



Municipality of Mississippi Mills

COMMITTEE OF THE WHOLE AGENDA

Immediately Following Council

Tuesday, January 26, 2021

E-participation

	Pages
A. CALL TO ORDER (immediately following Council)	
B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF	
C. APPROVAL OF AGENDA Recommended Motion: THAT the agenda be approved as presented.	
D. APPROVAL OF MINUTES Recommended Motion: THAT the minutes dated January 12, 2021 be approved.	4 - 9
E. CONSENT REPORTS Recommended Motion: THAT the following consent reports and committee minutes be received.	
E.1. Mississippi River Power Corporation Operations Report and Minutes - November 6, 2020	10 - 15
E.2. Mississippi River Power Corporation Selection Committee Minutes - December 10, 2020 and January 6, 2021	16 - 19
F. STAFF REPORTS	

Building and Planning

- F.1. Official Plan Amendment (OPA) 27 and Z-18-20 - Houchaimi Seniors' Residence (Houchaimi Holdings Inc)** 20 - 66

Recommended Motion:

THAT Committee of the Whole recommends that Council enacts and passes Official Plan Amendment No. 27 being a site-specific amendment to change the land use designation of the subject property from “Industrial” to “Residential – Community Facility” on Schedule B of the Community Official Plan in order for an aging-in-place complex consisting of a retirement home, freestanding adult bungalow townhouses and semi-detached units to be permitted on approximately 3.41 hectares (ha) of land.

Fire Department

- F.2. Fire Protection Agreement to Provide Automatic Aid** 67 - 68

Recommended Motion:

THAT Committee of the Whole recommend to Council that it authorize the Mayor and Acting Clerk to execute a Fire Protection Agreement for Automatic Aid with the Township of Lanark Highlands.

Finance and Administration

- F.3. Countdown Public Art Legacy Project** 69 - 71

Recommended Motion:

THAT the Committee of the Whole recommends to Council to partner with Lanark County Interval House and Community Support (LCIHCS) on the Countdown Public Art Legacy Project at the location of (Almonte Old Town Hall or Mississippi Mills Library, Almonte Branch) with a financial commitment of \$1,100.

- F.4. Live Streaming Service Upgrade** 72 - 74

Recommended Motion:

THAT Committee of the Whole request Council approve the annual cost of \$6,000 plus an annual fee increase for livestreaming upgrades;

AND THAT the upgrade be funded in 2021 from modernization funding and in future years to be included in the annual budget.

G. NOTICE OF MOTION

Mayor Lowry Motion

- G.1. 2021 Census of Population**

THAT the Council of the Corporation of the Municipality of Mississippi Mills supports the 2021 Census, and encourages all residents to complete their census questionnaire online at www.census.gc.ca. Accurate and complete census data supports programs and services that benefit our community.

H. INFORMATION ITEMS

H.1. Mayor's Report
None

H.2. County Councillor's Report

75 - 76

H.3. Mississippi Valley Conservation Authority Report
None

H.4. Information List #02-21

77 - 95

Recommended Motion:

THAT the information list #02-21 be received for information.

I. OTHER/NEW BUSINESS
None

J. PENDING LIST

96 - 97

K. ADJOURNMENT

Recommended Motion:

THAT the meeting be adjourned at X:XX p.m.



The Corporation of the Municipality of Mississippi Mills

Committee of the Whole Meeting

MINUTES

IMMEDIATELY FOLLOWING COUNCIL

January 12, 2021

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

Committee Present: Mayor Lowry
Deputy Mayor Minnille
Councillor Dalgity
Councillor Maydan
Councillor Holmes
Councillor Guerard
Councillor Ferguson

Staff Present: Ken Kelly, CAO
Cynthia Moyle, Acting Clerk
Jennifer Russell, Deputy Clerk
Cory Smith, A/Director of Roads and Public Works
Dan Prest, Chief Building Official
Rhonda Whitmarsh, Treasurer

A. CALL TO ORDER (immediately following Council)

Councillor Dalgity called the meeting to order at 7:22 p.m.

B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

C. APPROVAL OF AGENDA

Resolution No CW001-21

Moved by Councillor Ferguson

Seconded by Mayor Lowry

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Resolution No CW002-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Maydan

THAT the minutes dated December 15, 2020 be approved.

CARRIED

E. CONSENT REPORTS

Resolution No CW003-21

Moved by Mayor Lowry

Seconded by Councillor Holmes

THAT the following consent reports and committee minutes be received.

CARRIED

E.1 Committee of Adjustment Meeting Minutes - November 18, 2020

E.2 Library Board Minutes - November 19, 2020

E.3 Mississippi River Power Corporation Selection Committee Minutes - November 26, 2020

E.4 Parks and Recreation Committee Minutes - December 1, 2020

ACTION: Staff to provide Council with a copy of the Parks and Recreation Program Directory

F. STAFF REPORTS

Roads and Public Works

F.1 Developers Request – Bakers Quarry Subdivision

Resolution No CW004-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Holmes

THAT Committee of the Whole recommend Council permit the use of the vacant municipal lands on the North side of the unopened road allowance known as Lansdowne Street and authorize staff to enter into an agreement with the developer for this purpose.

