. The subject property is a rowhouse, one of a series of four houses that shares common elements such as sidewalls, foundations and a roof. To the north of the subject property is Millfall Condominiums, a high density residential building consisting of 69 units. Low density residential uses are also found in the surrounding neighbourhood consisting of single detached houses. Given that the existing neighbourhood character of the subject property demonstrates a diversity of residential uses and densities, Staff is of the opinion an accessory apartment would have minimal impact on neighbourhood character.

Other Provisions

Parking: Provisions for Secondary Dwelling Units does not require additional parking for secondary units. However, the subject property is zoned Residential Third Density Exception 1 (R3-1), which specifies one required parking space per dwelling unit. As such, a minimum of two parking spaces is required on the subject property. The owner has indicated the intent to provide two parking spaces on the subject property. Options for parking submitted by the owner are attached in Schedule C.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable and appropriate for the lands in question. The proposal will convert a basement within a dwelling to an accessory apartment, which will maximize living space within the existing dwelling and thus maximize the owner's use of the dwelling for personal or rental purposes.

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the encroachment into the side yard setback will have no additional impacts on sightlines, landscaping, runoff, maintenance and snow storage. The applicant has provided sketches verifying sufficient room exists for two parking spaces on the subject property. Additionally, the reduction in minimum dwelling area will have no foreseeable impacts on providing adequate living space. Due to the site-specific nature of property (i.e. the location of the existing and proposed structure, its size, and the negligible impacts), the proposal would not set a precedent for future applications where these features are not present. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

4. Is the proposal minor?

The proposed variances to the minimum exterior side yard setback would reduce the requirement from 6m (19ft) to 4.5m (14.8ft), resulting in a requested relief of 1.5m (4.9ft) and would reduce the requirement for minimum dwelling unit area from 46m² (495ft²) to 41.8m² (449.9ft²). Staff do not consider the request significant from a qualitative standpoint. The proposal demonstrates no foreseeable impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

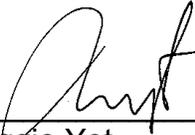
CONCLUSION

Overall, Staff supports the Minor Variance application. The variances would allow the owners to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-05-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variance be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

- 1. That the Minor Variances are approved based on the plans submitted; and**
- 2. That the owners obtain all required building permits.**

All of which is respectfully submitted by,

Reviewed by,



Maggie Yet
Planner 1


Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

ATTACHMENTS:

- SCHEDULE A – Site Plan
- SCHEDULE B – Survey
- SCHEDULE C – Parking Options
- SCHEDULE D – Site Photos

Schedule A Site Plan

GENERAL NOTES (WHERE APPLICABLE)

GENERAL NOTES

- MATERIALS, SYSTEMS, APPLICATIONS AND CONSTRUCTION PRACTICES SHALL CONFORM TO THE ONTARIO BUILDING CODE (LATEST EDITION), RELATED STANDARDS AND MUNICIPAL BY-LAWS
- AUTHORITY HAVING JURISDICTION SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR MATERIAL ALTERATION
- DIMENSIONS ARE MEASURED FROM STUD TO STUD, EDGE OF FOUNDATION OR TO C/L OF STRUCTURAL MEMBER, UNLESS OTHERWISE NOTED
- DIMENSIONS TO EXISTING FINISHED WALLS ARE TO FINISHED MATERIAL AS FOUND
- SOIL CONSULTANT TO REVIEW AND VERIFY SOIL CONDITIONS BEFORE POURING FOOTINGS
- OBSERVE ALL FEDERAL, PROVINCIAL AND MUNICIPAL SAFETY MEASURES ON SITE
- DO NOT SCALE DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO CONSTRUCTION AND HAVE DESIGNER RECTIFY THE ERROR OR OMISSION PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY ALL DOOR AND WINDOW ROUGH OPENINGS PRIOR TO FRAMING ANY OPENINGS
- FINISHES AND MINOR DETAILS AS PER OWNERS SPECIFICATIONS
- FOLLOW ALL PRODUCT SPECIFICATIONS AND GUIDELINES FOR INSTALLATION AND MAINTENANCE
- ANY PROPOSED CONSTRUCTION WITHIN THIS SET OF DRAWINGS THAT FALLS OUTSIDE OF THE APPLICATION LIMITATIONS OF PART 6, SHALL BE DESIGNED IN ACCORDANCE WITH PART 4 BY A PROFESSIONAL ENGINEER

SMOKE ALARMS

- CONFORM TO CANULC-S531
- SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO NFPA 72 (18.5.3), BE INTEGRATED OR INTERCONNECTED/SYNCHRONIZED WITH BATTERY BACKUP
- INSTALLED ON ALL FLOOR LEVELS, IN EACH BEDROOM AND BETWEEN THE BEDROOM AND THE REST OF THE STOREY (HALLWAY)
- INSTALLED AS PER CANULC-S563
- SHALL BE INTERCONNECTED ON A PERMANENT ELECTRICAL CIRCUIT WITH NO DISCONNECT SWITCH

CARBON MONOXIDE ALARMS

- CONFORM TO CAN/CSA-6.19 OR UL 1204
- INSTALL ADJACENT TO EACH SLEEPING AREA IN ALL BUILDINGS THAT CONTAIN A RESIDENTIAL OCCUPANCY WITH A FUEL-BURNING APPLIANCE OR STORAGE GARAGE
- INSTALL IN A SERVICE ROOM
- SHALL BE INTERCONNECTED ON A PERMANENT ELECTRICAL CIRCUIT WITH NO DISCONNECT SWITCH

FIRE PROTECTION IN REQUIRED FIRE SEPARATIONS

- ALL MECHANICAL AND ELECTRICAL EQUIPMENT THAT PENETRATES A FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED
- ALL PENETRATIONS SHALL BE NON-COMBUSTIBLE EXCEPT AS PERMITTED BY 9.10.6 AND 9.10.7.

- EX:
- COMBUSTIBLE PIPING (NOT IN A VERTICAL SHAFT) THAT PENETRATES A FIRE RATED ASSEMBLY SHALL BE SEALED BY A FIRE STOP HAVING AN F RATING NOT LESS THAN THE REQUIRED RATING (INCLUDING CENTRAL VAC SYSTEMS)
 - NON-COMBUSTIBLE SPRINKLERS ARE PERMITTED TO PENETRATE AS LONG AS A METAL ESCUTCHEON PLATE IS INSTALLED IN ACCORDANCE WITH NFPA 13

NEW WOOD-FRAME CONSTRUCTION

- ALL LUMBER SHALL BE GRADED, SPF NO 2 OR BETTER WITH A MAXIMUM MOISTURE CONTENT OF 19%
- MAXIMUM DEFLECTION OF STRUCTURAL MEMBERS SHALL CONFORM TO TABLE 9.4.3.1.
- WOOD FOUNDATIONS SHALL CONFORM TO CAN/CSA-S408 (CONSTRUCTION OF PRESERVED WOOD FOUNDATIONS)
- LUMBER SHALL BE PRESSURE-TREATED WHERE VERTICAL CLEARANCE IS LESS THAN 8" ABOVE GROUND (INCLUDING LUMBER IN CONTACT WITH CONCRETE ADJACENT TO GROUND UNLESS PROTECTED BY 6mil POLY OR TYPE S ROLL ROOFING)
- NAILING SHALL CONFORM TO TABLE 9.23.3.4.
- COLUMNS SHALL BE SECURELY FASTENED TO THE SUPPORTED MEMBER
- WHERE METAL JOISTS HANGERS ARE USED, ENSURE THE PROPER NAILS AND NUMBER OF NAILS ARE USED AND THE HANGERS ARE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
- ALL FRAMED WALLS TO HAVE A MINIMUM 2x4 SILL PLATE AND TOP PLATE, LOAD BEARING WALLS TO BE FRAMED WITH TWO TOP PLATES UNLESS OTHERWISE PERMITTED BY CODE
- INTERIOR WALLS AND GARAGE EXTERIOR WALLS SHALL BE 2x4 STUDS @ 16" OR 24" O/C UNLESS OTHERWISE SPECIFIED
- HEADER JOISTS AROUND FLOOR OPENINGS SHALL BE DOUBLED WHEN THE LENGTH OF THE HEADER JOIST EXCEEDS 1200mm (2'-11") TO A MAXIMUM 3.2m (10'-6")
- TRIMMER JOISTS AROUND FLOOR OPENINGS SHALL BE DOUBLED WHEN THE LENGTH OF THE HEADER JOIST EXCEEDS 800mm (2'-7") TO A MAXIMUM OF 2m (6'-6")
- NON-LOADBEARING WALLS PARALLEL TO FLOOR JOISTS BELOW SHALL BE SUPPORTED ON JOISTS OR BLOCKING BETWEEN THE JOISTS
- POINT LOADS SHALL BE CONTINUOUSLY SUPPORTED DOWN TO FOUNDATION LEVEL
- PROVIDE SOLID BLOCKING IN HEADER SPACE AT FOUNDATION WALLS FOR POINT LOADS ABOVE
- MINIMUM 1 1/2" BEARING FOR JOISTS AND MINIMUM 3/2" BEARING FOR BEAMS
- UNLESS OTHERWISE NOTED ALL LINTELS ARE 2-2"x10" WITH 2-2"x4" OR 2-2"x6" ON EITHER SIDE
- METAL FLASHING, LINTELS, POSTS AND BEAMS TO BE PRIMED & PAINTED TO RESIST CORROSION
- MAXIMUM LOAD OF 30KN SHALL BE IMPOSED ON ADJUSTABLE STEEL COLUMNS CONFORMING TO CAN/CSG-7.2

HEATING & VENTILATION

- AS PER PART 6, SUBSECTION 9.32 AND 9.33

ELECTRICAL

- AS PER SUBSECTION 9.34 AND THE ELECTRICAL SAFETY ACT

FIRE BLOCKS

- SHALL BE INSTALLED IN ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES AS PER 9.10.16.1, & 9.10.16.2.
- FIRE BLOCKING MATERIALS SHALL BE INSTALLED TO PREVENT THE PASSAGE OF FIRE AND REMAIN IN PLACE FOR 15min (AS PER CANULC-S101)
- FIRE BLOCKING MATERIALS (NOT SUBJECT TO CANULC-S101) MAY BE:
 - 12.7 mm GYPSUM BOARD
 - 0.38 mm THICK SHEET STEEL
 - 38 mm THICK SOLID LUMBER
 - 2 LAYERS OF 19mm LUMBER WITH JOINTS STAGGERED
 - 12.5 mm PLYWOOD, OSB OR VAPEBOARD WITH JOINTS CONTINUOUSLY SUPPORTED
- THE EFFECTIVENESS OF A REQUIRED FIRE BLOCK SHALL BE MAINTAINED AT ANY PENETRATIONS FROM PIPES, DUCTS OR OTHER ELEMENTS

STAIRS & BALCONIES (INCLUDING DECKS)

- HANDRAILS TO COMPLY WITH SECTION 9.8 AND S87 OF THE ONTARIO BUILDING CODE (LATEST EDITION)
- MAXIMUM STAIR RISE 200mm (7 7/8")
- NOTE: PUBLIC STAIRS MAX 180mm (7")
- MINIMUM STAIR RUN 210mm (8 1/4") PLUS 25mm (1") NOSING
- NOTE: PUBLIC STAIRS MIN 280mm 11"
- MINIMUM STAIR HEADROOM 1950mm (6'-5")
- NOTE: PUBLIC STAIRS MIN 2050mm (6'-9")
- MINIMUM STAIR WIDTH 915mm (3'-0")
- VERTICAL HEIGHT BETWEEN ANY LANDING SHALL NOT EXCEED 3.7m (12'-1")
- RISERS SHALL HAVE A UNIFORM HEIGHT WITH A TOLERANCE NOT EXCEEDING 5mm (3/16") BETWEEN ADJACENT TREADS OR LANDINGS AND BETWEEN TALLEST AND SHORTEST RISERS
- EXTERIOR WOOD FRAMED STAIRS TO BE PROTECTED BY FROST HEAVE WHEN ATTACHED TO A FROST PROTECTED STRUCTURE (EITHER AT THE BASE (GROUND) OR BY ALLOWING FOR FROST MOVEMENT AT THE ATTACHMENT TO THE STRUCTURE)
- STAIR HANDRAIL HEIGHT 865mm-995mm (32"-38")
- HANDRAILS REQUIRED WHERE THERE ARE MORE THAN 2 INTERIOR RISERS AND MORE THAN 3 EXTERIOR RISERS
- TWO HANDRAILS ARE REQUIRED WHERE A STAIR IS 1100mm (3'-7") OR MORE IN WIDTH (EXCEPT SERVING ONLY ONE DWELLING UNIT)
- AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS EXCEPT AT DOORWAYS, LANDINGS AND NEWEL POSTS IN A CHANGE OF DIRECTION
- EXTERIOR CONCRETE STAIRS WITH MORE THAN TWO RISERS/TREADS SHALL BE SUPPORTED ON MINIMUM 150mm (6") THICK FOUNDATION OR BE CANTILEVERED TO FOUNDATION WALLS AT LEAST 200mm (8") THICK
- STAIR MANUFACTURE TO PROVIDE SHOP DRAWINGS & DETAILS OF STAIRS, RAILINGS AND GUARDS PRIOR TO CONSTRUCTION.

WINDOWS & DOORS

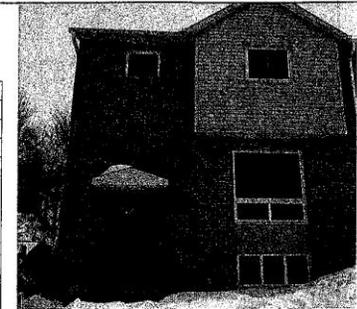
- MAIN ENTRANCE DOOR TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER, GLAZING OR SIDELIGHT, HAVE WEATHERSTRIPPING AND RESIST ENTRY
- GARAGE DOOR ENTRANCE TO DWELLING UNITS SHALL HAVE WEATHERSTRIPPING AND INSTALLED WITH A CLOSURE (FLAME PROOF)
- DWELLING UNIT WINDOWS WITHIN 2m OF ADJACENT GROUND SHALL RESIST FORCED ENTRY
- WHERE DOORS ARE REQUIRED TO RESIST ENTRY, PROVIDE SOLID BLOCKING ON BOTH SIDES AT LOCK HEIGHT BETWEEN JAMBS
- WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST SURFACE CONDENSATION AND COMPLY WITH THE THERMAL CHARACTERISTICS OF TABLE 9.7.3.3. (OR SB12 AS REQUIRED)

WINDOW MINIMUM EGRESS REQUIREMENTS

- OPENABLE FROM INSIDE WITHOUT THE USE OF TOOLS
- MINIMUM OPENABLE AREA OF 3.78sqm WITH NO DIMENSION LESS THAN 15"
- MAINTAIN THE REQUIRED OPENING WITHOUT ADDITIONAL SUPPORT
- NOTE: UNLESS A DOOR ON THAT LEVEL LEADS DIRECTLY OUTSIDE

ONTARIO BUILDING CODE DATA - Part 11

BUILDING SIZE	2190sqft +/- (sqm) SMALL	NUMBER OF STOREYS	2
FLOOR AREA	80sqft OF NEW BUILDING AREA	NUMBER OF STREETS	1
EXISTING BUILDING CLASSIFICATION	PREVIOUS RESIDENTIAL 'C'	CONSTRUCTION INDEX: 1 (AS BUILT)	
PROPOSED CONSTRUCTION	RENOVATE THE BASEMENT INTO A BACHELOR DWELLING UNIT & CONSTRUCT AN ADDITION TO ACCOMMODATE STAIR ENTRANCE.	HAZARD INDEX: C = 2	
RENOVATION	MAJOR RENOVATION	HAZARD INDEX: C = 2	
PERFORMANCE LEVEL CHANGES	STRUCTURAL = NO INCREASE OCCUPANT LOAD = NO INCREASE OVER 15% CHANGE OF MAJOR OCCUPANCY = 1(b) PLUMBING = YES (NEW PLUMBING PROPOSED)		
COMPENSATING CONSTRUCTION	1(b) ADDITIONAL UPGRADING IN THIS SECTION IS NOT APPLICABLE FOR SEPARATION OF SUITES		
REQUIRED FRR	BETWEEN SUITES = 45min (C152 PERMITS 30min) SERVICE ROOMS = 1HR (C163 PERMITS 30min EXCEPT AS REQUIRED FOR FUEL FIRED APPLIANCES = 60min)		
ADDITIONAL REQUIREMENTS FOR CHANGE OF USE 9.40	AS LISTED IN 9.40.2.1.		
EXITS / EGRESS	1 EXIT PROVIDED DIRECTLY TO EXTERIOR PLUS ONE EXIT THROUGH AN EGRESS WINDOW		
EMERGENCY LIGHTING	NOT REQUIRED		
EXIT SIGNS	NOT REQUIRED		
FIRE ALARM	NOT REQUIRED		
VENTILATION	NATURAL VENTILATION 0.28sqm PER ROOM AND 0.09sqm PER WATER CLOSET ROOM (DESIGN BY OTHERS)		
HEATING	AS PER PART 6 EXCEPT AS PERMITTED IN PART 11 (DESIGN BY OTHERS)		
SMOKE ALARMS & CARBON MONOXIDE	C175 & C197 = MAY BE BATTERY OPERATED		



LEGEND

POSTS

- X = POINT LOAD ABOVE
- HSS = HOLLOW STRUCTURAL STEEL POST
- P1 = 8,000 LB STEEL POST
- P2 = 2 - 2x4 OR 2x6 POST
- P3 = 3 - 2x4 OR 2x6 POST
- P4 = 4 - 2x4 OR 2x6 POST
- P5 = 5 - 2x4 OR 2x6 POST
- P6 = 6x6 POST

ALL WOOD LINTELS ARE 2-2x10 WITH P2 ON EITHER SIDE UNLESS OTHERWISE SPECIFIED

MECHANICALLY FASTEN POSTS TO BEAMS

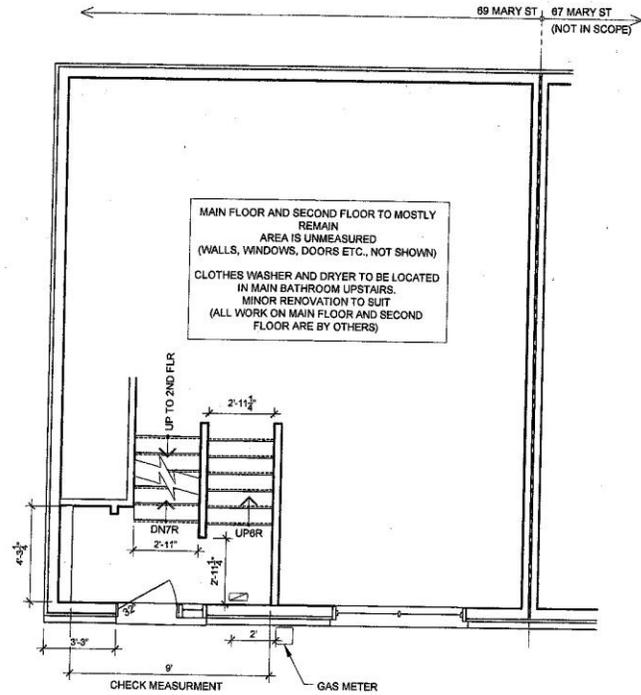
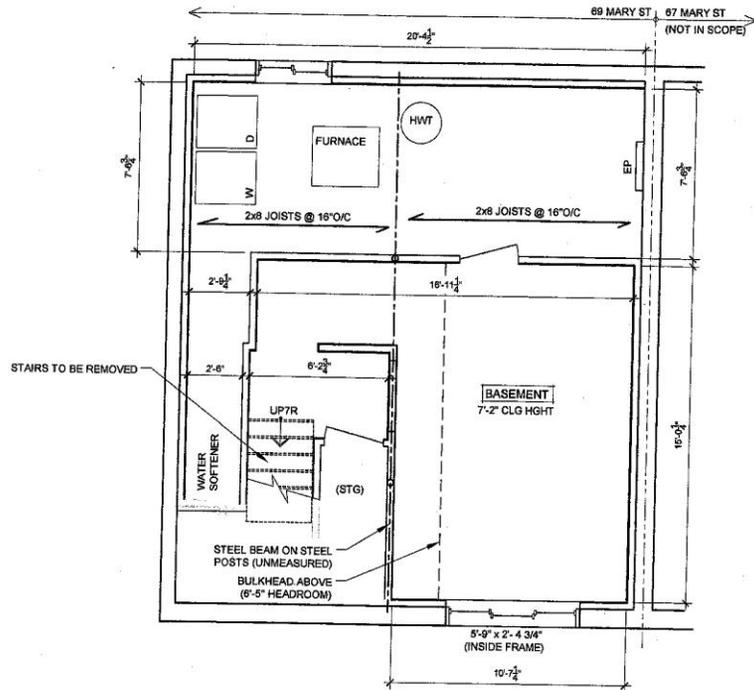
- PT = PRESSURE TREATED
- AA = ATTIC ACCESS
- WD = STACKABLE WASHER/DRYER
- F = FRIDGE
- HWT = HOT WATER TANK (SECURED TO STRUCTURE)
- LVL = ENGINEERED BEAM BY MANUFACTURER

20 MINUTE WOOD DOORS

- OBC REFERENCE: 9.10.13.2. SOLID CORE WOOD DOOR AS A CLOSURE
- (1) A 45 MM THICK SOLID CORE WOOD DOOR IS PERMITTED TO BE USED WHERE A MINIMUM FIRE-PROTECTION RATINGS OF 20 MIN IS PERMITTED OR BETWEEN A PUBLIC CORRIDOR AND A SUITE PROVIDED THE DOOR CONFORMS TO CAN/ULC-S113, "WOOD CORE DOORS MEETING THE PERFORMANCE REQUIRED BY CAN/ULC-S104 FOR TWENTY MINUTE FIRE RATED CLOSURE ASSEMBLIES".
- (2) DOORS DESCRIBED IN SENTENCE (1) SHALL HAVE NOT MORE THAN A 6 MM CLEARANCE BENEATH AND NOT MORE THAN 3 MM AT THE SIDES AND TOP.
- 9.10.13.3. UNRATED WOOD DOOR FRAMES
- (1) DOORS REQUIRED TO PROVIDE A 20 MIN FIRE-PROTECTION RATING OR PERMITTED TO BE 45 MM SOLID CORE WOOD SHALL BE MOUNTED IN A WOOD FRAME OF AT LEAST 38 MM THICKNESS WHERE THE FRAME HAS NOT BEEN TESTED AND RATED.

Structure to be confirmed

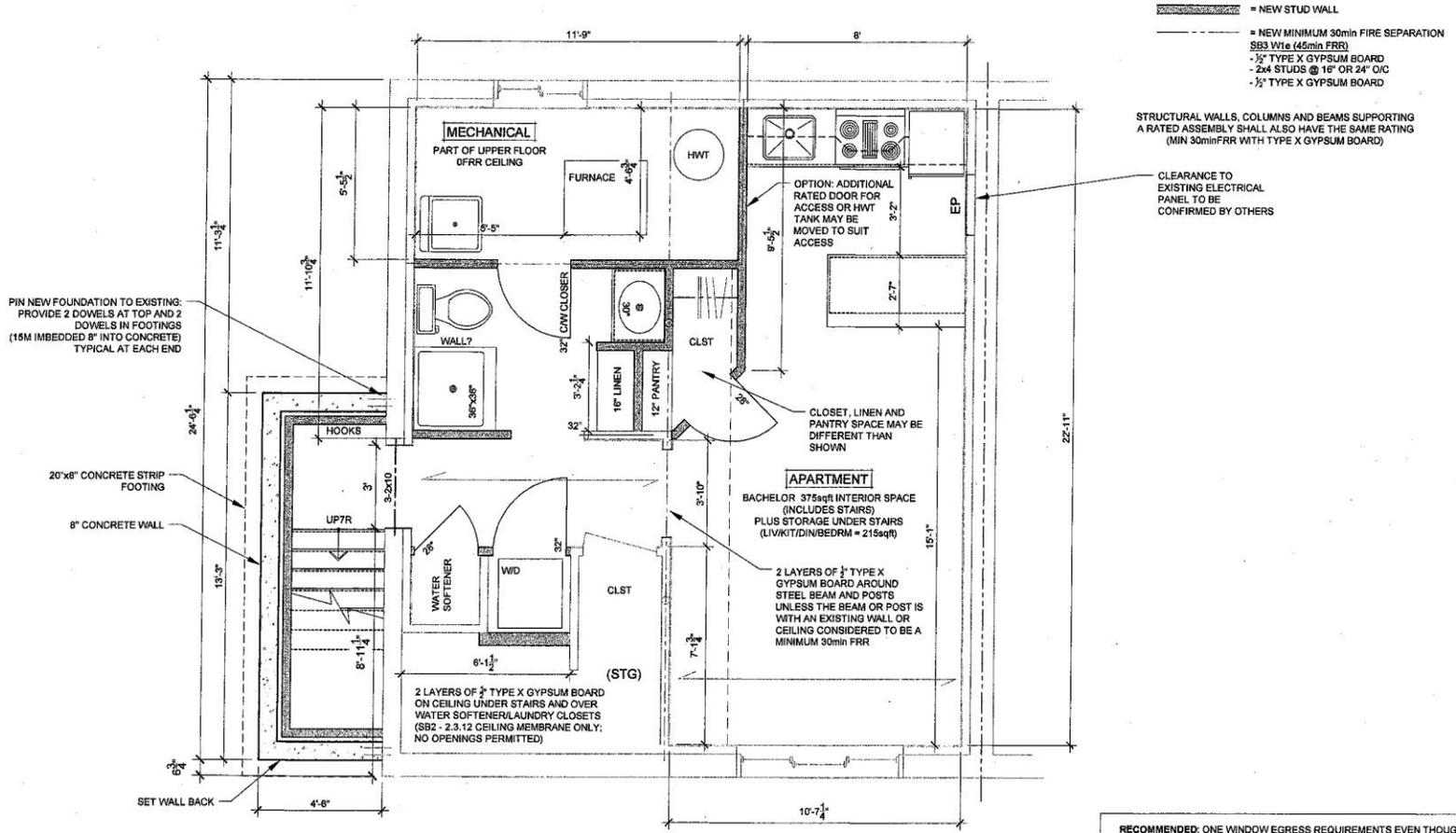
<p>Professional Seal</p> <p>TM Draft By Design PO Box 330 Brasserie, ON 613-402-1492 tmdraftbydesign@gmail.com</p>	<p>Professional Seal</p> <p>The undersigned has reviewed and takes responsibility for the design activities as defined by the Ontario Building Code and has the qualifications and meets the requirements as set out in the Ontario Building Code. These drawings are the property of the designer. Any duplicates not intended for this project are not permitted unless written permission is given separately by the undersigned.</p>	<p>QUALIFICATION INFORMATION</p> <p>TARA MAY BROTTON 26706 Name BCIN</p> <p>Signature</p> <p>REGISTRATION INFORMATION</p> <p>TM DRAFT BY DESIGN 43358 Firm Name BCIN</p>	<p>Project Information</p> <p>RESIDENTIAL RENOVATION (BASEMENT SUITE)</p> <p>68 MARY ST ALMONTE ONTARIO OWNER:</p>	<p>Project Start</p> <p>March 2019</p>	<p>Sheet Title</p> <p>COVER PAGE</p>					
				<p>Last Saved</p> <p>June 17, 2019</p>	<p>Scale</p> <p>DO NOT SCALE DWGS</p>					
<p>Revisions</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>For Review</td> <td>June 17/19</td> </tr> </table>				NO.	DESCRIPTION	DATE	1	For Review	June 17/19	<p>Sheet</p> <p>A0.0 1/6</p>
NO.	DESCRIPTION	DATE								
1	For Review	June 17/19								



EXISTING DIMENSIONS ARE BELIEVED TO BE ACCURATE BUT ARE NOT WARRANTED. SOME TOLERANCES SHALL BE GIVEN DURING CONSTRUCTION. INFORM THE DESIGNER OF ANY DISCREPANCIES THAT MAY AFFECT THE DESIGN

----- = EXISTING FRM PARTY WALL

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= NEW STUD WALL
 = NEW MINIMUM 30min FIRE SEPARATION
 SB3 W1e (45min FRR)
 - 1/2" TYPE X GYPSUM BOARD
 - 2x4 STUDS @ 16" OR 24" O/C
 - 1/2" TYPE X GYPSUM BOARD

STRUCTURAL WALLS, COLUMNS AND BEAMS SUPPORTING A RATED ASSEMBLY SHALL ALSO HAVE THE SAME RATING (MIN 30minFRR WITH TYPE X GYPSUM BOARD)

CLEARANCE TO EXISTING ELECTRICAL PANEL TO BE CONFIRMED BY OTHERS

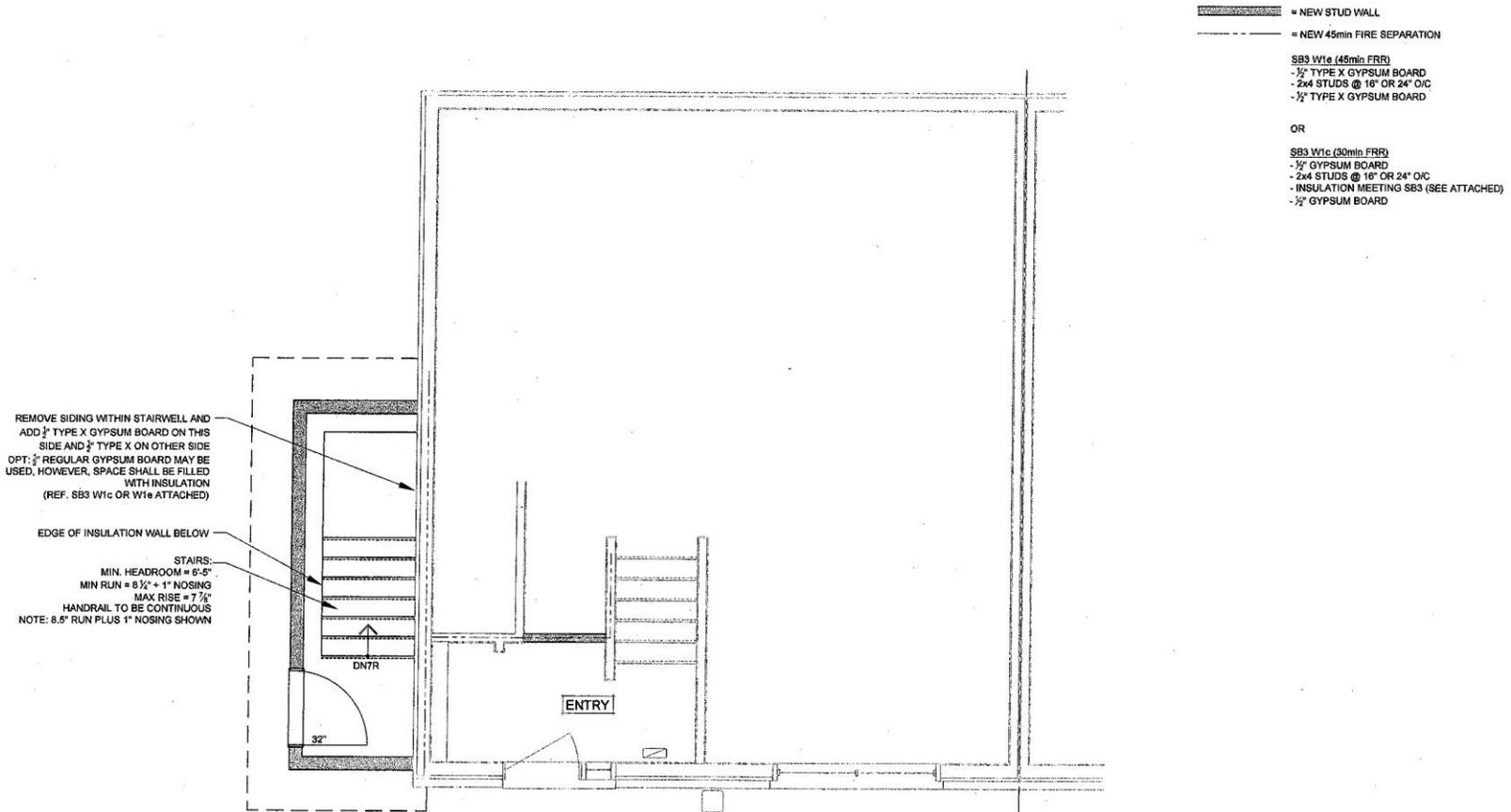
APARTMENT
 BACHELOR 375sqft INTERIOR SPACE (INCLUDES STAIRS) PLUS STORAGE UNDER STAIRS (LIV/KIT/DIN/BEDRM = 215sqft)
 2 LAYERS OF 1/2" TYPE X GYPSUM BOARD AROUND STEEL BEAM AND POSTS UNLESS THE BEAM OR POST IS WITH AN EXISTING WALL OR CEILING CONSIDERED TO BE A MINIMUM 30min FRR

