



Municipality of Mississippi Mills

COUNCIL AGENDA

Tuesday, November 17, 2020

5:45 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 Camera at x:xx re: personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act s. 239 2(b)*)

B.1. Vacation Policy Exemption Request

Personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act s. 239 2(b)*)

C. RISE AND REPORT

D. O CANADA

E. MOMENT OF SILENT MEDITATION

F. ATTENDANCE

G. APPROVAL OF AGENDA

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

I. APPROVAL OF MINUTES

Recommended Motion:

THAT Council minutes dated October 5, 27 and November 3, 2020, be approved as presented.

J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

None

K. PUBLIC MEETINGS

None

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L.	COMMITTEE OF THE WHOLE REPORT	19 - 21
	Recommended Motion:	
	THAT Council approve the following Committee of the Whole motions from the November 3, 2020 meeting.	
L.1.	MRPC Minutes and Operations Report – August 21, 2020	
L.2.	Building Permit Activity Report – Q3 2020	
L.3.	Zoning By-law Amendment Z-12-20 Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445, 430 Ottawa Street (2241497 Ontario Limited)	
L.4.	Zoning By-law Amendment Application Z-17-20 Plan 6262 MS PT Lots 7 and 8; RP 27R10569 Part 2, Carss St. Almonte (Ortt)	
L.5.	Encroachment Agreement - 136 Brougham Street (Sweetman and Schmidt)	
L.6.	Proposed Uses for Mississippi Mills Business Park Almonte	
L.7.	2020 Amendment to the Development Charges Background Study and By-law	
L.8.	Addition to the Municipality's Names Reserve List - Blakeley	
M.	BY-LAWS	
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M.7.	By-law 20-114 ZBLA - Carss St. (Ortt)	40 - 41
M.8.	By-law 20-115 Encroachment Agreement - 136 Brougham St. (Sweetman & Schmidt)	42
M.9.	By-law 20-116 Fees Charges	43 - 56
N.	ANNOUNCEMENTS AND INVITATIONS	

O. CONFIRMATORY BY-LAW

P. ADJOURNMENT

Recommended Motion:

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



The Corporation of the Municipality of Mississippi Mills

Special Council Meeting

MINUTES

October 5, 2020

8:00 a.m.

E-participation

Streamed on Mississippi Mills YouTube Channel

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

Staff Present Jeanne Harfield, Clerk
Ken Kelly, CAO
Jennifer Russell, Deputy Clerk
Chad Brown, Fire Chief
Tiffany MacLaren, Community and Culture Coordinator
Cory Smith, A/Director of Roads and Public Works

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 8:14 a.m.

B. ATTENDANCE

The Deputy Clerk announced attendance.

C. APPROVAL OF AGENDA

Resolution No 381-20

Moved by Councillor Dalgity

Seconded by Councillor Maydan

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 382-20

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT Council enter into an in camera session at 8:16 am.

CARRIED

E.1 **Council and Staff Training**

F. **RISE AND REPORT**

F.1 **Council and Staff Training**

Council and staff received training relating to emergency management in camera.

G. **DELEGATION, DEPUTATIONS, AND PRESENTATIONS**

None

H. **PUBLIC MEETINGS**

None

I. **SPECIAL REPORTS**

None

J. **CONFIRMATORY BY-LAW**

Resolution No 383-20

Moved by Councillor Holmes

Seconded by Councillor Dalgity

THAT By-law 20-089, 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 5th day of October, 2020, be read, passed, signed and sealed in Open Council this 5th day of October, 2020.

CARRIED

K. ADJOURNMENT

Resolution No 384-20

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT the meeting be adjourned at 11:02 a.m.

CARRIED

Christa Lowry, MAYOR

Jennifer Russell, DEPUTY CLERK



The Corporation of the Municipality of Mississippi Mills

Special Council Meeting

MINUTES

#32-20

October 27, 2020

10:00 a.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 Ken Kelly, CAO
Rhonda Whitmarsh, Treasurer
Jennifer Russell, Deputy Clerk
Cynthia Moyle, Acting Clerk

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 10:01 a.m.

B. ATTENDANCE

The Clerk announced attendance.

C. APPROVAL OF AGENDA

Resolution No 427-20

Moved by Councillor Dalgity

Seconded by Deputy Mayor Minnille

THAT the agenda be approved as presented.

CARRIED

D. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Deputy Mayor Minnille declared a conflict of interest on item E.1. – Appoint Council Members to MRPC Board of Directors Selection Committee and Unanimous Shareholder’s Agreement, as his son is employed by the Mississippi River Power Corporation.

Councillor Dalgity declared a conflict of interest on item E.1. – Appoint Council Members to MRPC Board of Directors Selection Committee and Unanimous Shareholder’s Agreement, as his father is a member of the Board of Directors.

E. CONSIDERATION OF A CLOSED SESSION

Resolution No 428-20

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT Council enter into an in camera session at 10:02 a.m. regarding: 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)).

CARRIED

E.1 Appoint Council Members to MRPC Board of Directors Selection Committee and Unanimous Shareholder’s Agreement

C. RISE AND REPORT

C.1 Appoint Council Members to MRPC Board of Directors Selection Committee and Unanimous Shareholder’s Agreement

Council recessed at 11:20 a.m.

Council returned to open session at 11:25 a.m.

Resolution No 429-20

Moved by Councillor Holmes

Seconded by Councillor Maydan

THAT Council appoint Councillors Ferguson, Maydan and Guerard to MRPC Selection Committee.

CARRIED

Staff direction was provided in camera on the Unanimous Shareholder's Agreement.

K. PUBLIC MEETINGS

None

I. SPECIAL REPORTS

I.1 Service Delivery Review Responses

Resolution No 430-20

Moved by Councillor Dalgity

Seconded by Councillor Maydan

THAT Council direct staff to include the following priority items (in order of priority) to be incorporated into the draft 2021 municipal budget funded through either taxation or the municipal modernization grant:

- a) Information Technology Plan (\$50,000)
- b) Human Resources Officer (\$65,000)
- c) IT Employee (\$61,000)
- d) Senior Planner (\$65,000)
- e) Executive Assistant (\$45,000)
- f) Deputy Chief Building Official (\$65,000)
- g) Communications and Engagement Plan (\$45,000 if no Communication Officer hired)
- h) Transportation Master Plan (\$50,000)
- i) Environment/Climate Action Plan (\$40,000)
- j) Economic Development and Branding Plan (\$35,000)

CARRIED

Resolution No 431-20

Moved by Councillor Maydan

Seconded by Councillor Guerard

THAT Council adopt the organizational structure in its entirety as presented by the CAO on October 27, 2020.

CARRIED

O. CONFIRMATORY BY-LAW

Resolution No 432-20

Moved by Councillor Maydan

Seconded by Councillor Dalgity

THAT By-law 20-104, 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 27th day of October, 2020, be read, passed, signed and sealed in Open Council this 27th day of October, 2020.

CARRIED

P. ADJOURNMENT

Resolution No 433-20

Moved by Deputy Mayor Minnille

Seconded by Councillor Ferguson

THAT the meeting be adjourned at 1:17 p.m.

CARRIED

Christa Lowry, MAYOR

Cynthia Moyle, ACTING CLERK



The Corporation of the Municipality of Mississippi Mills

Council Meeting

MINUTES

November 3, 2020

5:00 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 Ken Kelly, CAO
Jennifer Russell, Deputy Clerk
Cynthia Moyle, Acting Clerk

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 5:00 p.m.

B. CONSIDERATION OF A CLOSED SESSION

Resolution No 434-20

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT Council enter into an in camera session at 5:02 p.m. regarding regarding: a proposed or pending acquisition or disposition of land for municipal purposes (Municipal Act s 239 2(c)); personal matters about an identifiable individual, including municipal or local board employees (Municipal Act s. 239 2(b)) and 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)).

CARRIED

B.1 Stop up and Close a Portion of Old Perth Road

B.2 MRPC Board Members

B.3 28 Mill St. Almonte

B.4 Cost Sharing Agreement

C. RISE AND REPORT

Council will return in-camera at the end of Council to complete discussion on the following items: B.3. 28 Mill St. Almonte and B.4. Cost Sharing Agreement.