CARRIED

Building and Planning

F.2 Safe Property By-law

ACTION: Staff to provide Council with the number of urban and rural property complaints received in 2020

Resolution No CW005-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Ferguson

THAT Committee of the Whole recommends to Council the Safe Property By-law be adopted as presented.

CARRIED

Amendment:

Resolution No CW006-21

Moved by Councillor Maydan

Seconded by Councillor Ferguson

AND THAT the by-law be reviewed in 1 year time with a 6 month status update report presented to the Committee of the Whole prior to the July summer recess.

CARRIED

Finance and Administration

F.3 2021 Municipal Grants

Resolution No CW007-21

Moved by Mayor Lowry

Seconded by Deputy Mayor Minnille

THAT Committee of the Whole recommend Council approve the following 2021 municipal grants:

North Lanark Agricultural Society	\$1,000.00
Royal Canadian Legion Pipe Band	\$3,000.00
Mississippi Lakes Association	\$500.00
Almonte Celtfest	\$1,500.00
Pakenham Civitan Club	\$1,500.00
Mississippi Madawaska Land Trust	<u>\$1,500.00</u>
Total	\$9,000.00

CARRIED

F.4 2021 Municipal Insurance

ACTION: Staff to follow-up with the opportunity to consult/partner with Lanark County and local municipalities regarding savings on insurance

Resolution No CW008-21

Moved by Councillor Maydan

Seconded by Councillor Holmes

THAT Committee of the Whole recommends that Council fund the 2021 additional insurance premium of \$39,752 first from savings realized in the 2021 budget for the 2021 municipal grant program and then from reserves;

AND THAT the Municipality's insurance broker be invited to attend a future Council meeting to provide an update;

AND THAT the Treasurer be directed to issue an RFP for municipal insurance in 2021 for coverage effective January 1, 2022.

CARRIED

F.5 Appointment to Carleton Place's Parks and Recreation Committee

Councillor Dalgity passed the Chair to Mayor Lowry for this portion of the meeting.

ACTION: Staff to follow-up with Council regarding the number of committee members from Mississippi Mills on the Parks and Recreation Committee.

Resolution No CW009-21

Moved by Councillor Guerard

Seconded by Councillor Ferguson

THAT the Committee of the Whole recommends to Council to appoint Councillor Dalgity to the Carleton Place Parks and Recreation Committee for the remaining term of Council.

CARRIED

Councillor Dalgity resumed as Chair.

G. NOTICE OF MOTION

None

H. INFORMATION ITEMS

H.1 Mayor's Report

None

H.2 County Councillor's Report

None

H.3 Mississippi Valley Conservation Authority Report

None

H.4 Information List #01-21

Resolution No CW010-21

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT the information list #01-21 be received for information:

AND THAT item 1 - Howick Township re: Background Info for Agricultural Tile Drainage Installation Act Resolution, be pulled for further consideration.

CARRIED

H.5 Meeting Calendar (January)

None

I. OTHER/NEW BUSINESS

I.1 Joint Cost Sharing Committee Meeting Report

Councillor Dalgity passed the Chair to Mayor Lowry for this portion of the meeting.

ACTION: That staff provide Council with information on the previous decision to transfer a portion of our library grant to Carleton Place for library services.

ACTION: Staff to review the allocations of reserves and report back to Committee of the Whole.

Resolution No CW011-21

Moved by Councillor Ferguson

Seconded by Deputy Mayor Minnille

THAT the Joint Cost Sharing Committee Minutes Report be received for information.

CARRIED

I.1.a Cost Sharing Agreement 2021 Budget Document

Councillor Dalgity resumed as Chair.

J. PENDING LIST

Members reviewed the pending list.

ACTION: Staff to review museum funding prior to next years budget

K. ADJOURNMENT

Resolution No CW012-21

Moved by Councillor Ferguson

Seconded by Councillor Maydan

THAT the meeting be adjourned at 9:00 p.m.

CARRIED

Cynthia Moyle, ACTING CLERK,
Recording Secretary

Operations Report to Directors - Mississippi River Power Corp.

November 6, 2020

Last regular meeting – October 6, 2020

Generation for the month of September was 1,219,173 KWh. We generated 280,740 KWh on peak, at a rate of \$0.1515 per KWh for a total of \$42,532.15. We generated 938,433 KWh off peak, at a rate of \$0.1163 per KWh, for a total of \$109,139.74. Total generation revenue for the month of September was \$151,671.89.

Generation for the month of October was 1,259,466 KWh. We generated 300,080 KWh on peak, at a rate of \$0.1515 per KWh for a total of \$45,007.50. We generated 972,108 KWh off peak, at a rate of \$0.1163 per KWh, for a total of \$111,925.60. Total generation revenue for the month of October was \$156,933.10.

At the time of our last meeting, the flow in the river was measuring at around 12 cms in Appleton. We finally had some substantial precipitation in late September and then at various times throughout October, which has gradually increased the flow. As of Monday of this week, the flow was measuring 22 cms. With that flow our generation output was 2600-2700 KW.