2 LAYERS OF 1/2" TYPE X GYPSUM BOARD ON CEILING UNDER STAIRS AND OVER WATER SOFTENER/LAUNDRY CLOSETS (SB2 - 2.3.12 CEILING MEMBRANE ONLY; NO OPENINGS PERMITTED)

RECOMMENDED: ONE WINDOW EGRESS REQUIREMENTS EVEN THOUGH THERE IS DOOR LEADING DIRECTLY TO OUTSIDE
 - OPENABLE FROM INSIDE WITHOUT THE USE OF TOOLS OR SPECIAL KNOWLEDGE
 - MINIMUM OPENABLE AREA OF 3.78sqft WITH NO DIMENSION LESS THAN 15"
 - MAINTAIN THE REQUIRED OPENING WITHOUT ADDITIONAL SUPPORT
 - WINDOW WELL SHALL ALLOW A MINIMUM 22" CLEARANCE IN FRONT OF WINDOW

Structure to be confirmed

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	NO.	DESCRIPTION	DATE										
1	For Review	June 17/19											



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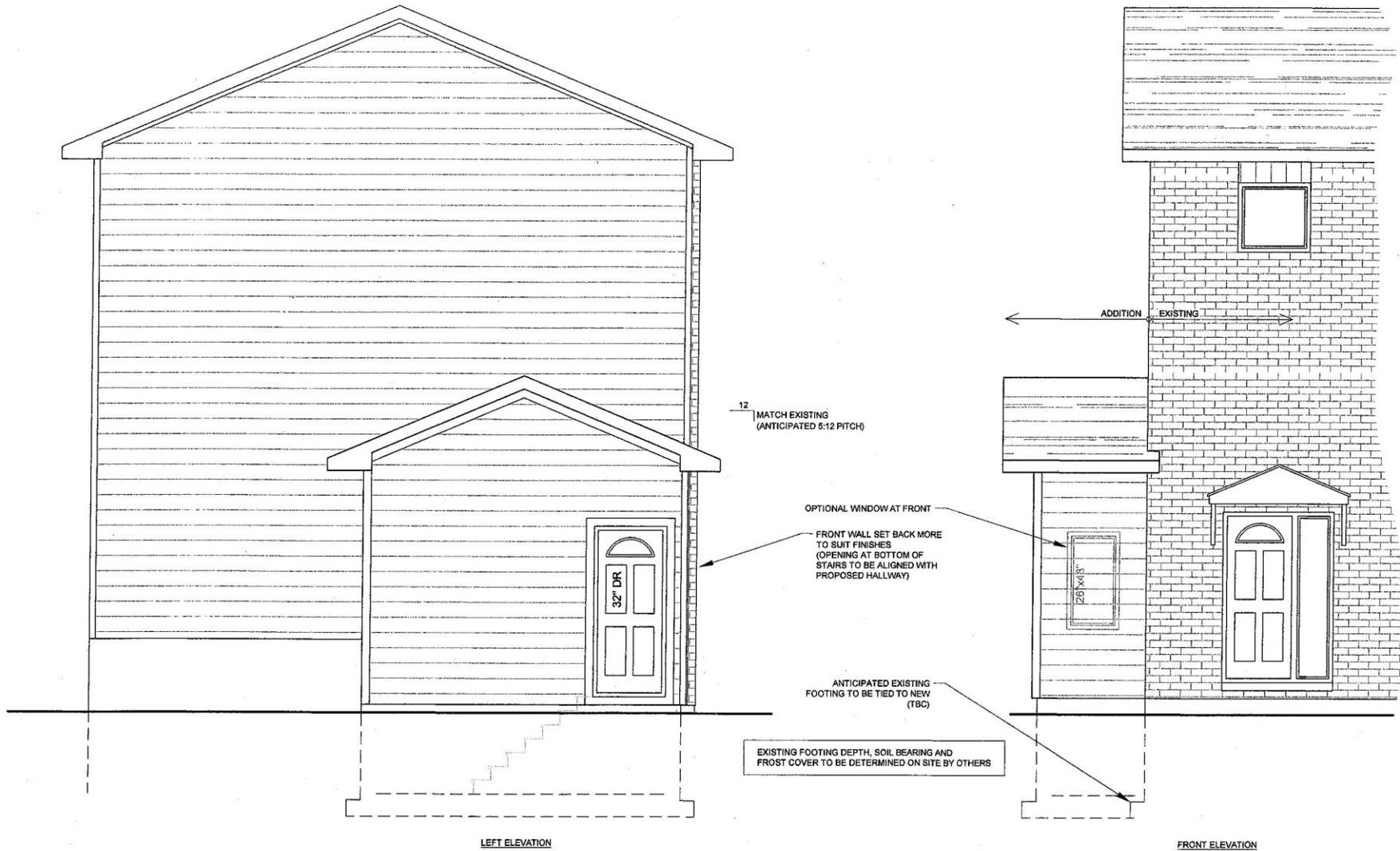
Professional Seal
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These drawings are the property of the designer. Any duplicates not intended for this project are not permitted unless written permission is given separately by the undersigned.

QUALIFICATION INFORMATION
TARA MAY-BROTTON 26705
Name BCIN
Signature
REGISTRATION INFORMATION
TM DRAFT BY DESIGN 4335B
Firm Name BCIN

Project Information
RESIDENTIAL RENOVATION
(BASEMENT SUITE)
69 MARY ST
ALMONTE ONTARIO
OWNER:

Project Start	March 2019
Last Saved	June 17, 2019
Revisions	
NO. DESCRIPTION DATE	
1. For Review	June 17/19

Sheet Title	MAIN FLOOR PLAN
Scale	1/4" = 1'-0"
Sheet	A.1.1
	4/6



LEFT ELEVATION

FRONT ELEVATION

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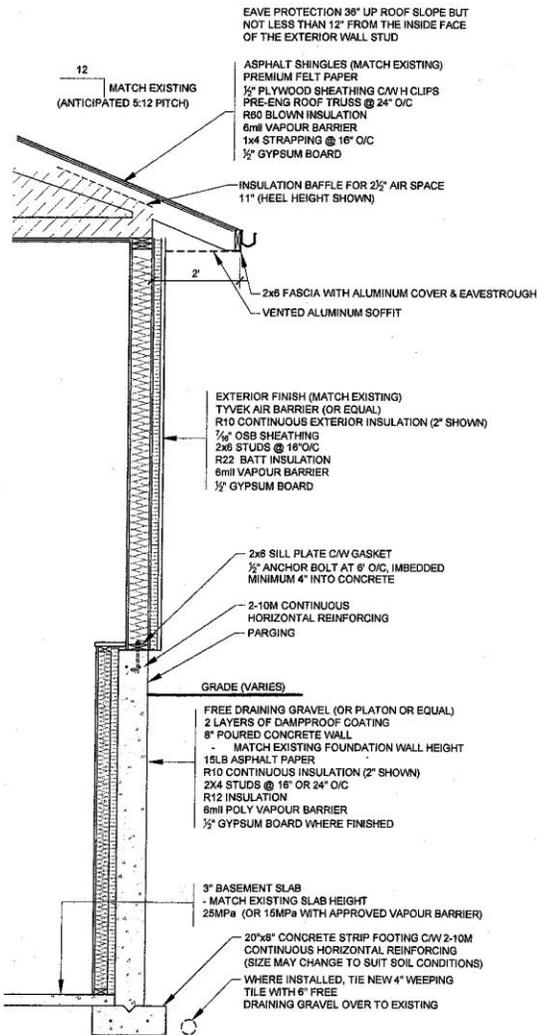
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QUALIFICATION INFORMATION

TARA MAY-BROTTON 26706
 Name BCIN
 Signature

REGISTRATION INFORMATION

TM DRAFT BY DESIGN 43358
 Firm Name BCIN



X
A4.0

SCALE: 3/8" = 1'

X
A4.0

SCALE: 1/4" = 1'

1
A4.0

GENERAL WALL SECTION

SCALE: 3/8" = 1'

Project Information

RESIDENTIAL RENOVATION
 (BASEMENT SUITE)

69 MARY ST
 ALMONTE ONTARIO
 OWNER:

Project Start

March 2019

Last Saved

June 17, 2019

Revisions

NO.	DESCRIPTION	DATE
1	For Review	June 17/19

Sheet Title

WALL SECTIONS

Scale

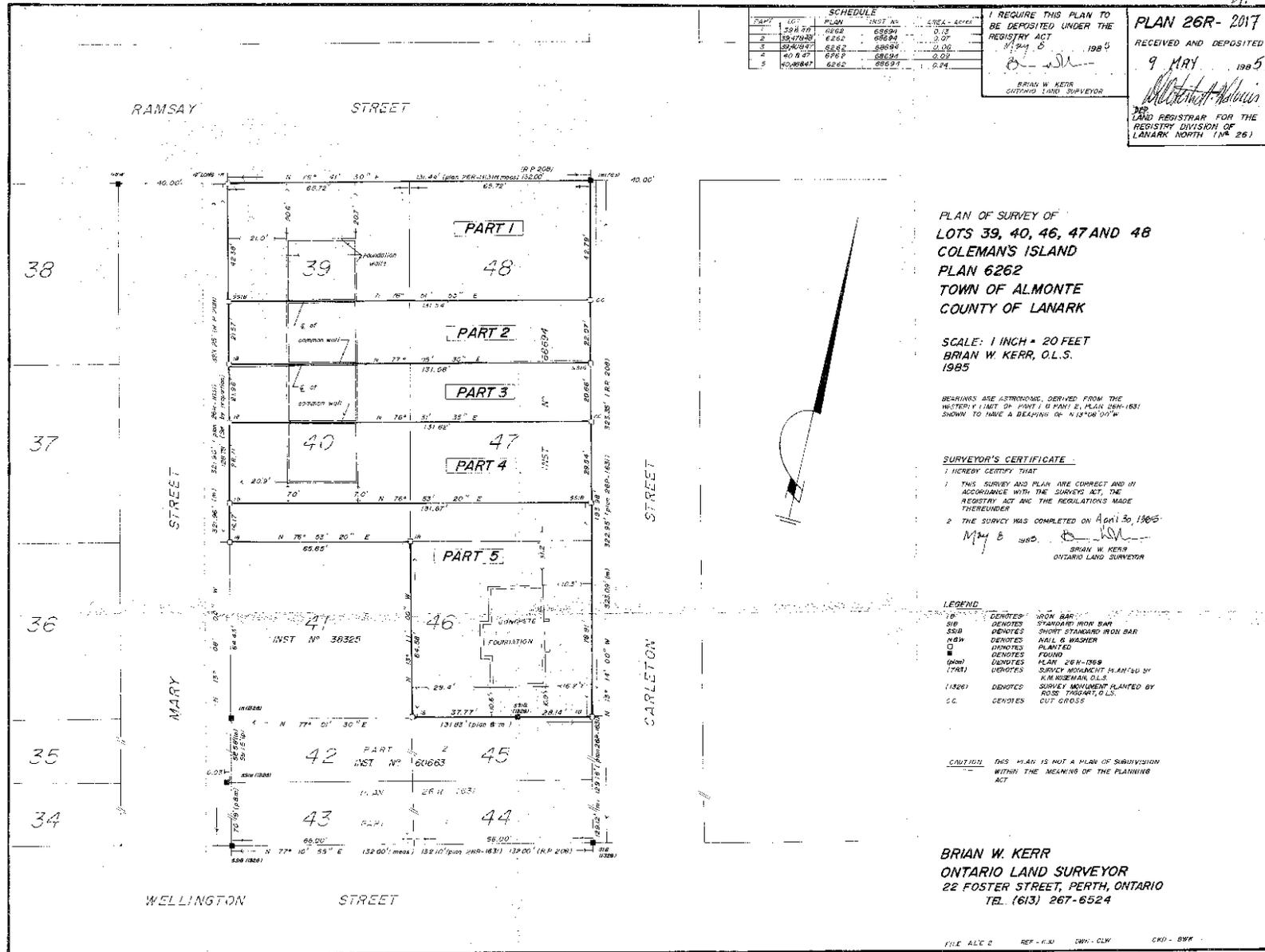
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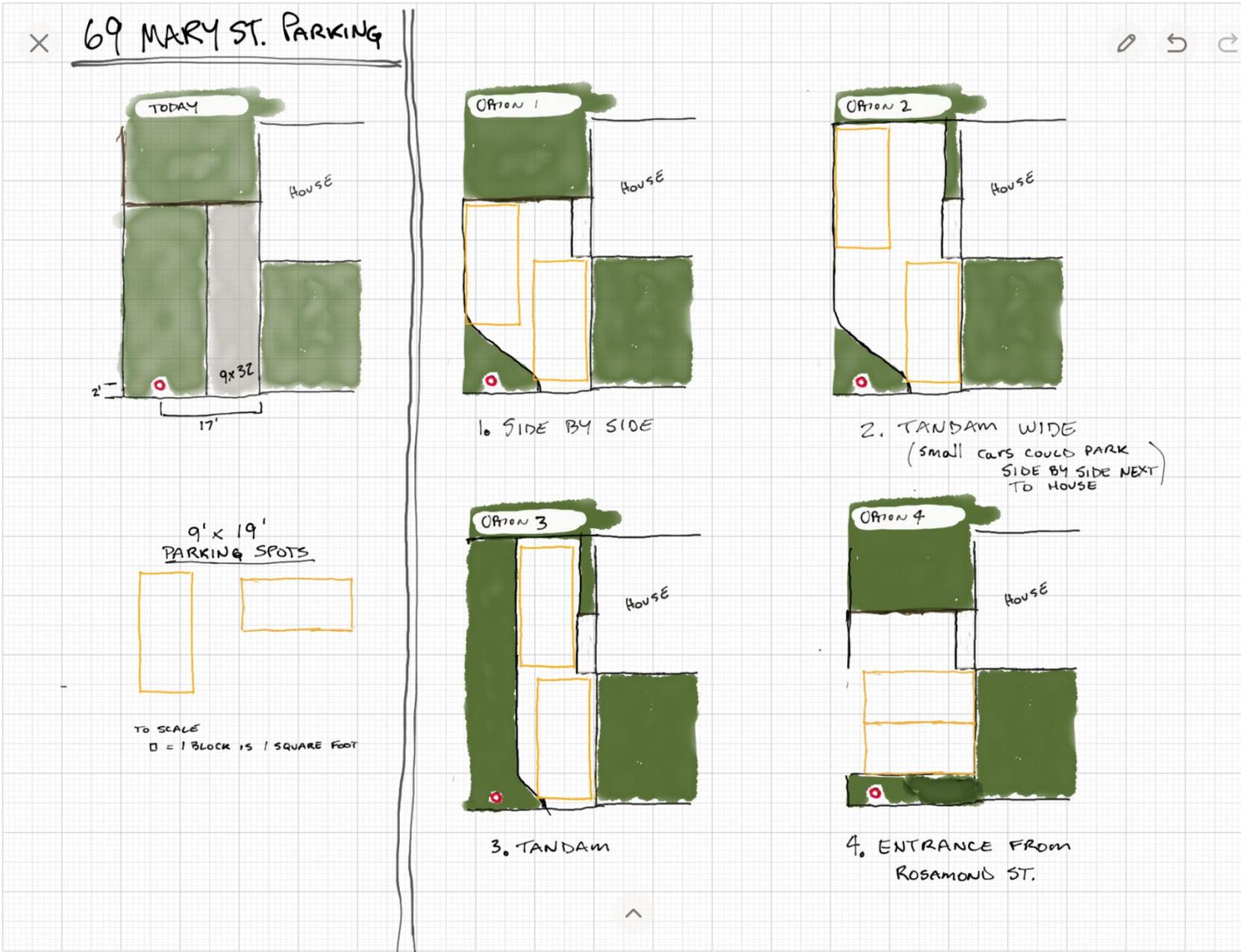
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6/6

Schedule B Survey



Schedule C Parking Plans



Schedule D Site Photos



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday August 14
TO: Committee of Adjustment
FROM: Maggie Yet, Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-06-19**
Plan 842, Lot 2
Ramsay Ward, Municipality of Mississippi Mills
Municipally known 490 River Road, Village of Appleton
OWNER/APPLICANT: Serge Monette

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Lot 2 on Plan 842, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 490 River Road, Village of Appleton, to reduce the provisions for the projection of a covered porch from 2m (6.6ft) while maintaining a setback of 3m (9.8ft) from the front lot line, to legally permit an existing covered porch with a projection of 3m (9.8ft) maintaining a setback of 1.87m (6.1ft) to the front lot line, 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.**

PURPOSE AND EFFECT

The owner is requesting relief from the provisions for the projection of a covered porch from 2m, while maintaining a setback of 3m from the front lot line; to legally permit a projection of 3m up to 1.87m of the front lot line within the Residential First Density (R1) Zone. The porch is not attached to the house, however it serves as a landing to the front entrance of the dwelling. The requested relief is outlined in the table below:

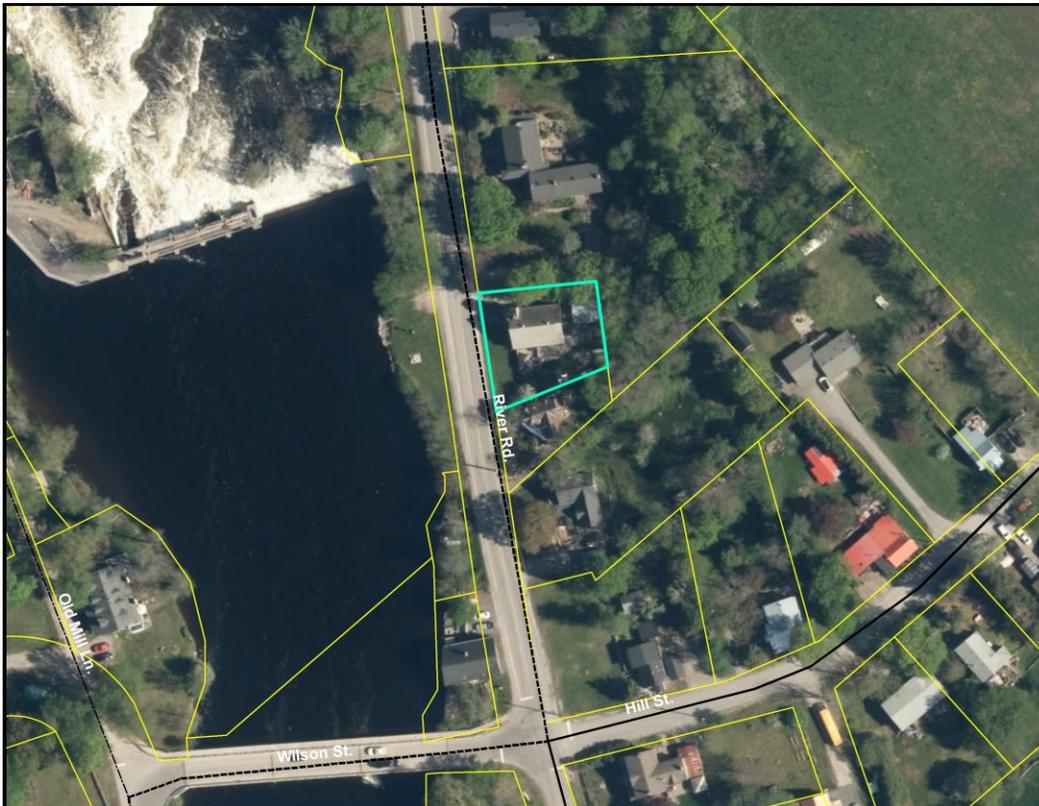
Table 1. – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
Table 6.19	Permitted Projections – Covered Porch	Projection of 2m (6.6ft) while maintaining a 3m (9.8ft) setback from the front lot line	Projection of 3m (9.8ft) maintaining a setback of 1.87m (6.1ft) to the front lot line

DESCRIPTION OF SUBJECT LANDS

The subject property is located in the Village of Appleton, north of the River Road and Wilson Street/Hill Street intersection. The property is approximately 865.2m² (0.21ac) with a frontage of ±32m (105ft) along River Road. The property is the site of a former Methodist church; the existing dwelling was converted for residential use in 1960. The surrounding land uses are primarily low density residential.

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The property is serviced by private water and septic and has driveway access from River Road, a County owned and maintained road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

CBO: No concerns.

Fire Chief: No comments received.

Director of Roads and Public Works: No concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Leeds, Grenville & Lanark District Health Unit: Please be advised that our comments will follow once an inspection of the property has been completed. We have notified the property owner of the need to complete and submit to our office a Sewage System Maintenance Inspection Application.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date of this report.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Rural Settlement Area and Hamlet” in the Municipality’s Community Official Plan (COP). The Rural Settlement Area and Hamlet designation permits low density residential uses and accessory uses. The Municipality’s COP does not specifically address or contain policies related to minimum front lot line setbacks for projections on properties located within the Rural Settlement Area and Hamlet designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential First Density (R1)” by the Municipality’s Comprehensive Zoning By-law #11-83. The owner is applying to reduce minimum requirements for projections in a front yard to legally permit an existing covered porch as prescribed in the General Provisions Section 6.19.

Permitted Projections and Minimum Setbacks in a Front Yard

The intent of the minimum front lot setback requirement is to provide sightlines for vehicular and pedestrian movement and safety, as well as maintain spatial separation between the dwelling and the lot line in order to accommodate off-street parking, landscaping and snow storage.

Sightlines: The covered porch replaces and expands on the footprint of a previously existing staircase to the front entrance. While the distance from the edge of the projection to the front lot line is 1.9m (6.1ft), the distance from the lot line to the County road is approximately 2.8m (9.2ft). Given the total distance from the edge of the projection to the municipal roadway of ±4.7m (15.4ft), Staff is opinion that sightlines are sufficiently maintained to protect vehicular and pedestrian movement and safety.

Parking: With respect to off-street parking, there is an existing detached garage located in the rear yard to accommodate parking. The garage is accessed from the side yard of the property from River Road. As such, the proposal does not impact parking requirements on the property.

Landscaping, Runoff, Maintenance and Snow Storage: The covered porch has an area of approximately 8.0m² (85.8ft²), representing a total coverage of 4.6% of the front yard. As such, Staff is of the opinion that adequate usable space is available in the front yard for landscaping, runoff, and maintenance and snow storage.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the *Zoning By-law #11-83*.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable for the appropriate development and use of the lands as it will legally recognize and permit a structure intended to maximize safety and the owner's personal enjoyment and use of the land. Given the configuration of the church and the height of the steeple, accumulation and falling of ice and snow in the front yard is a significant safety concern. The owner has replaced the former steps to the front entrance with a landing constructed of wood to prevent slipping and added a roof to shelter residents and visitors from falling snow and ice. Therefore, Staff is of the opinion that the requested relief is desirable and appropriate development of the subject lands.

4. Is the proposal minor?

The proposed variance to the provisions for projections would reduce the requirement from a maximum allowable projection of 2m (6.6ft) while maintaining a 3m (9.8ft) setback from the front lot line, to a projection of 3m (9.8ft) while maintaining a setback of 1.87m (6.1ft) to the front lot line. The requested relief constitutes a difference of a 1m (3.3ft) projection and encroachment into the minimum front lot line of 1.13m (3.7ft). Staff do not consider the request significant from a quantitative perspective. The requested relief demonstrates no foreseeable impacts and safety concerns. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

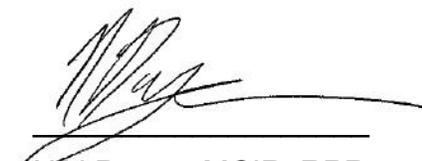
Overall, Staff supports the Minor Variance application. The variance would allow the owner to maximize the enjoyment and safety of their property with no foreseeable impacts to any other stakeholders. Staff believe that Minor Variance Application A-06-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variance be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

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

All of which is respectfully submitted,

A handwritten signature in black ink, appearing to read 'Maggie Yet', written over a horizontal line.

Maggie Yet
Planner 1

A handwritten signature in black ink, appearing to read 'Niki Dwyer', written over a horizontal line.

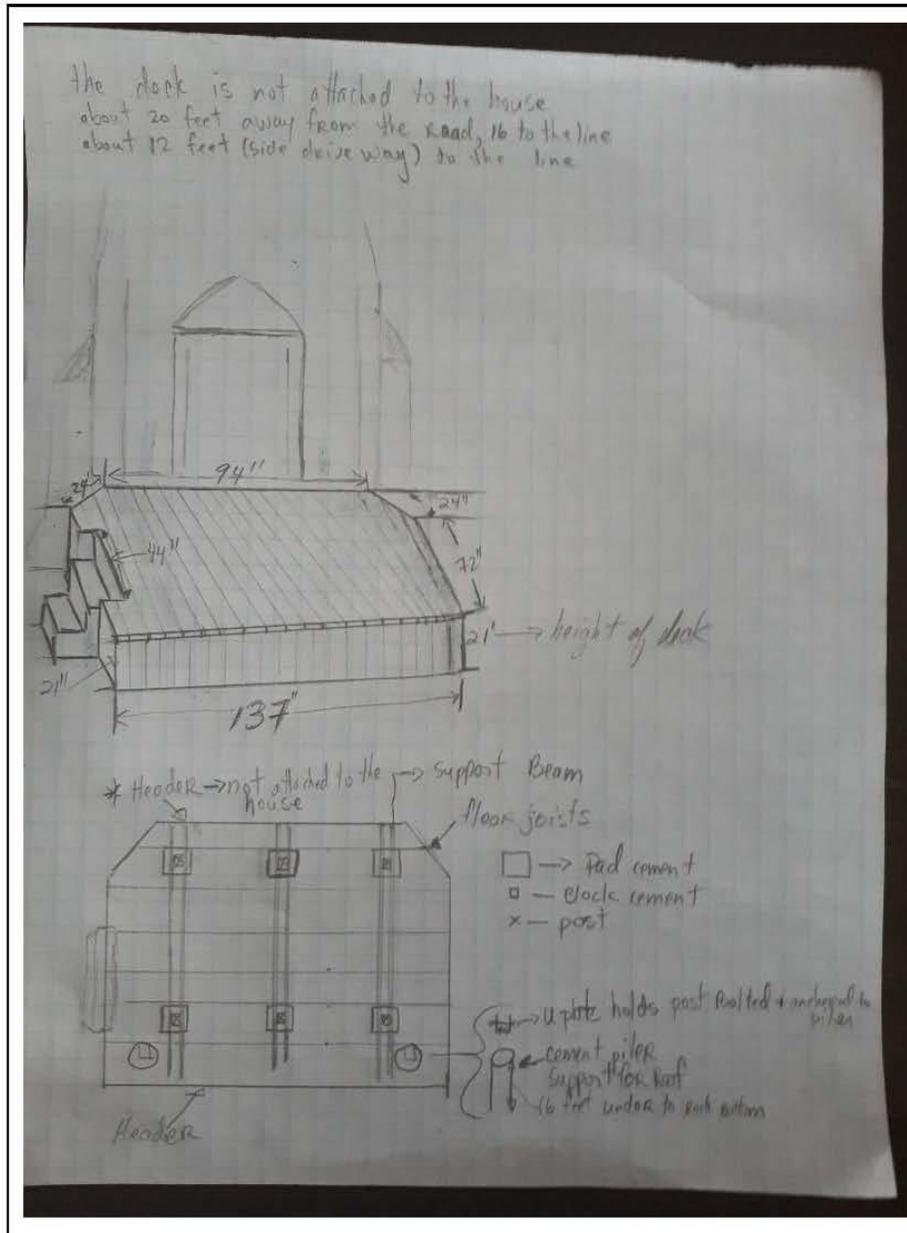
Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

ATTACHMENTS:

SCHEDULE A – Site Plan

SCHEDULE B – Survey Image (Plan 842)

SCHEDULE C – Site Photo

SCHEDULE A – Site Plan

- floating deck, not attached to the house

-6 cement pads about 4 inches thick with rebar. Each pad has 1 pier and post (deck block for post) to receive joist

Materials :

6 cement pads 4" 2 x 2

6 cement blocks for deck posts. 12"

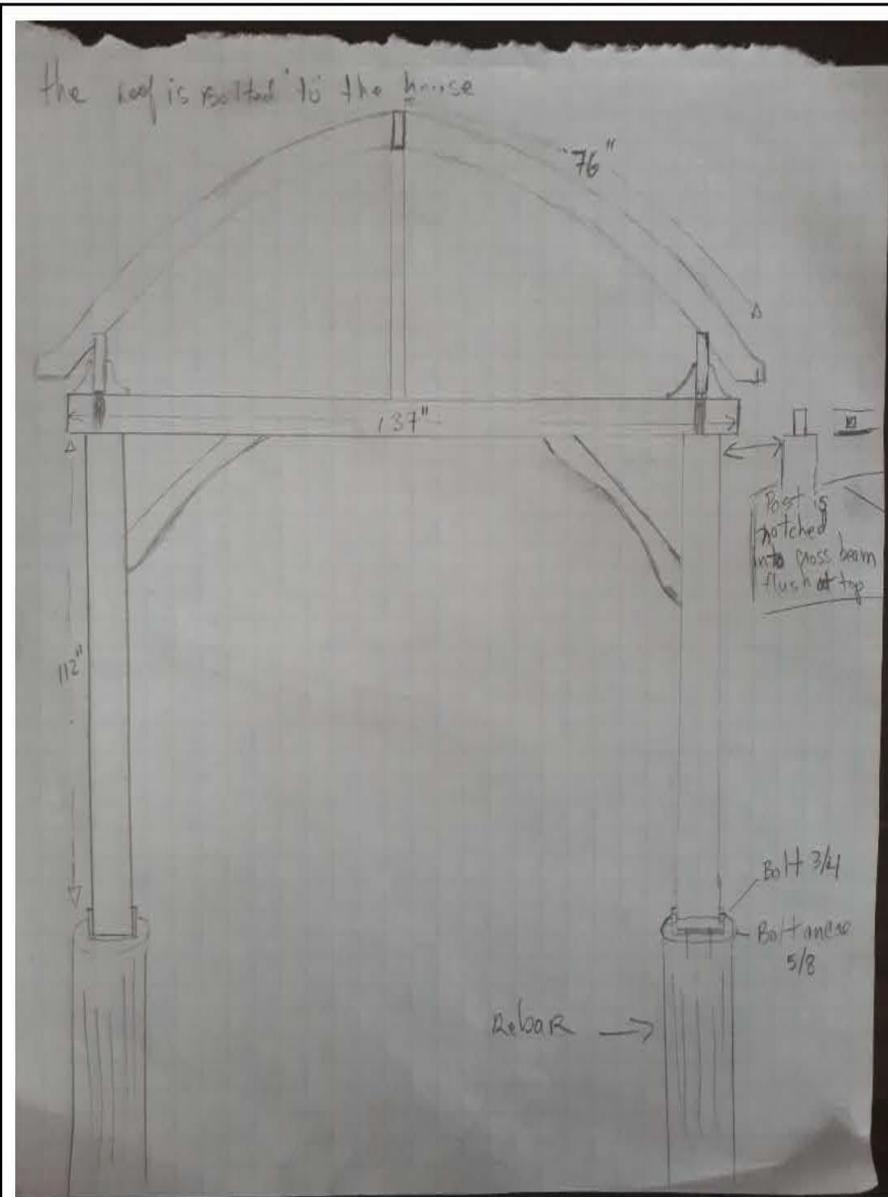
6 posts 4 x 4 pressure treated

6 floor support on each side of the post. 2 x 6 pressure treated

8 floor joists. 2 x 6 (placed at about 12" apart)

floor planks & skirt 1 x 6 pressure treated

deck screws



Roof is bolted to the stone house. Ancred with U plate holds joists. Also the front posts are sitting on 2 pillars with U plates holding them in place.