C.1 Stop up and Close a Portion of Old Perth Road

Resolution No 435-20

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT Council authorize staff to proceed with the necessary steps to “Stop Up and Close” a portion of the municipal road allowance known as Old Perth Road between Lots 10 and 11, Concession 3, Ramsay Ward, Municipality of Mississippi Mills, on the understanding that all costs associated with the stop up and close (i.e. appraisal, survey, land transfer tax, land costs) are paid for by the Purchaser;

AND THAT Council authorize staff to proceed with the request to the Owner to convey at no cost to the Municipality of Mississippi Mills the lands required for the full extent of the right-of-way along the existing alignment of Old Perth Road.

CARRIED

C.2 MRPC Board Members

Deputy Mayor Minnille declared a conflict of interest and did not participate in the discussion.

Councillor Dalgity declared a conflict of interest and did not participate in the discussion.

Resolution No 436-20

Moved by Councillor Holmes

Seconded by Councillor Guerard

THAT Council denies the request to extend the terms of the two directors of the Board of Directors of Mississippi River Power Corporation whose terms expire December 31st, 2020;

AND THAT Council direct staff to implement the outlined process to select two new Board members for the Mississippi River Power Corporation.

CARRIED

D. O CANADA

Council stood for the playing of O Canada.

E. MOMENT OF SILENT MEDITATION

A moment of silence was observed for Remembrance Day.

F. ATTENDANCE

The Clerk announced the attendance.

G. APPROVAL OF AGENDA

Resolution No 437-20

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT Council approve the agenda as presented.

CARRIED

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Deputy Mayor Minnille declared a conflict of interest on item B. 2 – MPRC Board Members, as his son is employed by the Mississippi River Power Corporation. Councillor Dalgity declared a conflict of interest on item B. 2 – MPRC Board Members, as his father is a Board of Director Member.

I. APPROVAL OF MINUTES

Resolution No 438-20

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT Council minutes dated October 20, 2020 be approved as presented.

CARRIED

J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

J.1 Canadian Armed Forces re: Importance of Remembering Veterans

Council watched a Veteran's video which described the importance of remembering veterans and the sacrifices made by Canadians throughout history.

Resolution No 439-20

Moved by Councillor Dalgity

Seconded by Councillor Ferguson

THAT the speaker series video from the Canadian Armed Forces re: Importance of Remembering Veterans be received;

AND THAT Council direct staff to share the video links on the municipal website and facebook.

CARRIED

J.2 Scott Newton, General Manager and Paul Virgin President of Mississippi River Power Corporation re: MRPC Year in Review

Paul Virgin, President, expressed appreciation of all MRPC staff for their dedication during COVID-19.

Paul Virgin, President, and Scott Newton, General Manager, provided an overview of MRPC including: corporate structure; operations; flow summary; revenue; shareholder payments; Millfall Dam; Earthen Dam; Penstocks; and 2020 Projects.

Resolution No 440-20

Moved by Councillor Maydan

Seconded by Councillor Holmes

THAT the presentation by Scott Newton, General Manager and Paul Virgin, President, of Mississippi River Power Corporation re: MRPC Year in Review, be received for information.

CARRIED

J.3 Deb Knapton, Member Service Representative, of Ontario Federation of Agriculture re: Farm 911 - The Emily Project

Deb Knapton, Member Services Representative of the Ontario Federation of Agriculture spoke about the Farm 911 strategic plan, objectives, and the history and importance of the project.

Councillor Holmes and Councillor Guerard verbally provided a notice of motion regarding the Farm 911 – The Emily Project for the November 17, 2020 Committee of the Whole meeting.

Resolution No 441-20

Moved by Councillor Holmes

Seconded by Councillor Guerard

THAT the delegation by Deb Knapton, Member Service Representative, of the Ontario Federation of Agriculture re: Farm 911 - The Emily Project, be received for information.

CARRIED

J.4 Stephanie Gray, Coordinator of Lanark County Situational Table re: Community Plan for Safety and Well-being

Stephanie Gray, Coordinator, provided a background on the Lanark County Situation Table; ongoing work; legislative requirements under the Police Services Act; and adopting the Community Plan for Safety and Well-Being.

Resolution No 442-20

Moved by Councillor Dalgity

Seconded by Councillor Ferguson

THAT the presentation by Stephanie Gray, Coordinator of Lanark County Situational Table reviewing: Community Plan for Safety and Well-being,

1. The Lanark County Situation Table
2. Community Safety and Well-Being Plan
3. Mobile Crisis Response Team
4. Victim Advocate Project

5. Collaborative Partnerships in Lanark County
be received for information.

CARRIED

K. PUBLIC MEETINGS

None

L. COMMITTEE OF THE WHOLE REPORT

Resolution No 443-20

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT Council Approve the following Committee of the Whole motions from the October 20, 2020 meeting.

CARRIED

L.1 Award of Contract PW-20-19 One 2020-21 Single-Axle Truck

**L.2 Award of Contract PW-20-20 - One 2020-21 All Season Combination
Dump Body Spreader**

**L.3 Zoning By-law Amendment Z-14-20 Concession 11, W Part Lot 12
and W Part Lot 11, 191 Waba Road, Pakenham (Downey)**

L.4 Encroachment Agreement - 56 John Street

L.5 Councillor Ferguson Motion - Cost Sharing Agreement

L.6 Info List Item #11 - EORN Fall Newsletter

M. BY-LAWS

Resolution No 444-20

Moved by Councillor Holmes

Seconded by Councillor Guerard

THAT By-laws 20-105 to 20-106 be taken as read, passed, signed and sealed in Open Council.

CARRIED

M.1 By-law 20-105 ZBLA Downey - 191 Waba Road

M.2 By-law 20-106 Encroachment Agreement - 56 John Street

N. ANNOUNCEMENTS AND INVITATIONS

Councillor Maydan – acknowledged Councillor Dalgity’s work with the Almonte Legion with respect to a virtual Remembrance Day Service. Councillor Maydan requested Council and Residents to consider donating to the local legion or poppy fund.

Councillor Ferguson – announced Pakenham virtual Remembrance Day Service will be on youtube starting at 10:45 a.m. on November 11, 2020.

O. RETURN TO CLOSED SESSION

Resolution No 445-20

Moved by Councillor Guerard

Seconded by Deputy Mayor Minnille

THAT Council return to an in-camera session at 8:04 p.m. regarding a proposed or pending acquisition or disposition of land by the municipal or local board (Municipal Act s. 239 2(c)); 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)*)

CARRIED

O.1 28 Mill St. Almonte

O.2 Cost Sharing Agreement

P. RISE AND REPORT

P.1 28 Mill St. Almonte

Staff direction was provided in camera.

P.2 Cost Sharing Agreement

Staff direction was provided in camera.

Q. CONFIRMATORY BY-LAW

Resolution No 446-20

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT By-law 20-107, 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 3rd day of November, 2020, be read, passed, signed and sealed in Open Council this 3rd day of November, 2020.

CARRIED

R. ADJOURNMENT

Resolution No 447-20

Moved by Councillor Holmes

Seconded by Deputy Mayor Minnille

THAT the meeting be adjourned at 8:52 p.m.

CARRIED

Christa Lowry, MAYOR

Cynthia Moyle, ACTING CLERK



REPORT OF THE COMMITTEE OF THE WHOLE

November 17, 2020

The following is the Committee of the Whole report from November 3, 2020 meeting.

A. Consent Reports

A.1 MRPC Minutes and Operations Report – August 21, 2020

A.2 Building Permit Activity Report – Q3 2020

B. Staff Reports

Building and Planning

B.1 Zoning By-law Amendment Z-12-20 Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445, 430 Ottawa Street (2241497 Ontario Limited)

Motion No CW168-20

THAT Council approve the Official Plan Amendment to recognize a net density of up to 50 units per ha for medium to high density residential uses to permit a total of 124 units within two four-storey apartment buildings and apartment dwellings in the upper storeys of a non-residential use in addition to highway commercial uses on the subject lands known as Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445, Almonte Ward, Municipality of Mississippi Mills (PIN05089-0147), municipally known as 430 Ottawa Street;

AND THAT Council approve the Zoning By-law Amendment subject to a holding provision to be lifted with site plan approval to change the zoning on the lands known as Concession 10, Lot 16, being Part 1 on RP 27R-6990, Parts 1-4, 9-12 on RP 27R-8445, Almonte Ward, Municipality of Mississippi Mills (PIN 05089-0147), municipally known as 430 Ottawa Street from "Shopping Centre Commercial – Special Exception 4" (C4-4) to "Shopping Centre Commercial – Special Exception" (C4-x) to recognize medium to high density residential uses in addition to highway commercial uses; a mid-rise apartment building; dwelling unit or units in the form of apartments in the upper storeys of a non-residential building; for residential uses, a maximum height of 15m and maximum density of 50 units per net hectare; and for a standalone apartment building, a minimum front yard setback from Ottawa Street of 60m and a minimum rear yard setback of 26m.