The Mississippi Valley Conservation Authority typically pulls logs in Carleton Place shortly after Thanksgiving. They haven't done so yet, but expect to pull a row of logs very soon.

In early October, we changed the oil in generator #1, which is part of our annual maintenance on the unit.

Staff alerted me to a leak around one of the aerator pipes in the tailrace earlier this month. After inspection, it was clear that the exterior of the pipe was not fully grouted. I contacted Dumoulin & Associates and they sent a representative to have a look. Later that week, they were onsite to fill the void with grout. After curing, we let the water back into the tailrace, and the leak is gone.

Staff continued grinding and painting the fence in Des Houston Park.

On October 8th, we had an issue with the turbine blades not responding as they should, resulting in a shut down. After a few tests, we eliminated some potential causes, but couldn't diagnose the problem. I contacted Gedawin Novo Controls and they had a representative at the station the next morning. After numerous tests, a faulty relay was found. We replaced the relay with a spare and were able to restart the unit that morning.

On October 20, Ottawa Crane Rental was onsite to remove the tailrace gates from #1. All three gates were removed. After having completed all other maintenance on #1, it was now ready for restart.

We placed an Arc Flash clothing order for staff last week, to replace what they had.

Staff removed all of the large garbage cans from Metcalfe GeoHeritage Park last week. They also removed the dock last Wednesday. The public washroom was closed earlier this month.

I've been sorting through decades of files, equipment and supplies at the office building over the past few weeks, and will continue to do so, in preparation for our move to the new office space. Work on the new office space will be completed this week.

I received the Turbine #1 Liquid Penetrant Inspection report. The report discussed minor porosity found

on the blades, which is completely normal and not cause for concern. Re-inspections in the future will determine if the porosity is worsening and should be repaired.

Generation Stats

This section shows annual figures

Budget Generation 2016 \$2,424,651
 Actual Generation 2016 \$1,918,603
 Actual Generation 2016 (KWh) 15,715,881

Budget Generation 2017 \$2,355,095
 Actual Generation 2017 \$3,899,139
 Actual Generation 2017 (KWh) 31,939,350

Budget Generation 2018 \$2,306,244
 Actual Generation 2018 \$2,455,780
 Actual Generation 2018 (KWh) 19,960,232

Budget Generation 2019 \$2,411,009
 Actual Generation 2019 \$3,007,133
 Actual Generation 2019 (KWh) 24,327,543

This section shows figures representing the period of January 1 – October 31 (2019 vs 2020)

2019		2020	
Budget Generation	\$1,972,205	Budget Generation	\$1,981,956
Actual Generation	\$2,425,945	Actual Generation	\$2,455,994
Actual Generation	19,640,600 KWh	Actual Generation	19,755,761 KWh

NOTE: The projected (or budgeted) revenue/KWh output is often well above or below the actual totals. As a run-of-river station we must base our projections on AVERAGE flows. Verified flow data exists on our system from 1919 to the present. We use data from 1960 to the present in our projections, as regulation of the system has changed significantly over the past 100 years.

 Scott Newton, General Manager

Mississippi River Power Corp.
Meeting #220, Friday, November 6, 2020
At 8:00am, via Zoom call

Attendance: President Paul Virgin, Vice-President Adrian Foster, Secretary Lyman Gardiner, Director Garry Dalgity, and Mayor Christa Lowry.
General Manager - Scott Newton

Absent: none

Guests: none

Additions to the Agenda: - none

Approval of Agenda:

Motion #1-220

Moved by Director Adrian Foster,

Seconded by Mayor Christa Lowry.

That the agenda for meeting #219, be approved as amended, all in favour,

CARRIED

Approval of Expenditure Report:

Motion #2-220

Moved by Director Garry Dalgity,

Seconded by Mayor Christa Lowry.

That the expenditure reports for the pay periods ending October 8, 2020, in the amount of \$24,002.88, October 22, 2020, in the amount of \$51,242.31, and November 5, 2020, in the amount of \$54,773.44, be approved, all in favour,

CARRIED.

Approval of Minutes:

Motion #3-220

Moved by Director Adrian Foster,

Seconded by Director Garry Dalgity.

That the minutes of the two-hundred and nineteenth meeting of the Mississippi River Power Corp. held on October 6, 2020, be approved, all in favour,

CARRIED.

Information Items: - IESO Resource Adequacy Stakeholder Input
- Mississippi Water Management Plan Amendment
- Camera in Metcalfe Park
- Staff Training Matrix
- Surplus Parts Sale

Action on Information Items: none

Matters for Discussion:

Scott provided an update on the penstock claim. Discussions are ongoing with the Defendants.

Relocating to the new office was discussed.

Motion #4-220

Moved by Director Garry Dalgity,
Seconded by Director Lyman Gardiner.

That the sublease agreement with Ottawa River Power Corporation for a portion of the office space on the main floor of 28 Mill Street, dated January 1, 2011, be terminated on November 30, 2020, all in favour,

CARRIED.

