



Municipality of Mississippi Mills

COUNCIL AGENDA

Tuesday, October 6, 2020

4:00 p.m.

Council Chambers, Municipal Office

3131 Old Perth Road

Pages

A. CALL TO ORDER

B. CONSIDERATION OF A CLOSED SESSION

Recommended Motion:

THAT Council enter into an in camera session

2.1 Service Delivery Review

Personal matters about an individual (Municipal Act s. 239 2(b))

2.2 28 Mill St. Lease Agreement

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Municipal Act s. 239 2(k))

2.3 Appoint Acting Clerk

Personal matters about an identifiable individual (Municipal Act s. 239 2(b))

2.4 Vacation Policy Exemption Request

Personal matters about an identifiable individual (Municipal Act s. 239 2(b))

C. RISE AND REPORT

D. O CANADA

E. MOMENT OF SILENT MEDITATION

F. ATTENDANCE

G. APPROVAL OF AGENDA

Recommended Motion:

THAT the agenda be approved as presented.

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

I.	APPROVAL OF MINUTES	4 - 15
	Recommended Motion: THAT the Council minutes dated September 10, 15 and 22, 2020 be approved as presented.	
J.	DELEGATION, DEPUTATIONS, AND PRESENTATIONS	
	None	
K.	PUBLIC MEETINGS	
	k.1 Zoning Amendment Application, Lot 12, Concession 11 Pakenham, 191 Waba Road, Pakenham	16 - 25
L.	COMMITTEE OF THE WHOLE REPORT	26 - 29
	Recommended Motion: THAT Council approve the following Committee of the Whole motions from the September 15, 2020 meeting.	
	I.1 CW128-20 Installing Stop Signs and Street Name Signs in Riverfront Estates and Mill Run	
	I.2 CW129-20 Roads and Public Works Activity Report	
	I.3 CW132-20 ZBA Z-13-20, Block 13, Plan 27M-47, Ramsay Ward	
	I.4 CW133-20 Lottery Licence By-law	
	I.5 CW135-20 - Notice of Motion Broadband Temporary Access to Residents	
	I.6 CW136-20 Info List Item #1 - Conserving Barns of Cultural Heritage Significance	
	I.7 CW136-20 Info List Item #4 - Broadband Access Delegation	
	I.8 CW136-20 Info List Item # 5 - Support to Obtain Historical Records from Land Registry Office in Almonte	
M.	BY-LAWS	
	Recommended Motion: THAT By-laws 20-089 to By-law 20-098 be taken as read, passed, signed and sealed in Open Council.	
	m.1 Bylaw 20-090 Part Lot Control Block 20 Plan 27M-91 Reaume St (Neilcorp)	30
	m.2 Bylaw 20-091 Part Lot Control Block 21 Plan 27M-91 Reaume St (Neilcorp)	31
	m.3 Bylaw 20-092 Part Lot Control Block 39 Plan 27M-88 Stewart Lee Ave (Doyle Homes)	32

m.4	Bylaw 20-093 Part Lot Control Block 46 Plan 27M-88 Johanna St (Doyle Homes)	33
m.5	Bylaw 20-094 Part Lot Control Block 47 Plan 27M-88 Spring St (Doyle Homes)	34
m.6	Bylaw 20-095 Repeal Appoint Glen Gordon, Building Inspector, By-law Enforcement and Property Standards Officer (repeal 11-34)	35
m.7	Bylaw 20-096 Repeal Lottery Licencing Fee (repeal 01-53)	36
m.8	Bylaw 20-097 Stop signs for Mill Run	37
m.9	Bylaw 20-098 Stop signs for Riverfront Estates	38
m.10	Bylaw 20-099 ZBLA Lynx Hollow (repeals 20-070)	39 - 40
m.11	Bylaw 20-100 ZBLA White Tail Ridge - Block 131 27M47	41 - 42

N. ANNOUNCEMENTS AND INVITATIONS

O. CONFIRMATORY BY-LAW

Recommended Motion:

THAT By-law 20-101, being a by-law to confirm the proceedings of Council of the Corporation of the Municipality of Mississippi Mills at its regular meeting held on the 6th day of October, 2020, be read, passed, signed and sealed in Open Council this 6th day of October, 2020.

P. ADJOURNMENT

Recommended Motion:

THAT the meeting be adjourned at x:xx p.m.



The Corporation of the Municipality of Mississippi Mills

Council Meeting

MINUTES

26-20

September 10, 2020

2:00 p.m.

Almonte Old Town Hall

14 Bridge St., Almonte

PRESENT: Mayor Lowry
Councillor Dalgity
Councillor Maydan
Councillor Holmes
Councillor Guerard
Councillor Ferguson

ABSENT: Deputy Mayor Minnille

Staff Present Jeanne Harfield, Clerk
Ken Kelly, CAO
Jennifer Russell, Deputy Clerk
Chad Brown, Fire Chief
Calvin Murphy, Recreation Manager
Rhonda Whitmarsh, Treasurer
Tiffany MacLaren, Community, Economic and Culture Coordinator
Christine Row, Chief Librarian
Anita Legault, Daycare Manager

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 2:06 p.m.

B. ATTENDANCE

C. APPROVAL OF AGENDA

Resolution No 351-20

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT the agenda be approved as presented.

CARRIED

D. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

E. CONSIDERATION OF A CLOSED SESSION

Resolution No 352-20

Moved by Councillor Maydan

Seconded by Councillor Holmes

THAT Council enter into an in camera session at 2:12 p.m. for the purpose of educating or training the members (Municipal Act s. 239 3.1(1)) – Council Staff Relations by Rick O'Connor, City of Ottawa Clerk.

CARRIED

E.1 Council and Staff Training

F. RISE AND REPORT

F.1 Council and Staff Training

Council received training from Mr. Rick O'Connor, City of Ottawa Clerk, re: governance and Council and staff relationships.

G. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

None

H. PUBLIC MEETINGS

None

I. SPECIAL REPORTS

None

J. CONFIRMATORY BY-LAW

Resolution No 353-20

Moved by Councillor Holmes

Seconded by Councillor Dalgity

THAT By-law 20-083, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its special meeting held on the 10th day of September, 2020, be read, passed, signed and sealed in Open Council this 10th day of September, 2020.