B.2 Zoning By-law Amendment Application Z-17-20 Plan 6262 MS PT Lots 7 and 8; RP 27R10569 Part 2, Carss St. Almonte (Ortt)

Motion No CW169-20

THAT Council approve the Zoning By-law Amendment to change the zoning on the lands describe as PLAN 6262 MS PT LOTS 7 and 8; RP 27R10569 PART 2, Almonte Ward, Municipality of Mississippi Mills from “Residential First Density (R1)” to “Residential Second Density – Subzone D (R2D)”, to permit and facilitate the construction of a semi-detached bungalow fronting onto Carss Street.

B.3 Encroachment Agreement - 136 Brougham Street (Sweetman and Schmidt)

Motion No CW170-20

THAT Council approve the encroachment request for the lands legally described as Part Lot 97, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 136 Brougham Street and direct staff to prepare the encroachment agreement.

B.4 Proposed Uses for Mississippi Mills Business Park Almonte

Motion No CW171-20

THAT Council receive the report titled “Proposed Uses for Mississippi Mills Business Park Almonte” as information.

Finance and Administration

B.5 2020 Amendment to the Development Charges Background Study and By-law

Motion No CW166-20

THAT Committee of the Whole recommends that Council approve an amendment to the Development Charges background study and by-law to address changes made by the Province of Ontario to the *Development Charges Act* by Bill 108;

AND FURTHERMORE THAT the amendment be completed by Watson and Associates Economists Ltd. at a cost of \$8,650 including non-recoverable HST to be funded first from development charges in the amount of \$7,785 and the balance of \$865 from other professional fees in the 2020 administration budget.

B.6 Addition to the Municipality's Names Reserve List - Blakeley**Motion No CW172-20**

THAT the Committee of the Whole recommend that Council approve the addition of "Blakeley" to the Municipality's Names Reserve List for consideration for future naming of a street within the municipality.

C. Notice of Motion

None

D. Information List #12-20

None

Submitted by,

Reviewed by,

John Dalgity,
Committee of the Whole Chair

Cynthia Moyle,
Acting Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-108

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 35 Plan 27M-88, in order to accommodate the development of one (1) townhouse dwelling totaling six (6) 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 35, described as Parts 7 to 16 inclusive on Reference Plan 27R-11527, 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 17th day of November, 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 17th day of November 2020.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-109

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 36 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 36, described as Parts 5 and 6 on Reference Plan 27R-11527, 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 17th day of November, 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 17th day of November 2020.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-110

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 37 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 37, described as Parts 3 and 4 on Reference Plan 27R-11527, 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 17th day of November, 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 17th day of November 2020.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-111

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 35 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 38, described as Parts 1 and 2 on Reference Plan 27R-11527, 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 17th day of November, 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 17th day of November 2020.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-112

BEING a by-Law to Adopt Amendment No. 26 to the Mississippi Mills Community Official Plan.

WHEREAS the recommendation has been made to Municipality of Mississippi Mills Council by the Committee of the Whole that the Explanatory Text and Schedule "A" constituting Amendment No. 26 to the Mississippi Mills Community Official Plan, be adopted by the Council in accordance with the provisions of the Planning Act, R. S. O. 1990.

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

1. That Amendment No. 26 to the Mississippi Mills Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Lanark for the approval of the aforementioned Amendment No. 26 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed and sealed in open Council this 17th day of November, 2020.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

**AMENDMENT NO. 026
TO THE COMMUNITY OFFICIAL PLAN
OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

- PART A - CERTIFICATE OF COMPLIANCE with the requirements for giving of notice of open house, public meeting
- PART B - THE PREAMBLE does not constitute part of this Amendment.
- PART C - THE AMENDMENT consisting of the following schedules and explanatory text constitutes Amendment No. 026 to the Community Official Plan of the Municipality of Mississippi Mills.
- PART D - APPENDICIES

**PART A - CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR
GIVING OF NOTICE PUBLIC MEETING**

I, Maggie Yet, Planner 1 for the Municipality of Mississippi Mills, hereby certify that Official Plan Amendment **No. 026** has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Sections 17(15), 17(17), 17 (19), 17(20), and 17(23) of the Planning Act, RSO 1990 as amended.

Maggie Yet
Planner 1
Municipality of Mississippi Mills

PART B - THE PREAMBLE

Purpose and Effect of the Amendments

The purpose of the Community Official Plan Amendment is a site-specific amendment to the Highway Commercial policies to recognize medium to high density residential uses with a maximum net density of 50 units per ha to permit a total of 124-units in a 4-storey apartment building and apartment dwelling(s) in the upper storeys of a non-residential building. The Community Official Plan recognizes a general maximum net density of “medium density development” of 35 units per ha (Policy 3.6.5).

Location and Site

The subject land represents an area of approximately 2.54 ha, with 170 m frontage on Ottawa Street. The property is presently the site of a commercial shopping centre known commonly as the Almonte Mall.

The shopping centre has a total gross floor area of 5,128 m² (55,200 ft²). There are presently two commercial tenants, Rexall and Pet Value. The two commercial tenants occupy a total floor area of 1,505 m² (16,199 ft²). The remainder of the commercial units are vacant. The Mall is constructed in a ‘L-shaped’ design facing Ottawa Street with parking available at the front of the building accessible through an entrance from Ottawa Street. At the rear of the property, 0.5 ha of land remains undeveloped on the site.

The property is approximately 244 m from the Settlement and Ward Boundary for Almonte Ward.

BASIS

Schedule B of the Official Plan identifies the subject lands as “Highway Commercial”. Generally, “Highway Commercial” areas contain uses that are largely automobile-oriented and serves uses dependent on high traffic volumes or are heavily transportation oriented (Policy 3.7.3 and 3.7.1). Highway Commercial areas also provide a gateway to urban communities within the Municipality and shall be used to define the edges of urban areas and rural areas (Policy 3.7.3.3). Gateway features such as design and landscaping related to tree/vegetative planting, sidewalks and boulevards, lighting, signage and advertising will be reviewed at time of Site Plan Control.

Where highway commercial areas abut residential areas, appropriate buffering and pedestrian linkages shall be established. The COP encourages pedestrian friendly design and connection between commercial development and residential neighbourhoods.

The application seeks a special policy area to permit mixed use highway commercial and medium to high density residential uses on the subject lands, and relief from the general maximum net density of “medium density development” of 35 units per ha (Policy 3.6.5). The proposed Amendment seeks a net site density of 50 units per ha.

Within the Highway Commercial designation, shopping centre commercial development is listed as a permitted use. The subject site is one of two shopping centre commercial

developments in Mississippi Mills on Ottawa Street. Shopping centre commercial development is identified in Policy 3.7.3.4:

3.7.3.4 Shopping Centre Commercial Development

Shopping centre commercial development is defined as a group of retail, service commercial or other similar uses under separate ownerships which function as a unit within an enclosed building, with common parking and loading facilities and egress and ingress under one ownership. Freestanding buildings shall be permitted on lands zoned for shopping centre commercial development provided they do not adversely affect access or traffic circulation within the shopping area.

Within the Highway Commercial and Shopping Centre Commercial Development policies, residential uses are not contemplated. As such, the applicant is seeking a site specific amendment to permit residential uses on the subject property. The Planning Rationale provided by the applicant acknowledges that the location and size of the parcel is favourable for highway commercial use and development, however, that the existing mall has maintained a high vacancy rate over the last 10 years following construction of the building. The applicant has additionally prepared a Retail and Residential Market Demand Study in favour of a mixed-use development on the subject lands to support the proposed redevelopment. The findings of the study concludes that there is an oversupply of commercial retail space in Almonte and that a mix of commercial, retail and residential uses are the highest and best use of the subject property. While the application proposes 124 units, the study determined 300 units would be supportable on the subject property.