Motion #5-220

Moved by Director Lyman Gardiner,
Seconded by Director Adrian Foster.

That the Board approve the early lease termination penalty of \$27,000, payable to the Corporation of the Municipality of Mississippi Mills before January 31, 2021, all in favour,

CARRIED.

Scott will arrange a Strategic Planning session for the Board early in the new year. Information will be sent to Board members prior to that session.

The Board reviewed a letter from Mississippi Mills CAO Ken Kelly, which indicated that Council had denied the Board's request to extend the terms for President Paul Virgin and Director Garry Dalgity. As a result, a selection committee has been established to select new Board members.

Motion #6-220

Moved by Director Garry Dalgity,
Seconded by Mayor Christa Lowry.

That Directors Adrian Foster and Lyman Gardiner be appointed as the MRPC representatives on the MRPC Board of Directors Selection Committee, all in favour,

CARRIED.

The Board discussed the draft AGM Policy and provided comments.

The Board reviewed and discussed the draft Dividend Policy. Scott recorded comments and suggested changes. Paul, Lyman and Scott will continue to work on the document and submit for approval at the next monthly Board meeting.

Board members asked that Scott present a schedule of policy reviews at the next monthly Board meeting.

Scott reviewed the quotation from Paradime Inc. to redesign MRPC's website, as well as provide annual hosting and domain registration.

Motion #7-220

Moved by Director Garry Dalgity,

Seconded by Mayor Christa Lowry.

That the quotation from Paradime Inc. for website design, development at a cost of \$1,250 and annual hosting and domain registration at a cost of \$300 and \$20 respectively, be approved, all in favour,

CARRIED.

There was a long discussion about replacement of the trashrack cleaner. Scott will prepare a full report on the options for the next monthly Board meeting.

President Paul Virgin left the meeting at 9:50am due to a prior commitment. Vice-President Adrian Foster took over as Chair.

Operations Report:

The Operations Report was reviewed. See attached report.

Matters for Decision/Motion:

Motion #8-220

Moved by Mayor Christa Lowry,

Seconded by Director Lyman Gardiner.

That the Operations Report be approved as printed and circulated, all in favour,

CARRIED.

New Business: none

Meeting Finalisation:

The next meeting will be held at the call of the Chair.

Motion #9-220

Moved by Director Lyman Gardiner,

Seconded by Director Adrian Foster.

That the meeting be adjourned at 10:08am, all in favour,

CARRIED.

Scott Newton, General Manager

Paul Virgin, President

Adrian Foster, Vice-President

The Municipality of Mississippi Mills

**MISSISSIPPI RIVER POWER CORPORATION
MEMBER SELECTION COMMITTEE
SUMMARY**

A meeting of the Mississippi River Power Corporation Member Selection Committee for the Municipality of Mississippi Mills was held on **Thursday, December 10th, 2020 at 8:30 a.m.** in Council Chambers of the Town Municipal Offices.

PRESENT:

Committee: Councillor Denzil Ferguson
Councillor Cynthia Guerard
Adrian Foster, Director
Lyman Gardiner, Director

Staff: Ken Kelly, CAO
Scott Newton, General Manager, MRPC

Others: None

ABSENT:

Committee: Councillor Jan Maydan

Staff: None

- A.** The meeting was called to order by Adrian Foster at 8:37 a.m as quorum was achieved for the meeting. No declarations of conflict

Moved by Councillor Ferguson

Seconded by Councillor Guerard

THAT the agenda as circulated and presented for the meeting of December 10, 2020 be adopted with no amendments.

CARRIED

Moved by Mr. Lyman Gardiner

Seconded by Councillor Ferguson

THAT the meeting summary of November 26, 2020 be adopted with the corrections noted by the Board members.

CARRIED

- B. Interview questions review**

Confirmation of the process for short listing of the candidates. Review of all resumes using the 4 criteria. Excel Spreadsheet was discussed and example developed. To be

emailed to members, with copies of the resumes printed with evaluation sheet to be provided to members.

Questions: provide basic information to candidates who have been shortlisted. Provide the Annual General Meeting presentation, financial statements, Unanimous Shareholders Agreement.

Should we have a Management Discussion and Analysis document to be discussed by MRPC Board. Annual report to include more than the financial statement. (To be referred back to MRPC Board)

How many questions are we looking to ask during the interview? Based on the criteria and supplemental. One hour interview – 40 minutes of questions and then 20 additional minutes for discussion.

Discussion and editing of the draft questions took place and a second draft of the interview questions was developed and it is to be circulated to Selection Board Members.

C. Impact of term of office

Staggered terms. MRPC to bring back a recommendation to Council.

F. ADJOURNMENT

Moved by Councillor Guerard

Seconded by Councillor Ferguson

THAT the meeting be adjourned at 10:13 a.m.

CARRIED

Next meeting to be 8:30 -10:00 am, January 6, 2021 in Council Chambers

The Municipality of Mississippi Mills

**MISSISSIPPI RIVER POWER CORPORATION
MEMBER SELECTION COMMITTEE
SUMMARY**

A meeting of the Mississippi River Power Corporation Member Selection Committee for the Municipality of Mississippi Mills was held on **Wednesday, January 6, 2021 at 8:30 a.m.** via Webex video conference.