Post and beams : both beams have a 8 inch section going into the top joist beam. Flush on the top.

Roof is independent from the deck

Material

2 Posts Beam 8 x 8 red pine

1 beam joist 8 x 8 red pine

2 Roof joist (sides) 3 x 10 jack pine

1 Top ridge 3 x 7 red pine

12 rafters (6 per side) 5 x 3 red pine

2 planks end of rafters 2 x 6 pressure treated

2 corner supports for the post beam and joist 3 x 8 jack pine

1 center support leg from Joist holding the front top ridge 3 x 7 red pine

roof planks 1 inch tongue & groove

shingles

ice shield

2 Piers (pillars) cement with 5 rebars each 6' deep.

2 U plates (brackets) sitting on the pillars holding the Posts in place. $\frac{5}{8}$ ancre bolts 2 (for cement) per plate into the cement pillar. The posts are bolted to the U channel with a $\frac{5}{8}$ bolt with a nut and washers

Roof

3 U plates (brackets) bolted to the house. Ancred with $\frac{5}{8}$ bolts for cement.

Each joist and top ridge is bolted into the U channel with a $\frac{5}{8}$ bolt with washers.

SCHEDULE C Site Photos



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-07-19 (D13-ZEI-19)**
Plan 6262, Baird Section, Lot 15
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 66 Farm Street

OWNERS/APPLICANTS: Jennifer Zeitz

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the lands legally described as Lot 15 in Baird Section, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 66 Farm Street, to reduce the minimum side yard setback from 1.2m (3.9ft) to 0m to expand on an existing non-conforming addition to the rear of the dwelling, subject to the following conditions:

1. That the Minor Variances are approved based on the plans submitted; and
2. That the owners obtain all required building permits.

PURPOSE AND EFFECT

The applicant/owner is applying to expand a non-conforming addition at the rear of the existing dwelling located within the Residential Second Density (R2) Zone. The proposed addition would maintain the existing setback of 0m of the dwelling and addition from the side lot line and would expand further into the rear yard. The proposed expansion would contain an accessible washroom and a bedroom. The Minor Variance request is outlined below:

Table 1 – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
Table 13.2A	Side Yard, Minimum	1.2m (3.9ft)	0m

DESCRIPTION OF SUBJECT LANDS

The subject property is located on Farm Street in Almonte Ward. The property is 803.2m² (8,645ft²) in size with a frontage of ±25.3m (83ft). The property is occupied by a single detached dwelling with an addition in the rear of the dwelling. The existing addition will be expanded by a total of 74.6m² (511.7ft²). The proposed addition would contain an accessible bathroom and additional bedroom. The property is generally surrounded by low density residential uses. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property is serviced by municipal water and sewer services and has driveway access from Farm Street, a municipally owned and maintained road. The municipal servicing and infrastructure demands will not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

CBO: No concerns.

Fire Chief: No comments received.

Director of Roads and Public Works: No concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

No comments have been received from external agencies as of the date this report was prepared.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Residential” in the Municipality’s Community Official Plan (COP). The Residential designation permits low and medium density residential uses and accessory uses. The Municipality’s COP does not specifically address or contain policies related to minimum side yard setbacks for properties located within the Residential designation. As such, the requested variances conform to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential Second Density (R2)” by the Municipality’s Comprehensive Zoning By-law #11-83. The R2 Zone permits a detached dwelling, duplex dwelling, semi-detached dwelling or triplex dwelling, and accessory uses, buildings and structures. The owners are applying to reduce the minimum required side yard setback in order to permit the expansion of an existing non-conforming addition in the rear of the dwelling.

Minimum Side Yard Setback Requirement

The intent of the minimum exterior side yard setback requirement is to ensure sufficient spatial separation in order to accommodate maintenance requirements, prevent runoff onto neighbouring properties and to mitigate any potential visual and privacy impacts.

Given that the proposed addition would be no closer to the side lot line than the existing dwelling and addition, Staff is of the opinion the potential impacts maintenance and visual and privacy impacts are negligible as the existing building line would be maintained. The increase in hard surfaces will increase runoff; however, the applicant has stated that eavestroughing on the proposed addition will direct runoff towards the rear of the subject property.

As such, Staff is of the opinion that the proposed variance maintains the general intent of Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable for the appropriate development and use of the land as it would allow the expansion and alteration of an existing addition that would maximize the owner’s personal enjoyment and use of the land. The addition of accessible bathroom and bedroom on the ground floor would increase livable space within the dwelling for the owner and encourage aging in place.

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the proposed addition would maintain the building line of the existing dwelling and addition and would be expanded in the rear yard of the subject property. Due to the site-specific nature of the property (i.e. the location of the existing and proposed structure, its size, and the negligible impacts), the proposal would not set a precedent for future applications where these features are not present. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

4. Is the proposal minor?

The proposed variance to the minimum side yard setback would reduce the requirement from 1.2m (3.9ft) to 0m, resulting in a requested relief of 1.2m. Staff do not consider the request significant from a qualitative perspective, as the impacts are negligible given the existing building line. The proposal demonstrates no foreseeable impacts to maintenance, runoff, and privacy to the property in question or to adjacent properties. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variance would allow the owner to maximize the use and enjoyment of their property and encourages aging in place with no foreseeable impacts to any other stakeholders. Staff believe that Minor Variance application A-07-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variance be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

- 1. That the Minor Variances are approved based on the plans submitted; and**
- 2. That the owners obtain all required building permits.**

All of which is respectfully submitted,



Maggie Yet
Planner 1

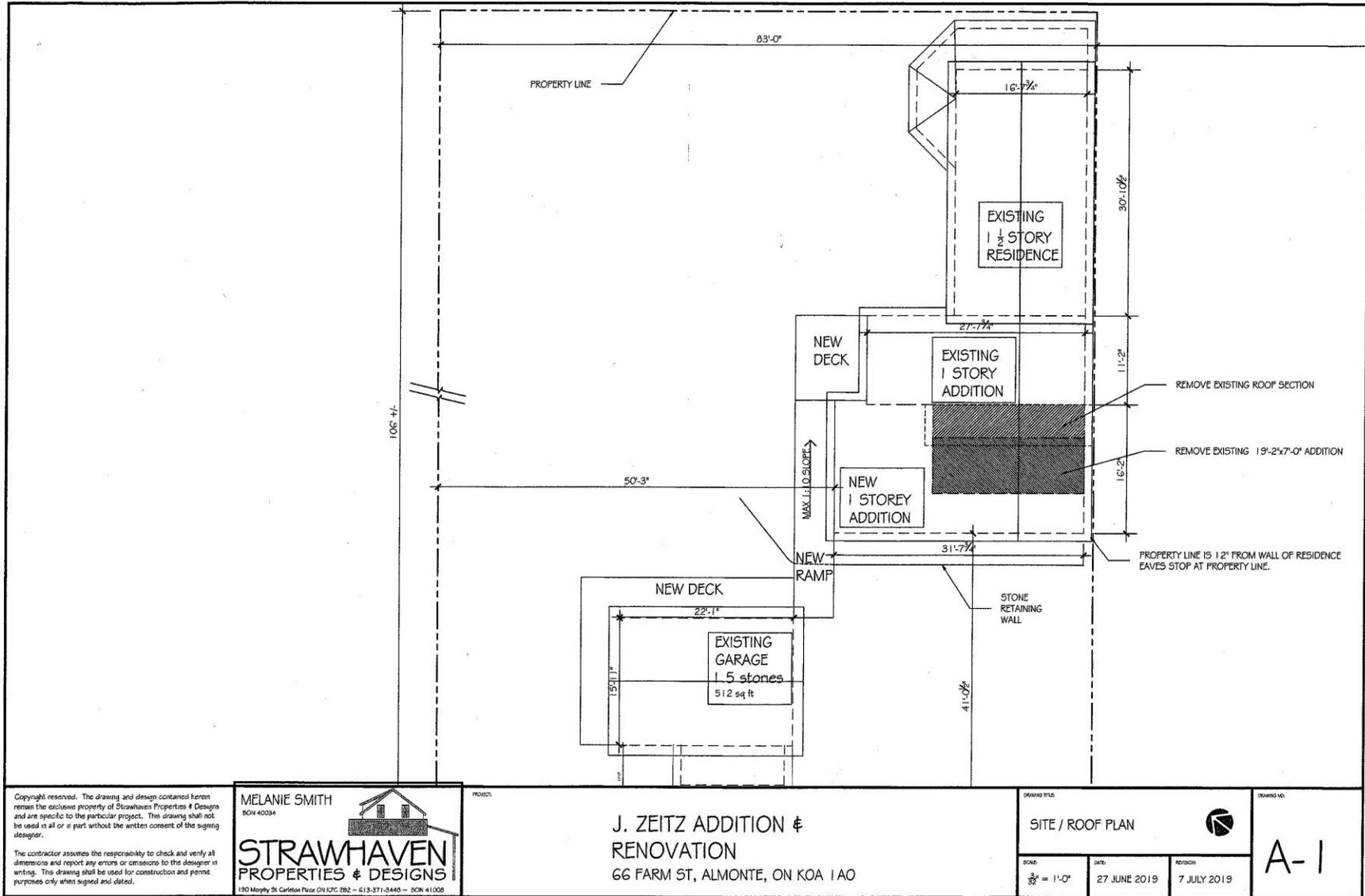


Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

ATTACHMENTS:

SCHEDULE A – Site Plans

Schedule A Site Plans



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The contractor assumes the responsibility to check and verify all dimensions and report any errors or omissions to the designer in writing. This drawing shall be used for construction and permit purposes only when signed and dated.

MELANIE SMITH
BCN 40234



STRAVHAVEN
PROPERTIES & DESIGNS

130 Moply St. Carleton Place ON K7C 2B2 - 613-371-3445 - BCN 41008

PROJECT

J. ZEITZ ADDITION & RENOVATION
66 FARM ST, ALMONTE, ON K0A 1A0

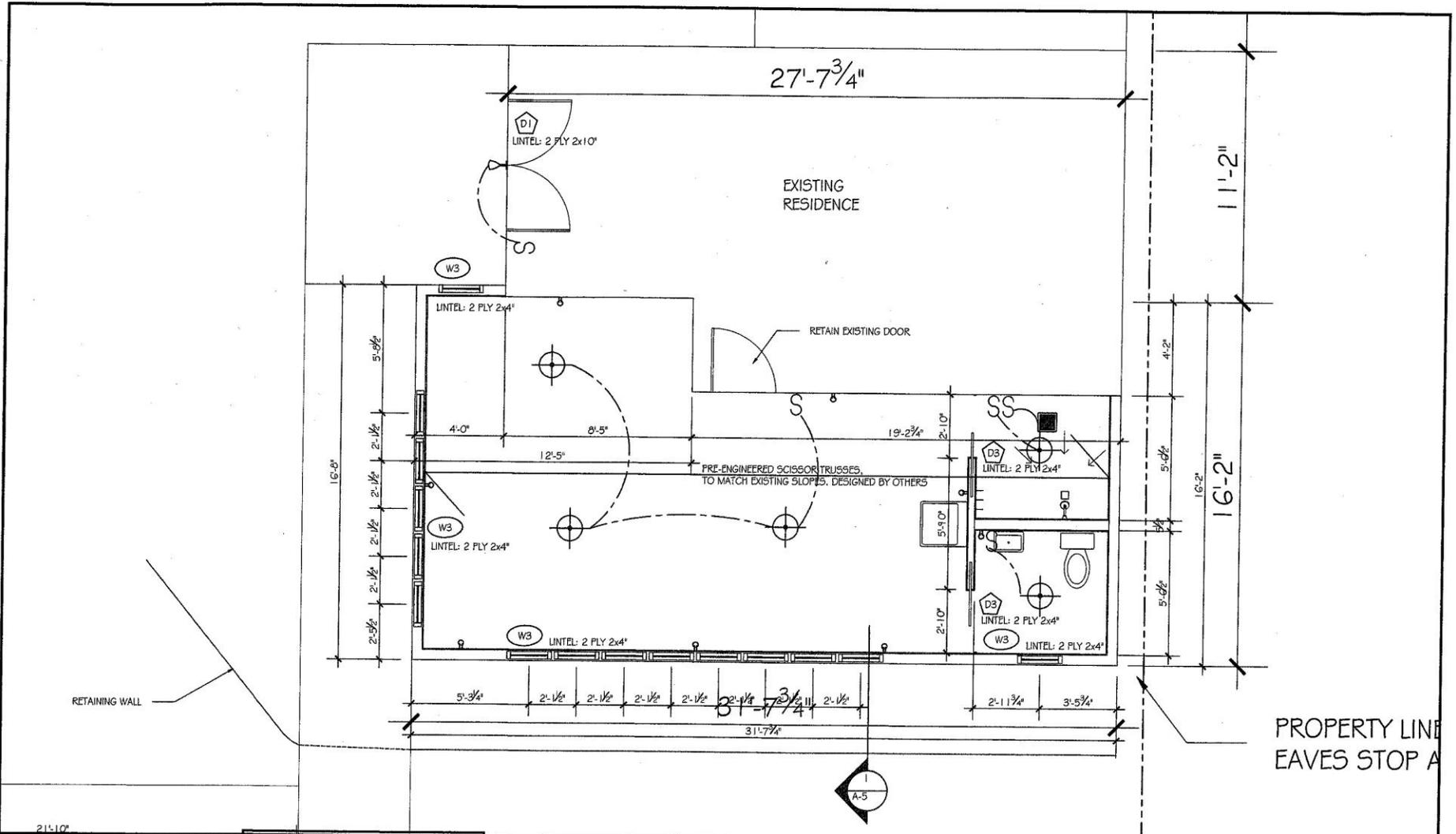
DRAWING TITLE

SITE / ROOF PLAN

SCALE	DATE	REVISION
3/8" = 1'-0"	27 JUNE 2019	7 JULY 2019

DRAWING NO.

A-1



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The contractor assumes the responsibility to check and verify all dimensions and report any errors or omissions to the designer in writing. This drawing shall be used for construction and permit purposes only when signed and dated.

MELANIE SMITH
DCN 40034

STRAVHAVEN
PROPERTIES & DESIGNS

190 Monly St Carleton Place ON K7C 2B2 - 413.371.3448 - DCN 41005

PROJECT:

J. ZEITZ ADDITION & RENOVATION
66 FARM ST, ALMONTE, ON KOA 1A0

DRAWING TITLE: ADDITION FLOOR PLAN		
SCALE: 1/4" = 1'-0"	DATE: 27 JUNE 2019	NO./BOOK:

DESIGN NO.
A-3

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
PLANNING REPORT

MEETING DATE: Wednesday August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-08-19 (D13-PIK-19)**
Concession 2, Part Lot 11 being Parts 3 & 4 on Plan 27R10715
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 1165 Ramsay Concession 3A
OWNER/APPLICANT: Daniel Pike and Julie Henry

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Concession 2, Part Lot 11 being Parts 3 and 4 on Plan 27R10715, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 1165 Ramsay Concession 3A, to permit construction of an accessory detached garage prior to the construction of the principal dwelling unit, and to permit a secondary dwelling unit within a detached garage, separate from the principal dwelling unit, subject to the following conditions:

- 1. That the Minor Variance are approved based on the plans submitted;**
- 2. That the owners execute a Development Agreement with the Municipality within ninety (90) days inclusive of the following terms:**
 - a. That building permit applications, fees and development charges for the permanent dwelling are filed with the Municipality within an established timeframe; and,**
 - b. That a construction timeline for the permanent dwelling be established;**
 - c. That specific terms regarding servicing of the primary and secondary dwelling units, and prescribed maximum size of the secondary dwelling unit to 40 percent of the total floor area of the principal dwelling be established;**
- 3. That the owners obtain all required building permits for the accessory structure; and,**
- 4. That the owners obtain clearance and acceptance from the Leeds Grenville and Lanark District Health Unit for a sewage system in accordance with the Ontario Building Code.**

PURPOSE AND EFFECT

The owners/applicants are requesting relief from the provisions of Zoning By-law #11-83 to legally permit the construction of an accessory detached garage prior to the construction of the principal residential dwelling and to permit a secondary dwelling unit within a detached garage,

separate from the principal dwelling unit, in the Rural (RU) Zone. The Minor Variance request is outlined below:

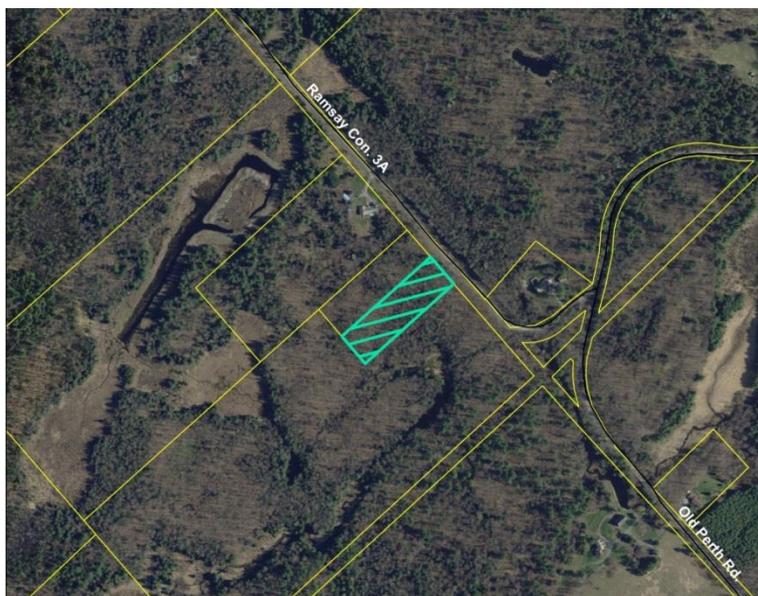
Table 1 – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
6.1(1)(a)	An accessory use is permitted in any zone if:	It is on the same lot as the principal use to which it is accessory	It is on the same lot as the <u>future</u> principal use to which it is accessory
8.16(2)(d)	A secondary dwelling unit is permitted in any detached, semi-detached or duplex dwelling, in any zone within a settlement area that permits any one or more of these dwelling	It only exists along with, and must be contained within the same building as, its principle dwelling unit	It is contained within an <u>accessory structure, provided it is on shared services as the future dwelling and demonstrated secondary in nature to the principal dwelling unit</u>

DESCRIPTION OF SUBJECT LANDS

The subject property is located along Ramsay Concession 3A, within Ramsay Ward. The entire property is 2.5ac in size with a frontage of 55m (180.4ft). The property is currently vacant. The owners are proposing to build a detached garage with a secondary dwelling unit, also called an accessory apartment, located on the second floor, prior to the construction of the primary residence. The secondary dwelling unit will be used as a 'guest house' following the construction of the primary dwelling unit. Floor plans of the proposed primary and secondary dwelling units are attached in Schedule A. The property is generally surrounded by rural uses. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2014)



SERVICING & INFRASTRUCTURE

The subject property would be serviced by private well and septic, subject to clearance and acceptance by the Leeds, Grenville and Lanark District Health Unit. The proposed secondary dwelling unit would be required to share well and septic services with the future principal dwelling. Driveway access would be along Ramsay Concession 3A, a municipal owned and maintained road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

CBO: No concerns.

Fire Chief: No concerns.

Director of Roads and Public Works: No concerns.

Recreation Coordinator: No comments received.

COMMENTS FROM EXTERNAL AGENCIES

Leeds, Grenville and Lanark District Health Unit: Upon minor variance approval, an application for a Permit to Construct is required to be submitted to the Health Unit for review. An approved sewage system(s) is required to service the 2 proposed dwellings.

COMMENTS FROM THE PUBLIC

The Municipality received written comments from Paul Allen Smith, landowners adjacent to the subject property. Comments are attached in Appendix B for reference.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated 'Rural' in the Municipality's Community Official Plan (COP). The intent of the Rural designation is to protect rural uses and to permit appropriate residential development. Rural policies within the COP acknowledge that residential development in the rural landscape can be beneficial to the Municipality provided that it is limited and does not encroach on rural-based operations and resources. Specifically, Policy 3.3.5 permits residential development in accordance with the following policies:

1. One single detached dwelling and accessory structures shall be permitted on a lot having frontage on an open and maintained road and subject to other provisions of this Plan and the Zoning By-law.
6. When placing a residential dwelling and associated accessory structures on a rural property, special consideration should be given to the visual impact the development may have on the surrounding rural character.

Variance 1 – Accessory Uses Prior to a Principal Use

The Official Plan provides that accessory uses may be permitted in conjunction with a detached dwelling on the site in accordance with the Zoning Bylaw. The Plan does not contemplate the presence of accessory uses without or prior to a primary dwelling, nor does it provide provisions related to the phasing of development. It does generally recognize that an array of residential, seasonal and recreational uses is appropriate within the Rural landscape, and that they shall be visually sympathetic to rural character.

Generally, the proposed use of a residential accommodation with supporting accessory structures can be deemed to be appropriate rural uses in the Official Plan where they are implemented in accordance with the provisions of the Zoning Bylaw.

Variance 2 – Secondary Dwelling Units in the Rural Zone

The Municipality's COP contains policies related to accessory apartment dwellings within the Residential designation; however, the COP does not currently address or contain policies regarding accessory apartment dwellings specifically related to the Rural designation. Though the Zoning By-law permits an accessory apartment in the Rural zone, the COP does not permit or prohibit it. Given that the Rural designation is silent on the subject of accessory apartments and that accessory apartments are permitted in the associated zone, Staff are of the opinion that the Municipality allows for a secondary dwelling unit on the subject lands.

Given the above analysis, Staff conclude that the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject lands are zoned Rural in Comprehensive Zoning By-law #83-11. Rural uses are inclusive of agricultural, forestry, and non-farm residential uses (specifically detached dwellings). The General Provisions of Section 6 of the Bylaw also apply to the subject lands; specifically Section 6.1 (Accessory Uses, Buildings and Structures) and Sections 8.17 Accessory Apartments and 8.16 Secondary Dwelling Units.

Variance 1 – Accessory Uses Prior to a Principal Use

Section 6.1(1) of the Zoning Bylaw specifically provides that an accessory use is permitted where it is on the same lot as the principal use and it is used to aid and contribute to the principal dwelling. The proposed accessory structure would exist prior to the construction of a primary detached dwelling. However, the owners have expressed intention to construct a year-round permanent dwelling following the sale of their current home. The proposed structure – a detached garage with a “guest house” – will continue to be used to support said principal dwelling and will be in conformity with the Zoning Bylaw requirements once a permanent dwelling is constructed.

Variance 2 – Secondary Dwelling Units within a Detached Accessory Structure

Section 8.16(2) of the Zoning By-law provides the following:

A secondary dwelling unit is permitted in any detached, semi-detached or duplex dwelling, in any zone within a settlement area that permits any one or more of these dwelling types provided:

- (a) It does not change the streetscape character along the road on which it is located;*
- (b) It is not a standalone, principal unit capable of being severed;*
- (c) It must be located on the same lot as its principal dwelling; and*
- (d) It only exists along with, and must be contained within the same building as, its principal dwelling unit*

The intent of the provisions for secondary dwelling units is to minimize visual impacts from development and to ensure that any secondary dwelling unit is indeed secondary in nature to a principal dwelling unit.

According to the application, the proposed secondary apartment dwelling would be located above a detached garage. Within the Municipality, detached garages are permitted within rear, interior and exterior side yards, provided it meets the specifications for accessory buildings within the Zoning By-law. A detached garage located in the rear or side yard would have minimal visual impact on the streetscape character, particularly following the construction of the primary dwelling unit.

In demonstrating the secondary nature of the accessory apartment to the principal dwelling, Staff is of the opinion that shared services and existing limitations on the size of secondary units provided in Section 8.16(5) of Zoning By-law #11-83 is sufficient to ensure the secondary nature of secondary dwelling units. The owners have expressed intent to install shared well and septic services between the proposed secondary dwelling unit and principal dwelling. Additionally, floor plans submitted by the owners indicate the total floor area of the principal dwelling would be 136.9m² (1,474ft²) and the secondary dwelling unit would have a total floor area of 44.3m² (476.8ft²). Given the size of the proposed principal dwelling, the maximum permitted size of the secondary dwelling unit would be limited to 54.76m² (589.4ft²).

To ensure that shared services are installed, the Municipality would require the execution of a Development Agreement on title which specifies terms regarding servicing of the primary and secondary dwelling units, and permitted maximum size of the secondary dwelling unit to 40 percent of the total floor area of the principal dwelling.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposed variances would permit the owners to begin development on currently vacant lands. Given the size and dimensions of the subject property, non-farm residential uses are considered appropriate development. The proposed detached garage would constitute a permanent accessory structure on the site, and its presence as an incidental building to support the long term residential functionality as a secure parking and storage space for the owners are neither unreasonable nor inappropriate for the context of the site.

Additionally, the location, form and intensity of the secondary dwelling unit constitute an appropriate and logical form of development. As noted previously, the location and form of the secondary dwelling unit would be dictated by the location of the detached garage, which would be the rear or side yards of the property. As such, the visual impact of the secondary dwelling unit would be minimal. The intensity of the unit would likewise be minimal, as the size of the unit would be limited to 40 percent of the total floor area of the proposed principal dwelling and would eventually share well and septic services with the principal dwelling.

In consideration of the two variances together, the development of the detached garage with a secondary dwelling unit on the second floor of the structure would allow the owners to live on the property prior to the completion of the primary dwelling unit. Following the completion of the primary residence, the secondary dwelling unit would have practical use as a guest house, as indicated on the application. However, the owners may also choose to utilize the secondary dwelling unit as a rental unit, which would meet the Municipality's mandate to increase affordable housing options within the community.

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the variances would have limited visual impacts and impacts on adjacent properties. Due to the site-specific characteristics of property (i.e. the location of the existing and proposed structure, its size, and the negligible impacts), the proposal would not set a precedent for future applications where these features are not present. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

4. Is the proposal minor?

The subject lands are surrounded by rural and residential uses. The requested relief would permit the development of a detached garage to exist prior to the construction of the principal dwelling to which it is accessory to, and to permit a secondary dwelling unit to be constructed within a detached accessory structure. Analysis of the proposal has concluded that the proposal is unlikely to present unmitigated adverse impacts on the adjacent properties. As the proposed detached garage would perform an ancillary function to the future principal dwelling and as the owners have indicated that the proposed secondary dwelling unit would be secondary in nature in terms of servicing and size, Staff consider the qualitative value of the requested reliefs to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variances would allow the owners to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-08-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variance be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

- 5. That the Minor Variance are approved based on the plans submitted;**
- 6. That the owners execute a Development Agreement with the Municipality within ninety (90) days inclusive of the following terms:**

- a. That building permit applications, fees and development charges for the permanent dwelling are filed with the Municipality within an established timeframe;
 - b. That a construction timeline for the permanent dwelling be established;
 - c. That specific terms regarding servicing of the primary and secondary dwelling units, and perscribed maximum size of the secondary dwelling unit to 40 percent of the total floor area of the principal dwelling be established;
7. That the owners obtain all required building permits for the accessory structure; and,
 8. That the owners obtain clearance and acceptance from the Leeds Grenville and Lanark District Health Unit for a sewage system in accordance with the Ontario Building Code.