The concept plan proposes to reduce commercial floor space from 5,128 m² to 2,500 m², resulting in a total reduction of 2,628 m². Two commercial buildings are proposed for the site set closer to the Ottawa Street frontage in order to provide additional lands in the rear for the proposed residential development and associated landscaping and parking areas. Residential development will consist of two apartment buildings with a maximum residential density of 50 units per net ha. The concept plan provided by the applicant demonstrates sufficient room for the proposed commercial and medium to high density residential uses while providing sufficient space to provide parking for the residential and commercial uses and buffering. The proposed redevelopment would maintain the Highway Commercial designation and permit the existing range of commercial uses.

COP policies for Growth and Settlement and Smart Growth instructs the Municipality should promote “*managed, co-ordinated and fiscally responsible growth*” (Policy 2.5.1):

2.5.1 Growth and Settlement Goals and Objectives

It is a goal of this Plan to:

Promote managed, co-ordinated and fiscally responsible growth, which represents an efficient use of land and is environmentally sustainable. Direct the majority of new growth to areas where municipal services are available and where capacity exists to support new development.

The following objectives are designed to implement the goals:

2 Establish an urban density which promotes a sustainable and efficient use of the land.

3 Encourage a mix of residential, commercial and industrial uses which meet the needs of the community and increases local employment.

2.5.2 Smart Growth

This Plan embraces the concept of “Smart Growth”. For Mississippi Mills, “Smart Growth” means:

ii. directing urban development towards existing communities with the majority of development being located in fully serviced, compact, efficient urban communities with a broad mix of land uses;

iii. diverse, balanced growth which is integrated into existing design with linkages between the new and the old, a focus on pedestrian travel, shopping, working, street layout, open spaces, mix of housing stock and support for existing institutional and commercial services; and,

iv. maintaining and enhancing distinctive, attractive communities with a strong sense of place through design.

The proposal would maximize development of a parcel of land that is presently underutilized and underdeveloped. The addition of residential uses on the subject lands would complement the existing commercial uses compatible with Smart Growth principles for urban development and balanced growth for complete communities that are municipally serviced, efficiently use the land and result in a mix of land uses that facilitate individual and community needs.

The applicant has demonstrated available servicing capacity for the proposal and meets the above objectives for Growth and Settlement and Smart Growth.

The Residential Land Use objectives instruct that the Municipality should “*Promote and support development which provides for affordable, rental and/or increased density of housing types*”.

Range of housing provisions also encourage the adherence of a 70:30 housing tenure target (Policy 3.6.5). The proposed redevelopment assists in meeting the 30% rental housing stock.

Affordable Housing provisions of the COP describe that an “*adequate supply of affordable housing*” shall be encouraged and that “[t]he [Municipality] shall attempt to have 25% of all new residential construction affordable” based on a three-year average (Policy 3.6.3):

3.6.1 Residential Goals and Objective

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.

The following objectives are designed to implement the goals:

1. Promote and support development which provides for affordable, rental and/or increased density of housing types.

4. Direct the majority of new residential development to areas where municipal sewer and water services are/will be available and which can support new development.
5. Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design.

The Plan also provides that the Municipality may leverage increased height and density provisions in order to achieve the affordable housing policies of this plan.

In accordance with the Provincial Policy Statements definition of “Affordable”, staff have analyzed the current market conditions for rental housing within the prescribed “regional market area” (Lanark County). A more comprehensive analysis of affordable housing compliance can be found in the Background Report for OPA 23 (dated: January 28, 2020)¹.

The PPS defines affordable rental housing as the lesser of the following:

- *Rent not exceeding 30% of the gross annual household income for low and moderate income² households:*
 - o The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County as less than \$1,130 a month³.
- *Rent which is at or below the average market rent of a unit in the regional market area:*
 - o This is not a statistic which is reported by the Ministry, however staff reviewed the average market rents reported by Lanark County in their recent Housing Study. The Study only reported rental values by Settlement Area (ie Almonte Ward) and is not consistent with the assessment of the “regional market area” in accordance with the PPS. The reported findings are included in the table below:

Figure 4 - Average Market Rent by Bedroom Size* (Housing Study, 2018, Lanark County)

<i>Almonte</i>	<i>Room</i>	<i>Bachelor</i>	<i>1 Bdrm</i>	<i>2 Bdrm</i>	<i>3 Bdrm</i>
<i>AMR</i>	\$575	\$624	\$709	\$951	\$1,190
<i>Annual Household Income to Afford Rent</i>	\$23,000	\$24,960	\$28,360	\$38,040	\$47,560

For the purposes of this report, affordable rental housing is determined to be a three-bedroom dwelling rented for less than \$1,190.00/month.

¹ https://www.mississippimills.ca/uploads/12/Doc_637158247506862328.pdf

² “in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.” PPS Definition

³ Based on 2016 Statistics Canada data.

In a review of new construction units in the past three (3) years in the Municipality a notable 13.6% of units (69 units total) were constructed as rental accommodation, of which only 17.4% were considered to be affordable (12 units total). These 12 units were all constructed and managed by Carebridge Community Support.

The applicant has indicated that the proposed residential units will be rented at market rates.

Affordable Housing can be generated through the establishment of a diverse housing base at mixed densities and housing types. Generally, dwelling units offered at a medium or high density can be offered at a more affordable price point as the cost to develop the land is less than lower density forms of development.

Medium density development proposal must also demonstrate compliance with the following criteria (Policy 3.6.5):

3.6.5 (i) *Proximity to shopping, parkland, health care, education and other community amenities;*

The proposed redevelopment would locate medium to high density residential uses on a mixed use property. Given its location on Ottawa Street, proximity to shopping amenities are available on site and within walking distance. The site is also serviced by two local schools on Patterson Street ($\pm 500\text{m}$), parkland access in the abutting Mill Run Subdivision accessible through an existing pathway ($\pm 238\text{m}$) and local hospital ($\pm 420\text{m}$).

3.6.5 (ii) *compatibility with existing land uses in the immediate area and the historical character of existing buildings;*

The subject lands are located in a commercial corridor. Adjacent commercial uses and residential uses represent relatively newer construction. The subject lands are outside of the Heritage Conservation District and there is no historical character to the existing commercial or residential dwellings in the surrounding area. As the proposed redevelopment would maintain commercial frontage along Ottawa Street in addition to new residential uses at the rear of the property, the proposal is compatible with adjacent land uses. Appropriate buffering and landscaping between commercial and residential uses on site will be reviewed at time of Site Plan Control.

3.6.5 (iii) *designed with a maximum of three (3) stories and where possible, a building profile which conforms visually with the surrounding residential structures;*

While the proposed apartment buildings would exceed the maximum three-storey requirement for medium density residential, the proposed apartment buildings would maintain sufficient setbacks and buffering to reduce the impact on adjacent residential uses. The proposed zoning by-law amendment would require a minimum setback of 26m from the apartment buildings to the rear yard lot line. The applicant has submitted a shadow study (Attachment C) to demonstrate minimal impacts of a four storey building on adjacent residential uses and a building height comparison demonstrating that the four storey height is consistent with adjacent building heights as the grade rises significantly on the lands north of the subject property (Attachment B). The proposed four storey building would exceed the maximum building height of 14m in the C4 Zone

and low-rise apartment dwelling provision in the R4 zone of 11m, for a total building height of 15m, constituting a relief of 1m and 4m respectively.

3.6.5 (iv) availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;

The site will have direct vehicular access from Ottawa Street, a four-lane arterial corridor. The applicant has submitted a Transportation Impact Study which concludes that the additional traffic from the proposed density can be supported on Ottawa Street.

Parking areas have been proposed for the commercial and residential uses.

Commercial parking will be located in front of the commercial building, while residential parking is proposed to be located along the boundaries of the property and between the two uses. Sufficient area is expected to be available for the required parking spaces.

3.6.5 (v) necessary buffering from abutting uses;

The apartment buildings may potentially have the most significant impact on the dwellings located immediately north of the subject property. The proposed Official Plan Amendment and Zoning By-law Amendment would establish a 26m rear yard setback and 60m front yard setback to ensure sufficient separation and buffering space between the proposed commercial and residential use on the subject property and between the proposed apartment buildings and immediately adjacent residential uses.