PRESENT:

Committee: Councillor Denzil Ferguson
Councillor Cynthia Guerard
Councillor: Jan Maydan
Adrian Foster, Director
Lyman Gardiner, Director

Staff: Ken Kelly, CAO

ABSENT:

None

- A.** The meeting was called to order by Adrian Foster at 8:36 a.m as quorum was achieved for the meeting. No declarations of conflict

Moved by Councillor Ferguson

Seconded by Lyman Gardiner

THAT the agenda for the meeting of January 6, 2021 be comprised of review and shortlist of the candidates to be interviewed and discussion of interview process.

CARRIED

Moved by Councillor Maydan

Seconded by Councillor Guerard

THAT the meeting summary of December 10, 2020 be adopted.

CARRIED

B. Review of Candidates

The materials submitted by the 39 candidates were circulated to the committee members for review. The committee members discussed the individuals to be invited to participate in the interview process.

Moved by Councillor Guerard

Seconded by Councillor Ferguson

THAT the following individuals be invited to an in-person interview to be held on January 14, 2021:



C. Process and date of Interview

The date for interviews to be scheduled has been communicated to all perspective candidates as Thursday January 14, 2021. The consensus of the Committee is that in person interviews are preferred but there will be an option to do a web conference interview offered to candidates.

Preference of the committee is that questions will be asked in a consistent manner by one person – staff person Ken Kelly. No other staff to be present in the interview.

Chair Adrian Foster will lead the individual interviews and address any issues that arise in the interview or the process. General Manager Scott Newton to be asked for comments on the interview questions. Chair Foster will do final review of the questions. List of questions, schedule for the interviews once each candidate is confirmed, logistics for the day, etc... will be circulated to the Committee Members.

D. ADJOURNMENT

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT the meeting be adjourned at 9:52 a.m.

CARRIED

Next meeting to be Thursday, January 14, 2021 in Council Chambers, Municipal Office Building once the interview candidates are confirmed and schedule is complete.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT NO. 27

DATE: January 26, 2021

TO: Committee of the Whole

FROM: Marc Rivet, MCIP, RPP, Acting Director of Planning

SUBJECT: STAFF REPORT: OFFICIAL PLAN OPA 27
Part of the East 1/2, Lot 14 on Concession 10 Plan
Almonte Ward, Municipality of Mississippi Mills

KNOWN AS: "Houchaimi Seniors' Residence" (PIN: Part of 05090-0308)

OWNER: Houchaimi Holdings Inc. (Agent: McIntosh Perry)

RECOMMENDATION:

THAT Committee of the Whole recommends that Council enacts and passes Official Plan Amendment No. 27 being a site-specific amendment to change the land use designation of the subject property from "Industrial" to "Residential – Community Facility" on Schedule B of the Community Official Plan in order for an aging-in-place complex consisting of a retirement home, freestanding adult bungalow townhouses and semi-detached units to be permitted on approximately 3.41 hectares (ha) of land.

PURPOSE AND EFFECT

The purpose and effect of this report is to provide background on the proposed development and required amendments to permit the "Houchaimi Seniors' Residence". Figures 4 and 5 displayed in this report show the proposed Amendments.

The subject property is located on the southeast corner of the Settlement Area for Almonte Ward (See **Figure 1**) adjacent the "Orchard View by the Mississippi Seniors Complex".

The purpose and effect of the Community Official Plan (COP) Amendment is a site-specific amendment to change the land use designation of the subject property from "Industrial" to "Residential – Community Facility" in order for an aging-in-place complex consisting of a retirement home, freestanding adult bungalow townhouses and semi-detached units to be permitted on approximately 3.41 hectares (ha) of land.

The related Zoning By-law Amendment has been placed on hold pending Site Plan Review and will be brought forward at a later date.



Figure 1: Subject Property

DESCRIPTION OF SUBJECT PROPERTY

The subject property represents an area of approximately 3.41 ha, with frontage on Industrial Drive (via a private driveway extension). The lands are adjacent employment lands as well as “Orchard View by the Mississippi Seniors Complex”. Most of the abutting lands are owned by Houchaimi Holdings Inc.

The land uses surrounding the Subject Property include (project north):

- To the north: Business Park (light industrial uses);
- To the south: rural / agricultural lands under same ownership (vacant);
- To the east: Vacant development lands (future industrial under same ownership); and,
- To the west: “Orchard View by the Mississippi Seniors Complex”.