All of which is respectfully submitted by,

Reviewed by,



Maggie Yet
Planner 1

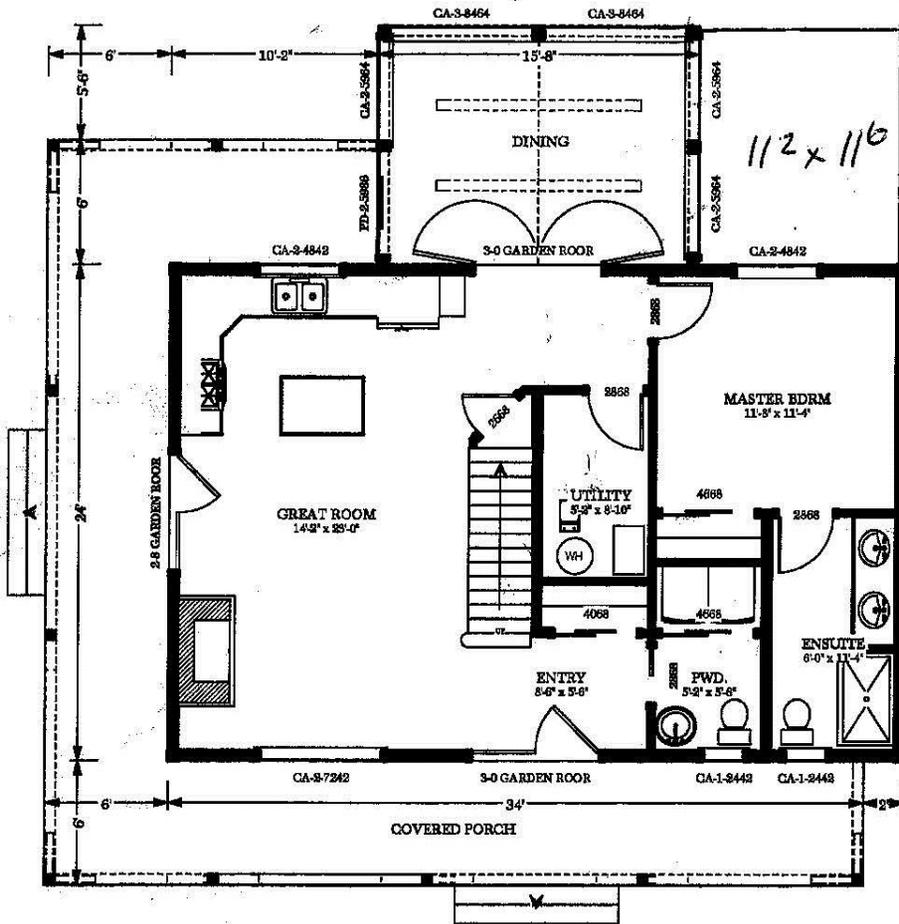


Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

ATTACHMENTS:

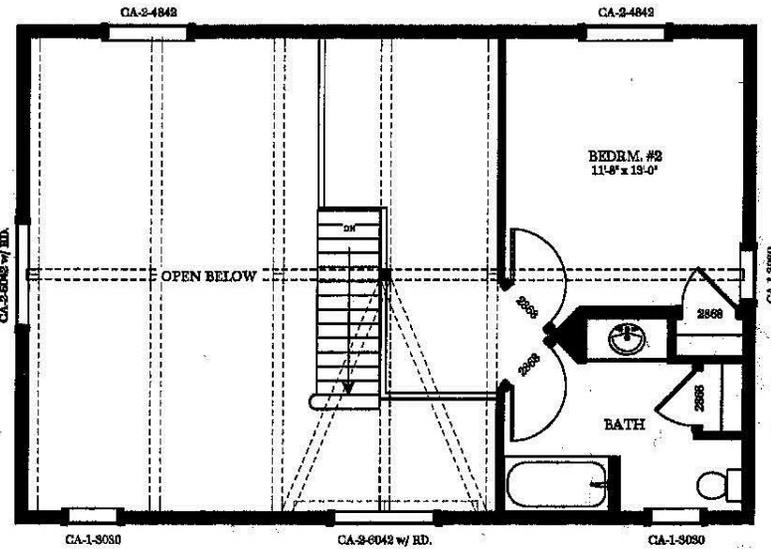
SCHEDULE A – Floor Plans
SCHEDULE B – Survey

Schedule A Floor Plan – Primary Dwelling Unit



MAIN FLOOR PLAN

864 SQ.FT + 180 SQ.FT
 SUNROOM



UPPER FLOOR PLAN

430 SQ.FT



8/29/2016

P. 877-60-8-LOGS
 E. 705-738-5131
 F. 705-734-5283

E. info@confederationloghomes.com
 F. www.facebook.com/1867CLTF
 W. www.confederationloghomes.com

P.O. BOX 9
 BOBCAYGEON, ON
 KUM 1A0

DAN PIKE & JULIE HENRY RESIDENCE

J#16-189-03

Floor Plan – Secondary Dwelling Unit

3:49 PM Wed Jul 17 thegarageplanshop.com 100%

SEARCH

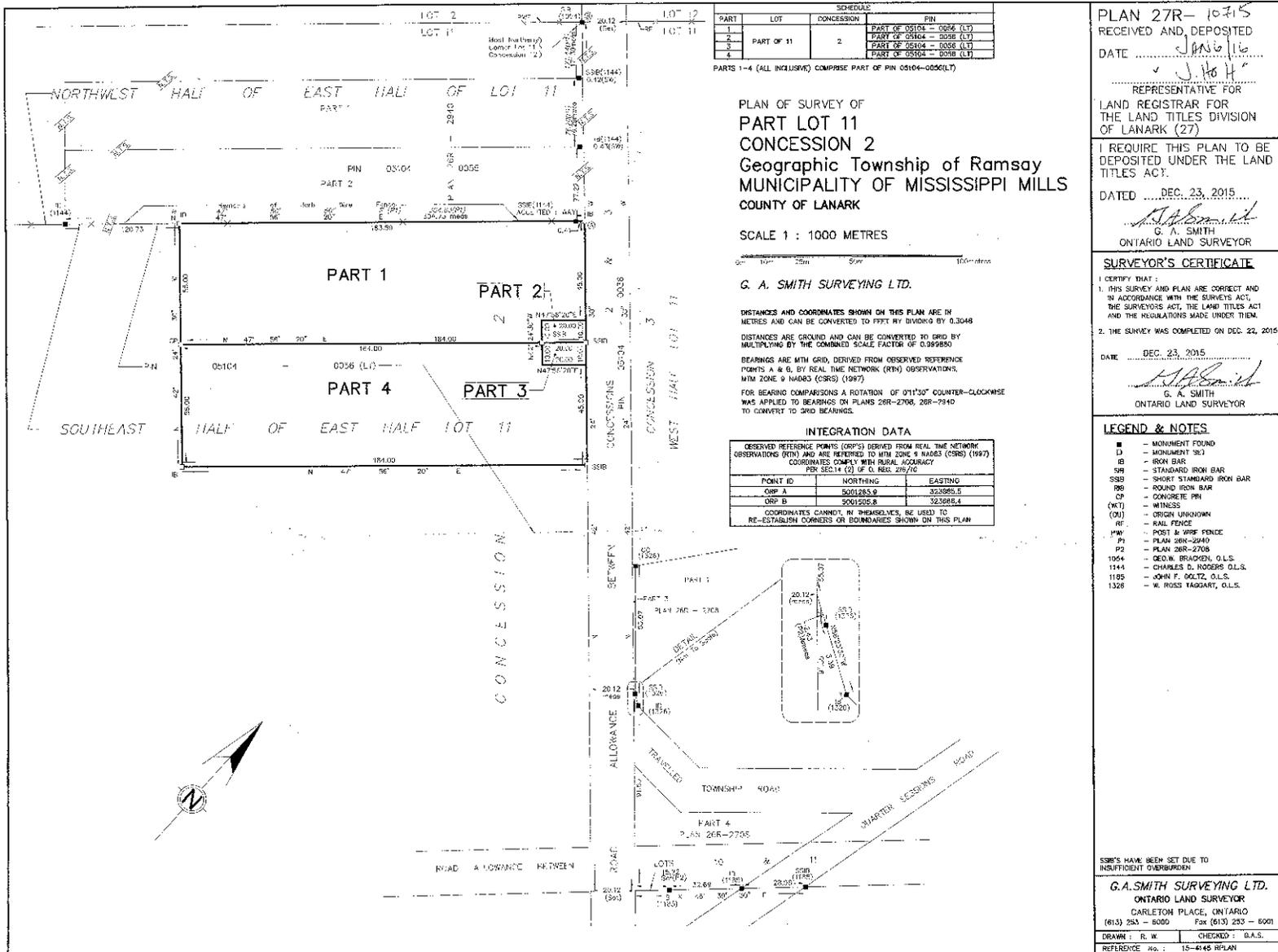
(from working layout)

ADD TO CART

2nd Floor Plan

Plan DetailsPlan Features

Schedule B Survey



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
PLANNING REPORT

MEETING DATE: Wednesday August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-09-19 (D13-MCC-19)**
Plan 6262, Anderson Section, Part Lot 14
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 172 Elgin Street
OWNER/APPLICANT: Jill McCubbin

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment deny the Minor Variance for the land legally described as Plan 6262, Anderson Section, Part Lot 14, Almonte Ward, Municipality of Mississippi Mills, municipally known as 172 Elgin Street, to reduce the minimum dwelling unit area from 46m² (495ft²) to 19.6m² (210.9ft²) to permit the conversion of an existing attached storage shed into a dwelling unit.

PURPOSE AND EFFECT

The owner/applicant is requesting relief from the minimum dwelling unit area within the Residential Second Density (R2) Zone from 46m² (495ft²) to 19.6m² (210.9ft²) to legally permit the conversion of an existing attached storage shed to a dwelling unit. The dwelling unit would be self-contained and would convert the existing duplex dwelling to a triplex dwelling. The Minor Variance request is outlined below:

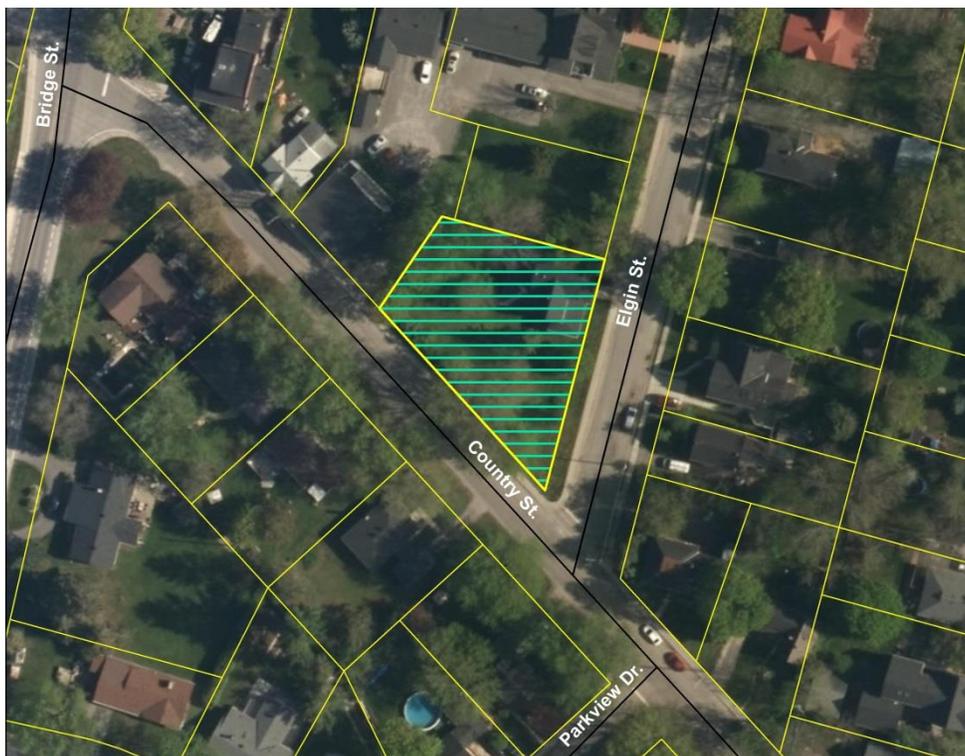
Table 1 – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
Table 14.2A	Minimum Dwelling Unit Area for a Dwelling Unit	46m ² (495ft ²)	19.6m ² (210.9ft ²)

DESCRIPTION OF SUBJECT LANDS

The subject property is located at the intersection of Elgin Street and Country Street, within Almonte Ward. The entire property is 1,368m² (0.34ac) in size with a frontage of ±48.2m (158.1ft). The property is occupied by a converted duplex dwelling. The property is generally surrounded by low density residential uses. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property is serviced by municipal water and sewer services and has driveway access from Elgin Street, a municipally owned and maintained road. The owner has applied and received an entrance permit to install a second driveway at the rear of the property with access from Country Street. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

CBO: No concerns.

Fire Chief: No comments received.

Director of Roads and Public Works: The applicant will be fully responsible for the cost of depressing the curb and sidewalk along Country Street to accommodate the new driveway. All reinstatement work of the municipal ROW shall be to the satisfaction of the Municipality's Roads and Public Works Department.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

No comments received.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date of this report.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated 'Residential' in the Municipality's Community Official Plan (COP). The Residential designation permits low and medium density residential uses and accessory uses. The objective of the designation is to promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community (Policy 3.6.1). The Plan establishes that in order to meet this goal, the Municipality shall promote and support development which provides for affordable, rental and/or increase density of housing types (Policy 3.6.1.1).

The plan proceeds to define affordable housing with 2003 market rates for Lanark County, which have not been updated or tracked since the plan was originally approved in 2006. As a result, these bench mark figures become unreliable figures to utilize for calculating affordability targets by 2019 standards. In addition to the benchmark targets, the Plan does provide general support for encouraging the "adequate supply of affordable housing" (Policy 3.6.3). It similarly notes that: "The [Municipality] shall ensure that the Zoning By-law does not require standards which preclude the development of affordable housing, especially as it relates to house and lot sizes." (Policy 3.6.3.3).

Policy 3.6.8 of the COP addresses Residential Conversions, described as the conversion of existing single detached dwellings into multiple unit dwellings. Residential conversions are permitted given the proposal meets the provisions of the Zoning By-law. The COP does not specifically address or contain policies related to measurements or areas for dwelling units – policies for Residential Conversions outline only the need to specify values within the Zoning By-law.

Section 3.6.8 Residential conversion proposals shall address the following development criteria:

- (i) the dwelling is structurally sound and of sufficient size to allow the creation of one or more dwelling units in accordance with the minimum unit sizes set out in the Zoning By-law;*
- (ii) the lot is of sufficient size to allow the required off-street parking and allow for any proposed additions to the residential structure;*
- (iii) adequate amenity areas can be retained on the lot;*

- (iv) *the exterior renovations have specific regard for the relationship of the building to adjacent structures;*
- (v) *required fire escapes preferably located at the side or rear of the building;*
- (vi) *adequate access and circulation for vehicular traffic, including emergency vehicles is provided; and,*
- (vii) *suitable landscaping and lot grading and drainage are provided.*

In the proposal submitted by the applicant, the described unit is a former storage area off the rear of the original dwelling. The applicant has previously requested analysis by the Chief Building Official regarding the integrity of the structure and the requirements to make it habitable. This will require a third party engineer to assess and comment, but will be assessed at the building permit stage.

As far as capacity of the lot to accommodate functional needs of three units on the property, there is sufficient lot area to provide parking for each unit, as well as amenity space in the large exterior side yard and rear yard. Staff do not have any objections or concerns to the ability to meet subpolicies (ii); (iii); (vi); and (vii).

The proposed unit is located in an existing structure on the first floor, and as a result subpolicies (iv) and (v) are less significant to the analysis of the appropriateness of the proposal.

Given the above analysis, Staff is of the opinion the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential Second Density (R2)” by the Municipality’s Comprehensive Zoning By-law #11-83. The R2 Zone permits a mix of residential uses, including semi-detached, duplex and triplex dwellings, and specific provisions in relation to front, interior side, exterior side, and rear yard setbacks. The owner is applying to reduce the minimum dwelling unit area for a triplex dwelling to legally permit the renovation of an existing attached storage shed into a dwelling unit. The proposed renovation would convert the existing duplex dwelling to a triplex dwelling.

Minimum Dwelling Unit Area

The intent of the minimum dwelling unit area provision is primarily to establish a threshold for acceptable and adequate living area for residents which is safe, healthy and secure by community standards. The Zoning By-law considers living, dining, bedroom, kitchen and bathroom spaces as part of the dwelling unit. The requested relief from the minimum floor area from 46m² (495ft²) to 19.6m² (210.9ft²) constitutes a relief of 26.4m² (284.1ft²).

From a regulatory perspective, the proposed dwelling unit would meet and exceed the Ontario Building Code’s (OBC) minimum dwelling unit area requirement for combined living, dining, bedroom and kitchen spaces as per Section 9.5.8.1:

9.5.8.1. Combined Living, Dining, Bedroom and Kitchen Spaces

- (1) *Despite Subsections 9.5.4. to 9.5.7., where living, dining, bedroom and kitchen spaces are combined in a dwelling unit that contains sleeping accommodation for*

not more than two persons, the area of the combined spaces shall be not less than 13.5 m² (145.31 ft²).

The OBC does not include bathrooms when considering combined spaces. Not including the bathroom, the proposed dwelling unit's combined living, dining, bedroom and kitchen space has a total area of 16.7m² (180.14ft²), which meets and exceeds the OBC's requirement by 3.2m² (34.4ft²).

However, while the Building Code is concerned with providing minimum standards to minimize risks to health and safety of occupants of a building, the intent of the Zoning By-law is to set standards for development appropriate to the local context of the Municipality. The R2 Zone permits a mix of residential uses and encourages higher density development; however, among duplex, triplex and low-rise apartment dwellings, the Zoning By-law consistently maintains a minimum dwelling unit area of 46m². This ensures that throughout the Municipality, dwelling units are of adequate and acceptable size to maintain a comfortable and healthy standard of living that residents of the Municipality are accustomed to. As the proposed dwelling unit is less than half of the required minimum dwelling unit area, Planning Staff do not believe that the proposed dwelling unit is of sufficient and adequate size to accommodate community standards of living.

Given the above analysis, Planning Staff is of the opinion that the Minor Variance in question does not maintain the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal will convert an existing attached storage area to a dwelling unit, thereby turning a duplex dwelling to a triplex dwelling. Sketches of the proposed floor plan are attached in Schedule A. The approximate square footage of each unit is as follows:

- Main Unit: ±92.9m² (1,000ft²)
- Second Unit: ±46.2m² (500ft²)
- Proposed Unit: 19.6m² (210.9ft²) – Living space 180.14ft² / Bathroom 30.76ft²

In regards to the location, form and intensity of the proposed variance, the proposed dwelling unit would be located at the rear of the duplex dwelling, converted from an existing attached storage shed. The size of the dwelling unit would be limited to the existing size of the storage shed, which measures approximately 6.2m (20.4ft) by 3.1m (10.3ft) from the interior walls. Given the size of the proposed dwelling unit, the intensity of the proposed unit is limited.

Within the context of the Municipality, the Municipality has a mandate to encourage an adequate supply of affordable housing. Smaller dwelling units may contribute to the reaching the Municipality's affordable housing mandate. However, providing affordable housing options should not conflict with standards for development or compromise residents' quality of life. Additionally, the proposal would set a precedent within the Municipality to allow significantly smaller dwelling units, which may lead to an influx of dwelling units of inadequate and insufficient size throughout the Municipality. The need for affordable housing must therefore be balanced in order to prevent ghettoization.

Tiny apartments, or micro-apartments, have been trialed and tested in communities across the globe, particularly in areas where housing affordability is unachievable to large contingents of the population. In 2013 New York City unveiled a pilot program to create a "micro apartment"

development in Manhattan, where apartments ranged between 275 to 300sqft¹. Following a period of review, the City concluded with recommended amendments to their ordinances to permit smaller homes by removing minimum apartment sizes, but instead requiring a general area for at least 1 room to be a minimum of 150sqft (not including kitchen or bathroom spaces). Bedrooms also have to also have both a window and a closet². Notably, most of these tiny apartments are found in larger buildings which offer additional shared space for residence (ie. laundry rooms, gyms, lounges, rooftop patios). The need for additional complimentary common space becomes an important feature to ensure the health risks of tiny dwelling spaces are mitigated.

In a study of residents living within small apartments from Boston Architectural College, researchers noted that while micro-spaces can be affordable and practical for young professionals, they can present stress factors for older residents (30+). In addition to the common stresses associated with general claustrophobia from small spaces, authors noted that over-crowding can lead to increased rates of withdrawal, concentration and in some cases substance abuse and physical assault.

Additional studies from the University of Texas have suggested that while the analysis of micro-living tends to focus on functional elements such as having enough room for a bed or kitchen, consideration must also be given for the psychological needs an apartment fulfills such as self-expression and relaxation³.

While it can be said that the context of a tiny apartment in a community with a significantly lower density than Manhattan is vastly different, it can also be said that the social expectation for what is reasonable for inclusion in a dwelling area is also varied. In both cases however, successful tiny apartments often have the same common elements that support residents:

- Significant volumes of light and access to fresh air through operable windows;;
- High ceilings;
- Access to outdoor spaces for residents;
- Custom designed and flexible furniture that maximizes available space for storage and creates multi-purpose zones.

Additionally, the OBC provides provisions to reduce minimum area requirements, provided it is demonstrated that the design and functionality of the proposed space is maintained and maximized as follows:

Section 9.5.1.5. Lesser Areas and Dimensions

(1) Areas of rooms and spaces are permitted to be less than required in this Section provided it can be shown that the rooms and spaces are adequate for their intended use, such as by the provision of built-in furniture to compensate for reduced sizes.

At this time, the proposed development has not thoroughly demonstrated how the space creations functional and livable areas while being safe and healthy for a residents.

The reduction in the minimum dwelling unit area from the required minimum is significant, and foreseeable impacts include permitting insufficient and inadequately sized dwelling units which

¹ <https://www.theatlantic.com/national/archive/2012/07/how-small-too-small-singles-apartment-story/326108/>

² <https://www.nakedapartments.com/blog/micro-apartments/>

³ <https://www.theatlantic.com/health/archive/2013/12/the-health-risks-of-small-apartments/282150/>

compromise the Municipality's development standards and erodes residents' quality of life. Therefore, Staff is of the opinion that the proposal is not desirable and appropriate development of the subject lands.

4. Is the proposal minor?

Staff do not believe the proposal is minor from a quantitative perspective. The requested relief from the minimum floor area from 46m² (495ft²) to 19.6m² (210.9ft²) constitutes a relief of more than half of the minimum required dwelling unit area at 26.4m² (284.1ft²). The minimum required dwelling unit area is consistent within the Comprehensive Zoning By-law #11-83 for low-rise apartment dwellings, and duplex and triplex dwellings.

From a qualitative standpoint, the proposal would have minimal visual and neighbourhood character impacts. However, the proposal would set a precedent for future applications for similar requests, which would lead to long term impacts on development and quality of life within the Municipality. As such, the qualitative impacts of the proposal also cannot be considered minor.

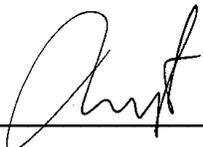
CONCLUSION

Overall, Staff does not support the Minor Variance application. The variance would lead to long term impacts on development and quality of life within the Municipality. Staff believes that Minor Variance Application A-09-19 does not meet the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variance be refused, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

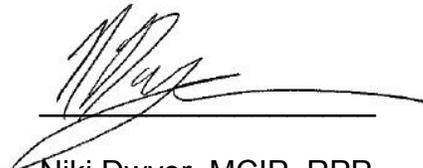
1. That the Minor Variance is denied based on the plans submitted.

All of which is respectfully submitted by,

Reviewed by,



Maggie Yet
Planner 1



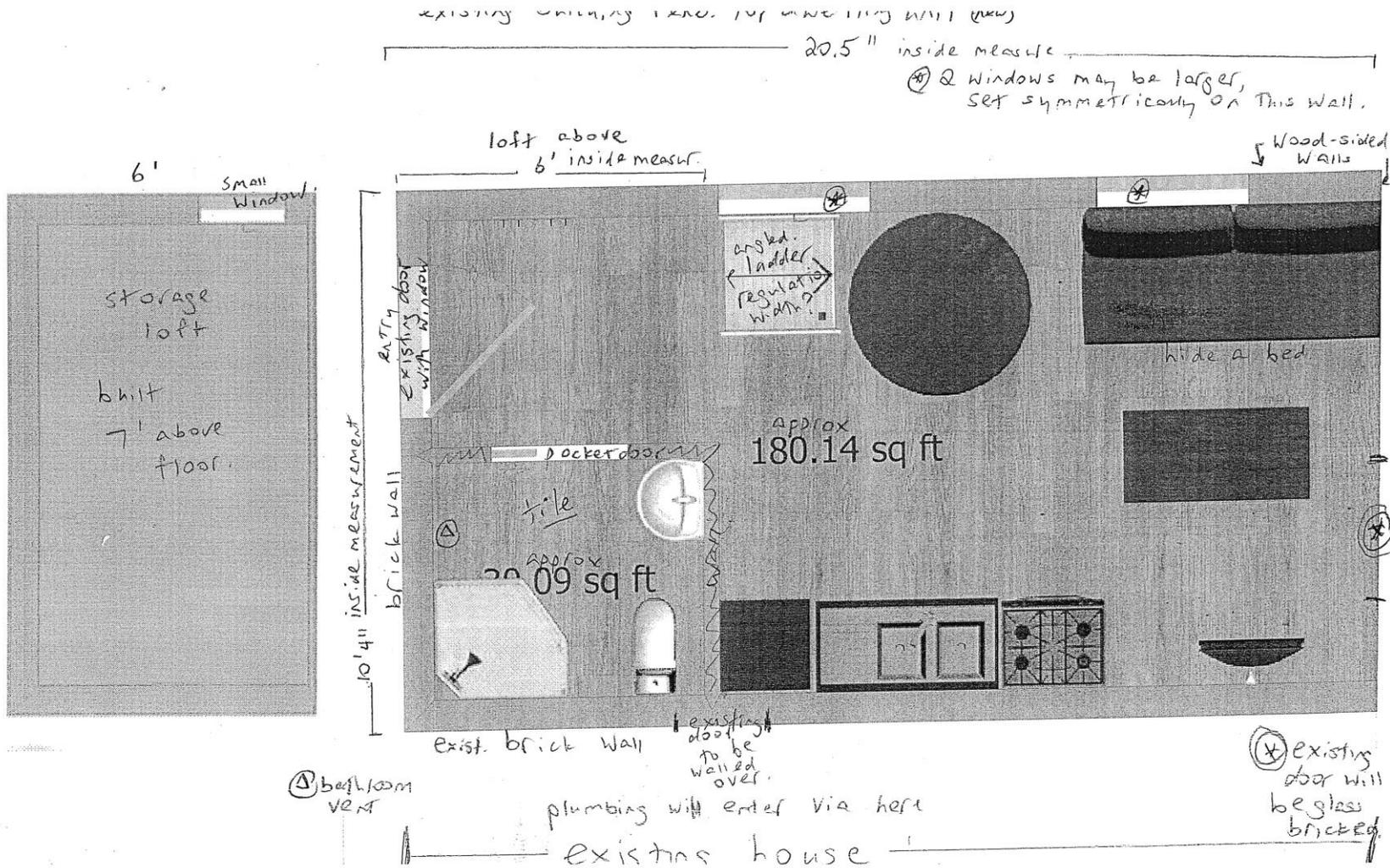
Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

ATTACHMENTS:

SCHEDULE A – Site Plan
SCHEDULE B – Entrance Permit
SCHEDULE C – Site Photo

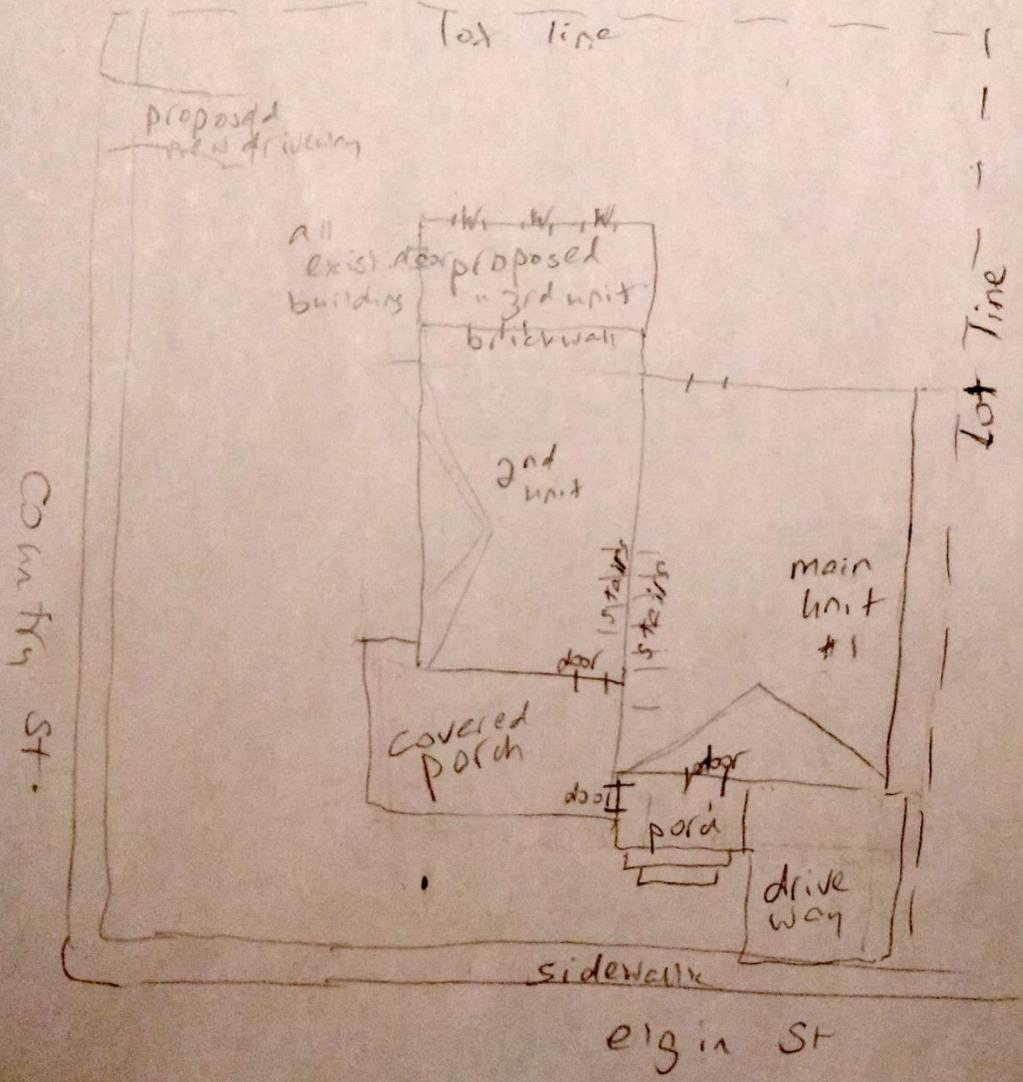
Schedule A Site Plan





172 Elgin
current existing
Main dwelling unit#1: approx 1000 sq. feet

Current existing (as of 2015)
accessory/second dwelling unit = approx 500 sq ft
existing driveway



Schedule B Entrance Permit

entrance



Mississippi Mills



THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS
3131 OLD PERTH ROAD, P.O. BOX 400,
ALMONTE, ONTARIO, K0A 1A0
TEL: (613)256-2064/ FAX: (613) 256-4242

**ALMONTE WARD-
ENTRANCE PERMIT
NEW OR ALTERATION TO ENTRANCE**

DATE OF APPLICATION: 25 June 2019
OWNER(S): Jill Mcubin
MAILING ADDRESS: 172 Elgin St. Almonte ON
PHONE NO: 613 256 8128
ROLL NO FOR PROPOSED PROPERTY: 03004002100

LOCATION OF PROPOSED ENTRANCE:

SKETCH OF PROPERTY AND PROPOSED LOCATION ON BACK

To be completed by Roads and Public Works Official

LOT # / HOUSE #: second entrance
STREET NAME: Countryside St
REQUIRED WIDTH OF ENTRANCE: 24'
REQUIRED DIAMETER OF CULVERT (if required): none

ISSUE OF PERMIT DOES NOT GUARANTEE A BUILDING PERMIT

Rob Cameron
ROADS AND PUBLIC WORKS OFFICIAL

Jim Mcubin
APPLICANT

NOTE: RESTRICTED LOADS ARE IN EFFECT FROM MARCH 15 TO MAY 31 EVERY YEAR IN THE TOWN OF MISSISSIPPI MILLS AND ARE ENFORCED.