CARRIED

K. ADJOURNMENT

Resolution No 354-20

Moved by Councillor Guerard

Seconded by Councillor Ferguson

THAT the meeting be adjourned at 4:18 p.m.

CARRIED

Christa Lowry, MAYOR

Jeanne Harfield, CLERK



The Corporation of the Municipality of Mississippi Mills

Council Meeting

MINUTES

27-20

September 15, 2020

6:00 p.m.

**Council Chambers, Municipal Office
3131 Old Perth Road**

PRESENT: Mayor Lowry
Deputy Mayor Minnille
Councillor Dalgity
Councillor Maydan
Councillor Holmes
Councillor Guerard
Councillor Ferguson

Staff Present Jeanne Harfield, Clerk
Ken Kelly, CAO
Chad Brown, Fire Chief

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 6:00 p.m.

B. CONSIDERATION OF A CLOSED SESSION

None

C. RISE AND REPORT

None

D. O CANADA

Council stood for the playing of O Canada.

E. MOMENT OF SILENT MEDITATION

Council observed a moment of silent meditation.

F. ATTENDANCE

G. APPROVAL OF AGENDA

Resolution No 355-20

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT the agenda be approved as presented.

CARRIED

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Councillor Guerard declared a pecuniary interest on item L.4 and did not participate in discussion or vote.

Councillor Holmes declared a pecuniary interest on item L.5 and did not participate in discussion or vote.

I. APPROVAL OF MINUTES

Resolution No 356-20

Moved by Councillor Holmes

Seconded by Councillor Ferguson

THAT the minutes dated September 1, 2020 be approved as presented.

CARRIED

J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

J.1 Delegation - Sally McIntyre, MVCA General Manager, Update on MVCA activities

Sally McIntyre, General Manager MVCA, provided an update on MVCA activities over the past 18 months, highlights include: changes to MVCA board; changes to provincial legislation; funding from the province; water & erosion control infrastructure capital projects; capital needs assessment; financial plans; strategic plan; and the Mississippi River Watershed Plan.

Resolution No 357-20

Moved by Councillor Holmes

Seconded by Councillor Dalgity

THAT the delegation by Sally McIntyre, MVCA General Manager, re: update on MVCA activities be received as information.

CARRIED

K. PUBLIC MEETINGS

None

L. COMMITTEE OF THE WHOLE REPORT

Councillor Guerard declared a pecuniary interest on item L.4 and Councillor Holmes declared a pecuniary interest on L.5

Resolution No 358-20

Moved by Deputy Mayor Minnille

Seconded by Councillor Maydan

THAT Council approve the items L.1 and L.3 from the Committee of the Whole motions from the September 1, 2020 meeting.

L.1 CW120-20 Parking Restrictions on Rosamond Street and Mary Street

Resolution No 359-20

THAT Council receive the Parking Restrictions on Rosamond Street and Mary Street report, as prepared by the Acting Director of Roads & Public Works, dated September 1, 2020;

AND THAT Council to implement the parking restriction recommendations as outlined below.

CARRIED

L.3 CW122-20 Initial Fire Protection Agreement – Lanark Highlands

Resolution No 360-20

THAT Council approve the continuation of fire protection services for Lanark Highlands and that the services be provided with cost recovery established by the Mississippi Mills Fire Department (MMFD) until the completion of a final agreement;

AND THAT Council direct the CAO to negotiate a Fire Protection Agreement with Lanark Highlands that also includes cost recovery for the services provided.

CARRIED

L.2 CW121-20 Installing Stop Signs at Sadler/Horton and Sadler/Honeyborne

ACTION: staff to review outdated policy

Resolution No 361-20

Moved by Councillor Dalgity

Seconded by Councillor Maydan

THAT Council receive the Installing Stop Signs at Sadler/Horton and Sadler/Honeyborne report, as prepared by the Acting Director of Roads & Public Works, dated September 1, 2020;

AND THAT Council direct staff to install the stop signs as outlined in Option 1: four-way stops at Sadler Dr. and Honeyborne St. and Sadler Dr. and Horton St.

CARRIED

L.4 CW123-20 Application for Tile Loan - Gillan

Councillor Guerard declared a conflict and did not participate in the vote or discussion.

Resolution No 362-20

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT Council approve a tile drainage loan in the amount of \$50,000.00 for Richard Charles Gillan and Jennifer Mary Gillan, 1133, 12th Concession S., Pakenham, ON, pending funding from Ministry of Agriculture, Food and Rural Affairs;

AND FURTHERMORE THAT Council direct staff to bring forward the necessary Rating By-law.

CARRIED

L.5 Information List Item#2 - North Lanark Historical Society re: Roof Shingle Replacement

Councillor Holmes declared a conflict on the following item and did not participate in the discussion.

ACTION: Staff to bring back information in the 2021 budget deliberations regarding funding for the North Lanark Historical Society.

Resolution No 363-20

Moved by Councillor Maydan

Seconded by Councillor Dalgity

THAT staff review the request by North Lanark Historical Society for \$13,500 for roof replacement work.

CARRIED

M. BY-LAWS

Resolution No 364-20

Moved by Councillor Dalgity

Seconded by Councillor Holmes

THAT By-laws 20-084 and 20-085 be taken as read, passed, signed and sealed in Open Council.

CARRIED

M.1 Bylaw 20-084 No Parking Signs Rosamond Street and Mary Street

Resolution No 365-20

THAT By-law 20-084, being a by-law to amend Traffic and Parking By-law 02-27 to prohibit parking on portions of Mary St. and Rosamond St.

CARRIED

M.2 Bylaw 20-085 Stop signs at Sadler at Horton and Sadler at Honeyborne

Resolution No 366-20

THAT by-law 20-085 being a by-law to provide for the erection of a stop sign at an intersection (Sadler Dr. and Honeyborne St, and Sadler Drive and Horton Street).

CARRIED

N. ANNOUNCEMENTS AND INVITATIONS

Mayor Lowry - Federal of Canadian Municipalities election deadline to register to vote has been extended.