KEY PLAN

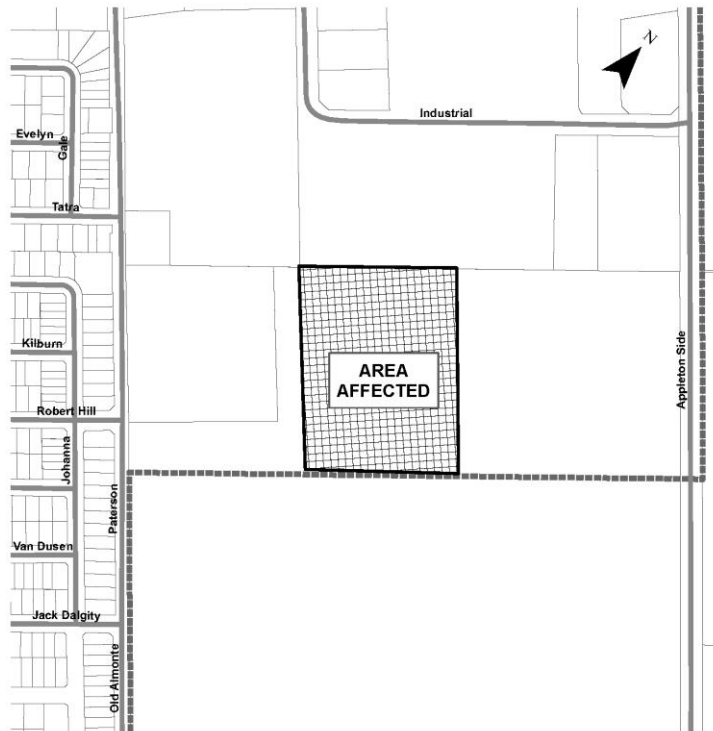


Figure 2: Area Affected

DESCRIPTION OF PROPOSED DEVELOPMENT

The development consists of an aging-in-place complex consisting of a retirement home and freestanding adult bungalow townhouse units on approximately 3.41 hectares (ha) of land.

In support of the proposed development, the applicant has submitted:

- Cover Letter, Application Forms, Planning Rationale
- Plan of Survey
- Traffic Study
- Geotechnical Report
- Servicing Brief
- Stormwater Management Report
- Site Plan
- Retirement Home Market Demand Study

Proposed Site Plan and Elevations have been included in Appendix.

The Market Demand Study concluded the proposed development will provide a much-needed aging-in-place complex. The concept includes a four-storey retirement home with approximately 48 units for seniors with associated amenity spaces and approximately 48

freestanding adult bungalow townhouse units that will ring the Subject Property along a new private roadway. Vehicular access is now being planned from a new municipal road which will be extended from Industrial Drive over an unopened right of way. This new municipal road would also provide another connection to future expansion lands south of the site.

The abutting Orchard View Complex is currently designated “Residential – Community Facility” as per Schedule ‘A’ of the COP. The applicant is therefore intending to seek the same land use designation for this retirement home.

Per the Ministry of Environment (MOE) D-6 Guidelines, appropriate separation distances and buffers will be incorporated into the Site-Specific Zoning By-law Amendment and Site Plan Control Agreement to ensure the proposed uses would not adversely affect the overall viability of the adjacent employment area or be in conflict with these. The D-6 guidelines recommend minimum separation distances from Class I, Class II industrial uses. With the proposed development’s 10 metre side yard setbacks and a future setback on adjacent lands, the recommended minimum separation distance of 20 metres from Class I Industrial Uses in the area will be achieved. Mitigation measures will be required at time of Site Plan Control.

SERVICING & INFRASTRUCTURE

The development is to be fully serviced by municipal water and sanitary services. A site servicing study has been submitted to demonstrate that existing or planned infrastructure and public service facilities are available to accommodate the proposed use.

The municipal servicing and infrastructure demands are not anticipated to change as a result of the application and demand needs have been evaluated through a Servicing Report.

PROPOSED AMENDMENTS

The applicant requires the Site-Specific Official Plan Amendment in order to permit the development of an aging-in-place complex consisting of a retirement home, semi-detached dwellings and freestanding adult bungalow townhouse units on approximately 3.41 hectares (ha) of land.

The applicant will also require a Zoning By-Law Amendment to rezone the subject lands from “Development (D) Zone” to “Community Facility Subzone Exception (I-X)”

This Site-Specific Zoning By-Law Amendment (Z-18-20) will be reviewed concurrently with applications for Site Plan Control and consent.

PROVINCIAL POLICY STATEMENT (PPS) 2020

The PPS 2020 is issued under the authority of Section 3 of the Planning Act. According to the PPS, the vision for Ontario’s land use planning system is to carefully manage land to ensure appropriate development to satisfy current and future needs.

In reviewing the proposed development, Staff have considered PPS policies that relate to providing an affordable and market based range of housing, including types, for older

persons and long-term care homes (Policy 1.1.1b); providing an appropriate mix of employment uses that are compatible with each other and that integrate well with a mix of other uses in order to meet housing policies (Policy 1.3.1); and preserving employment areas, including considerations for land use compatibility, appropriate transitions between areas, and long-term employment objectives (Policy 1.3.2).

Development of Phase 2 of the Orchard View by the Mississippi Complex in conjunction with the existing Phase 1 portion is consistent with the Provincial Policy Statement 2020 (PPS) and can be considered an employment generator for the settlement area. The transition of Mississippi Mills' aging population from their house through the rental townhouses and retirement home.

LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN (COUNTY SCOP)

As per Schedule 'A' of the County SCOP, the Subject Property is designated in the Settlement Area designation. In the Settlement Areas, mixed-use development is encouraged as an efficient development pattern that optimizes the use of existing resources, public service facilities and infrastructure (Policy 2.3.1.5).

As per Policy 2.6.1.5 of the County SCOP s, the primary objective for the Settlement Area is *"to provide for mixed use communities with appropriate commercial, institutional and employment."*

As per the Lanark County Sustainable Communities Official Plan, the Subject Property is designated in the Settlement Area of Mississippi Mills which is intended to encourage mixed-use developments. The proposal makes efficient use of land, resources, infrastructure and public service facilities.

As per *Planning Act* requirements, the upper tier municipality is the approval authority for local Official Plan Amendments. If approved by the Council of the Municipality of Mississippi Mills, the proposed Official Plan Amendment No. 27 will be reviewed and decided upon by Lanark County.

MUNICIPALITY OF MISSISSIPPI MILLS' COMMUNITY OFFICIAL PLAN (COP)

As per Schedule 'A' of the COP the subject lands are currently designated "Industrial" (employment) and are proposed to be designated "Residential – Community Facility" (See **Figure 4**).

As previously mentioned, Phase 1 of the Orchard View Complex is currently designated "Residential – Community Facility" as per Schedule 'A' of the COP. The applicant is therefore intending to seek the same land use designation for Phase 2 lands.

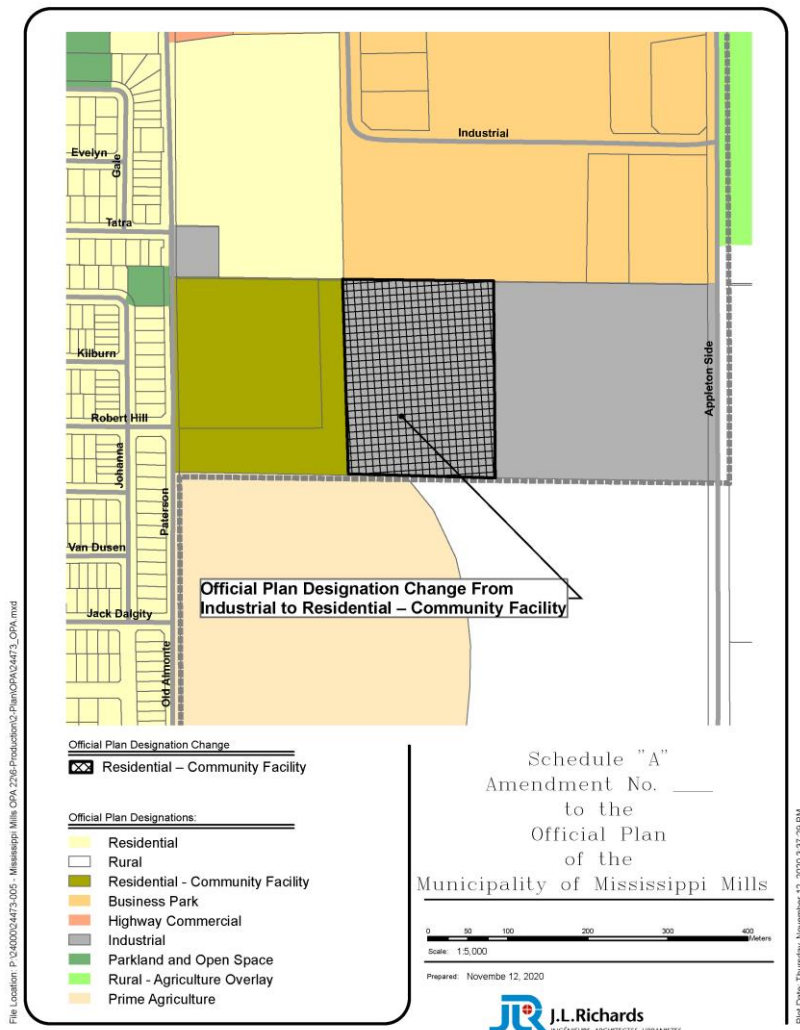


Figure 3: Proposed Change in Land Use Designation

The lands are currently designated “Industrial”. Although Policy 3.7.5 of the COP identifies industrial development as an important component of the Municipality’s economic base, Staff find that the proposal to change the designation to “Residential – Community Facility” would still meet the Municipality’s long-term economic and employment goals and objectives (Policy 4.4.1.2). The adjacent lands (Phase 1) are currently designated “Residential – Community Facility” which we also find to be appropriate for the Phase 2 lands.

The proposed long-term care facility would meet the objectives to generate employment (Policy 4.4.1.2) in the area at the same time as promoting better housing options for seniors. In other words, the proposed development would result in minimal loss of employment opportunities.

Considering the proposed change in Land Use Designation, the policies that apply to the “Residential – Community Facility” designation were closely considered:

Policy 3.6.2:

On lands designated “Residential – Community Facility” the permitted uses shall be limited to identified uses in Section 4.7, Community Facilities of this Plan.