ORIGINAL - ROADS & PUBLIC WORKS
1 COPY - APPLICANT
1 COPY - BUILDING / PLANNING DEPARTMENT

5 bays of sidewalk to be removed and replaced

Schedule C Site Photo



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday, August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-10-19 (D13-TUE-19)**
Concession 8, Lot 17 on Registered Plan 27M22
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 154 Duncan Drive
OWNER/APPLICANT: Brian Tuepah

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Lot 17 on Registered Plan 27M22 (Munro Meadows), Ramsay Ward, Municipality of Mississippi Mills, municipally known as 154 Duncan Drive, to reduce the minimum required interior yard setback from 6m to 5.16m to legally permit the extension of an existing attached garage on a single-detached dwelling, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted; and,
2. That the owner obtains all required building permits.

PURPOSE AND EFFECT

The owner is requesting relief from the minimum side yard provisions of Zoning By-law #11-83 to permit the extension of an existing attached garage in the Rural Residential (RR) Zone in order to accommodate two additional covered parking spaces. The requested relief is outlined in the table below:

Table 1. – Requested Relief from Zoning By-law #11-83

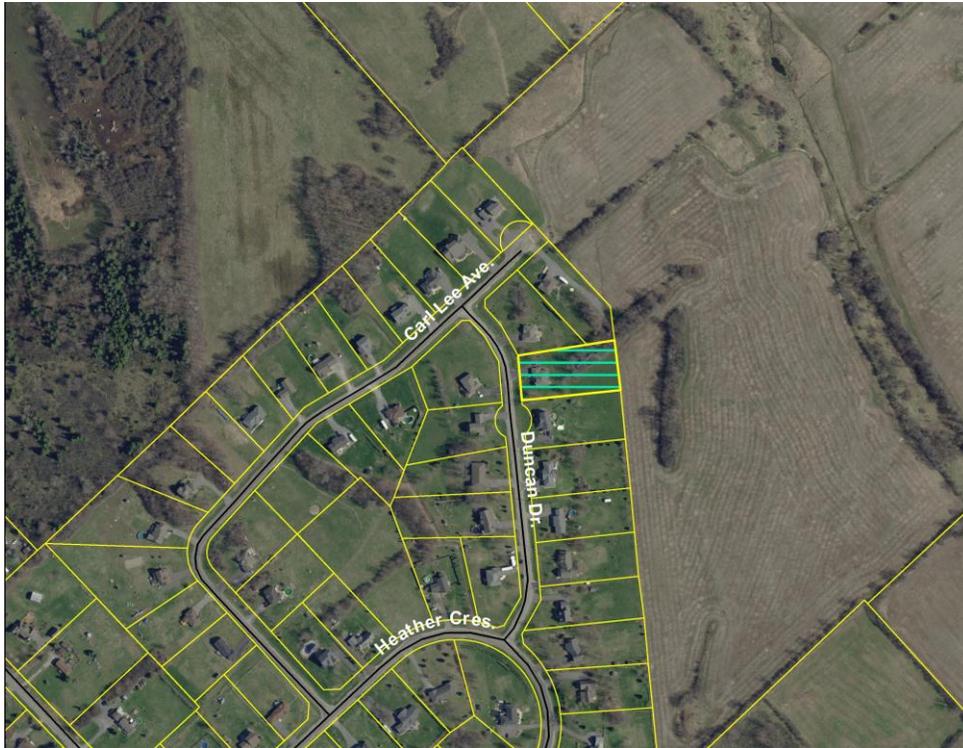
Section	Zoning Provision	By-law Requirement	Requested
Table 17.2A	Minimum Interior Side Yard	6m (19.7ft)	5.16m (16.9ft)

DESCRIPTION OF SUBJECT LANDS

The subject property is located on Duncan Drive, within the Munro Meadows Subdivision. The Subdivision is located along Ramsay Concession 8, south of Old Perth Road. The property is ±1.19ac in size with a frontage of ±44.5m (146ft) along Duncan Drive. The property is generally surrounded by low density residential within the Munro Meadows Subdivision and

abuts Agricultural designated lands to the east. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2014)



SERVICING & INFRASTRUCTURE

The subject property is serviced by private water and septic and has driveway access from Duncan Drive, a municipal owned and maintained road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

CBO: No concerns.

Fire Chief: No comments received.

Director of Roads and Public Works: No concerns.

Recreation Coordinator: No comments received.

COMMENTS FROM EXTERNAL AGENCIES

No comments have been received from external agencies as of the date this report was prepared.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Rural Settlement Area and Hamlet” in the Municipality’s Community Official Plan (COP). The Rural Settlement Area and Hamlet designation recognizes settlement areas found within Appleton, Blakeney and Clayton and rural estate lot subdivisions. The designation permits low density residential uses, and accessory uses. The Municipality’s COP does not specifically address or contain policies related to minimum interior yard setbacks for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Rural Residential (RR)” by the Municipality’s Comprehensive Zoning By-law #11-83. The RR Zone permits a detached dwelling and specific provisions in relation to minimum lot area, lot frontage, dwelling unit size, and interior side yard setbacks. The owner is applying to reduce the side yard requirement to legally permit the extension of an existing attached garage in the side yard of a single detached dwelling. The extension would add two additional covered parking spots within the subject lands, for a total of four covered parking spots.

Minimum Side Yard Setback Requirement

The intent of the minimum interior yard setback requirement for principal dwellings is to ensure that there is sufficient separation between the building and the side lot line in order to allow for maintenance around the building, prevent runoff onto neighbouring properties, mitigate any potential visual and privacy impacts between neighbouring properties, and maintain appropriate amenity space for the owners.

Maintenance & Rear Yard Access: The proposed extension would encroach into the required 6m side yard setback between 0.84m (2.76ft) and 0.42m (1.38ft). As such, there remains sufficient space to navigate between the rear and front yards, and to maintain the property and building.

Runoff: The proposed expansion would result in an increase in hard surface of a total of 44.6m² (480ft²) towards the side lot line. The proposed extension would maintain a setback of a minimum of 5.16 from the closest side lot line, 15.4m from the front lot line, and 69.13m from the rear lot line. Given the location of the proposed extension and the distances from the

closest side, front and rear lot lines, Staff is of the opinion that the increase in hard surfaces from expanding the existing building footprint will not significantly impact the drainage on the property or adjacent properties.

Privacy Impacts: Although the minor variance would reduce the minimum setback from 6m to 5.16m, the proposed structure would not be an expansion of the liveable area and thus would not impose further privacy concerns associated to the proximity of adjacent liveable space. At the time this report was submitted, no complaints had been received from adjacent owners about potential impacts.

Amenity Space: While the proposed expansion would increase the footprint of the building by 44.6m² and encroach into the minimum required side yard setback, there is sufficient amenity space remaining within the front, rear and side yards of the subject property.

Other Requirements

Lot Coverage: The maximum lot coverage of the RR Zone is 15 percent for single detached dwellings. The proposed extension would result in a total lot coverage of 5.54 percent, well below the requirement.

Garage Size: Section 9.3.6(a) stipulates that a private garage or carport must consist of an area of not less than 14.3m² with a minimum width of 2.6m. The proposed garage would be have an area of 45.7m² (492ft²) and a width of 6.03m.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable for the appropriate development and use of the land as it would legally permit an extension of an existing garage to a single detached dwelling, thereby maximizing the owners' personal enjoyment and use of the land. In addition, the location of the extension utilizes a portion of the subject property that has already been hardscaped and has been used for uncovered parking.

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the proposed variance would have no additional impacts on runoff, maintenance, and privacy. Due to the site specific nature of the property (i.e. the location of the existing and proposed structure, its size, and the negligible impacts), the proposal would not set a precedent for future applications where these features are not present. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

4. Is the proposal minor?

The proposed variance to the minimum side yard setback for single detached dwellings would reduce the requirement from 6m (19.7ft) to 5.16m (16.9ft), resulting in a requested relief of 0.84m (2.8ft). Staff do not consider the request significant from a quantitative standpoint. The proposal demonstrates no foreseeable runoff, maintenance, privacy, or visual impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variance would allow the owner to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-10-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

1. **That the Minor Variance is approved based on the plans submitted; and,**
2. **That the owner obtains all required building permits.**

All of which is respectfully submitted by,

Reviewed by,



Maggie Yet
Planner 1



Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

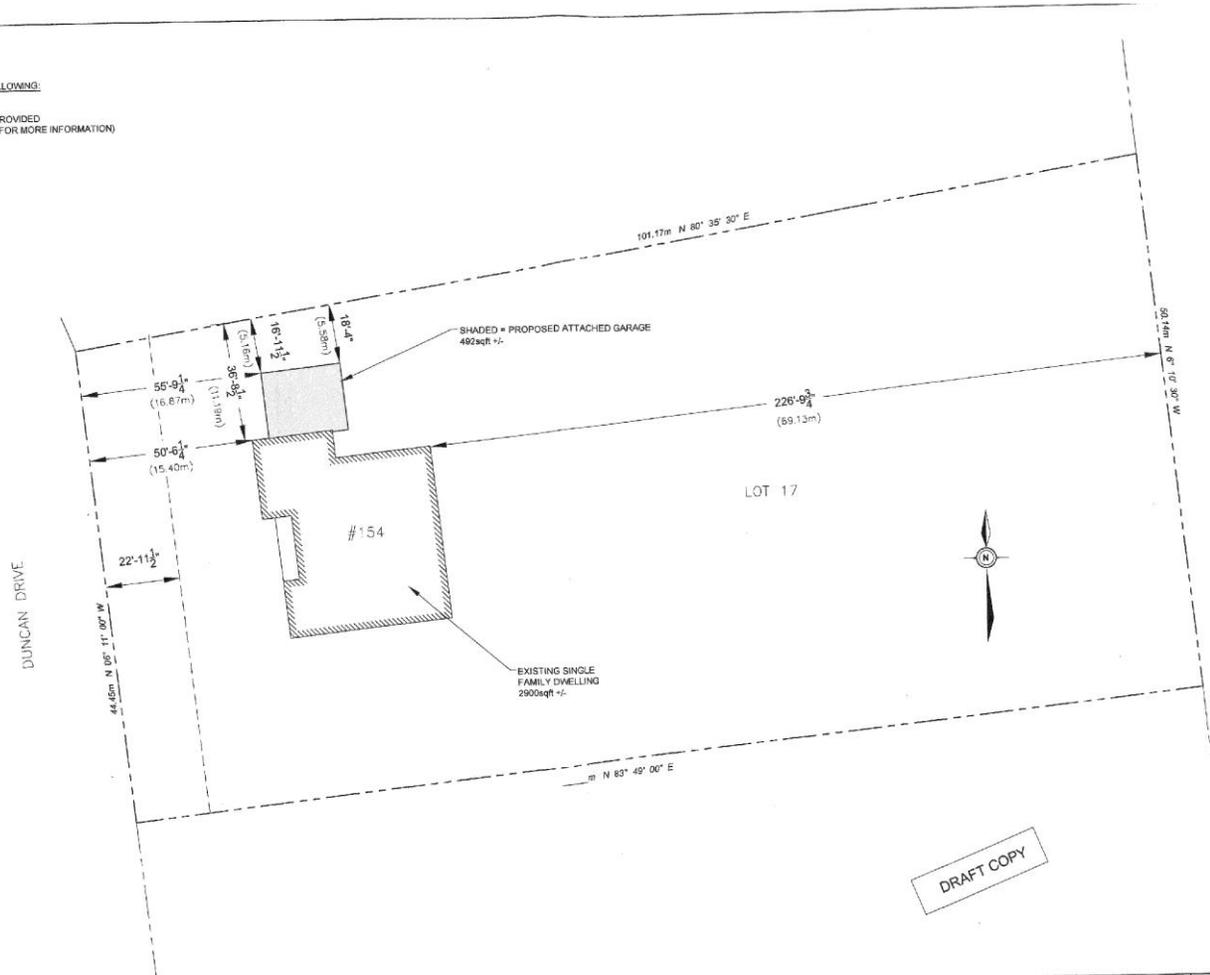
ATTACHMENTS:

SCHEDULE A – Site Plan

SCHEDULE B – Site Photos

SCHEDULE A – Site Plan

INFORMATION BASED FROM THE FOLLOWING:
 - SITE MEASUREMENTS
 - REGISTERED PLAN
 - A PARTIAL SURVEY WAS SURVEY PROVIDED
 (REFER TO FULL ORIGINAL SURVEY FOR MORE INFORMATION)



DRAFT COPY

 TM Draft By Design PO Box 330 Brantford, ON 613-462-1492 tmdraftbydesign@gmail.com	Professional Seal	Professional Seal The undersigned has reviewed and takes responsibility for the design activities as defined by the Ontario Building Code and has the Qualifications and meets the requirements as set out in the Ontario Building Code. These drawings are the property of the designer. Any duplicates not intended for this project are not permitted unless written permission is given separately by the undersigned.	QUALIFICATION INFORMATION TARA MAY-BROTTON 26706 BCN Name BCN Signature _____ REGISTRATION INFORMATION TM DRAFT BY DESIGN 43356 BCN Firm Name BCN	Project Information ATTACHED GARAGE 154 DUNCAN DR ALMONTE, ONTARIO	Project Start July 2019 Last Saved July 11, 2019 Revisions NO. DESCRIPTION DATE X _____ _____ _____	Sheet Title SITE PLAN Scale 1/32" = 1'-0" Sheet SP1 2/10

SCHEDULE B Site Photos



Side Yard

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday, August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-11-19 (D13-HAR-19)**
Plan 6262, Cameron Section, Lots 34 & 35
Almonte Ward, Municipality of Mississippi Mills
PIN 05088-0051

OWNER/APPLICANT: Chris Harber and Lauren Eyre

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Lots 34 and 35, Cameron Section on Plan 6262, Almonte Ward, Municipality of Mississippi Mills, also known as PIN 05088-0051 by the Land Registry, to reduce the minimum required exterior yard setback from 4.5m (14.8ft) to 1.2m (3.9ft) to legally permit the construction of a single-detached dwelling, subject to the following conditions:

- 1. That the Minor Variance is approved based on the plans submitted;**
- 2. That the Owners obtain clearance and all required permits from the Mississippi Valley Conservation Authority;**
- 3. That the Owners obtain Site Plan approval for the proposed plans as submitted; and**
- 4. That the owner obtains all required building permits.**

PURPOSE AND EFFECT

The owners are requesting relief from the minimum exterior side yard setback requirement from 4.5m (14.8ft) to 1.2m (3.9ft) for a proposed dwelling located within the Residential First Density (R1) Zone. The property abuts an unopened street allowance (Dunn Street). The proposed dwelling would be partially located within the 3:1 Stable Slope Hazard which is subject to approval by the Mississippi Valley Conservation Authority (MVCA). The Minor Variance request is outlined below:

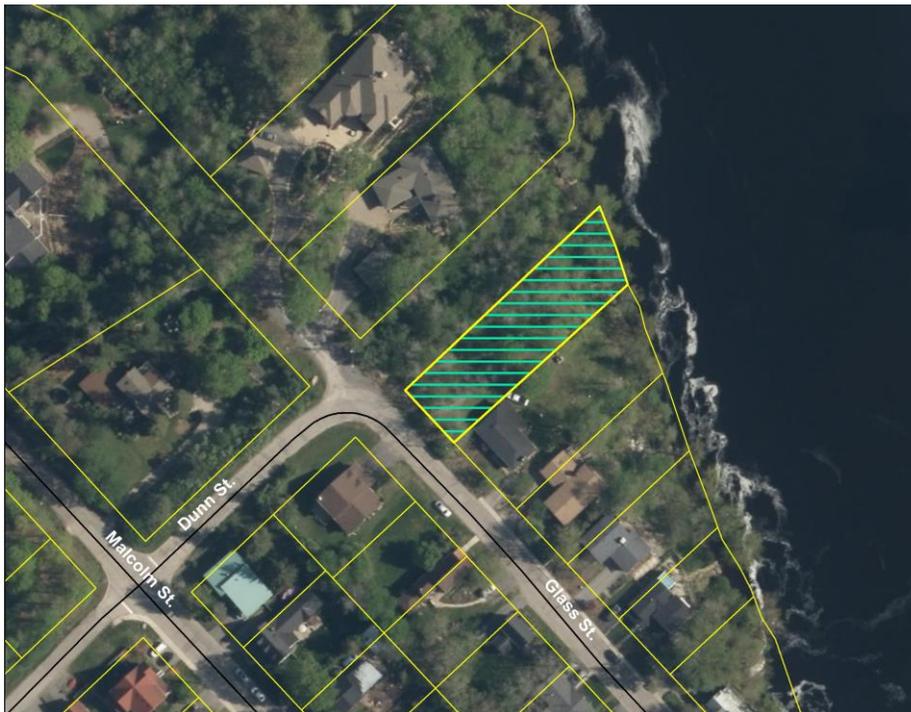
Table 1. – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
Table 13.2A	Minimum Exterior Side Yard	4.5m (14.8ft)	1.2m (3.9ft)

DESCRIPTION OF SUBJECT LANDS

The subject property is located on Glass Street within Almonte Ward. The property is presently vacant. The property is $\pm 1,226\text{m}^2$ ($13,200\text{ft}^2$) with a frontage of $\pm 20\text{m}$ (66ft). The subject property backs onto the Mississippi River, and a rear portion of the property is designated Flood Plain by the Community Official Plan (COP) and zoned Environmental Hazard (EH) by the Comprehensive Zoning By-law #11-83. The entirety of the property is within the regulation limit of the Mississippi Valley Conservation Authority. To the north, the subject property abuts the unopened Dunn Street allowance. The property is generally surrounded by low density residential uses. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property will be serviced by municipal water and sewers. Driveway access would be located along Glass Street, a municipal owned and maintained road. The municipal servicing and infrastructure demands would not change as a result of the application. The Owners will be required to enter into a Site Plan Control agreement with the Municipality and a servicing brief will be required, subject to the approval of the Director of Roads and Public Works.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

CBO: No comments received.

Fire Chief: No comments received.

Director of Roads and Public Works: No concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority: MVCA does not have any objections to the subject proposal in principle. However, a permit is required from our office for development within the Erosion Hazard Limit. As part of the permit application, a geotechnical investigation is required and must conclude that the proposed development can safely proceed, without the need for engineering techniques. MVCA should be consulted prior to conducting the analysis. Full comments are attached in Schedule C.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Residential” and a rear portion is designated “Flood Plain” in the Municipality’s Community Official Plan (COP). The proposed dwelling would be located entirely within the Residential designation. The Residential designation permits low density residential uses, and accessory uses. The Municipality’s COP does not specifically address or contain policies related to minimum exterior yard setbacks for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential First Density (R1)” and a rear portion of the property is zoned “Environmental Hazard (EH)” by the Municipality’s Comprehensive Zoning By-law #11-83. The proposed dwelling would be located entirely within the R1 Zone. The R1 Zone permits a detached dwelling and specific provisions in relation to minimum lot area, lot frontage, dwelling unit size, and interior and exterior side yard setbacks. The owner is applying to reduce the exterior side yard requirement to legally permit the construction of a single detached dwelling.

Minimum Exterior Side Yard Setback Requirement

The intent of the minimum exterior side yard setback requirement for principal dwellings is to ensure that there is sufficient separation to allow for maintenance around the building and to maintain sightlines for vehicular and pedestrian movement and safety. In consultation with the Director of Public Works, it was noted that the likelihood of the Dunn Street allowance being opened as a thoroughfare for vehicular traffic was unforecasted at the present time and it unlikely due to the topography and width of river crossing which would be required to connect the allowance to the eastern bank of the Mississippi River.

Sightlines: The proposed dwelling would encroach into the required exterior side yard by 3.3m (10.9ft). Given the exterior side yard abuts an unopened road allowance, Staff is of the opinion that the proposed variance would not impact sightlines.

Landscaping, Runoff, Maintenance and Snow Storage: The proposed dwelling would have a total depth of 20m (68ft). According to drawings submitted by the owners, the encroachment into the exterior side yard of the proposed dwelling would be limited to approximately a third of the total length of the proposed dwelling and towards the rear. As the encroachment into the exterior side yard is limited and located towards the rear of the proposed dwelling, there is adequate remaining space for landscaping, runoff, maintenance and snow storage on the subject property.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The subject property is a challenging site for development due to the identified slope hazard that impacts a significant portion of the property. The requested variance would legally permit the owners to construct a single detached dwelling on an infill property. The proposed variance to the minimum required exterior side yard would have no additional impacts on sightlines, landscaping, runoff, maintenance, and snow storage. Due to the site specific nature of the property (i.e. the location of the existing and proposed structure, its size, and the negligible impacts), the proposal would not set a precedent for future applications where these features are not present.

As the Municipality encourages the infill and intensification of urban areas without the unnecessary expansion of urban servicing, it is appropriate and desirable to encourage the facilitation of development of this parcel of land in a way which minimizes adverse impacts on adjacent lands. Provided that the Owners obtain clearance and permits from the Mississippi Valley Conservation Authority, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

4. Is the proposal minor?

The proposed variance to the minimum exterior side yard setback for single detached dwellings would reduce the requirement from 4.5m (14.8ft) to 1.2m (3.9ft), resulting in a requested relief of 3.3m (10.9ft). Given that the subject property abuts an unopened road allowance, Staff do not consider the request significant from a quantitative standpoint. The proposal demonstrates no foreseeable impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variance would allow the owners to construct a single detached dwelling as an infill development with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-11-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

1. **That the Minor Variance is approved based on the plans submitted;**
2. **That the Owners obtain clearance and all required permits from the Mississippi Valley Conservation Authority;**
3. **That the Owners obtain Site Plan approval for the proposed plans as submitted; and**
4. **That the owner obtains all required building permits.**

All of which is respectfully submitted by,



Maggie Yet
Planner 1

Reviewed by,



Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

ATTACHMENTS:

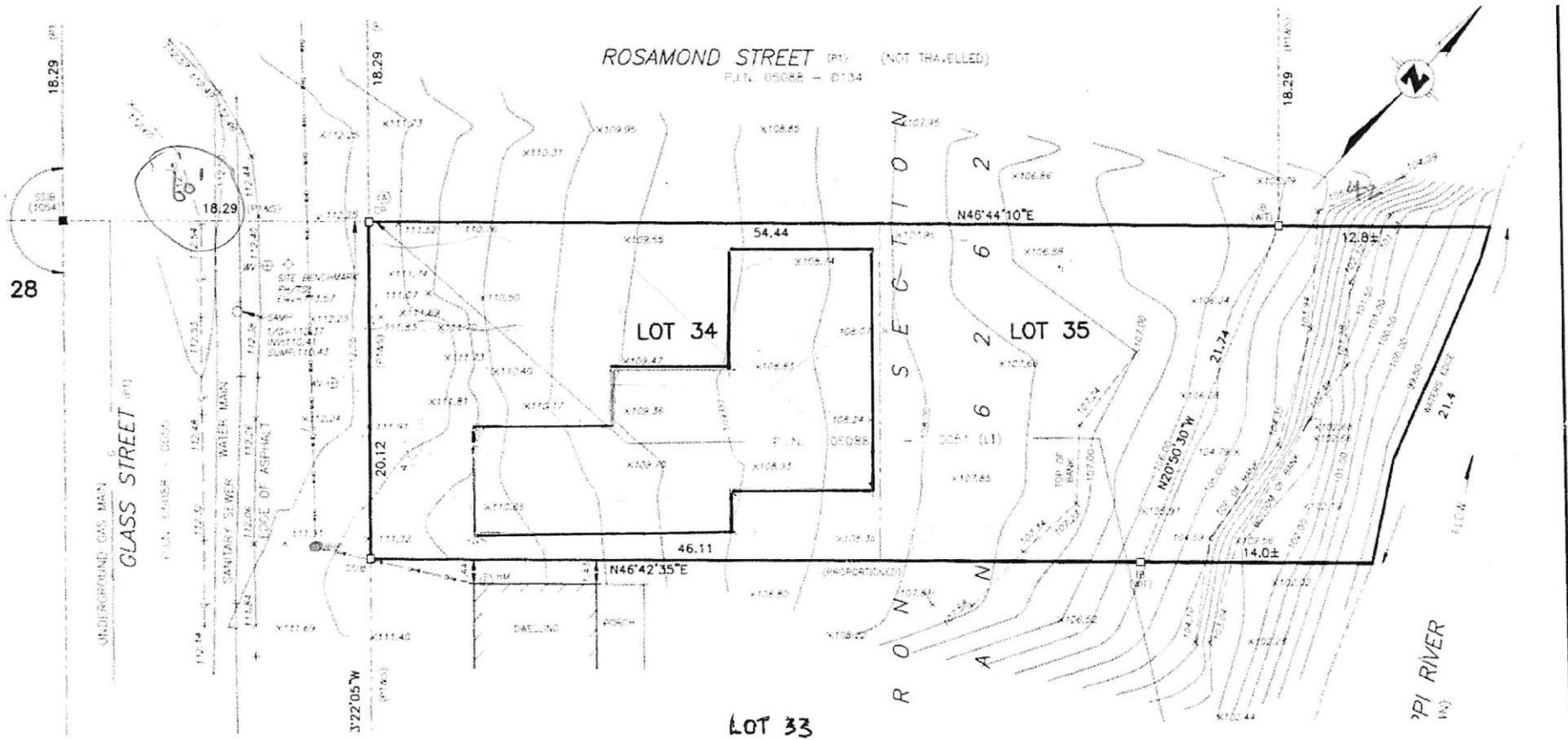
SCHEDULE A – Site Plan

SCHEDULE B – 3:1 Stable Slope Hazard

SCHEDULE C – Comments from Mississippi Valley Conservation Authority

SCHEDULE A – Site Plan

Proposed Footprint

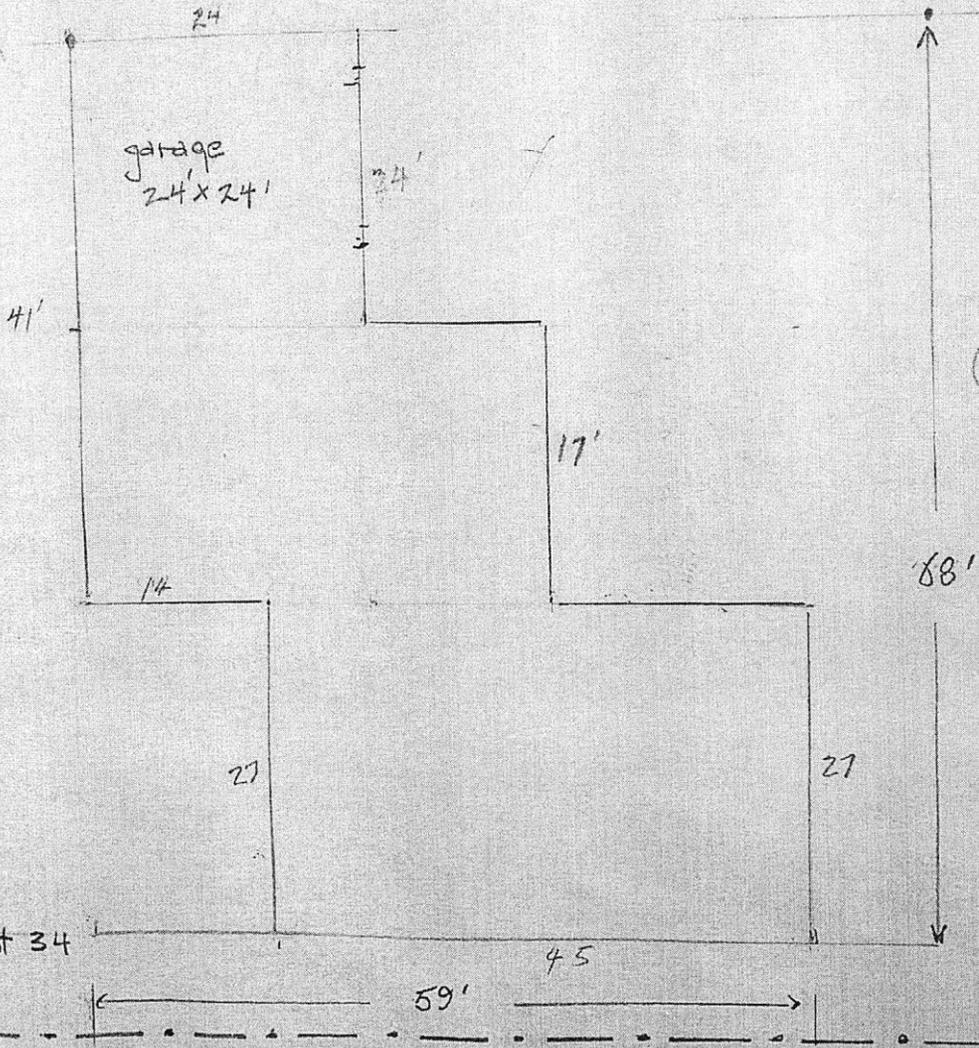


Glass Str.