O. CONFIRMATORY BY-LAW

Resolution No 367-20

Moved by Deputy Mayor Minnille

Seconded by Councillor Ferguson

THAT By-law 20-086, being a by-law to confirm the proceedings of Council of the Corporation of the Municipality of Mississippi Mills at its regular meeting held on the 15th day of September, 2020, be read, passed, signed and sealed in Open Council this 15th day of September, 2020.

CARRIED

P. ADJOURNMENT

Resolution No 368-20

Moved by Councillor Dalgity

Seconded by Councillor Maydan

THAT the meeting be adjourned at 7:03 p.m.

CARRIED

Christa Lowry, MAYOR

Jeanne Harfield, CLERK



The Corporation of the Municipality of Mississippi Mills

Special Council Meeting

MINUTES

September 22, 2020

6:00 p.m.

Council Chambers, Municipal Office

3131 Old Perth Road

PRESENT: Mayor Lowry
Deputy Mayor Minnille
Councillor Dalgity
Councillor Maydan
Councillor Holmes
Councillor Guerard
Councillor Ferguson

Staff Present Jeanne Harfield, Clerk
Ken Kelly, CAO
Rhonda Whitmarsh, Treasurer
Christine Row, Chief Librarian
Calvin Murphy, Recreation Manager

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 6:00 p.m.

B. ATTENDANCE

The Clerk announced attendance.

C. APPROVAL OF AGENDA

Resolution No 369-20

Moved by Councillor Dalgity

Seconded by Councillor Ferguson

THAT Council approve the agenda as presented.

CARRIED

D. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

E. CONSIDERATION OF A CLOSED SESSION

None

F. RISE AND REPORT

None

G. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

G.1 Howard Allan, Allan and Partners LLP re: Cost Sharing Agreement

Mr. Allan provided an overview of the cost sharing agreement, highlights include: the history of the cost sharing agreement; purpose to provide services to residents; agreement only considers operating costs not capital costs; allowance for capital replacement and depreciation; weighted assessment; user charges; use of polls to calculate assessments; agreement last reviewed in 2001; from 2012-2020 cost have gone up approximately 2.5% per year; changes to assessments in all three municipalities since 2012; cost of the recreation cost sharing agreement by average household; cost per service under the agreement; and usage statics.

Members then posed questions to Mr. Allan and discussed the cost sharing agreement highlights include: paying cost sharing services to other municipalities when same services are offered by Mississippi Mills (some recreation and Library); calculating weighted assessed values; if Mississippi Mills receives any money from other municipalities; review of agreement with cost sharing committee; input in how money is spent; why the agreement was reviewed in 2001; assessment based on property values (are they set by MPAC); inflation rates; how costs are calculated; review of the Carleton Place budget process and how cost sharing funds are being spent; who determines the operating and capital budgets for the related cost sharing items; how often should the agreement be reviewed; users provided from Carleton Place (hard numbers); requirement for third party review or audit; a board to oversee agreement with equal membership from all member municipalities; previous efforts to discuss the cost sharing agreements; and Library board delegation on October 20th.

H. PUBLIC MEETINGS

None

I. SPECIAL REPORTS

None

J. CONFIRMATORY BY-LAW

Resolution No 370-20

Moved by Councillor Holmes

Seconded by Councillor Dalgity

THAT By-law 20-087, being a by-law to confirm the proceedings of Council of the Corporation of the Municipality of Mississippi Mills at its special meeting held on the 22nd day of September, 2020 be read, passed, singed and sealed in Open Council this 22nd day of September, 2020.

CARRIED

K. ADJOURNMENT

Resolution No 371-20

Moved by Councillor Guerard

Seconded by Councillor Maydan

THAT the meeting be adjourned at 7:16 p.m.

CARRIED

Christa Lowry, MAYOR

Jeanne Harfield, CLERK

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: October 6, 2020
TO: Committee of the Whole
FROM: Maggie Yet, Planner 1
SUBJECT: BACKGROUND REPORT – ZONING BY-LAW AMENDMENT Z-14-20
Concession 11, W Part Lot 12 and W Part Lot 11,
Pakenham Ward, Municipality of Mississippi Mills

KNOWN AS: 191 Waba Road (PIN 05292-0067)

OWNER(S): Mervyn & Gail Downey

APPLICANT: ZanderPlan Inc.

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment is to rezone parts of the property from “Development (D)” to “Residential First Density (R1)” to recognize four severed lots for residential development. The remainder of the lands would remain zoned “Development”. The application is required as a condition of approval related to consent applications B20-015, B20-016, B20-017 and B20-018.