3.6.5 (vi) suitable landscaping, lot grading, drainage and on-site amenities; and,

Landscaping, lot grading, drainage and on-site amenities to be addressed at time of Site Plan Control. Preliminary landscaping in the concept plan demonstrates compliance with minimum requirements for landscaping.

3.6.5 (vii) the availability of full municipal services to accommodate the proposed density of development.

The site is presently serviced by municipal water and sewage services. Future development on the subject property will be required to be on municipal servicing. The applicant has demonstrated sufficient capacity to service the proposed density.

PART C THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled "PART 3 - The Amendment" and consisting of the following text constitutes amendment No. 26 to the Mississippi Mills Community Official Plan.

DETAILS OF THE AMENDMENT

The Municipality of Mississippi Mills Community Official Plan, as amended, is hereby further amended with a site specific Community Official Plan amendment by revising the policy in Section 3.7.3.5 with the following amended policy as it applies specifically to Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445, Almonte Ward, Municipality of Mississippi Mills, County of Lanark, identified on Schedule 'A' of this bylaw.

3.7.3.5 Special Site-Specific Policy for Highway Commercial (430 Ottawa Street)

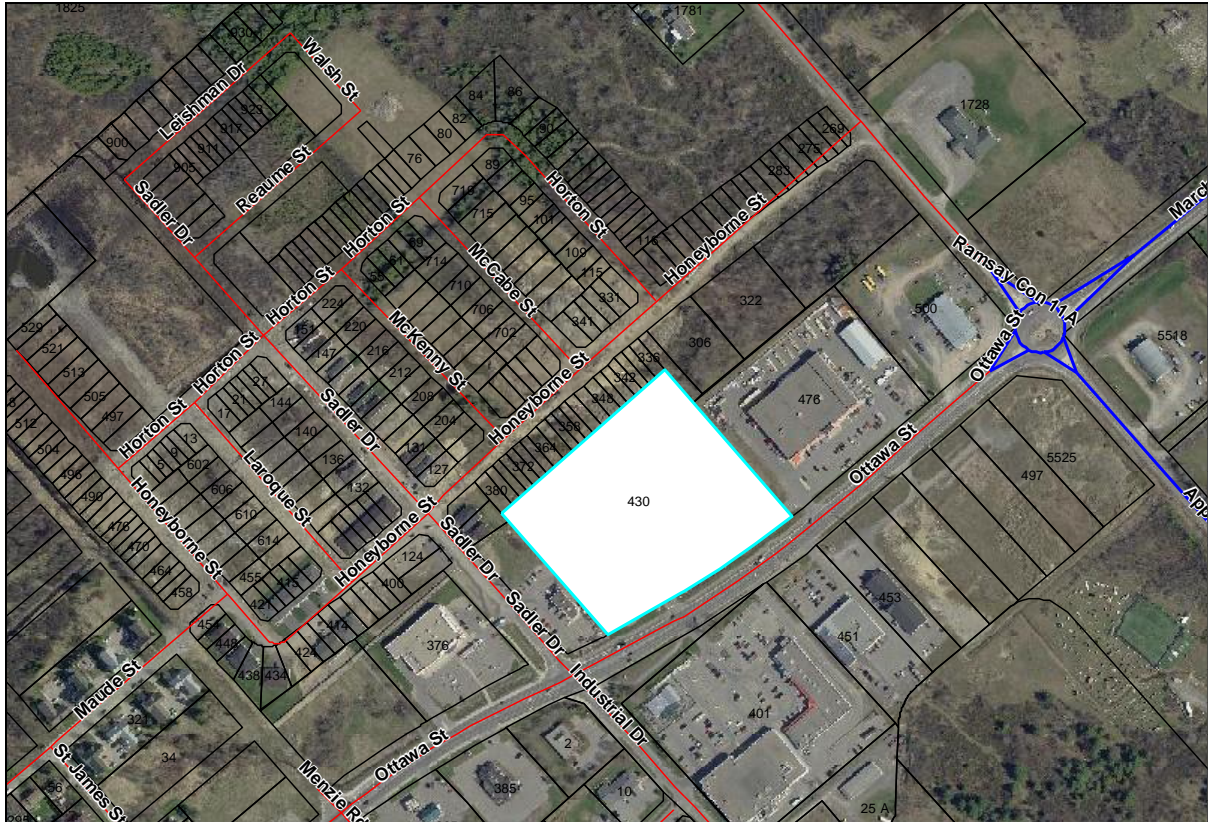
On lands described as Part Lot 16, Concession 10, geographic Township of Ramsay (430 Ottawa Street), the following provisions shall apply:

1. Medium to high density residential development shall be permitted as an additional use and shall be developed in accordance with the following:
 1. A maximum residential density of 50 units per net hectare is permitted. For the purpose of this policy, residential density shall be interpreted to apply to the entirety of the property.
 2. Residential development may include apartment buildings and residential uses in the upper storeys of non-residential use buildings.
 3. Standalone residential buildings shall be located to the rear of commercial buildings facing Ottawa Street.
 4. Residential building height shall be limited to a maximum of 4 storeys for apartment buildings.

PART D – APPENDICES



Application Z-12-20 / OPA 26
Part Lot 16, Concession 10
Being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445
Municipally known as 430 Ottawa Street
Almonte Ward, Municipality of Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-113

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 "Shopping Centre Commercial – Special Exception" (C4-4) Zone to "Shopping Centre Commercial – Special Exception Holding" (C4-xh) Zone for the lands identified on the attached Schedule 'A', which are legally described as Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445.
1. That Section 22 to By-law No. 11-83, as amended, is hereby further amended by replacing the text in Section 22.3.4 with the following:

"Notwithstanding the 'C4' zoning, on lands delineated as 'C4-4' the following additional provisions shall apply:

1) The following residential uses are permitted as additional uses:

- *apartment dwelling, low rise, in accordance with the R4 zone*
- *apartment dwelling, mid rise, in accordance with the apartment dwelling, low rise provisions of the R4 zone*
- *dwelling unit or units in the form of apartments in the upper storeys of a non-residential building*

2) For the purpose of this exception zone, an "apartment dwelling, mid rise" means a residential use building of four or fewer storeys in height containing four or more principal dwelling units, other than a multiple attached dwelling or stacked dwelling.

3) Notwithstanding the applicable zone provisions, the following provisions shall apply to residential uses:

- | | |
|------------------------------|---------------------------------|
| <i>a) Maximum Height (m)</i> | <i>15m or 4 storeys</i> |
| <i>b) Maximum Density</i> | <i>50 units per net hectare</i> |

c) Minimum Setback from Ottawa Street (m) 60m

Notwithstanding the provisions of subsection 3(c) above, the minimum required setback from Ottawa Street shall not apply to a dwelling unit located in the upper storeys of a non-residential building.

Notwithstanding the provisions of subsection 16.2, the minimum required rear yard associated with an apartment dwelling low rise or mid rise shall be 26m.

The holding provision (h) shall prohibit development on the subject lands until such time as the applicant has obtained Site Plan Control approval from Council.