CP ~~not used~~ 2x0

Preliminary Size/Shape
of house with
walkout
(1550 sf)

garage
24' x 24'



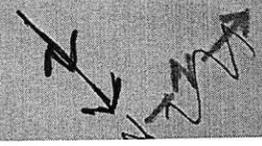
Rosemont St
() Allowance

- for foot print
dimensions only

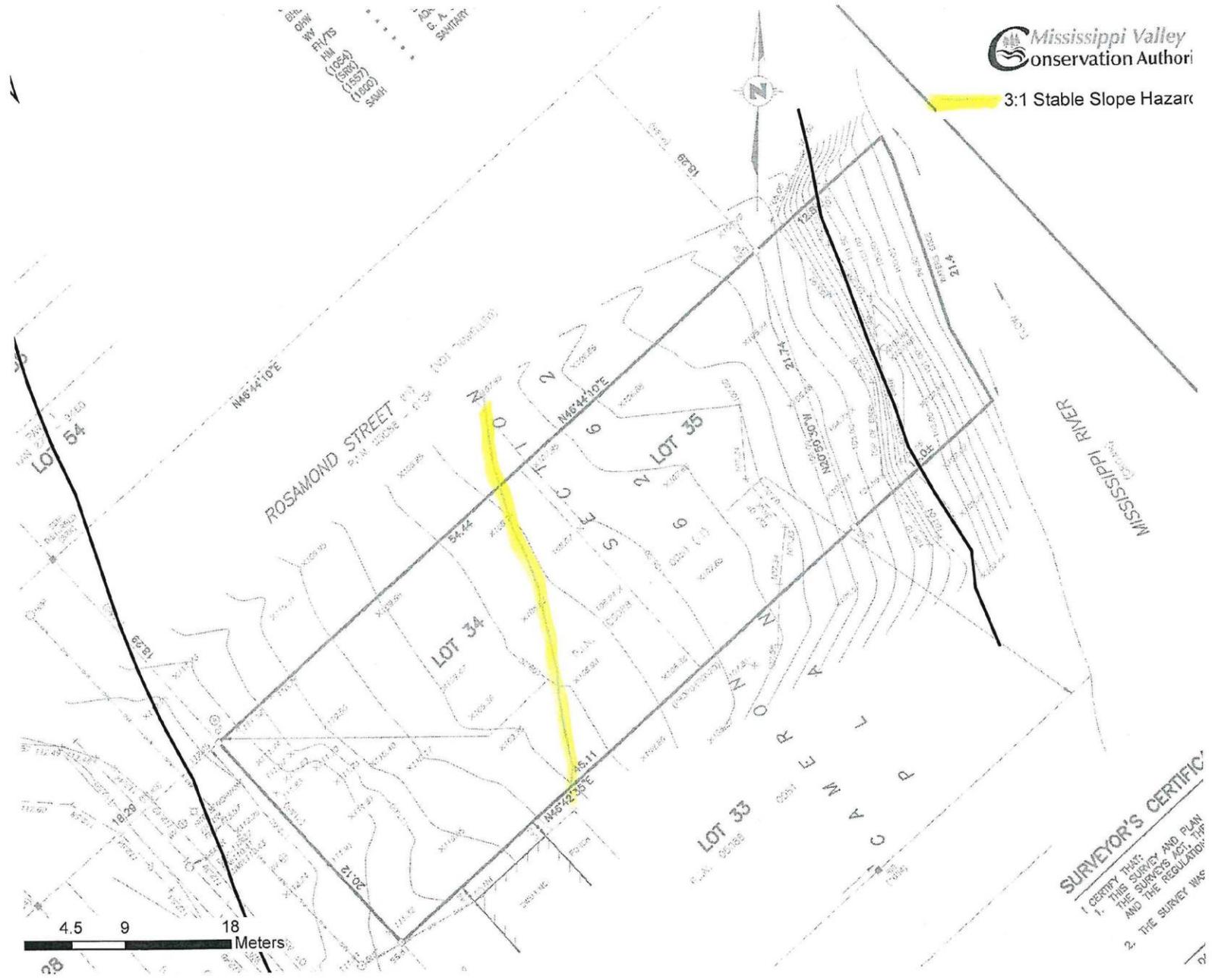
Lot 34

Lot 35

River



SCHEDULE B – 3:1 Stable Slope Boundary



SCHEDULE C – Comments from Mississippi Valley Conservation Authority

Planning and Development Review Team



19-MM-MV; PMMMV-95

August 7, 2019

Nicole Dwyer
 Town of Mississippi Mills
 3131 Old Perth Road
 R.R. #2 P.O. Box 400
 Almonte, ON K0A 1A0

Dear Ms. Dwyer:

**Re: Minor Variance Application (A-11-19)
 127 Glass Street
 HARBER & EYRE**

Mississippi Valley Conservation Authority (MVCA) has been circulated the above noted application to conduct a review in terms of MVCA Regulations and Provincial Planning Policy for Natural Heritage and Natural Hazard issues. Specifically, the purpose of this review is to assess potential impacts of the proposed development on known natural heritage features on and adjacent to the subject property. These features could include wetlands, wildlife habitat and areas of natural and scientific interest. This review also includes an evaluation of the subject property for natural hazards such as unstable slopes and areas prone to flooding and erosion.

PROPOSAL

It is our understanding that the purpose of the subject application is to request relief *from the minimum exterior side yard setback from 4.5m to 1.2m for a proposed dwelling located within the Residential First Density (R1) Zone. The property abuts an unopened street allowance on Rosamund Street. The proposed dwelling would be partially located within the 3:1 Stable Slope Hazard which is subject to Mississippi Valley Conservation Authority approval.*

PROPERTY CHARACTERISTICS

The subject property has frontage on the Mississippi River with a high, steep slope that descends to the river. MVCA mapping indicates that this slope is a potential *erosion hazard* due to its height and steepness. Mapping also shows the 1:100 year flood plain extending onto the subject property. We understand that the proposed dwelling is located outside of the flood plain; however, it is within Erosion Hazard Limit.

REVIEW

Flood Plain

A portion of the subject property is within the 1:100 year flood plain; however, the proposed development is located well beyond this regulated area. Therefore, the flood plain is not considered a constraint to the subject application.

Slope

It is provincial policy that: *Development shall generally be directed to areas outside of hazardous lands adjacent to a stream and small inland lake systems which are impacted by flooding and/or erosion hazards* (Provincial Policy Statement, Section 3.1.1.b). *Erosion hazards* include slopes which have the potential for slope instability due to their steepness and height. Slopes that exceed 3 m in height and a 3:1 slope angle fall under the definition of a potential *erosion hazard*. Development must be directed a suitable distance from these slopes, or a geotechnical evaluation is required to assess slope stability.

MVCA mapping indicates that the slope on the subject property falls under the definition of an *erosion hazard*. The proposed development is located within this area of concern. In order to address this, a geotechnical investigation is required to analyse the proposal in terms of potential impacts to slope stability. In order for the development to proceed, the report would have to conclude that the slope, in its existing configuration, would not be impacted by the proposal. A permit from MVCA is required to address this hazard.

RECOMMENDATIONS AND CONCLUSIONS

MVCA does not have any objections to the subject proposal in principle. However, a permit is required from our office for development within the Erosion Hazard Limit. As part of the permit application, a geotechnical investigation is required and must conclude that the proposed development can safely proceed, without the need for engineering techniques. MVCA should be consulted prior to conducting the analysis.

NOTES

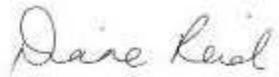
The applicant should be advised that, pursuant to Ontario Regulation 153/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses”, a permit is required from MVCA for the subject work. Written permission is also required from MVCA prior to the initiation of any potential future construction or filling activity (which includes excavations, stockpiling and site grading) within the Erosion Hazard, flood plain or Regulation Limit, or for alterations to the shoreline of the river.

We advise consultation with Fisheries and Oceans Canada (DFO) <http://www.dfo-mpo.gc.ca/pnw-ppe/fpp-ppp/review-revue-eng.html> prior to conducting any work within the river, in order to assess potential impacts to fish habitat. Authorization from DFO may be required for such work.

A review for Species at Risk was not conducted. We suggest contacting the Ministry of the Environment, Conservation and Parks should you require a review in this regard.

Should any questions arise, please do not hesitate to call. Please advise us of the Committee's decision in this matter.

Yours truly,

A handwritten signature in cursive script that reads "Diane Reid".

Diane Reid
Environmental Planner

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-12-19 (D13-NEI-19)**
Concession 10, Part Lot 16 being Lot 2 on Registered Plan
27M90
Almonte Ward, Municipality of Mississippi Mills
OWNER: Neilcorp Homes
APPLICANT: Novatech

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Concession 10, Part Lot 16, Plan 27M90, Lot 2, Almonte Ward, Municipality of Mississippi Mills, to reduce the minimum front yard setback from 6m (19.7ft) to 4.8m (15.7ft), to permit the construction of a single detached 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; and**
- 3. That the builder construct two car garages with 5.2m (17') wide garage doors.**

PURPOSE AND EFFECT

The applicant is requesting relief from the minimum front yard setback from 6m to 4.8m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development. The Minor Variance request is outlined below:

Table 1. – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
15.4.13(1)	Notwithstanding the 'R3— Residential Third Density' zoning designation, lands designated as 'R3-13' may be used in compliance with the R1E subzone provisions, excepting however that:	The minimum front yard setback shall be <u>6m (19.7ft).</u>	The minimum front yard setback shall be <u>4.8m (15.7ft).</u>

DESCRIPTION OF SUBJECT LANDS

The subject property is located along Leishman Drive, within Phase 4 of the Mill Run Subdivision. The subject property is presently vacant. The property is $\pm 415\text{m}^2$ in size with a frontage of $\pm 13.54\text{m}$ (44.4ft). The property has a depth of $\pm 30.7\text{m}$ (100.7ft). The property will generally be surrounded by low and medium density residential properties within the subdivision. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property will be serviced by municipal water and sewer services and has driveway access from Leishman Drive, an unassumed municipally owned road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No concerns.

CBO: The building department has no objections to this proposal.

Fire Chief: No comments received.

Director of Roads and Public Works: No further concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority: MVCA does not have any concerns with the proposed variances.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Residential” in the Municipality’s Community Official Plan (COP). The Residential designation permits low and medium density residential uses and accessory uses. The Municipality’s COP does not specifically address or contain policies related to front yard setbacks for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential Third Density Exception 13 (R3-13)” by the Municipality’s Comprehensive Zoning By-law #11-83. The R3-13 Zone permits a detached dwelling and specific provisions pertaining to yard setbacks following the R1E subzone, except for the minimum front yard setback which is 6m (19.7ft). The applicant is applying to reduce the minimum required front yard setback to legally permit construction of a detached dwelling on the subject property.

Minimum Front Yard Setback Requirement

The intent of the minimum front yard setback requirement is to provide sightlines for vehicular and pedestrian movement and safety, as well as maintain spatial separation between the dwelling and the lot line in order to accommodate off-street parking, sightlines, landscaping, runoff, maintenance and snow storage.

Parking: With respect to off-street parking, building plans submitted by the applicant indicates four off-street parking spaces available on the subject property, with two parking spaces provided in an attached two-car garage, and two additional parking spaces available on the

driveway in tandem with the garage. This meets and exceeds parking requirements of the Zoning By-law, which requires a minimum of one parking space per detached dwelling.

Upon initial review, the Director of Public Works and the Chief Building Official had concerns with reducing the front yard requirement as the application had indicated only one planned off-street parking space. Concerns were related to a reduction of available parking space in driveways which would potentially lead to future parking issues on the street. Following clarification with the owner and applicant, Planning Staff confirmed plans to provide four off-street parking spaces which alleviated parking concerns of the Chief Building Official, however, the Director of Roads and Public Works maintains reservations permitting a reduced side yard in relation to potential parking issues. However, given the Municipality's history of permitted reduced front yard setbacks as shallow as 3.0m in both the Mill Run and Riverfront Subdivision, the Director indicated that he was agreeable to maintaining consistency.

Sightlines: The proposed variance maintains a minimum distance of 7m between a driveway and an intersection of street lines (defined as the dividing line between a lot and a street), which ensures minimum sightlines are maintained and thus protecting the safety of residents. Additionally, there remains a total distance of 4.05m (13.3ft) from the front lot line to the closest edge of the existing sidewalk on Leishman Street, thus providing adequate and sufficient distance to maintain sightlines to protect vehicular and pedestrian movement and safety.

Landscaping, Runoff, Maintenance and Snow Storage: The proposed variance maintains a setback of 4.8m from the front lot line. Given the available space remaining, Staff is of the opinion that adequate usable space is available in the front yard for landscaping, runoff, maintenance and snow storage.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the variances would have limited impacts on sightlines, landscaping, runoff, maintenance and snow storage, and the owner and applicants have provided sufficient parking to reduce foreseeable impacts to on-street parking. Additionally, smaller front yard requirements have been permitted in Phase 1 of Mill Run and Phases 2 and 3 of Riverfront Estates subdivisions, reflected in the Residential First Density Subzone E (R1E) Zone in the Zoning By-law. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

The applicant has also provided revised sketches verifying that the constructed garage will include 2 parking spaces and that sufficient room exists for two additional vehicles in the driveway between the garage and the sidewalk. While this includes an encroachment onto the Municipal right-of-way, Staff acknowledge that this type of encroachment is common throughout the community.

The proposal will ultimately see the provision of 4 parking spaces for the dwelling, where the Zoning Bylaw requires 1 parking space per single detached dwelling.

4. Is the proposal minor?

The proposed variance to the minimum front yard setback for a detached dwelling would reduce the requirement from 6m (19.7ft) to 4.8m (15.7ft), resulting in a requested relief of 1.2m (4ft). Staff do not consider the request significant from a quantitative standpoint. The proposal demonstrates no foreseeable parking, sightlines, landscaping, runoff, maintenance, or snow storage impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variances would allow the owners to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-12-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

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

All of which is respectfully submitted,



Maggie Yet
Planner 1



Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

ATTACHMENTS:

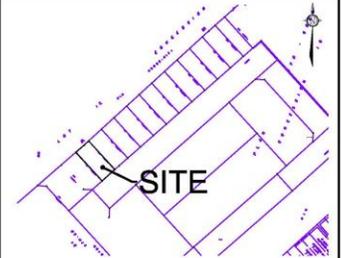
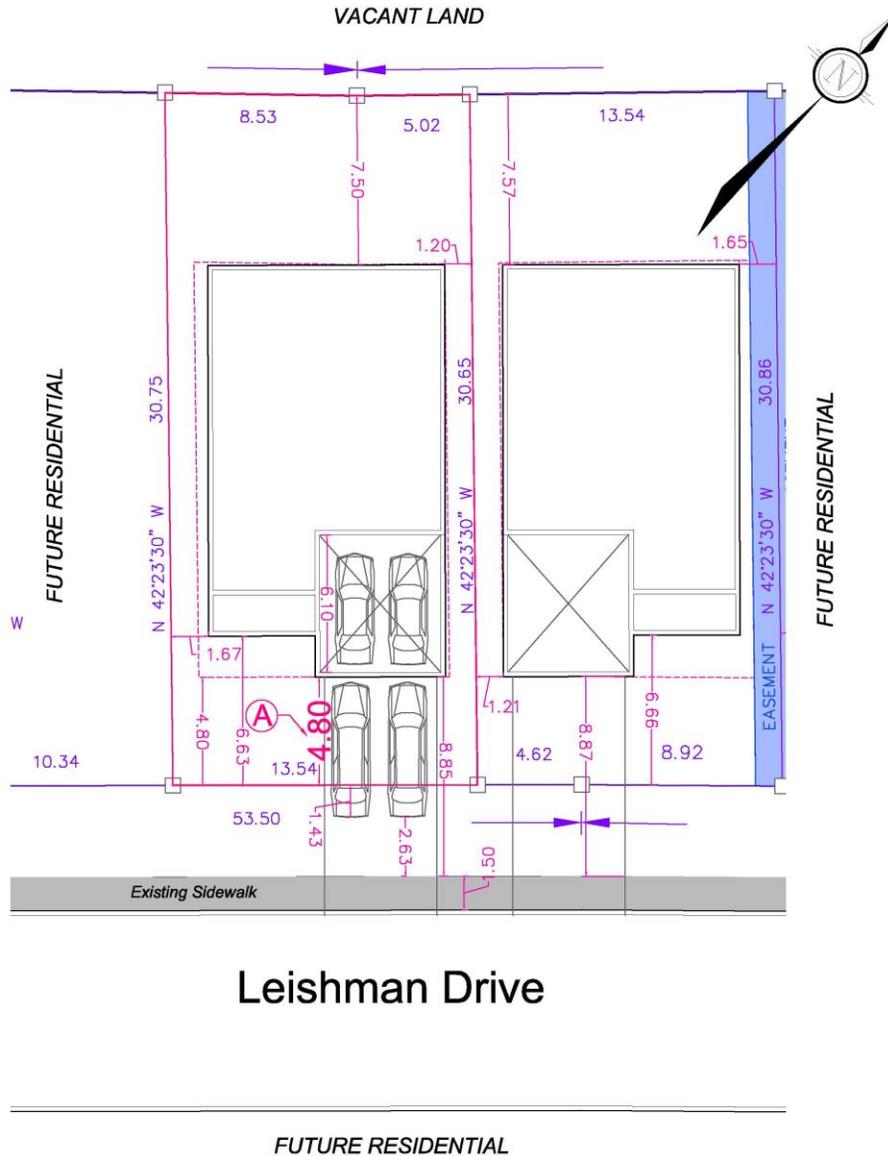
SCHEDULE A – Site Plan

SCHEDULE B – Plan 27M90

SCHEDULE A Site Plan

Minor Variance Application:

- A. 11-83 By-law Requirement: Section 15.4.13 1) - To permit a reduced front yard setback of 4.8 m, whereas the By-law requires a minimum front yard setback of 6.0 m for a detached dwelling.



KEY PLAN
N.T.S.

MINOR VARIANCE APPLICATION #1

SKETCH TO ILLUSTRATE VEHICLE PARKING ON LOT 2 (smallest setback request)

LOT 2, 27M-90

PART OF LOT 16,
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF RAMSAY,
MUNICIPALITY OF MISSISSIPPI MILLS
COUNTY OF LANARK



ISSUED FOR MINOR VARIANCE APPLICATION		AUG 07 2019	JJ
No.	REVISION	DATE	BY
NOVATECH		ISSUED AUGUST, 2019	
Engineers, Planners & Landscape Architects Suite 202, 240 Milliken Corporate Drive Ottawa, Ontario, Canada K2M 1P5		PROJECT No.	119036
Telephone (613) 254-9648 Facsimile (613) 254-9682 Website www.novatech-eng.com		DRAWING No.	119036-MV 1

M:\2010\110046\CAD\Planning\Figures\110046-PH4-MV.dwg, MV Sketch, Aug 07, 2019 - 1:49pm, wslloss

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-13-19 (D13-NEI-19)**
Concession 10, Part Lot 16 being Lot 3 on Registered Plan
27M90
Almonte Ward, Municipality of Mississippi Mills
OWNER: Neilcorp Homes
APPLICANT: Novatech

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Concession 10, Part Lot 16, Plan 27M90, Lot 3, Almonte Ward, Municipality of Mississippi Mills, to reduce the minimum front yard setback from 6m (19.7ft) to 4.8m (15.7ft), to permit the construction of a single detached 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; and**
- 3. That the builder construct two car garages with 5.2m (17') wide garage doors.**

PURPOSE AND EFFECT

The applicant is requesting relief from the minimum front yard setback from 6m to 4.8m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development. The Minor Variance request is outlined below:

Table 1. – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
15.4.13(1)	Notwithstanding the 'R3— Residential Third Density' zoning designation, lands designated as 'R3-13' may be used in compliance with the R1E subzone provisions, excepting however that:	The minimum front yard setback shall be <u>6m (19.7ft).</u>	The minimum front yard setback shall be <u>4.8m (15.7ft).</u>

DESCRIPTION OF SUBJECT LANDS

The subject property is located along Leishman Drive, within Phase 4 of the Mill Run Subdivision. The subject property is presently vacant. The property is $\pm 415\text{m}^2$ in size with a frontage of $\pm 13.54\text{m}$ (44.4ft). The property has a depth of $\pm 30.7\text{m}$ (100.7ft). The property will generally be surrounded by low and medium density residential properties within the subdivision. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property will be serviced by municipal water and sewer services and has driveway access from Leishman Drive, an unassumed municipally owned road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No concerns.

CBO: The building department has no objections to this proposal.

Fire Chief: No comments received.

Director of Roads and Public Works: No further concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority: MVCA does not have any concerns with the proposed variances.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Residential” in the Municipality’s Community Official Plan (COP). The Residential designation permits low and medium density residential uses and accessory uses. The Municipality’s COP does not specifically address or contain policies related to front yard setbacks for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential Third Density Exception 13 (R3-13)” by the Municipality’s Comprehensive Zoning By-law #11-83. The R3-13 Zone permits a detached dwelling and specific provisions pertaining to yard setbacks following the R1E subzone, except for the minimum front yard setback which is 6m (19.7ft). The applicant is applying to reduce the minimum required front yard setback to legally permit construction of a detached dwelling on the subject property.

Minimum Front Yard Setback Requirement

The intent of the minimum front yard setback requirement is to provide sightlines for vehicular and pedestrian movement and safety, as well as maintain spatial separation between the dwelling and the lot line in order to accommodate off-street parking, sightlines, landscaping, runoff, maintenance and snow storage.

Parking: With respect to off-street parking, building plans submitted by the applicant indicates four off-street parking spaces available on the subject property, with two parking spaces provided in an attached two-car garage, and two additional parking spaces available on the

driveway in tandem with the garage. This meets and exceeds parking requirements of the Zoning By-law, which requires a minimum of one parking space per detached dwelling.

Upon initial review, the Director of Public Works and the Chief Building Official had concerns with reducing the front yard requirement as the application had indicated only one planned off-street parking space. Concerns were related to a reduction of available parking space in driveways which would potentially lead to future parking issues on the street. Following clarification with the owner and applicant, Planning Staff confirmed plans to provide four off-street parking spaces which alleviated parking concerns of the Chief Building Official, however, the Director of Roads and Public Works maintains reservations permitting a reduced side yard in relation to potential parking issues. However, given the Municipality's history of permitted reduced front yard setbacks as shallow as 3.0m in both the Mill Run and Riverfront Subdivision, the Director indicated that he was agreeable to maintaining consistency.

Sightlines: The proposed variance maintains a minimum distance of 7m between a driveway and an intersection of street lines (defined as the dividing line between a lot and a street), which ensures minimum sightlines are maintained and thus protecting the safety of residents. Additionally, there remains a total distance of 4.05m (13.3ft) from the front lot line to the closest edge of the existing sidewalk on Leishman Street, thus providing adequate and sufficient distance to maintain sightlines to protect vehicular and pedestrian movement and safety.

Landscaping, Runoff, Maintenance and Snow Storage: The proposed variance maintains a setback of 4.8m from the front lot line. Given the available space remaining, Staff is of the opinion that adequate usable space is available in the front yard for landscaping, runoff, maintenance and snow storage.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the variances would have limited impacts on sightlines, landscaping, runoff, maintenance and snow storage, and the owner and applicants have provided sufficient parking to reduce foreseeable impacts to on-street parking. Additionally, smaller front yard requirements have been permitted in Phase 1 of Mill Run and Phases 2 and 3 of Riverfront Estates subdivisions, reflected in the Residential First Density Subzone E (R1E) Zone in the Zoning By-law. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

The applicant has also provided revised sketches verifying that the constructed garage will include 2 parking spaces and that sufficient room exists for two additional vehicles in the driveway between the garage and the sidewalk. While this includes an encroachment onto the Municipal right-of-way, Staff acknowledge that this type of encroachment is common throughout the community.

The proposal will ultimately see the provision of 4 parking spaces for the dwelling, where the Zoning Bylaw requires 1 parking space per single detached dwelling.

4. Is the proposal minor?

The proposed variance to the minimum front yard setback for a detached dwelling would reduce the requirement from 6m (19.7ft) to 4.8m (15.7ft), resulting in a requested relief of 1.2m (4ft). Staff do not consider the request significant from a quantitative standpoint. The proposal demonstrates no foreseeable parking, sightlines, landscaping, runoff, maintenance, or snow storage impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variances would allow the owners to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-13-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

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

All of which is respectfully submitted,



Maggie Yet
Planner 1



Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-14-19 (D13-NEI-19)**
Concession 10, Part Lot 16 being Lot 4 on Registered Plan 27M90
Almonte Ward, Municipality of Mississippi Mills
OWNER: Neilcorp Homes
APPLICANT: Novatech

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Concession 10, Part Lot 16, Plan 27M90, Lot 4, Almonte Ward, Municipality of Mississippi Mills, to reduce the minimum front yard setback from 6m (19.7ft) to 5m (16.4ft), to permit the construction of a single detached 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; and**
- 3. That the builder construct two car garages with 5.2m (17') wide garage doors.**

PURPOSE AND EFFECT

The applicant is requesting relief from the minimum front yard setback from 6m to 5m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development. The Minor Variance request is outlined below:

Table 1. – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
15.4.13(1)	Notwithstanding the 'R3— Residential Third Density' zoning designation, lands designated as 'R3-13' may be used in compliance with the R1E subzone provisions, excepting however that:	The minimum front yard setback shall be <u>6m (19.7ft).</u>	The minimum front yard setback shall be <u>5m (16.4ft).</u>

DESCRIPTION OF SUBJECT LANDS

The subject property is located along Leishman Drive, within Phase 4 of the Mill Run Subdivision. The subject property is presently vacant. The property is $\pm 418\text{m}^2$ in size with a frontage of $\pm 13.54\text{m}$ (44.4ft). The property has a depth of $\pm 30.9\text{m}$ (101.4ft). The property will generally be surrounded by low and medium density residential properties within the subdivision. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property will be serviced by municipal water and sewer services and has driveway access from Leishman Drive, an unassumed municipally owned road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No concerns.

CBO: The building department has no objections to this proposal.

Fire Chief: No comments received.

Director of Roads and Public Works: No further concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority: MVCA does not have any concerns with the proposed variances.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Residential” in the Municipality’s Community Official Plan (COP). The Residential designation permits low and medium density residential uses and accessory uses. The Municipality’s COP does not specifically address or contain policies related to front yard setbacks for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential Third Density Exception 13 (R3-13)” by the Municipality’s Comprehensive Zoning By-law #11-83. The R3-13 Zone permits a detached dwelling and specific provisions pertaining to yard setbacks following the R1E subzone, except for the minimum front yard setback which is 6m (19.7ft). The applicant is applying to reduce the minimum required front yard setback to legally permit construction of a detached dwelling on the subject property.

Minimum Front Yard Setback Requirement

The intent of the minimum front yard setback requirement is to provide sightlines for vehicular and pedestrian movement and safety, as well as maintain spatial separation between the dwelling and the lot line in order to accommodate off-street parking, sightlines, landscaping, runoff, maintenance and snow storage.

Parking: With respect to off-street parking, building plans submitted by the applicant indicates four off-street parking spaces available on the subject property, with two parking spaces provided in an attached two-car garage, and two additional parking spaces available on the

driveway in tandem with the garage. This meets and exceeds parking requirements of the Zoning By-law, which requires a minimum of one parking space per detached dwelling.

Upon initial review, the Director of Public Works and the Chief Building Official had concerns with reducing the front yard requirement as the application had indicated only one planned off-street parking space. Concerns were related to a reduction of available parking space in driveways which would potentially lead to future parking issues on the street. Following clarification with the owner and applicant, Planning Staff confirmed plans to provide four off-street parking spaces which alleviated parking concerns of the Chief Building Official, however, the Director of Roads and Public Works maintains reservations permitting a reduced side yard in relation to potential parking issues. However, given the Municipality's history of permitted reduced front yard setbacks as shallow as 3.0m in both the Mill Run and Riverfront Subdivision, the Director indicated that he was agreeable to maintaining consistency.

Sightlines: The proposed variance maintains a minimum distance of 7m between a driveway and an intersection of street lines (defined as the dividing line between a lot and a street), which ensures minimum sightlines are maintained and thus protecting the safety of residents. Additionally, there remains a total distance of 3.85m (12.6ft) from the front lot line to the closest edge of the existing sidewalk on Leishman Street, thus providing adequate and sufficient distance to maintain sightlines to protect vehicular and pedestrian movement and safety.

Landscaping, Runoff, Maintenance and Snow Storage: The proposed variance maintains a setback of 4.8m from the front lot line. Given the available space remaining, Staff is of the opinion that adequate usable space is available in the front yard for landscaping, runoff, maintenance and snow storage.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the variances would have limited impacts on sightlines, landscaping, runoff, maintenance and snow storage, and the owner and applicants have provided sufficient parking to reduce foreseeable impacts to on-street parking. Additionally, smaller front yard requirements have been permitted in Phase 1 of Mill Run and Phases 2 and 3 of Riverfront Estates subdivisions, reflected in the Residential First Density Subzone E (R1E) Zone in the Zoning By-law. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

The applicant has also provided revised sketches verifying that the constructed garage will include 2 parking spaces and that sufficient room exists for two additional vehicles in the driveway between the garage and the sidewalk. While this includes an encroachment onto the Municipal right-of-way, Staff acknowledge that this type of encroachment is common throughout the community.

The proposal will ultimately see the provision of 4 parking spaces for the dwelling, where the Zoning Bylaw requires 1 parking space per single detached dwelling.

4. Is the proposal minor?

The proposed variance to the minimum front yard setback for a detached dwelling would reduce the requirement from 6m (19.7ft) to 5m (15.7ft), resulting in a requested relief of 1m (3.3ft). Staff do not consider the request significant from a quantitative standpoint. The proposal demonstrates no foreseeable parking, sightlines, landscaping, runoff, maintenance, or snow storage impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variances would allow the owners to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-14-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

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

All of which is respectfully submitted,



Maggie Yet
Planner 1



Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-15-19 (D13-NEI-19)**
Concession 10, Part Lot 16 being Lot 5 on Registered Plan
27M90
Almonte Ward, Municipality of Mississippi Mills
OWNER: Neilcorp Homes
APPLICANT: Novatech

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Concession 10, Part Lot 16, Plan 27M90, Lot 5, Almonte Ward, Municipality of Mississippi Mills, to reduce the minimum front yard setback from 6m (19.7ft) to 5m (16.4ft), to permit the construction of a single detached 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; and**
- 3. That the builder construct two car garages with 5.2m (17') wide garage doors.**

PURPOSE AND EFFECT

The applicant is requesting relief from the minimum front yard setback from 6m to 5m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development. The Minor Variance request is outlined below:

Table 1. – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
15.4.13(1)	Notwithstanding the 'R3— Residential Third Density' zoning designation, lands designated as 'R3-13' may be used in compliance with the R1E subzone provisions, excepting however that:	The minimum front yard setback shall be <u>6m (19.7ft).</u>	The minimum front yard setback shall be <u>5m (16.4ft).</u>

DESCRIPTION OF SUBJECT LANDS

The subject property is located along Leishman Drive, within Phase 4 of the Mill Run Subdivision. The subject property is presently vacant. The property is $\pm 422\text{m}^2$ in size with a frontage of $\pm 13.54\text{m}$ (44.4ft). The property has a depth of $\pm 31.2\text{m}$ (102.4ft). The property will generally be surrounded by low and medium density residential properties within the subdivision. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property will be serviced by municipal water and sewer services and has driveway access from Leishman Drive, an unassumed municipally owned road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No concerns.