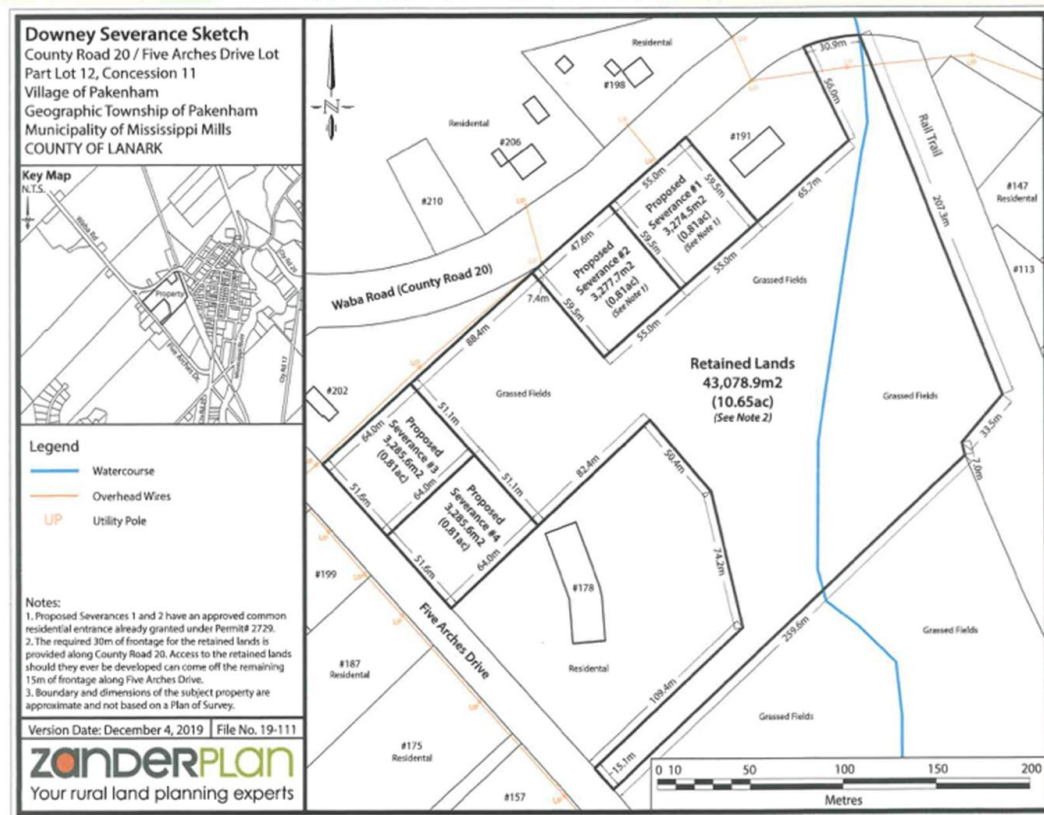
DESCRIPTION OF SUBJECT LANDS

The subject lands are located in the Village of Pakenham along the western boundary of the settlement boundary. The lands are ±10.54 ha (26.05 ac) in size with frontage along Waba Road and Five Arches Drive. The lands are presently vacant and are generally surrounded by low and high density residential, open space and agricultural uses.

The holding has been subject to the conditional approval of consent applications to create four new lots:

	Street Frontage	Frontage (m)	Area (ac)	Current Zoning	Proposed Zoning
Parcel 1	Waba Road	55.0	0.81	D	R1
Parcel 2	Waba Road	47.6	0.81	D	R1
Parcel 3	Five Arches Dr.	51.1	0.81	D	R1
Parcel 4	Five Arches Dr.	51.1	0.81	D	R1

Figure 1 – Context Map:



SERVICING & INFRASTRUCTURE

The property falls outside of the urban settlement boundary of Almonte Ward, and thus the lands do not have access to municipal water and sanitary services. As such, development on the subject parcels will proceed on private services subject to approval by the Leeds, Lanark and Grenville District Health Unit. An additional condition of provisional consent for the severances will require the applicant to provide a Scoped Hydrogeological Evaluation Report to demonstrate a favourable groundwater quantity assessment, groundwater quality assessment, terrain evaluation and water quality impact risk analysis to the satisfaction of the Municipality and the County of Lanark.

Vehicular access to Parcels 1 and 2 will be new entrances on Waba Road, a County owned and maintained road, and Parcels 3 and 4 will have access from Fives Arches Drive, a municipal owned and maintained road. At the time of the consent application, Parcels 1 and 2 were provisionally approved for entrance permits by the County's Public Works Department.

COMMUNITY OFFICIAL PLAN (COP)

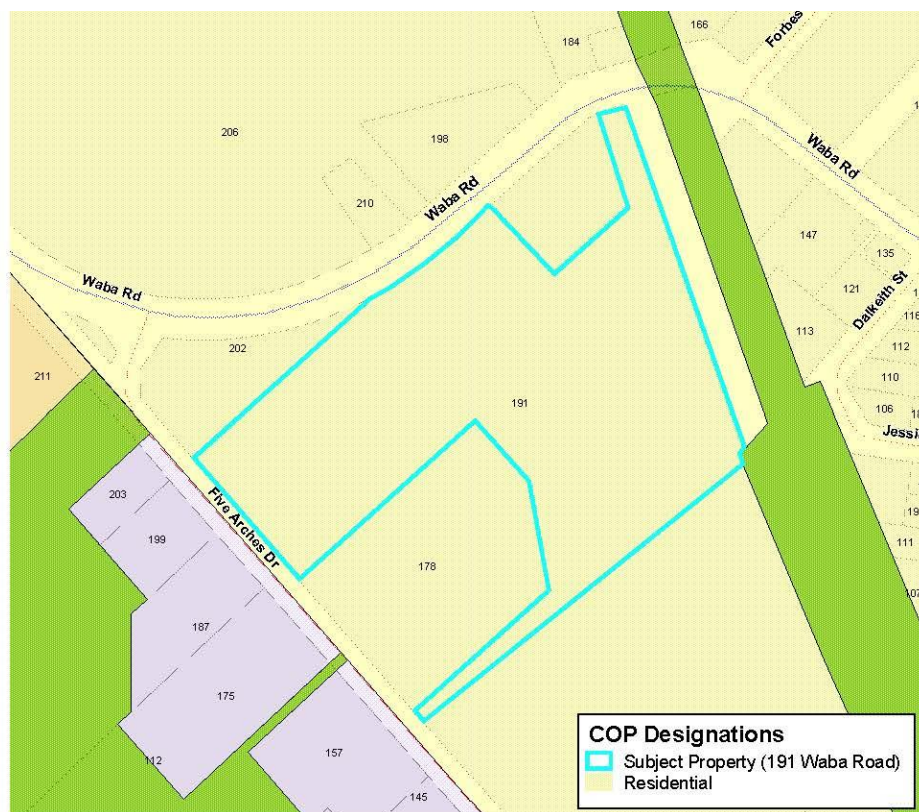
Schedule C of the Official Plan identifies the subject lands as “Residential” and are located in the Village of Pakenham which is identified by the COP as a settlement area. The Residential designation permits low and medium density residential uses and accessory uses.

3.6.1 Goals and Objectives (Residential):

It is a goal of this Plan to:

Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.”

Figure 2 - Community Official Plan Designation



The severed parcels are within the Residential designation and as a result the provisions of Section 5.3.11.2 General Consent Policies permit the additional severance of the lands subject to the following:

- (i) *The scale of development proposed or the total development potential of the property would not require a plan of subdivision;*
- (ii) *The application represents infilling in an existing built up area;*
- (iii) *The proposed lots are in keeping with the lot area, frontage and density pattern of the surrounding neighbourhood;*

- (iv) *The creation of lots would not create or worsen traffic, access or servicing problems;*
- (v) *The application represents an orderly and efficient use of land, and its approval would not hinder the development of the retained lands;*
- (vi) *The application meets all other policies of this Plan.*

Analysis of the application determined the proposed severances were consistent with the General Consent policies and met all other applicable policies of the COP, including Section 3.6.7 Infilling and 3.6.1 Residential policies.