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 **17th day of November, 2020.**

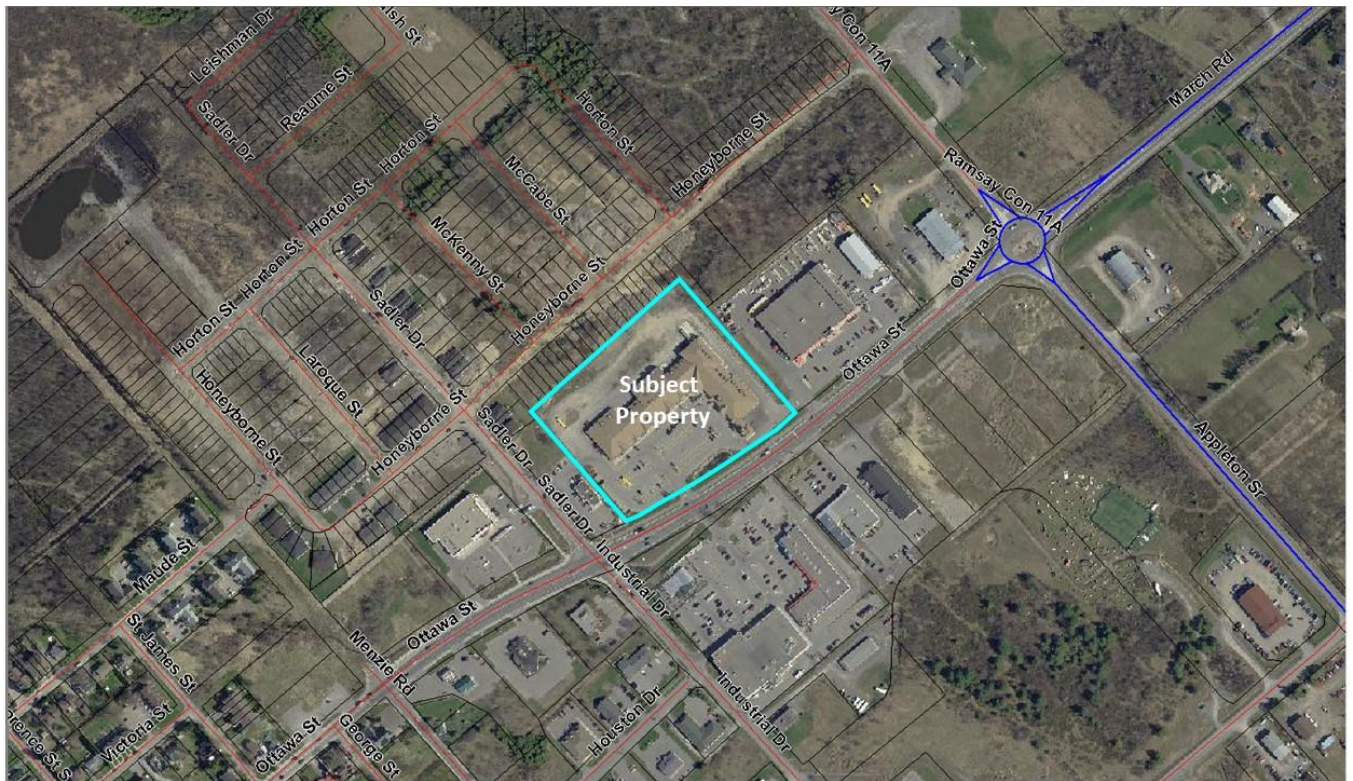
Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

**Bylaw 20-113
Schedule "A"**

Lands Subject to the Amendment.

Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445,
Almonte Ward, Municipality of Mississippi Mills, County of Lanark (PIN 05089-0147)



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-114

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 "Residential First Density (R1)" Zone to "Residential Second Density – Subzone D" (R2D) Zone for the lands identified on the attached Schedule 'A', which are legally known as Plan 6262 MS Pt Lots 7 and 8; RP27R10569 Part 2, Almonte 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 **17th day of November, 2020.**

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

**Bylaw 20-114
Schedule "A"**

Lands Subject to the Amendment.

PLAN 6262 MS PT LOTS 7 AND 8; RP 27R10569 PART 2, Almonte Ward, Municipality of Mississippi Mills, County of Lanark (PIN 05088-0299)



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-115

BEING a by-law to authorize the signing of an encroachment agreement with Barry Sweetman and Nyssa Schmidt for the encroachment of the porch and set of steps at the residence located at 136 Brougham Street, Almonte Ward into the Brougham Street road allowance.

WHEREAS in accordance with Section 5, Subsection 3 of the Municipal Act, S.O. 2001, c.25, as amended, municipal powers shall be exercised by by-law;

AND WHEREAS, Section 8 of Municipal Act, S.O. 2001, c.25, as amended, provides a municipality the power to enter into agreements on behalf of the Corporation;

AND WHEREAS the terms of the Encroachment Agreement are satisfactory to the Council of the Corporation of the Municipality of Mississippi Mills;

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

1. That the Mayor and Clerk are hereby authorized on behalf of the Corporation of the Municipality of Mississippi Mills to execute an agreement between the Corporation of the Municipality of Mississippi Mills and Barry Sweetman and Nyssa Schmidt in the form attached hereto as Schedule 'A' and forming part of this by-law.
2. That the Clerk shall be and is hereby authorized to affix the corporate seal of the Corporation of the Municipality of Mississippi Mills to the said agreement.

BY-LAW read, passed, signed and sealed in open Council this 17th day of November, 2020.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-116

BEING a by-law to establish fees and charges for services provided by the Municipality of Mississippi Mills.

WHEREAS Section 391 of the *Municipal Act*, 2001, S. O. 2001, c. 25, as amended, authorizes a municipality by by-law to impose fees or charges on persons for services or activities provided or done by or on behalf of the municipality and for the use of the municipality's property; and

WHEREAS the *Planning Act*, being Chapter P. 13 R.S.O., 1990 as amended, provides that Council may prescribe a tariff of fees for the processing of applications made in respect of planning matters; and

WHEREAS pursuant to the *Building Code Act*, 1992, S.O. 1992 c 23 as amended, Council may require the payment of fees on applications for and issuance of building permits and prescribing the amounts thereof; and

WHEREAS the Corporation of the Municipality of Mississippi Mills deems it expedient to update the fees and charges to be collected by the various departments of the Corporation of the Municipality of Municipality of Mississippi Mills;

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

1. That Schedule "A" attached to this by-law sets out the fees and charges for The Corporation of the Municipality of Mississippi Mills and forms part of this by-law.
2. That any portion of a fee or charge that remains unpaid beyond the date fixed for payment shall bear interest at the rate of 1.25% after thirty (30) days and each month thereafter until such fee or charge is paid in full.
3. That the Treasurer shall add unpaid fees and charges imposed by the municipality to the tax roll and collect them in the same manner as municipal taxes.
4. That where this by-law established a fee and charge for a fee that also exists in another by-law that predates the effective date of this by-law, the fee and charge in this by-law shall be the applicable fee and charge and the other by-law is hereby effectively amended.
5. That By-law No. 19-124 shall be and is hereby repealed on December 31, 2020.

6. That this by-law and all fees and charges for services set out in Schedule "A" shall come into force and take effect on January 1, 2021.

BY-LAW READ, passed, signed and sealed in open Council this 17th day of November 2020.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

SCHEDULE "A" TO BY-LAW 20-116

FEE AND CHARGES

ADMINISTRATION	
AFFIDAVITS	
Commissioning of Oaths	•\$15.00
GENERAL	
Copies-paper or digital (up to a maximum 11" X 17" size, larger sizes charged as my be required by outsourcing)	• (per page) \$0.25 plus HST
Community Maps	• (each) \$5.35
Municipal Pins	• (each) \$2.00
NSF Charges (Applicable for all Municipal Fees and Charges)	•\$30.00
Tax Certificate	•\$50.00
Water Certificate	•\$50.00
Municipal Office Room Rental	• during business hours \$25.00/hour plus HST • outside office hours \$25.00/hour + \$25/hour for staffing plus HST
Retail Holiday Business Act Exemption Application Fee	• \$100.00 plus HST
Election Signs Removal Fee	• \$25.00/sign
Administration fee for eligible online payments made by credit card via the Municipal website	•\$5.00/transaction
ACCESS TO INFORMATION (FOI)	
FOI Requests (fees regulated by Province)	• application fee\$5.00 • record preparation and search time (per ¼ hr) \$7.50 • photocopies (per page) \$0.20 • computer programming time (per ½ hr) \$60.00 • diskettes and CDs (per disk) \$10.00 • other fees charged (e.g. courier costs) as invoiced • fees estimated over \$100.00 50% deposit
VITAL STATISTICS	
Burial Permits	• (each) \$10.00
Marriage License	•\$150.00
LICENCING	

ADMINISTRATION	
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Liquor License Board of Ontario - Municipal Clearance	• \$35.00
Lottery (fees regulated by AGCO)	•Bingo (per event)3% of prize value •Raffle (per event)3% of prize value •Nevada (per box)3% of prize value
Mobile Canteen	•License \$750.00 •Transfer \$50.00
Seasonal Stand	•License \$750.00 •Transfer \$50.00
Seasonal Produce/ Farm Produce Stand	•License \$300.00 •Each Additional License \$50.00 •Transfer \$50.00
Taxi	•Operator License \$100.00 •Vehicle License \$100.00 •Driver License \$50.00 •License Transfer \$10.00 •License Plate Replacement \$15.00