CBO: The building department has no objections to this proposal.

Fire Chief: No comments received.

Director of Roads and Public Works: No further concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority: MVCA does not have any concerns with the proposed variances.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Residential” in the Municipality’s Community Official Plan (COP). The Residential designation permits low and medium density residential uses and accessory uses. The Municipality’s COP does not specifically address or contain policies related to front yard setbacks for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential Third Density Exception 13 (R3-13)” by the Municipality’s Comprehensive Zoning By-law #11-83. The R3-13 Zone permits a detached dwelling and specific provisions pertaining to yard setbacks following the R1E subzone, except for the minimum front yard setback which is 6m (19.7ft). The applicant is applying to reduce the minimum required front yard setback to legally permit construction of a detached dwelling on the subject property.

Minimum Front Yard Setback Requirement

The intent of the minimum front yard setback requirement is to provide sightlines for vehicular and pedestrian movement and safety, as well as maintain spatial separation between the dwelling and the lot line in order to accommodate off-street parking, sightlines, landscaping, runoff, maintenance and snow storage.

Parking: With respect to off-street parking, building plans submitted by the applicant indicates four off-street parking spaces available on the subject property, with two parking spaces provided in an attached two-car garage, and two additional parking spaces available on the

driveway in tandem with the garage. This meets and exceeds parking requirements of the Zoning By-law, which requires a minimum of one parking space per detached dwelling.

Upon initial review, the Director of Public Works and the Chief Building Official had concerns with reducing the front yard requirement as the application had indicated only one planned off-street parking space. Concerns were related to a reduction of available parking space in driveways which would potentially lead to future parking issues on the street. Following clarification with the owner and applicant, Planning Staff confirmed plans to provide four off-street parking spaces which alleviated parking concerns of the Chief Building Official, however, the Director of Roads and Public Works maintains reservations permitting a reduced side yard in relation to potential parking issues. However, given the Municipality's history of permitted reduced front yard setbacks as shallow as 3.0m in both the Mill Run and Riverfront Subdivision, the Director indicated that he was agreeable to maintaining consistency.

Sightlines: The proposed variance maintains a minimum distance of 7m between a driveway and an intersection of street lines (defined as the dividing line between a lot and a street), which ensures minimum sightlines are maintained and thus protecting the safety of residents. Additionally, there remains a total distance of 3.85m (12.6ft) from the front lot line to the closest edge of the existing sidewalk on Leishman Street, thus providing adequate and sufficient distance to maintain sightlines to protect vehicular and pedestrian movement and safety.

Landscaping, Runoff, Maintenance and Snow Storage: The proposed variance maintains a setback of 4.8m from the front lot line. Given the available space remaining, Staff is of the opinion that adequate usable space is available in the front yard for landscaping, runoff, maintenance and snow storage.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the variances would have limited impacts on sightlines, landscaping, runoff, maintenance and snow storage, and the owner and applicants have provided sufficient parking to reduce foreseeable impacts to on-street parking. Additionally, smaller front yard requirements have been permitted in Phase 1 of Mill Run and Phases 2 and 3 of Riverfront Estates subdivisions, reflected in the Residential First Density Subzone E (R1E) Zone in the Zoning By-law. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

The applicant has also provided revised sketches verifying that the constructed garage will include 2 parking spaces and that sufficient room exists for two additional vehicles in the driveway between the garage and the sidewalk. While this includes an encroachment onto the Municipal right-of-way, Staff acknowledge that this type of encroachment is common throughout the community.

The proposal will ultimately see the provision of 4 parking spaces for the dwelling, where the Zoning Bylaw requires 1 parking space per single detached dwelling.

4. Is the proposal minor?

The proposed variance to the minimum front yard setback for a detached dwelling would reduce the requirement from 6m (19.7ft) to 5m (15.7ft), resulting in a requested relief of 1m (3.3ft). Staff do not consider the request significant from a quantitative standpoint. The proposal demonstrates no foreseeable parking, sightlines, landscaping, runoff, maintenance, or snow storage impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variances would allow the owners to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-15-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

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

All of which is respectfully submitted,



Maggie Yet
Planner 1



Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-16-19 (D13-NEI-19)**
Concession 10, Part Lot 16 being Lot 6 on Registered Plan
27M90
Almonte Ward, Municipality of Mississippi Mills
OWNER: Neilcorp Homes
APPLICANT: Novatech

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Concession 10, Part Lot 16, Plan 27M90, Lot 6, Almonte Ward, Municipality of Mississippi Mills, to reduce the minimum front yard setback from 6m (19.7ft) to 5.5m (18ft), to permit the construction of a single detached 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; and**
- 3. That the builder construct two car garages with 5.2m (17') wide garage doors.**

PURPOSE AND EFFECT

The applicant is requesting relief from the minimum front yard setback from 6m to 5.5m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development. The Minor Variance request is outlined below:

Table 1. – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
15.4.13(1)	Notwithstanding the 'R3— Residential Third Density' zoning designation, lands designated as 'R3-13' may be used in compliance with the R1E subzone provisions, excepting however that:	The minimum front yard setback shall be <u>6m (19.7ft).</u>	The minimum front yard setback shall be <u>5.5m (18ft).</u>

DESCRIPTION OF SUBJECT LANDS

The subject property is located along Leishman Drive, within Phase 4 of the Mill Run Subdivision. The subject property is presently vacant. The property is $\pm 426\text{m}^2$ in size with a frontage of $\pm 13.54\text{m}$ (44.4ft). The property has a depth of $\pm 31.49\text{m}$ (103.3ft). The property will generally be surrounded by low and medium density residential properties within the subdivision. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property will be serviced by municipal water and sewer services and has driveway access from Leishman Drive, an unassumed municipally owned road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No concerns.

CBO: The building department has no objections to this proposal.

Fire Chief: No comments received.

Director of Roads and Public Works: No further concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority: MVCA does not have any concerns with the proposed variances.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Residential” in the Municipality’s Community Official Plan (COP). The Residential designation permits low and medium density residential uses and accessory uses. The Municipality’s COP does not specifically address or contain policies related to front yard setbacks for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential Third Density Exception 13 (R3-13)” by the Municipality’s Comprehensive Zoning By-law #11-83. The R3-13 Zone permits a detached dwelling and specific provisions pertaining to yard setbacks following the R1E subzone, except for the minimum front yard setback which is 6m (19.7ft). The applicant is applying to reduce the minimum required front yard setback to legally permit construction of a detached dwelling on the subject property.

Minimum Front Yard Setback Requirement

The intent of the minimum front yard setback requirement is to provide sightlines for vehicular and pedestrian movement and safety, as well as maintain spatial separation between the dwelling and the lot line in order to accommodate off-street parking, sightlines, landscaping, runoff, maintenance and snow storage.

Parking: With respect to off-street parking, building plans submitted by the applicant indicates four off-street parking spaces available on the subject property, with two parking spaces provided in an attached two-car garage, and two additional parking spaces available on the

driveway in tandem with the garage. This meets and exceeds parking requirements of the Zoning By-law, which requires a minimum of one parking space per detached dwelling.

Upon initial review, the Director of Public Works and the Chief Building Official had concerns with reducing the front yard requirement as the application had indicated only one planned off-street parking space. Concerns were related to a reduction of available parking space in driveways which would potentially lead to future parking issues on the street. Following clarification with the owner and applicant, Planning Staff confirmed plans to provide four off-street parking spaces which alleviated parking concerns of the Chief Building Official, however, the Director of Roads and Public Works maintains reservations permitting a reduced side yard in relation to potential parking issues. However, given the Municipality's history of permitted reduced front yard setbacks as shallow as 3.0m in both the Mill Run and Riverfront Subdivision, the Director indicated that he was agreeable to maintaining consistency.

Sightlines: The proposed variance maintains a minimum distance of 7m between a driveway and an intersection of street lines (defined as the dividing line between a lot and a street), which ensures minimum sightlines are maintained and thus protecting the safety of residents. Additionally, there remains a total distance of 3.35m (11ft) from the front lot line to the closest edge of the existing sidewalk on Leishman Street, thus providing adequate and sufficient distance to maintain sightlines to protect vehicular and pedestrian movement and safety.

Landscaping, Runoff, Maintenance and Snow Storage: The proposed variance maintains a setback of 4.8m from the front lot line. Given the available space remaining, Staff is of the opinion that adequate usable space is available in the front yard for landscaping, runoff, maintenance and snow storage.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the variances would have limited impacts on sightlines, landscaping, runoff, maintenance and snow storage, and the owner and applicants have provided sufficient parking to reduce foreseeable impacts to on-street parking. Additionally, smaller front yard requirements have been permitted in Phase 1 of Mill Run and Phases 2 and 3 of Riverfront Estates subdivisions, reflected in the Residential First Density Subzone E (R1E) Zone in the Zoning By-law. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

The applicant has also provided revised sketches verifying that the constructed garage will include 2 parking spaces and that sufficient room exists for two additional vehicles in the driveway between the garage and the sidewalk. While this includes an encroachment onto the Municipal right-of-way, Staff acknowledge that this type of encroachment is common throughout the community.

The proposal will ultimately see the provision of 4 parking spaces for the dwelling, where the Zoning Bylaw requires 1 parking space per single detached dwelling.

4. Is the proposal minor?

The proposed variance to the minimum front yard setback for a detached dwelling would reduce the requirement from 6m (19.7ft) to 5.5m (18ft), resulting in a requested relief of 0.5m (1.6ft). Staff do not consider the request significant from a quantitative standpoint. The proposal demonstrates no foreseeable parking, sightlines, landscaping, runoff, maintenance, or snow storage impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variances would allow the owners to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-16-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

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

All of which is respectfully submitted,



Maggie Yet
Planner 1



Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-17-19 (D13-NEI-19)**
Concession 10, Part Lot 16 being Lot 7 on Registered Plan
27M90
Almonte Ward, Municipality of Mississippi Mills
OWNER: Neilcorp Homes
APPLICANT: Novatech

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Concession 10, Part Lot 16, Plan 27M90, Lot 7, Almonte Ward, Municipality of Mississippi Mills, to reduce the minimum front yard setback from 6m (19.7ft) to 5.5m (18ft), to permit the construction of a single detached 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; and**
- 3. That the builder construct two car garages with 5.2m (17') wide garage doors.**

PURPOSE AND EFFECT

The applicant is requesting relief from the minimum front yard setback from 6m to 5.5m to permit the construction of a single detached dwelling within the Residential Third Density Exception 13 (R3-13) Zone. The proposed dwelling is located within the Mill Run Subdivision and part of Phase 4A of the subdivision development. The Minor Variance request is outlined below:

Table 1. – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
15.4.13(1)	Notwithstanding the 'R3— Residential Third Density' zoning designation, lands designated as 'R3-13' may be used in compliance with the R1E subzone provisions, excepting however that:	The minimum front yard setback shall be <u>6m (19.7ft).</u>	The minimum front yard setback shall be <u>5.5m (18ft).</u>

DESCRIPTION OF SUBJECT LANDS

The subject property is located along Leishman Drive, within Phase 4 of the Mill Run Subdivision. The subject property is presently vacant. The property is $\pm 430\text{m}^2$ in size with a frontage of $\pm 13.54\text{m}$ (44.4ft). The property has a depth of $\pm 30.75\text{m}$ (100.9ft). The property will generally be surrounded by low and medium density residential properties within the subdivision. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property will be serviced by municipal water and sewer services and has driveway access from Leishman Drive, an unassumed municipally owned road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No concerns.

CBO: The building department has no objections to this proposal.

Fire Chief: No comments received.

Director of Roads and Public Works: No further concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority: MVCA does not have any concerns with the proposed variances.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated “Residential” in the Municipality’s Community Official Plan (COP). The Residential designation permits low and medium density residential uses and accessory uses. The Municipality’s COP does not specifically address or contain policies related to front yard setbacks for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned “Residential Third Density Exception 13 (R3-13)” by the Municipality’s Comprehensive Zoning By-law #11-83. The R3-13 Zone permits a detached dwelling and specific provisions pertaining to yard setbacks following the R1E subzone, except for the minimum front yard setback which is 6m (19.7ft). The applicant is applying to reduce the minimum required front yard setback to legally permit construction of a detached dwelling on the subject property.

Minimum Front Yard Setback Requirement

The intent of the minimum front yard setback requirement is to provide sightlines for vehicular and pedestrian movement and safety, as well as maintain spatial separation between the dwelling and the lot line in order to accommodate off-street parking, sightlines, landscaping, runoff, maintenance and snow storage.

Parking: With respect to off-street parking, building plans submitted by the applicant indicates four off-street parking spaces available on the subject property, with two parking spaces provided in an attached two-car garage, and two additional parking spaces available on the

driveway in tandem with the garage. This meets and exceeds parking requirements of the Zoning By-law, which requires a minimum of one parking space per detached dwelling.

Upon initial review, the Director of Public Works and the Chief Building Official had concerns with reducing the front yard requirement as the application had indicated only one planned off-street parking space. Concerns were related to a reduction of available parking space in driveways which would potentially lead to future parking issues on the street. Following clarification with the owner and applicant, Planning Staff confirmed plans to provide four off-street parking spaces which alleviated parking concerns of the Chief Building Official, however, the Director of Roads and Public Works maintains reservations permitting a reduced side yard in relation to potential parking issues. However, given the Municipality's history of permitted reduced front yard setbacks as shallow as 3.0m in both the Mill Run and Riverfront Subdivision, the Director indicated that he was agreeable to maintaining consistency.

Sightlines: The proposed variance maintains a minimum distance of 7m between a driveway and an intersection of street lines (defined as the dividing line between a lot and a street), which ensures minimum sightlines are maintained and thus protecting the safety of residents. Additionally, there remains a total distance of 3.35m (11ft) from the front lot line to the closest edge of the existing sidewalk on Leishman Street, thus providing adequate and sufficient distance to maintain sightlines to protect vehicular and pedestrian movement and safety.

Landscaping, Runoff, Maintenance and Snow Storage: The proposed variance maintains a setback of 4.8m from the front lot line. Given the available space remaining, Staff is of the opinion that adequate usable space is available in the front yard for landscaping, runoff, maintenance and snow storage.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the variances would have limited impacts on sightlines, landscaping, runoff, maintenance and snow storage, and the owner and applicants have provided sufficient parking to reduce foreseeable impacts to on-street parking. Additionally, smaller front yard requirements have been permitted in Phase 1 of Mill Run and Phases 2 and 3 of Riverfront Estates subdivisions, reflected in the Residential First Density Subzone E (R1E) Zone in the Zoning By-law. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

The applicant has also provided revised sketches verifying that the constructed garage will include 2 parking spaces and that sufficient room exists for two additional vehicles in the driveway between the garage and the sidewalk. While this includes an encroachment onto the Municipal right-of-way, Staff acknowledge that this type of encroachment is common throughout the community.

The proposal will ultimately see the provision of 4 parking spaces for the dwelling, where the Zoning Bylaw requires 1 parking space per single detached dwelling.

4. Is the proposal minor?

The proposed variance to the minimum front yard setback for a detached dwelling would reduce the requirement from 6m (19.7ft) to 5.5m (18ft), resulting in a requested relief of 0.5m (1.6ft). Staff do not consider the request significant from a quantitative standpoint. The proposal demonstrates no foreseeable parking, sightlines, landscaping, runoff, maintenance, or snow storage impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variances would allow the owners to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-17-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

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

All of which is respectfully submitted,



Maggie Yet
Planner 1



Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday, August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-18-19 (D13-MER-19)**
Plan 89, Lot 17
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 102 Morton Street
OWNER/APPLICANT: David Merritt and Christine Cox

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Lot 17 on Plan 89, Almonte Ward, Municipality of Mississippi Mills, also known municipally as 102 Morton Street, to reduce the minimum required exterior yard setback from 4.5m (14.8ft) to 1.21m (4ft) to legally permit a below ground pool, subject to the following conditions:

1. That the Minor Variance is approved based on the plans submitted; and,
2. That the owner obtains all required building permits; and,
3. That the owners screen the pool from the front yard in the same opaque cedar fence used on the side yards.

PURPOSE AND EFFECT

The owners are requesting relief from the minimum exterior side yard requirement from 4.5m (148ft) to 1.21m (4ft) to legally permit a below ground pool in the Residential First Density (R1) Zone. The Minor Variance request is outlined below:

Table 1. – Requested Relief from Zoning By-law #11-83

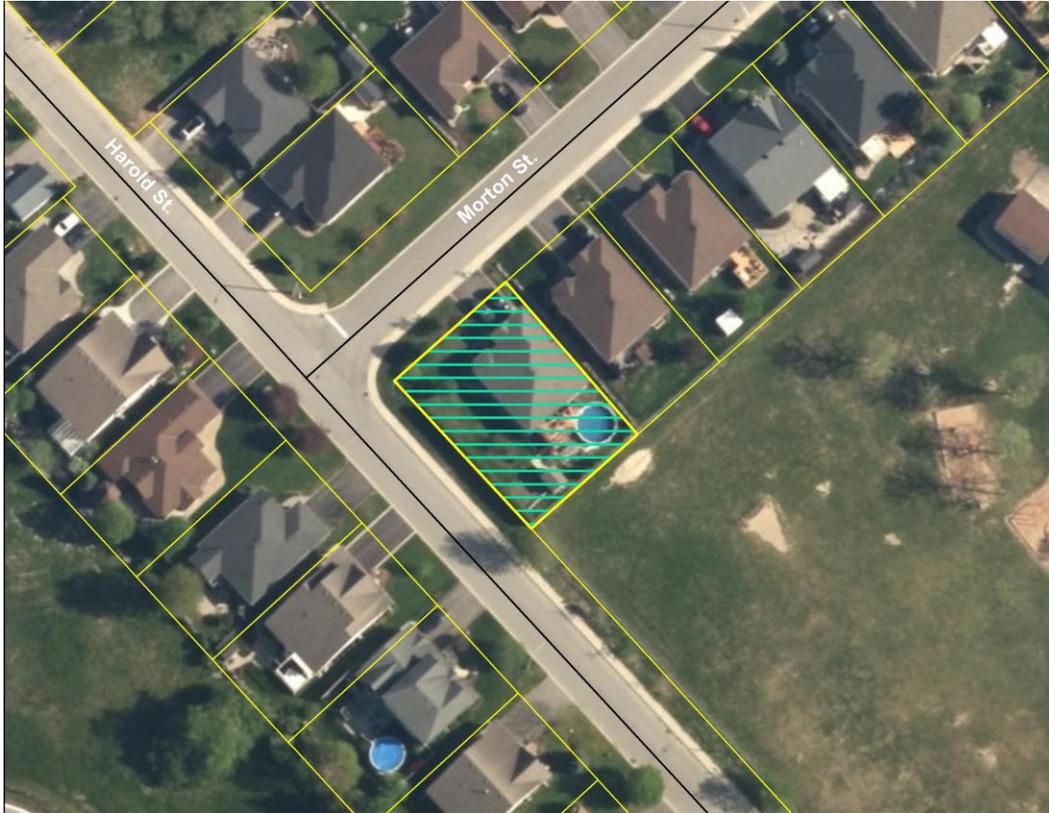
Section	Zoning Provision	By-law Requirement	Requested
Table 13.2A	Minimum Exterior Side Yard	4.5m (14.8ft)	1.21m (4ft)

DESCRIPTION OF SUBJECT LANDS

The subject property is located on Morton Street within Almonte Ward, along the intersection of Morton Street and Harold Street. The property is presently occupied by a single detached dwelling. The property is ±787.1m² (0.19ac) with a frontage of ±24.1m (79ft). The subject

property backs onto Holy Name of Mary Catholic School. The property is generally surrounded by low density residential uses. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property is serviced by municipal water and sewer. Driveway access is located on Morton Street, a municipal owned and maintained road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

CBO: No concerns.

Fire Chief: No comments received.

Director of Roads and Public Works: No comments received.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority: A cursory review of the above noted application revealed no issues with regard to Mississippi Valley Conservation Authority's plan input and review program. We have therefore screened this application out of our formal review process.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated "Residential" in the Municipality's Community Official Plan (COP). The Residential designation permits low density residential uses, and accessory uses. The Municipality's COP does not specifically address or contain policies related to minimum exterior yard setbacks for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned "Residential First Density (R1)" by the Municipality's Comprehensive Zoning By-law #11-83. The proposed dwelling would be located entirely within the R1 Zone. The R1 Zone permits a detached dwelling and specific provisions in relation to minimum lot area, lot frontage, dwelling unit size, and interior and exterior side yard setbacks. The owner is applying to reduce the exterior side yard from 4.5m (14.8ft) to 1.21m (4ft) to legally permit a below ground pool.

Minimum Exterior Side Yard Setback Requirement

The intent of the minimum exterior side yard setback requirement for principal dwellings is to ensure that there is sufficient separation to allow for maintenance around the building and to maintain sightlines for vehicular and pedestrian movement and safety on the abutting road allowance, as well as to establish a consistent building line along the streetscape.

Sightlines: The proposed dwelling would encroach into the required exterior side yard by 3.3m (10.8ft). The proposed pool would be located in the exterior side yard, approximately 1.21m (4ft) from the exterior side lot line and approximately 1.21m (4ft) from the rear lot line. As the proposed pool is to be located towards the rear of the property, Staff is of the opinion that the proposed variance would not impact sightlines.

Landscaping, Runoff, Maintenance and Snow Storage: The proposed pool would have an area of approximately 26m² (288ft²) with dimensions of 4.87m (16ft) by 5.49m (18ft), representing a coverage of 7% of the exterior side yard. The proposed location would be in the exterior side yard, towards the rear property line. As such, there is adequate remaining usable space for landscaping, runoff, maintenance and snow storage.

Established Building Line: As the property backs onto the play yard for Holy Name of Mary Catholic School, there is no established building line on the block of Harold Street where the pool is proposed to be located. The closest benchmark is the fence for the school yard which has been erected on the Harold Street property line.

Given the above, Staff is of the opinion that the Minor Variance in question maintains the intent of the Zoning By-law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable and appropriate for the lands in question. The proposal will legally permit the installation of a pool on the subject property, which will maximize the owners' amenity space and personal use and enjoyment of the subject property.

The proposal is desirable within the context of the neighbourhood and the Municipality as a whole as there are no foreseeable negative impacts as a result of the proposed variance. As noted, the encroachment into the side yard setback will have no additional impacts on sightlines, landscaping, runoff, maintenance and snow storage. Due to the site-specific nature of property (i.e. the location of the existing and proposed structure, its size, and the negligible impacts), the proposal would not set a precedent for future applications where these features are not present. Therefore, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

4. Is the proposal minor?

The proposed variance to the minimum exterior side yard setback would reduce the requirement from 4.5m (14.8ft) to 1.21m (4ft), resulting in a requested relief of 3.29m (10.8ft). Staff do not consider the request significant from a quantitative standpoint. The proposal demonstrates no foreseeable impacts to the property in question or those neighbouring. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variance would allow the owners to construct a single detached dwelling as an infill development with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-18-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

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

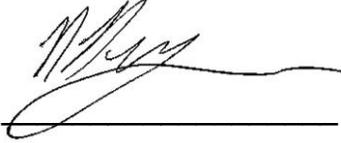
3. That the owners screen the pool from the front yard in the same opaque cedar fence used on the side yards.

All of which is respectfully submitted by,



Maggie Yet
Planner 1

Reviewed by,



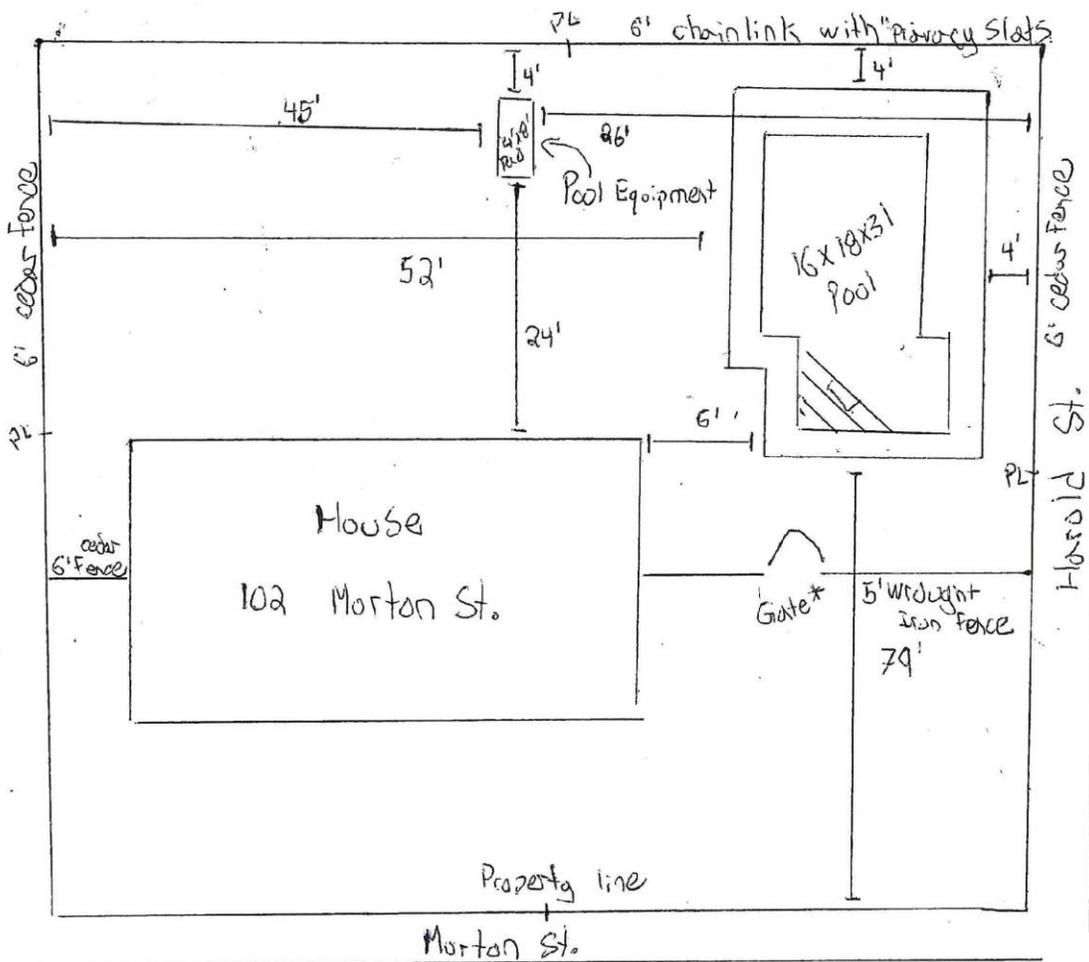
Niki Dwyer, MCIP, RPP
Reviewed by Director of Planning

ATTACHMENTS:

- SCHEDULE A – Sketch
- SCHEDULE B – Pool Plans
- SCHEDULE C -- Survey

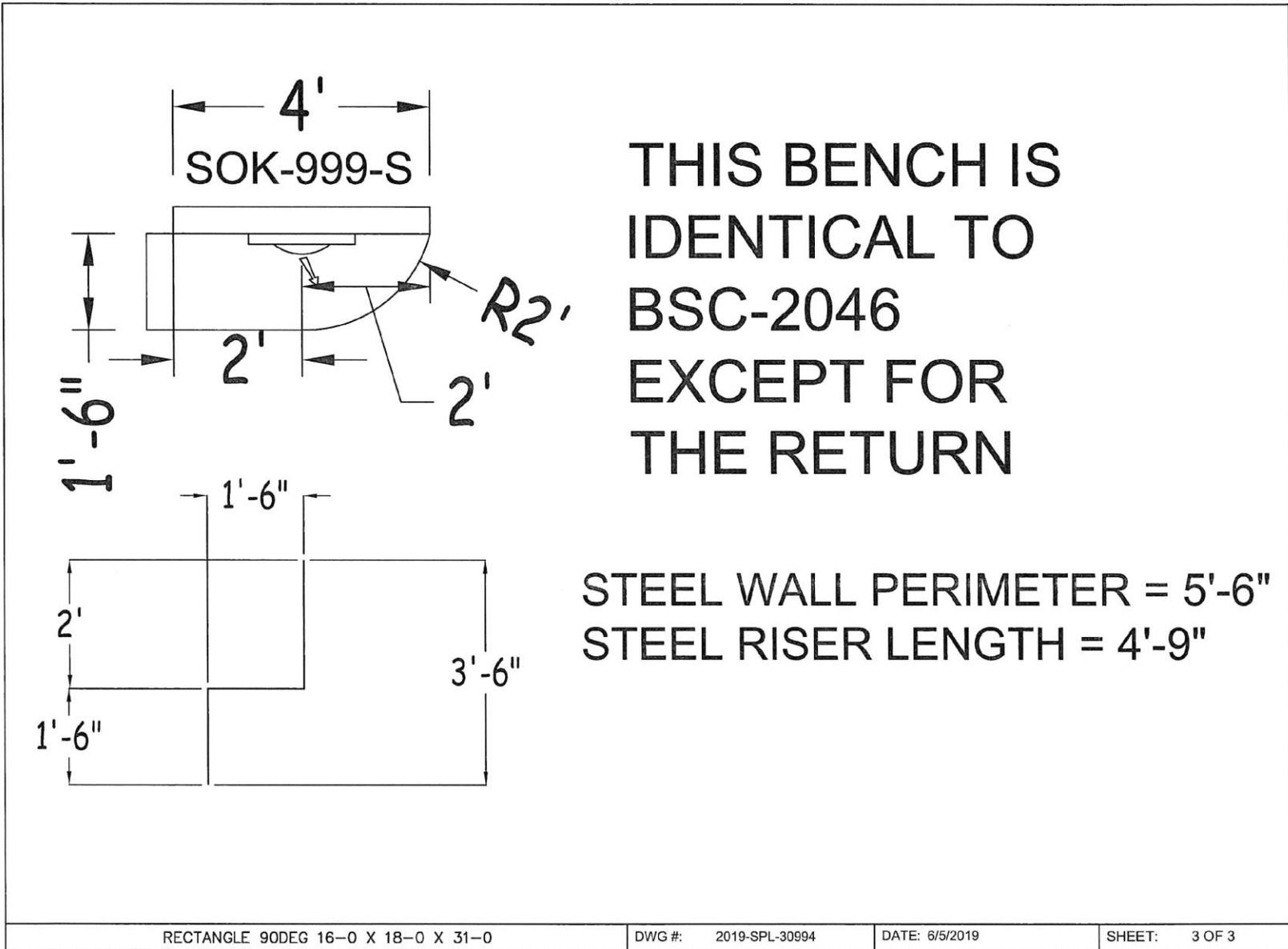
SCHEDULE A – Sketch

Pool Enclosure Permit
 102 Morton St.
 Almonte, ON, KOA 1A0
 Christine Cox + David Merritt