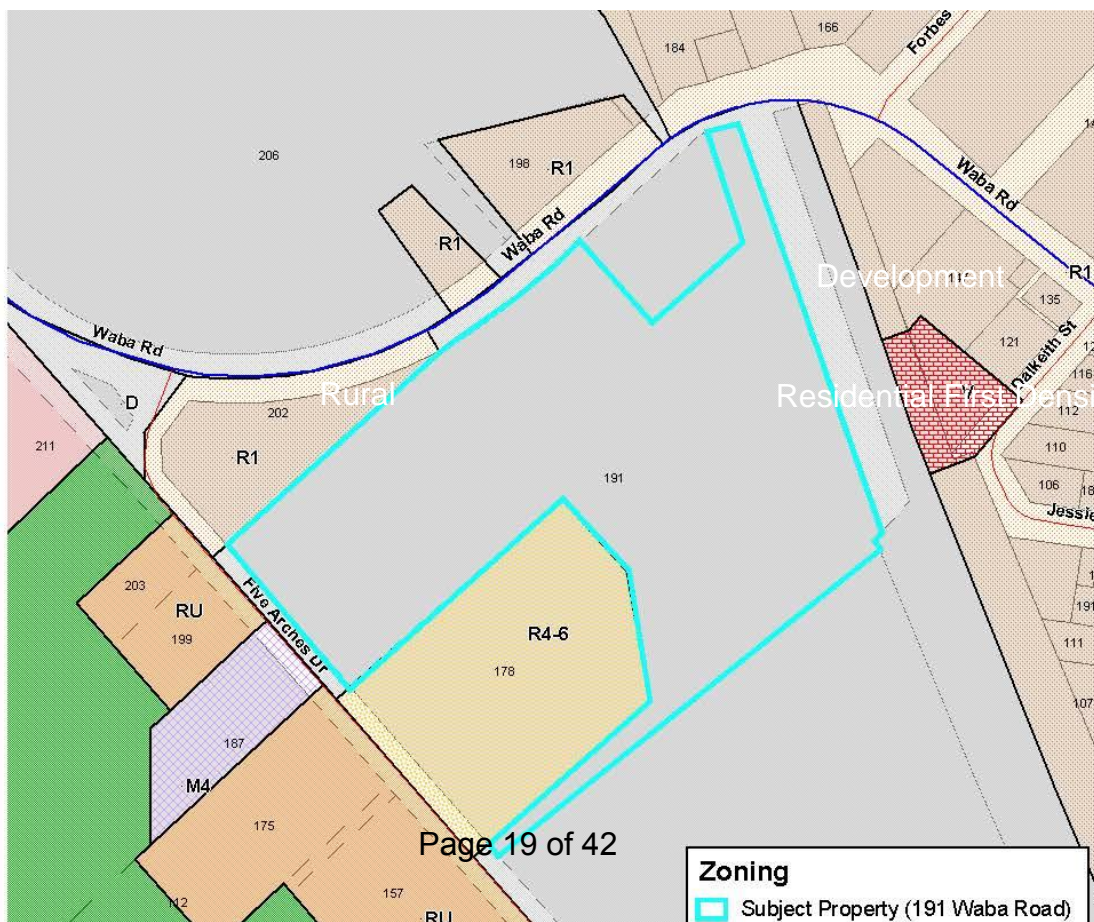
Any future development of the lands will also be subject to Site Plan Control during which special consideration should be given to the visual impacts of the development on surrounding Village character.

ZONING BY-LAW #11-83

The subject property is presently zoned “Development” (D) by the Municipality of Mississippi Mills Zoning Bylaw #11-83.

The “Development” zoning is considered to be a placeholder for the lands until a more detailed review of appropriate uses could be undertaken. The lands have been since been subject to review through the consent processes in order to determine a supportable future use of the lands. Accordingly, it is now recommended that the four parcels subject to the consent be re-zoned to R1 to permit new residential development of the site.

Figure 4 – Zoning Map:



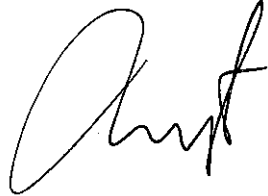
PUBLIC COMMENTS RECEIVED:

Staff circulated the application in accordance with the provisions of the Planning Act and at the time of posting the staff report have not received any comments from adjacent property owners.

Comments indicating no objection were received from Enbridge Gas, the Health Unit, the Public Works Department, the Fire Department and the Parks and Recreation Department.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

All of which is respectfully submitted,



Maggie Yet, MPLAN BA
Planner 1



Ken Kelly
Chief Administrative Officer

ATTACHMENTS:

Appendix A – Context Map of the Site

Appendix B – Development (D) and Residential First Density (R1) Provisions

APPENDIX A

Context Map (2014)



APPENDIX B

SECTION 40 – DEVELOPMENT (D) ZONE

PURPOSE OF THE ZONE

The purpose of the Development (D) Zone is to:

- (1) recognize lands intended for future urban development in the Town of Almonte, and future village development within the Villages of Pakenham, Appleton, Blakeney and Clayton;
- (2) limit the range of permitted uses to those which will not preclude future development options; and
- (3) impose regulations which ensure a low scale and intensity of development to reflect the characteristics of the existing land uses.

40.1 USES PERMITTED

No person shall within a D Zone use any lot or erect or use any building or structure, for any purpose except for the following:

- uses, buildings and structures legally existing at the date of passing of this By-Law.
- accessory structures for uses, buildings and structures legally existing at the date of passing of this By-Law.

40.2 ZONING PROVISIONS

Zoning Mechanism	Provisions
Lot Area, minimum	existing
Lot Frontage, minimum	existing
Front Yard, minimum	6 m (19.7 ft)
Side Yard, minimum	6 m (19.7 ft)
Exterior Side Yard, minimum	6 m (19.7 ft)
Rear Yard, minimum	8 m (26.2 ft)
Height, maximum	11 m (36.1 ft)

SECTION 13 – RESIDENTIAL FIRST DENSITY (R1) ZONE

PURPOSE OF THE ZONE

The purpose of the R1 – Residential First Density Zone is to:

- (1) limit the building form to single detached dwellings in areas designated as **Residential and Rural Settlement Area & Village** in the Community Official Plan;
- (2) permit a number of other residential uses to provide additional housing choices within detached residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified by subzones, primarily for developing areas designated **Residential** in the Almonte Ward, which promote efficient land use and compact form incorporating newer design approaches [By-law #18-77].