CANINE CONTROL	
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Dog Tags (all tags expire December 31 st each year)	• Spayed/Neutered \$20.00 • Not Spayed/Neutered \$30.00 • Microchip (proof required) \$15.00
Replacement Tag	• \$5.00
Kennel License (tags for each dog will be provided at no additional cost)	• \$100.00
Service Dogs	Exempt from fees but must register with the Municipality, proof required
Impound Fee	• \$100.00

PUBLIC WORKS (plus applicable HST)	
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Entrance Permit Fee	• \$100.00
Property Identification Sign/Post	• \$185.00
Property Identification Post Replacement	• \$90.00
Property Identification Sign Replacement	• \$75.00
Tile Drainage Inspection Fee	• \$200.00
Water Connection Inspection (new development)	• \$50.00
Sewer Connection Inspection (new development)	• \$50.00

Turn water on or off (seasonal or outside business hours)	•\$50.00
Bulk Water Sales	•\$15.00 per 1,000 gallons plus \$30 connection fee
Water Meter	• 5/8" x 3/4" meter (\$424.78 plus HST)\$480.00 • 3/4" meter (\$469.03 plus HST)\$530.00 • 1" meter (\$570.80 plus HST)\$645.00 • 1.5" meter positive displacement(\$911.51 plus HST)\$1,030.00 • 2" meter positive displacement(\$1,070.80 plus HST)\$1,210.00
GARBAGE AND RECYCLE	
Garbage Tags	•(each) \$2.00
Composter	•\$40.00
Blue Box	
• new residents and replacements	•no charge
• to purchase	•\$8.00

FIRE	
All rates are subject to HST.	
Compliance Letters	•\$65.00
Fire Reports (non-property owners/tenants)	•\$65.00
Inspections	• Special Occasion Permit\$65.00 • Liquor License\$65.00 • Home Daycare.....\$65.00 • Mobile Canteen / Seasonal Stand.....\$100.00 • Re-inspections (non-compliance)\$250.00
Vehicle fire, danger of fire extrication, environmental spill or other emergency – per vehicle requiring responses (non-property owners/tenants)	
•current MTO rates	
Vehicle fire, extrication, environmental spill or other emergency – all other costs incurred by the Fire Department associated with fire suppression and investigation	
•at cost and supported by invoices	
Hazardous Materials Spill/Clean Up Total replacement cost for any contaminated or damaged equipment or materials used in the clean-up of hazardous materials and the approved disposal of equipment or materials according to the direction of the controlling Federal or Provincial regulations.	
•current MTO rates and costs supported by invoices	
Open Air Burning	

Fires resulting from contravention of the Open Air Burning By-Law or failure to extinguish a fire once ordered to do so by the Fire Department shall, in addition to any penalty provided in the Open Air Burning By-law be liable to the Municipality for all expenses incurred for the purpose of investigating, controlling and extinguishing the fire including but not limited to materials, equipment rentals, a per vehicle charge and labour costs.

- at cost and supported by invoices
- current MTO rates

Additional Expenses

If as a result of a Fire and Emergency Services (i) response to an emergency including a motor vehicle incident, or (ii) carry out any of its duties or functions the Fire Chief or Deputy Fire Chief determines that it is necessary to incur additional expenses, retain a private contractor, rent special equipment not normally carried on a fire apparatus or use more materials than are carried on a fire apparatus ("Additional Services") in order to suppress or extinguish a fire, preserve property, prevent a fire from spreading, control and eliminate an emergency, carry out or prevent damage to equipment owned by the Corporation or otherwise carry out the duties and functions of the Fire Department, the owner of the property requiring or causing the need for the Additional Services shall be charged the costs to provide the Additional Services including all applicable taxes. Property shall mean personal and real property.

- at cost and supported by invoices

Fire Hall Room Rental

- \$25.00/hour plus HST (During Office Hours)
- \$25.00/hour + \$25/hour for staffing, if required plus HST (Outside of Office Hours)

POLICE

The following fees are administered by the Lanark County Detachment of the Ontario Provincial Police (OPP).

First false alarm in any calendar year	•..... no charge
Second false alarm in any calendar year	•..... no charge
Third false alarm and any thereafter in a 12 month period	•..... \$200.00

PLANNING

Official Plan Amendment	•..... \$3,500.00
Zoning	
Minor Amendment (includes surplus farm dwellings; conditions of approval on previous	•..... \$2,000.00

applications; garden suites or accessory apartments; or amendment to zone or general provisions)	
Major Amendment (all other applications)	• \$3,500.00
Temporary Use Extension	• \$2,000.00
Lift of Holding Provision	• \$650.00
Joint Official Plan & Zoning Amendment	• \$4,500.00
Minor Variance	• \$800.00
Site Plan Control	
Major	• \$2,600.00
Minor	• \$1,600.00
Red Line Amending	• \$1,600.00
Land Division	
Consent	• \$875.00
Plan of Subdivision	• \$4,000.00
Plan of Condominium	• \$3,000.00
Redline Change	• \$1,000.00
Lifting Part Lot Control	• \$1,000.00
Lifting of 1 ft. Reserves	• \$1,000.00
Extension of Draft Approval	• \$800.00
Subdivision Amendment Agreement	• \$800.00
Cash-in-lieu of Parking	• \$3,000.00/space
Agreements	
Encroachments	• \$800.00
Private Road	• \$1,000.00
Accessory Dwelling Unit	• \$800.00
Miscellaneous Development	• \$800.00

(condition of approval) Pre-Servicing	• \$1,000.00
Zoning Compliance Report	• \$200.00
Zoning Certificate	• \$100.00
File Reactivation Fee (inactive for more than 12 months)	• 50% of the Original Fee
Green Energy Applications	• \$1,500.00
Radio Telecommunications Concurrence Letter	• \$1,500.00
Heritage Permits Request of Amendment to Designating By-law by Owner	• \$800.00

Additional Expenses

Applicants may be required to pay additional fees for review, reports, and consultation with public agencies including but not limited to; the Leeds, Grenville & Lanark District Health Unit, Mississippi Valley Conservation Authority, County of Lanark, Utility Companies, and Federal and Provincial Ministries.

Applications requiring the submission of supporting studies, briefs, and reports may be subject to peer review by professional consultants retained by the Municipality. Any incurred legal or professional fees shall be invoiced to the Applicant at the close of the file or the fiscal year end whichever comes first.

• at cost and supported by invoices

BUILDING

Minimum Building Permit Fee	• \$125.00
RESIDENTIAL BUILDING FEES	
Dwellings	
Single Detached ($\leq 3,200$ sq. ft.)	• \$3,200.00 per unit
Townhome/Semi ($\leq 2,500$ sq. ft.)	• \$2,500.00 per unit
Apartment Dwelling ($\leq 1,500$ sq. ft.)	• \$1,500.00 per unit
Seasonal (≤ 600 sq. ft.) foundation / plumbing / HVAC / Insulation / woodstove extra	• \$1,200.00 per unit
Dwellings over the prescribed maximum will be subject to additional charges	• \$0.50/sq. ft.
Accessory Dwellings	
Coach House	• \$2,500.00 per unit

Apartment Unit (or second dwelling in a house)	• \$1,500.00 per unit
Accessory Structures Garage / Sheds / C-Cans (new or additions) On Grade foundation Below Grade Foundation Structures over 1,200 sq. ft. will be subject to additional charges Plumbing/HVAC/Insulation/solid fuel extra-see below Deck/Landing/Porch No below grade foundation Below grade foundation With covered roof or 2 storey	• \$150.00 • \$250.00 • \$0.25/sq. ft. • \$150.00 • \$250.00 • \$300.00
Alterations Additions - New Above Grade Living Space - foundation / plumbing / HVAC/ Insulation extra – see below Basement Finishing (plumbing extra) Foundation (new) Foundation (structural or another repair) Plumbing / Insulation / HVAC / Solid Fuel Renovation to existing building	• \$1.00/sq. ft. • \$200.00 • \$250.00 • \$150.00 • Minimum Fee • ...2% of the Value of Construction for first \$1,000,000 and 1% of valuation thereafter
COMMERCIAL or INDUSTRIAL or INSTITUTIONAL BUILDING FEES	
Buildings New or Additions	
Group A-1 & A-3	• \$2.00/sq. ft.
Group A-2 & A-4	• \$1.50/sq. ft.
Group B-1	• \$2.50/sq. ft.
Group B-2	• \$2.00/sq. ft.
Group B-3	• \$1.50/sq. ft.
Group D & E	• \$1.00/sq. ft.
Group F-1	• \$1.25/sq. ft.
Group F-2 & F-3	• \$1.00/sq. ft.
Alterations / Renovation / Interior Fit-Up to existing buildings Groups A, B, D, E & F	• ...2% of the Value of Construction for first \$1,000,000 and 1% of valuation thereafter
AGRICULTURAL BUILDING FEES	