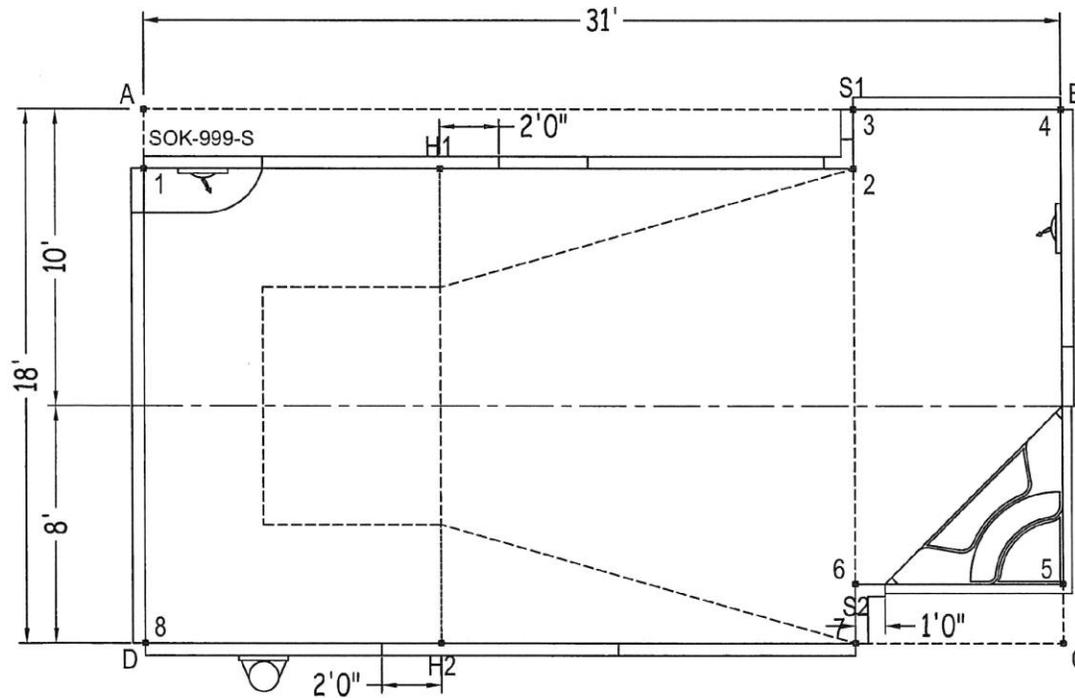


* Pool gates are self-closing, self-latching and locked when the pool is not in use. Locking devices are a minimum 4'-6" from the bottom of the 6' wrought iron gate,

SCHEDULE B Pool Plans



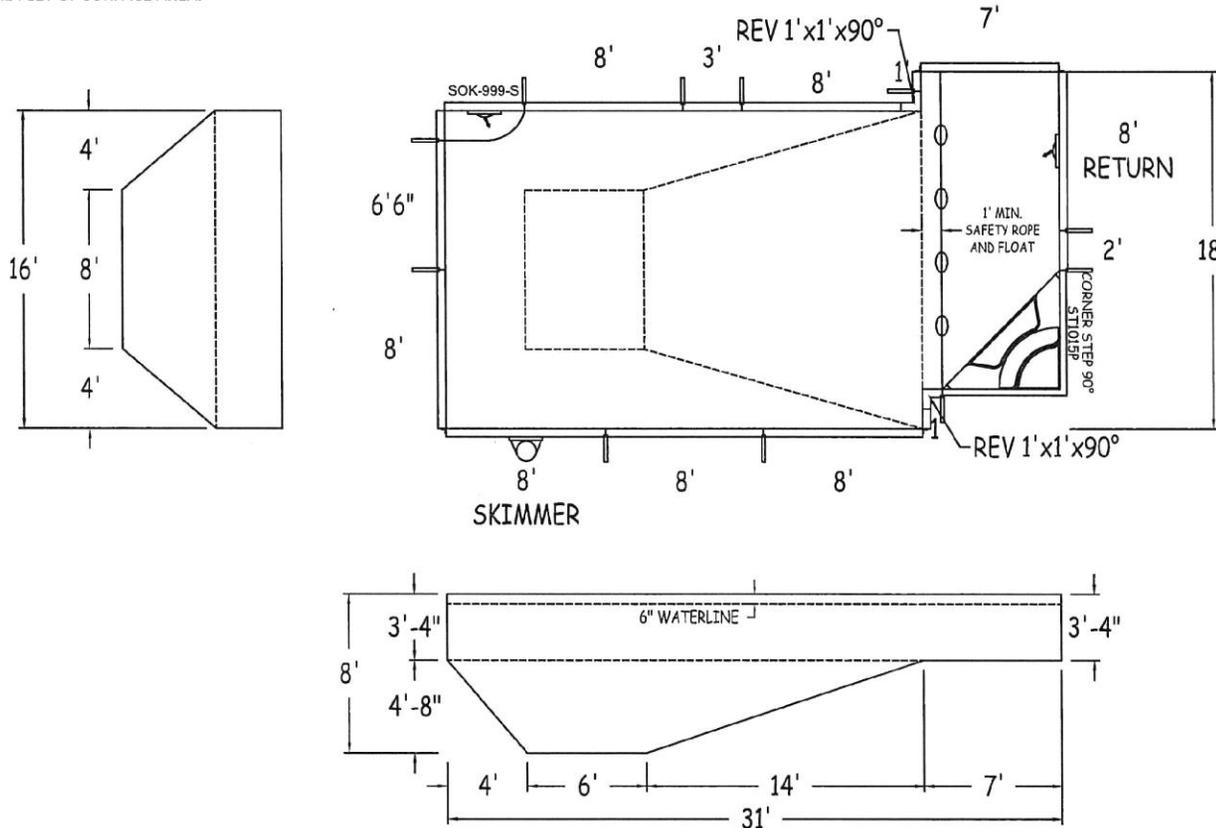
Diagonals	2 to 7	16'-0"	
S1toS2	16'-0"	2 to 8	28'-10 1/4"
H1toH2	16'-0"	3 to 4	7'-0"
S1toH1	14'-1 3/4"	3 to 5	17'-5 1/2"
S2toH2	14'-1 3/4"	3 to 6	16'-0"
S1toH2	22'-9 3/4"	3 to 7	18'-0"
H1toS2	19'-9 1/2"	3 to 8	30'-0"
1 to 2	24'-0"	4 to 5	16'-0"
1 to 3	24'-1"	4 to 6	17'-5 1/2"
1 to 4	31'- 3/4"	4 to 7	19'-3 3/4"
1 to 5	34'- 1/4"	4 to 8	35'-10 1/4"
1 to 6	27'-9 1/2"	5 to 6	7'-0"
1 to 7	28'-10 1/4"	5 to 7	7'-3 1/4"
1 to 8	16'-0"	5 to 8	31'- 3/4"
2 to 3	2'-0"	6 to 7	2'-0"
2 to 4	7'-3 1/4"	6 to 8	24'-1"
2 to 5	15'-7 3/4"	7 to 8	24'-0"
2 to 6	14'-0"		



Part number	Description	QTY
ST0960002X	8'	5
ST0960002*	8' SKIMMER	1
ST0960002*	8' RETURN	1
ST0840002X	7'	1
ST0780001X	6'6"	1
ST0360000X	3'	1
ST0240000X	2'	1
ST0120000X	1'	2
SR01201290	REV 1'x1'x90°	2
Brace	Brace	11
IPC-AB90	CONNECTOR CNR ANGLE 90D 42"	4
IPC-STKPK25	REBAR STAKE 18" 25PC	2
IPC-HDWSTRT150	BOLT STR 3/8-16X1" C/W NUT 150PC	2
ST1015P	THKSH T STEP CORNER 90D 8'-6"	1
SOK-999-S	CUSTOM BENCH	1

	A	B	C	D
1	2'-0"	31'- 3/4"	34'-10 3/4"	16'-0"
2	24'-1"	7'-3 1/4"	17'-5 1/2"	28'-10 1/4"
3	24'-0"	7'-0"	19'-3 3/4"	30'-0"
4	31'-0"	0"	18'-0"	35'-10 1/4"
5	34'-10 3/4"	16'-0"	2'-0"	31'- 3/4"
6	28'-10 1/4"	17'-5 1/2"	7'-3 1/4"	24'-1"
7	30'-0"	19'-3 3/4"	7'-0"	24'-0"
8	18'-0"	35'-10 1/4"	31'-0"	0"
S2	28'-10 1/4"	17'-5 1/2"	7'-3 1/4"	24'-1"
S1	24'-0"	7'-0"	19'-3 3/4"	30'-0"
H2	20'-7"	27'-8"	21'-0"	10'-0"
H1	10'-2 1/2"	21'-1 1/4"	26'-4 3/4"	18'-10 1/2"
A	-	31'-0"	35'-10 1/4"	18'-0"

IN ACCORDANCE WITH ANSI/APSP/ICC-5 2011, THE INSTALLER IS RESPONSIBLE FOR PLACING ONE SKIMMER FOR EVERY 800 SQUARE FEET OF SURFACE AREA AND ONE RETURN FOR EVERY 300 SQUARE FEET OF SURFACE AREA.



Radius Panel Length: 0 FT 0 IN
 Straight Panel Length: 80 FT 6 IN

LATHAM STEEL	RECTANGLE 90DEG 16-0 x 18-0 x 31-0		
42" STEEL PANELS	PERIMETER:	98'-0"	VOLUME (US Gal): 16300
DWG#:	SURFACE (ft²):	496	VOLUME (Liters): 61700
2019-SPL-30994	LINER (ft²):	496	DATE: 6/5/2019 DSR:
KIT#:	COVER (ft²):	594	SCALE: 1/8" = 1'-0"

ALWAYS ENTER POOL

Foot First

DIVING/SLIDING EQUIPMENT SHALL BE DESIGNED FOR SWIMMING POOLS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE DIVING/SLIDING EQUIPMENT MANUFACTURER'S SPECIFICATIONS. PLEASE CONTACT THE DIVING/SLIDING EQUIPMENT MANUFACTURER FOR THEIR SPECIFICATIONS.

ALL ASPECTS OF THIS DRAWING COMPLIES WITH ANSI/APSP/ICC-5 2011 AND 2015 ISPSC

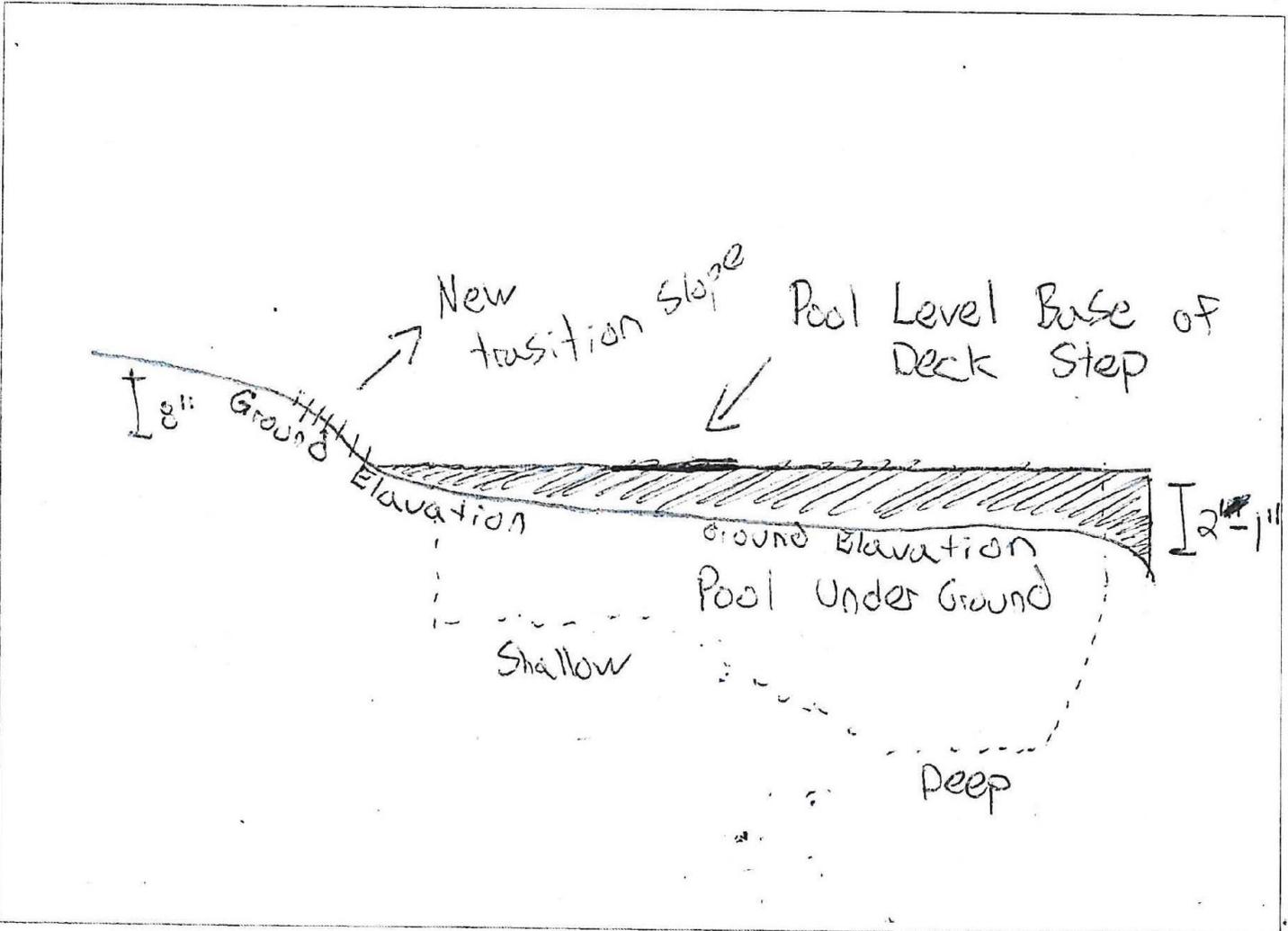
CUSTOMER: SCP/HASTINGS
 JOB NAME: POOL BUILDERS - COX MERRITT



SHEET: 1 OF 3

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THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday, August 14, 2019
TO: Committee of Adjustment
FROM: Maggie Yet – Planner 1
SUBJECT: **MINOR VARIANCE APPLICATION A-19-19 (D13-MCD-19)**
Plan 6262, Rosamond Section, Lot 92
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 134 Brookdale Avenue
OWNER/APPLICANT: Darren McDougall

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the land legally described as Plan 6262, Lot 92, Almonte Ward, Municipality of Mississippi Mills, municipally known as 134 Brookdale Avenue, to legally permit the construction of a detached garage with an area of 66.9m², which exceeds the maximum cumulative floor area of 55m² but meets the maximum lot coverage of 50% of the yard in which it is located, subject to the following conditions:

- 1. That the Minor Variance is approved based on the plans submitted;**
- 2. That the owners execute a Development Agreement with the Municipality within ninety (90) days inclusive of the following terms:**
 - a. That no additional accessory structures may be constructed or exist on the lot simultaneously with the proposed detached garage; and**
- 3. That the owner obtains all required building permits.**

PURPOSE AND EFFECT

The owner is requesting relief from the maximum permitted size of an accessory structure from 55m² (592ft²) to 66.89m² (720ft²) to legally permit a detached garage within the Residential First Density (R1) Zone. The Minor Variance request is outlined below:

Table 1. – Requested Relief from Zoning By-law #11-83

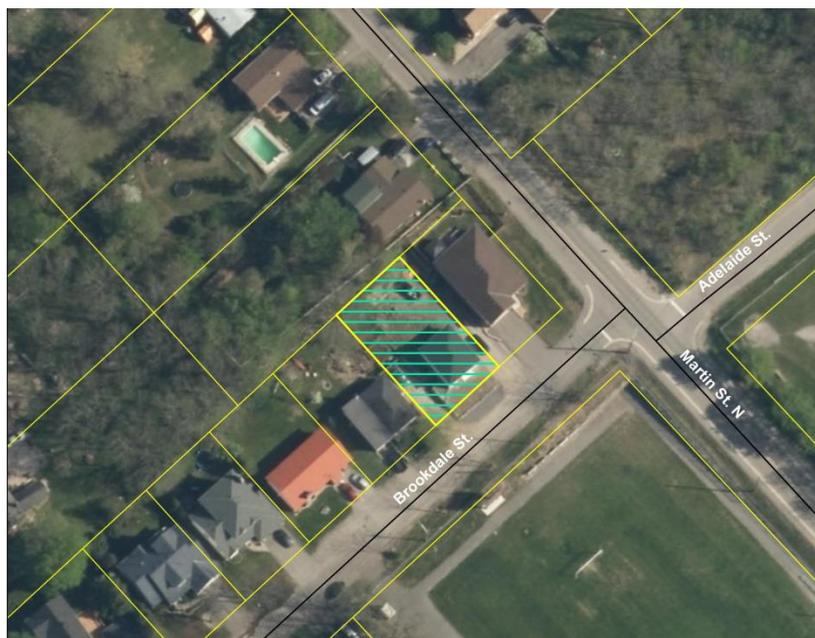
Section	Zoning Provision	By-law Requirement	Requested
Table 6.1(7)	Maximum Permitted Size of an Accessory Structure	Aggregate of all accessory buildings in a yard not to exceed a <u>maximum cumulative floor area of 55m²</u> as measured from the exterior walls of the building	Aggregate of all accessory buildings in a yard not to exceed a <u>maximum cumulative floor area of 66.9m²</u> as measured from the exterior walls of the building lot

		lot or a lot coverage of 50% of the yard in which they are located	or a lot coverage of 50% of the yard in which they are located
--	--	--	--

DESCRIPTION OF SUBJECT LANDS

The subject property is located on Brookdale Avenue, west of Martin Street North within Almonte Ward. The property is $\pm 595.3\text{m}^2$ (0.14ac) with a frontage of $\pm 18.6\text{m}$ (61ft) along Brookdale Avenue. The subject property is occupied by a single detached dwelling and is generally surrounded by low density residential uses. The location of the subject property is depicted in the following aerial photo:

Figure 1. – Aerial Photo of Property (2017)



SERVICING & INFRASTRUCTURE

The subject property is serviced by municipal water and sewer and has driveway access from Brookdale Avenue, a municipal owned and maintained road. The municipal servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

CBO: No concerns.

Fire Chief: No comments received.

Director of Roads and Public Works: No concerns.

Recreation Coordinator: No concerns.

COMMENTS FROM EXTERNAL AGENCIES

Mississippi Valley Conservation Authority: A cursory review of the above noted application revealed no issues with regard to Mississippi Valley Conservation Authority's plan input and review program. We have therefore screened this application out of our formal review process.

COMMENTS FROM THE PUBLIC

No comments have been received from the public as of the date this report was prepared.

EVALUATION

FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*. Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated 'Residential' in the Municipality's Community Official Plan (COP). The Residential designation permits low density residential uses and accessory uses. The Municipality's COP does not specifically address or contain policies related to permitted sizes for accessory structures for properties located within the Residential designation. As such, the requested variance conforms to the general intent and purpose of the COP.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned "Residential First Density (R1)" by the Municipality's Comprehensive Zoning By-law #11-83. The R1 Zone permits a detached dwelling and accessory structures with specific provisions in relation to front, interior side, exterior side, and rear yard setbacks for primary and accessory uses. The owner is applying to increase the maximum permitted cumulative floor area for a detached garage; however, the proposed structure would meet the maximum permitted lot coverage of 50% of the yard in which the structure is located.

Maximum Permitted Size of an Accessory Structure

The intent of the maximum permitted size provisions for an accessory structure is to ensure that accessory structures remain accessory in nature to the principal use on a lot. The Zoning By-law defines "accessory" as follows:

"Accessory" when used to describe a use, building or structure subordinate, incidental and exclusively devoted to the main use, building or structure located on the same lot therewith

One way in which this can be ensured is by placing limitations on the size and number of accessory structures. Zoning By-law #11-83 provides that:

the aggregate of all accessory buildings in a yard not to exceed a maximum cumulative floor area of 55m² as measured from the exterior walls of the building lot or a lot coverage of 50% of the yard in which they are located.

The Zoning By-law does not provide guidance on which provision to apply in instances where a proposal meets one but not all provisions; however, it has generally been the practice of Staff to enforce the more restrictive provision. The proposed structure, a detached garage, would have a total floor area of 66.9m² (720ft²) and would occupy approximately 19 percent of the rear yard. The proposed structure would meet the Zoning By-law provision in regards to lot coverage, however, it would exceed the more restrictive provision regarding maximum cumulative floor area total of 55m² by 11.9m² (128.1ft²).

In considering the accessory nature of the proposed structure, the proposed garage would have an area of 66.9m² (720ft²). In comparison, the primary dwelling on the subject property has an building footprint of 77.9m² (838ft²) for a difference of 11m² (118.4ft²). While the difference in size between the proposed accessory structure and existing primary dwelling is minimal, the Zoning By-law does not provide further measures apart from limiting the number and size of accessory structures to ensure a structure's accessory status in nature.

The proposed garage will also be located at the rear of the property, tucked behind the primary residence which will act to screen out the massing of the accessory structure from the street. Staff anticipate that the visual impact on the streetscape and neighbourhood of the additional structure will be minimal.

The owner has indicated that there are no future plans to construct any additional accessory structures except the structure proposed by this application. To ensure that no further accessory structures are constructed on the site, the Municipality would require the execution of a Development Agreement on title which specifies that no additional accessory structures may be constructed and exist on the subject property so long as the proposed detached garage exists.

Other Provisions

Lot Coverage: The maximum lot coverage of the R1 Zone is 40 percent for single detached dwellings. The addition of the proposed structure would result in a total lot coverage of 24.8%, below the requirement.

Garage Size: Section 9.3.6(a) stipulates that a private garage or carport must consist of an area of not less than 14.3m² with a minimum width of 2.6m. The proposed garage would be have an area of 66.9m² (720ft²) and a width of 7.3m (24ft) which meets and exceeds the minimum requirements for a two-car garage.

Given the above analysis, and given that the Zoning By-law does not provide direction for accessory structures in instances where a proposal meets one but not all the given provisions, Staff is of the opinion that the proposed Minor Variance maintains the general intent of the Zoning By-law.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal is desirable for the appropriate development and use of the land as it would legally permit the construction of a detached garage in the rear yard of the subject property,

thereby maximizing the owners' personal enjoyment and use of the land. The addition of a detached garage would provide additional parking and storage space on the subject property.

The most probable concern is the proposed size of the detached garage, particularly as it relates to the total size of the primary dwelling unit. However, the Zoning By-law does not provide measures apart from limitations on the number and size of accessory structures to ensure a structure is indeed accessory in nature to the primary use.

Given the above, Staff is of the opinion that the proposal is a desirable and appropriate development of the subject lands.

4. Is the proposal minor?

The proposed variance to the maximum permitted size for an accessory structure would increase the requirement from 55m² (592ft²) to 66.89m² (720ft²), resulting in a requested relief of 11m² (118.4ft²). Staff do not consider the request significant from a quantitative standpoint. Additionally, the proposal would meet the maximum lot coverage of 50% of the yard in which it is located requirement provided in the Zoning By-law. Staff is therefore of the opinion that the requested variance is considered to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variance would allow the owner to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders. Staff believes that Minor Variance Application A-19-19 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommends that the Minor Variances be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

- 1. That the Minor Variance is approved based on the plans submitted;**
- 2. That the owners execute a Development Agreement with the Municipality within ninety (90) days inclusive of the following terms:**
 - a. That no additional accessory structures may be constructed or exist on the lot simultaneously with the proposed detached garage; and**
- 3. That the owner obtains all required building permits.**

All of which is respectfully submitted by,

Reviewed by,



Maggie Yet
Planner 1

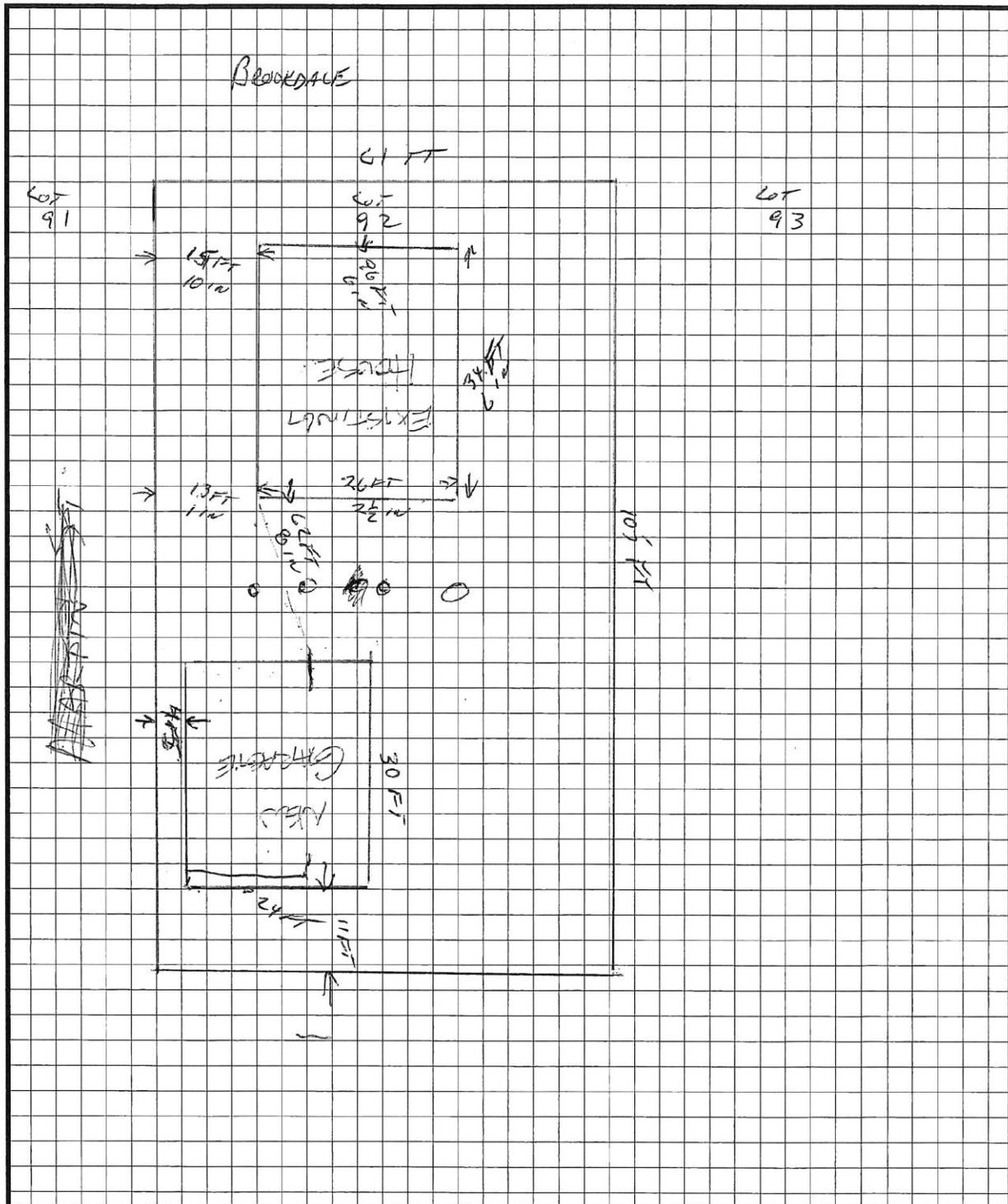


Miki Dwyer, MCIP, RPP
Reviewed by Director of Planning

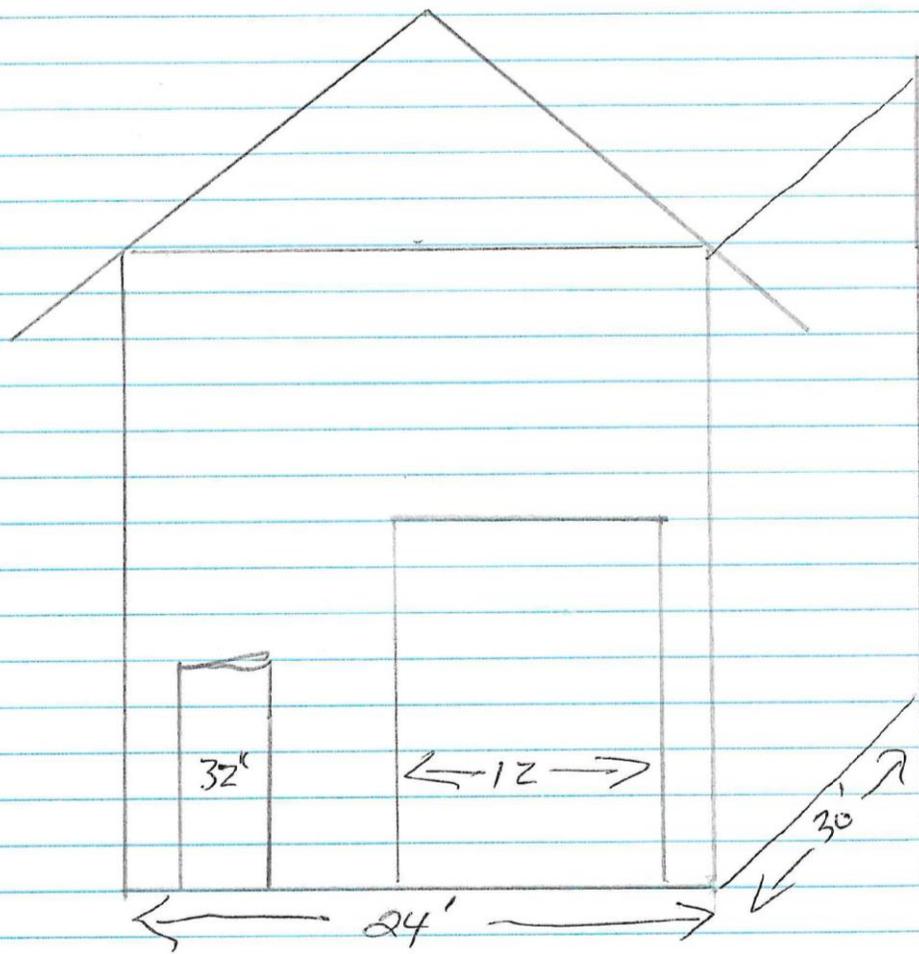
ATTACHMENTS:

SCHEDULE A – Site Plan

SCHEDULE A – Site Plan



 9094 CAVANAGH ROAD, ONTARIO K0A 1B0 TEL: 613-257-2918 FAX: 613-253-0071 THOMASCAVANAGH.CA	PROJ. NO	PROJECT
	LOCATION	
	DATE	SHEET OF



WALLS - 6 ROWS BLOCKS = 48" } 12'
 - 2x6x8

FLOOR - ENGINEER'S STAMPED.

TRUSSES & LENTIL - TRUST COMPANY