13.1 USES PERMITTED

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 13.2 (1) to (3);
 - (b) a maximum of 3 guest bedrooms in a **bed and breakfast**;
 - (c) a maximum of 10 residents is permitted in a **group home Type A**;
 - (d) a maximum of 10 residents is permitted in a **retirement home**, converted
 - accessory apartment
 - bed and breakfast
 - detached dwelling
 - garden suite
 - group home Type A
 - home-based business - domestic and household arts
 - home-based business - professional uses
 - park

CONDITIONAL PERMITTED USES

- (2) The following conditional use is also permitted in the R1 zone, subject to the following:
 - (a) it is located on a lot fronting on and having direct vehicular access to Main Street East or West; and

- (b) a maximum of seven rooming units, or a maximum of one dwelling unit and six rooming units.

rooming house, converted

- (3) The following conditional use is also permitted in the R1 zone, subject to the following:
 - (a) the use is located in residential buildings with heritage value and the unique historic characteristics of the buildings are preserved in keeping with the Municipality's heritage and design policies and guidelines.
 - (b) adequate off-street parking is provided per Section 9 – Parking, Queuing, and Loading Spacing Provisions of this Plan;
 - (c) each guest room has a minimum floor area of 25 square meters;
 - (d) signage shall be in keeping with the Municipality's heritage and design policies and guidelines;
 - (e) a minimum of 15% of the site has to be maintained as usable landscaped open space;
 - (f) the site has to be located on or within 50 m of an arterial road;
 - (g) the use is subject to Site Plan Control;

country inn

13.2 ZONE PROVISIONS

- (2) The zone provisions are set out in Tables 13.2A, 13.3A and 13.3B
- (3) A park is not subject to the provisions of Tables 13.2A, 13.3A and 13.3B, however, any development will be subject to the zone provisions for a detached dwelling.
- (4) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Section 8.3 – Conversions.

TABLE 13.2A - R1 Zone

Provisions	No Municipal Water or Sewer	Either Municipal Water or Sewer	Municipal Water and Sewer
Lot Area, Minimum (m ²)	2000 (c)	1000 (c)	450
Lot Frontage, Minimum (m)	30	20	18
Front Yard, Minimum (m)	7.5	6	6
Side Yard, Minimum (m)	3 (d)	3 (d)	1.2 (a), (d)
Exterior Side Yard, Minimum (m)	7.5	7.5	4.5
Rear Yard, Minimum (m)	10	10	7.5
Building Height, Maximum (m)	9	9	9
Lot Coverage, Maximum	30%	30%	40%, 45%(e)
Floor Area, Minimum (m ²)	75	75	75

Footnote

- a) The minimum interior side yard width shall be 1.2 m, except where a garage or carport is located in the rear yard and accessed by a driveway, the minimum shall be 4.5 m.
- b) The maximum gross density shall be 15 units per hectare.
- c) Lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.
- d) On lots abutting a non-residential use the minimum interior side yard requirement is 3.5 m.
- e) If the dwelling type is a bungalow, maximum lot coverage is 45%.



REPORT OF THE COMMITTEE OF THE WHOLE October 6, 2020

The following is the Committee of the Whole report from September 15, 2020 meeting.

A. Consent Reports - None

B. Staff Reports

Roads and Public Works:

1. Installing Stop Signs and Street Name Signs in Riverfront Estates and Mill Run

Resolution No CW128-20

Moved by Mayor Lowry

Seconded by Deputy Mayor Minnille

THAT Committee of the Whole receive the Installing Stop Signs in Riverfront Estates and Mill Run report, as prepared by the Acting Director of Roads & Public Works, dated September 15, 2020;

AND THAT Committee of the Whole recommend Council direct staff to install the stop signs as outlined in the attached bylaws.

CARRIED

2. Roads & Public Works Activity Report

Resolution No CW129-20

Moved by Councillor Ferguson

Seconded by Councillor Maydan

THAT Committee of the Whole receive the Roads & Public Works Activity Report as prepared by the A/Director of Roads & Public Works, dated September 15, 2020, as information.

CARRIED

3. Curbside Garbage Collection

Resolution No CW130-20

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT Committee of the Whole recommend to Council to accept the Curbside Garbage Collection report for information purposes.

CARRIED

Resolution No CW131-20**Moved by Mayor Lowry****Seconded by Councillor Maydan**

THAT Committee of the Whole refer the report back to staff for the development of financial information and further options.

CARRIEDBuilding and Planning**4. Zoning By-law Amendment Z-13-20, Block 13, Plan 27M-47, Ramsay Ward****Resolution No CW132-20****Moved by Mayor Lowry****Seconded by Deputy Mayor Minnille**

THAT Committee of the Whole recommend that Council approve the Zoning By-law Amendment to change the zoning on the lands known as Block 131, Plan 27M-47, Ramsay Ward, Municipality of Mississippi Mills from “Local Commercial – Special Exception 3” (C7-3) to “Rural Residential – Special Exception” (RR-4) to permit a single detached dwelling.

CARRIEDFinance and Administration**5. Lottery Licence By-law****Resolution No CW133-20****Moved by Mayor Lowry****Seconded by Councillor Ferguson**

THAT Committee of the Whole recommend that Council repeal By-law 01-53;

AND THAT Committee of the Whole direct staff to draft a lottery protocol based on the provisions identified in option 1.