Conventional Barns/sheds ≤6,420 sq. ft. and ≤ 3 storeys	
On ground foundation	•\$150.00
Below Grade Foundation	•\$250.00
Manure Nutrient Storage	•\$300.00
Fabric/Coverall Storage, grain bin	•\$150.00
Engineered Farm Buildings (Part 4)	•\$600.00
MISCELLANEOUS BUILDING FEES and CHARGES	
Conditional Building Permit Agreement	•\$200.00
Demolition Permit	• 1% of the Value of Construction
Private Pool or Hot Tub	•\$150.00
Change of Use Permit No Construction	• Minimum Fee
Renewal of Permit (Re-inspection fees extra)	
1 st Renewal	•\$125.00
2 nd Renewal	•\$250.00
3 rd Renewal	•\$375.00
4 th Renewal and all subsequent renewals	•\$500.00
Occupancy & Use Certificate Inspection	• Minimum Fee
Alterations/Revisions to Permits or Submitted Plans	• Minimum Fee
Limiting Distance Agreement	•\$200.00
Re-Inspection (per inspection, where previous inspection failed or was deemed not complete or not ready)	• Minimum Fee
Permit Transfer to new Owner	• Minimum Fee
Construction without a permit surcharge fee	
Major – additions, renovations, fit-up	•\$2,500.00 maximum
Minor – decks, sheds, pools, hot tubs	•\$1,000.00 maximum
*Applied at the discretion of the CBO	
Registration of an Order or Agreement on the property title	• at cost and supported by invoices
Application of alternative solution base evaluation by CBO	•\$300.00 maximum
Third party evaluation fee, as required	• at cost and supported by invoices
Access to an archived Building Permit Record	
Per property single record search	•\$75.00
Multiple records – cost per record search	•\$25.00

(reproduction costs extra)	
Building Fees added to property tax roll	•... 25% surcharge outstanding fees applied to tax account
SIGN PERMIT FEES	
Fascia / Awning/ Banner/ Sidewalk	•\$125.00
Sidewalk sign (annual renewal)	•\$60.00
Billboard sign	•\$500.00
Portable/Trailer sign	•\$300.00
Ground mounted pedestal sign	•\$125.00
Sign Variance	•\$250.00
Place/Install sign prior to obtaining permit	•\$125.00

DAY CARE (fee per day)	
Infant Program	
Full-time	•\$64.25
Part-time	•\$69.35
Toddler Program	
Full-time	•\$54.00
Part-time	•\$59.00
Preschool Program	
Full-time	•\$45.90
Part-time	•\$48.95
Kindergarten Program	
Before & After School	•\$24.45
Before or After School	•\$19.25
Before & After School – Part-time	•\$26.55
Before or After School – Part-time	•\$21.45
Full Day	•\$37.75
School Age Program	
Before & After Full Time	•\$22.45
Before or After Full Time	•\$17.15
Before & After Part Time	•\$24.45
Before or After Part Time	•\$19.25
Full Day	•\$35.70
ALMONTE OLD TOWN HALL	
AUDITORIUM	
All rates are subject to HST.	

Rental Fees Resident/Community Group Hourly Rate Weekdays Hourly Rate Weekend Days (8:00AM to 4:00PM) Morning 8:00 a.m. – 12 noon Monday – Sunday Afternoon 12 noon – 4:00 p.m. Monday – Sunday Evening 4:00 p.m. – 1:00 a.m. Monday- Thursday and Sunday Friday and Saturday	<ul style="list-style-type: none"> • \$20.00 • \$25.00 • \$36.75 • \$67.00 • \$100.00 • \$130.00 • + Cleaning Fee (if applicable) - \$75 (50-125 people) \$100 (125+ people) (charged post event) • + improvement fee \$2 per ticket or 50% of rental rate for non-ticketed events
Rental Fees Non Resident Morning 8:00 a.m.– 12 noon Monday – Sunday Afternoon 12 noon – 4:00 p.m. Monday – Friday Saturday and Sunday Evening 4:00 p.m. – 1:00 a.m. Monday – Wednesday Thursday Friday and Saturday Sunday	<ul style="list-style-type: none"> • \$55.00 • \$80.00 • \$115.00 • \$100.00 • \$130.00 • \$190.00 • \$100.00 • + Cleaning Fee (if applicable) - \$75 (50-125 people) \$100 (125+ people) (charged post event) • + improvement fee \$2 per ticket or 50% of rental rate for non-ticketed events
Wedding Reception/ Private Function	<ul style="list-style-type: none"> • \$700.00
Equipment Rental	

Stage Lights	• \$100.00
Spot Light	• \$25.00
Panels & Track Lights	• \$100.00
Projector and Screen	• \$25.00
Sound Equipment – Full Complement	• \$250.00
Sound Equipment Small Sound Set-up	• \$100.00
MULTI-PURPOSE ROOM	
Resident Community/ Affiliate Group	• \$15.00/ hour
Private/Commercial Function (e.g. wedding, reception, meeting, staff function)	• \$25.00/ hour

RECREATION

ICE RENTAL RATES

All ice rental rates are an hourly rate and are subject to HST.

Prime Time – Minor Resident	• \$138.00
Non Prime Time – Minor Resident	• \$114.00
Prime Time – Adult Resident	• \$194.00
Non Prime Time – Adult Resident	• \$161.00
Prime Time – Non Resident	• \$231.00
Non Prime Time – Non Resident	• \$197.00
Tournament Rate – Minor Sports	• \$138.00
Tournament Rate – Adult Resident	• \$156.00
Tournament Rate – Broomball	• \$135.00
Tournament Rate – Adult Non- Resident	• \$231.00

SLAB RENTAL RATES

All slab rental rates are subject to HST.

Monday – Thursday	• \$39.00/hr
Friday – Sunday Rec Bar/no alcohol	• \$64.00/hr
Friday – Sunday Client Bar	• \$118.00/hr
Service Club/Non-Profit Rec Bar/no alcohol	• \$482.00/booking
Service Club/Non-Profit Client Bar	• \$656.00/booking
Resident – Rec Bar/no alcohol	• \$482.00/booking
Resident – Client Bar	• \$803.00/booking
Non Resident – Rec Bar/no alcohol	• \$566.00/booking
Non Resident – Client Bar	• \$1,048.00/booking

HALL RENTAL RATES All hall rental rates are subject to HST.	
Monday – Thursday	• \$35.00/hr
Friday – Sunday Rec Bar/no alcohol	• \$62.00/hr
Friday – Sunday Client Bar	• \$122.00/hr
Resident – Rec Bar/no alcohol	• \$291.00/booking
Resident – Client Bar	• \$584.00/booking
Non Resident – Rec Bar/no alcohol	• \$328.00/booking
Non Resident – Client Bar	• \$617.00/booking
CEDAR HILL SCHOOL HOUSE HALL RENTAL RATES All hall rental rates are subject to HST.	
Daily excluding heat	• \$87.00
Daily including heat	• \$109.00
Hourly rental (1/2 day or less)	• \$23.00/hr
BASEBALL DIAMOND RENTAL RATES All rental rates are subject to HST.	
Hourly Rental (No lights required)	• \$17.00/hr
Hourly Rental (Lights required)	• \$21.00/hr
BAR BEVERAGE RATES/BEVERAGE All rates include HST	
Beer	• \$5.25
Liquor	• \$5.25
Coolers	• \$6.25
Wine (per glass)	• \$5.25
Wine (per bottle)	• \$18.00

COMMUNITY AND ECONOMIC DEVELOPMENT	
BANNER INSTALLATION Per sign subject to HST	
Non Profit Groups/Events	• \$150.00
For Profit Groups/Event	• \$200.00