CARRIED**C. Notice of Motion****1. Mayor Lowry Motion – Broadband Temporary Access to Residents****Resolution No CW135-20****Moved by Mayor Lowry****Seconded by Deputy Mayor Minnille**

WHEREAS in December 2016 the Canadian Radio-television and Telecommunications Commission declared broadband internet an essential service for Canadians;

AND WHEREAS current access to high-speed internet for many residents in Mississippi Mills is limited;

AND WHEREAS due to the COVID-19 pandemic, many residents are continuing to work from home, run businesses from home or school their children from home;

AND WHEREAS the Mississippi Mills Public Library (MMPL) provides reliable high-speed internet at both Almonte and Pakenham branches for residents having trouble working from home;

THEREFORE BE IT RESOLVED THAT the Committee of the Whole directs the Community, Culture and Economic Development Coordinator to investigate if Mississippi Mills residents working from home, running a business from home or supporting children's education from home require additional services beyond what can be provided by the MMPL at this time,

AND BE IT FURTHER RESOLVED THAT if additional services are required to meet the temporary needs of residents, the Community, Culture and Economic Development Coordinator identify and coordinate solutions according to the resources available to the Municipality.

CARRIED

D. Information List # 09-20

1. Item # 1

Conserving Barns of Cultural Heritage Significance

THAT Council direct staff to share information about conserving barns of cultural heritage significance on the municipal website;

AND THAT this information be shared with the Municipality's Heritage Advisory Committee.

2. Item # 4

Broadband Access Delegation

THAT Council direct staff to share the media release from Lanark County regarding their delegation for broadband access on the municipal website.

3. Item # 5

Support to Obtain Historical Records from Land Registry Office in Almonte

THAT Council direct staff to draft a letter of support to the Board of Archives Lanark in their request to obtain the Land Abstract Books, documents, wills, microfilm, maps and surveys housed in the Land Registry Office #27 located in Almonte and that these documents be kept locally.

Submitted by,

Reviewed by,

John Dalgity,
Committee of the Whole Chair

Jeanne Harfield,
Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-090

BEING a by-law to remove certain lands from the part-lot control provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13 (the 'Act').

WHEREAS subsection 50(7) of the *Planning Act* states in part that the Council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such Registered Plan of Subdivision or parts thereof as is designated in the By-law, and where the By-law is approved by the County of Lanark, subsection (5) ceases to apply to such lands;

AND WHEREAS the Municipality of Mississippi Mills is in favour of the re-subdivision of the land in Block 20, Plan 27M-91, in order to accommodate the development of one (1) townhouse dwelling totaling five (5) units;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. That subsection 50(5) of the Act, does not apply to the following lands within the Municipality of Mississippi Mills:
 - i) Registered Plan of Subdivision 27M-91, Block 20, described as Parts 1-9 inclusive on Reference Plan 27R-11513, Municipality of Mississippi Mills, County of Lanark.
2. This By-law shall come into full force and take effect after the requirements of subsection 50(7.1) have been complied with.
3. This By-law shall be automatically repealed on the 6th day of October, 2022, unless the Council of the Municipality of Mississippi Mills has provided an extension by amendment to this by-law prior to its expiry.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of October, 2020.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-091

BEING a by-law to remove certain lands from the part-lot control provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13 (the 'Act').

WHEREAS subsection 50(7) of the *Planning Act* states in part that the Council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such Registered Plan of Subdivision or parts thereof as is designated in the By-law, and where the By-law is approved by the County of Lanark, subsection (5) ceases to apply to such lands;

AND WHEREAS the Municipality of Mississippi Mills is in favour of the re-subdivision of the land in Block 21, Plan 27M-91, in order to accommodate the development of one (1) townhouse dwelling totaling five (5) units;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. That subsection 50(5) of the Act, does not apply to the following lands within the Municipality of Mississippi Mills:
 - i) Registered Plan of Subdivision 27M-91, Block 21, described as Parts 1-10 inclusive on Reference Plan 27R-11514, Municipality of Mississippi Mills, County of Lanark.
2. This By-law shall come into full force and take effect after the requirements of subsection 50(7.1) have been complied with.
3. This By-law shall be automatically repealed on the 6th day of October, 2022, unless the Council of the Municipality of Mississippi Mills has provided an extension by amendment to this by-law prior to its expiry.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of October, 2020.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-092

BEING a by-law to remove certain lands from the part-lot control provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13 (the 'Act').

WHEREAS subsection 50(7) of the *Planning Act* states in part that the Council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such Registered Plan of Subdivision or parts thereof as is designated in the By-law, and where the By-law is approved by the County of Lanark, subsection (5) ceases to apply to such lands;

AND WHEREAS the Municipality of Mississippi Mills is in favour of the re-subdivision of the land in Block 39, Plan 27M-88, in order to accommodate the development of one (1) semi-detached dwelling totaling two (2) units;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. That subsection 50(5) of the Act, does not apply to the following lands within the Municipality of Mississippi Mills:
 - i) Registered Plan of Subdivision 27M-88, Block 39, described as Parts 1-2 inclusive on Reference Plan 27R-11484, Municipality of Mississippi Mills, County of Lanark.
2. This By-law shall come into full force and take effect after the requirements of subsection 50(7.1) have been complied with.
3. This By-law shall be automatically repealed on the 6th day of October, 2022, unless the Council of the Municipality of Mississippi Mills has provided an extension by amendment to this by-law prior to its expiry.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of October, 2020.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-093

BEING a by-law to remove certain lands from the part-lot control provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13 (the 'Act').

WHEREAS subsection 50(7) of the *Planning Act* states in part that the Council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such Registered Plan of Subdivision or parts thereof as is designated in the By-law, and where the By-law is approved by the County of Lanark, subsection (5) ceases to apply to such lands;

AND WHEREAS the Municipality of Mississippi Mills is in favour of the re-subdivision of the land in Block 46, Plan 27M-88, in order to accommodate the development of one (1) semi-detached dwelling totaling two (2) units;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. That subsection 50(5) of the Act, does not apply to the following lands within the Municipality of Mississippi Mills:
 - i) Registered Plan of Subdivision 27M-88, Block 46, described as Parts 1-2 inclusive on Reference Plan 27R-11493, Municipality of Mississippi Mills, County of Lanark.
2. This By-law shall come into full force and take effect after the requirements of subsection 50(7.1) have been complied with.
3. This By-law shall be automatically repealed on the 6th day of October, 2022, unless the Council of the Municipality of Mississippi Mills has provided an extension by amendment to this by-law prior to its expiry.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of October, 2020.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-094

BEING a by-law to remove certain lands from the part-lot control provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13 (the 'Act').

WHEREAS subsection 50(7) of the *Planning Act* states in part that the Council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such Registered Plan of Subdivision or parts thereof as is designated in the By-law, and where the By-law is approved by the County of Lanark, subsection (5) ceases to apply to such lands;

AND WHEREAS the Municipality of Mississippi Mills is in favour of the re-subdivision of the land in Block 47, Plan 27M-88, in order to accommodate the development of one (1) townhouse dwelling totaling five (5) units;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. That subsection 50(5) of the Act, does not apply to the following lands within the Municipality of Mississippi Mills:
 - i) Registered Plan of Subdivision 27M-88, Block 47, described as Parts 3-12 inclusive on Reference Plan 27R-11493, Municipality of Mississippi Mills, County of Lanark.
2. This By-law shall come into full force and take effect after the requirements of subsection 50(7.1) have been complied with.
3. This By-law shall be automatically repealed on the 6th day of October, 2022, unless the Council of the Municipality of Mississippi Mills has provided an extension by amendment to this by-law prior to its expiry.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of October, 2020.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-095

BEING a by-law to repeal by-law 11-34 which is a by-law appointing William Glen Gordon as a Building Inspector, a By-law Enforcement Officer and a Property Standards Officer;

WHEREAS Mr. William Glen Gordon is no longer employed by the Municipality of Mississippi as a Building Inspector, a By-law Enforcement Officer or a Property Standards Officer;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. **THAT** By-law 11-34, appointing William Glen Gordon as a Building Inspector, a By-law Enforcement Officer and a Property Standards Officer, shall be and is hereby repealed.
2. **THAT** this by-law shall take effect on the day of its passing.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of October 2020.

Christa Lowry, Mayor

Jeanne Harfield, Acting Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-096

BEING a by-law to repeal by-law 01-53 which is a by-law respecting the licensing of lotteries;

WHEREAS the municipality passes an annual Fees and Charges by-law that includes specific fees for lottery licences;

AND WHEREAS by-law 01-53 is out of date;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. **THAT** By-law 01-53, establishing fees for lottery licences, shall be and is hereby repealed.
2. **THAT** this by-law shall take effect on the day of its passing.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of October 2020.

Christa Lowry, Mayor

Jeanne Harfield, Acting Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-097

BEING a by-law to provide for the erection of a stop sign at an intersection.

WHEREAS section 11 of the *Municipal Act*, 2001 authorizes municipalities to enact by-laws respecting matters within the sphere of jurisdiction of “highways, including parking and traffic on highways”, in conjunction with the provisions of the *Highway Traffic Act*,

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. The intersections on highways set out in Column 1 are designated as an intersection where a stop sign shall be erected at the locations show in Column 2.

Column 1
Intersection

Leishman Drive and Sadler Drive
Reaume Street and Sadler Drive
Walsh Street and Reaume Street
Walsh Street and Leishman Street
Reaume Street and Ramsay Conc. 11A

Column 2
Facing Traffic

SW approach to Sadler Drive
SW approach to Sadler Drive
SE approach to Reaume Street
NE approach to Leishman Drive
SE approach to Ramsay Con. 11A

2. This By-law shall come into effect on the day of its passing.
3. The penalties provided in Section 214 of The Highway Traffic Act shall apply to offences against this By-law.
4. All By-laws or parts of By-laws inconsistent with this By-law are hereby repealed.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of October, 2020.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-098

BEING a by-law to provide for the erection of a stop sign at an intersection.

WHEREAS section 11 of the *Municipal Act*, 2001 authorizes municipalities to enact by-laws respecting matters within the sphere of jurisdiction of “highways, including parking and traffic on highways”, in conjunction with the provisions of the *Highway Traffic Act*,

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. The intersections on highways set out in Column 1 are designated as an intersection where a stop sign shall be erected at the locations show in Column 2.

<u>Column 1</u> Intersection	<u>Column 2</u> Facing Traffic
Stewart Lee Avenue and Spring Street	SW approach to Spring Street
Stewart Lee Avenue and Johanna Street	NW approach to Johanna Street
Elmer West Street and Stewart Lee Avenue	SE approach to Stewart Lee Avenue
Elmer West Street and Stewart Lee Avenue	NW approach to Stewart Lee Avenue
Avenue	
Elmer West Street and Johanna Street	SE approach to Johanna Street

2. This By-law shall come into effect on the day of its passing.
3. The penalties provided in Section 214 of The Highway Traffic Act shall apply to offences against this By-law.
4. All By-laws or parts of By-laws inconsistent with this By-law are hereby repealed.

BY-LAW READ, passed, signed and sealed in open Council this 6th day of October, 2020.

Christa Lowry, Mayor

Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-099

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural" (RU) Zone to "Limited Service Residential – Special Exception" (LSR-x) Zone for the lands identified on the attached Schedule 'A', which are municipally known as 100 Lynx Hollow, Pakenham Ward, Municipality of Mississippi Mills.
2. That Section 18 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 18.3:
 *"18.3.16 Notwithstanding their "LSR" zoning designation, lands delineated as "LSR-x" on Schedule 'A' to this by-law may be used in accordance with the provisions of this bylaw and that the following additional uses may be permitted:
 (1) Agricultural uses."*
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.
4. That By-law 20-070 is repealed.

BY-LAW read, passed, signed and sealed in open Council this **6th day of October, 2020.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk

**Bylaw 20-099
Schedule "A"**

Lands Subject to the Amendment.

Part of East Part Lot 9 , Concession 9, Pakenham
Municipally known as 100 Lynx Hollow, Pakenham Ward, Municipality of Mississippi
Mills.



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-100

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Local Commercial – Special Exception 3" (C7-3) Zone to "Rural Residential – Special Exception" (RR-4) Zone for the lands identified on the attached Schedule 'A', which are legally known as Block 131, Plan 27M-47, Ramsay Ward, Municipality of Mississippi Mills.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **6th day of October, 2020.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk

**Bylaw 20-100
Schedule "A"**

Lands Subject to the Amendment.

Block 131, Plan 27M-47, Ramsay Ward, Municipality of Mississippi Mills, County of
Lanark

Municipally known as 0931-929-025-31135