Policy 4.7:

The wide range of community facilities located in Mississippi Mills help define the community's role as a regional service centre. Not only do these facilities draw people into the Town because of their various functions, they also provide a large number and wide range of employment opportunities. Within Mississippi Mills, community facilities are generally concentrated in the Almonte Ward, the village of Pakenham and the villages of Clayton and Appleton.

The community facilities shall include uses associated with health, welfare and education purposes, such as hospitals, schools, public libraries, places of worship, youth centres, daycare facilities, association halls, art exhibits and cultural facilities and other similar places of assembly, funeral homes, arenas and similar public recreational facilities, government offices, police or fire stations, public utilities and related uses and activities. These uses shall be permitted within the Residential, Commercial and Industrial designations. Such uses should be located in Almonte, the village of Pakenham and the villages of Clayton, Appleton and Blakeney. Such uses should generally not be located on rural lands.

Policy 4.7.1:

1. The Town shall encourage community facilities to be designed and located so as to allow for the shared/multiple use of the facility.

2. New community facilities shall satisfy the following:

- (i) the proposal is of a scale and design which is compatible with surrounding uses and able to function as a focal point for the neighbourhood or community;*
- (ii) the anticipated level of vehicular and pedestrian traffic does not have significant negative impacts;*
- (iii) the site area is adequate to accommodate buildings, future expansions, off-street parking, amenity areas and landscaping;*
- (iv) the proposed site is located within close proximity to necessary support facilities; and,*
- (v) the proposed site is strategically located in order to minimize travel time for the existing and anticipated service area population.*

3. Adequate buffer space, planting or fencing shall be established between community facility land uses and adjacent land uses when required.

4. Adequate off-street parking facilities shall be provided and generally located to the rear and side of the principal building. Developers proposing parking in the front yard must demonstrate that no other feasible option exists for accommodating the needed parking.

A comprehensive review had been completed in 2017 as part of the Five-Year Review of the Mississippi Mills Community Official Plan in support of OPA 21. The analysis concluded that there was approximately a 7 hectare over supply of employment lands. Although not considered employment lands, the conversion of this 3.41-hectare area for

the proposed Orchard View complex will generate employment. A comprehensive review was recently completed as part of OPA 22 which reached the same conclusions.

The proposed development will provide a much-needed aging-in-place complex. Matters of compatibility can be addressed through the site-specific zoning exception and site plan control. Furthermore, existing or planned infrastructure and public service facilities are available to accommodate the proposed use.

The proposed development appears to conform to the general intent of the COP, including the policies specific to the “Residential – Community Facility”.

MUNICIPALITY OF MISSISSIPPI MILLS’ ZONING BY-LAW #11-83

The lands are currently zoned as Development (D). The current zoning would not allow for the proposed development.

As such, the Zoning By-Law Amendment proposes to rezone the lands shown on **Figure 5** to “Community Facility, Subzone X (I-X)”. The abutting retirement home is zoned I-3 and I-4. As mentioned above, this rezoning will be brought forward at a later date.



Marc Rivet, MCIP, RPP
Acting Director of Planning

Ken Kelly
Chief Administrative Officer

APPENDIX A – CIRCULATION COMMENTS

From: Michael Cooke <mcooke@mississippimills.ca>
Sent: November 23, 2020 11:08 AM
To: Maggie Yet <myet@mississippimills.ca>
Cc: Dan Prest (MILLS TWP) <dprest@mississippimills.ca>; Chad Brown <cbrown@mississippimills.ca>
Subject: RE: Request for Comments - OPA 27/Z-18-20 Orchard View Phase 2

Good morning Maggie,

From the building department's perspective, based on the review with very limit building code information, we don't not have any concerns with the proposal. This is based on the assumption (and preliminary info from Peter Mansfield) that the 4 storey building is only required to face 1 "street" or fire access lane.

I will add that while the fire access routes do meet the minimum widths and radiuses in the building code, these minimum dimensional requirements may still pose challenges for the fire department in the event of an emergency. For the townhouses, fire access and fire hydrant locations are not prescribed in any detail in Part 9 of the code. As such, we'd encourage our Fire Chief to provide his opinion on these items. A more wholesome review of the proposal will of course be conducted during the Site Plan control application process.

On another note, unrelated to building code and fire code, I would like to add that this proposal cuts off the Industrial Drive road allowance from continuing to access other lands to the south-east. The proposal makes use of ~160 m of municipal road allowance, solely for the purposes of this development, without offering up any allowance for access to other lands. Does the planning/traffic rationale support the design of this development being served by a "dead-end" road and locking access of Industrial Drive to the other lands?

Regards,

Michael Cooke
Building Inspector
Municipality of Mississippi Mills
3131 Old Perth Road, Almonte ON K0A 1A0
613-256-2064 EXT. 260
mcooke@mississippimills.ca
www.mississippimills.ca

From: Chad Brown <cbrown@mississippimills.ca>
Sent: Thursday, November 19, 2020 12:33:18 PM
To: Maggie Yet <myet@mississippimills.ca>
Cc: Mike Williams <mwilliams@mississippimills.ca>
Subject: RE: Request for Comments - OPA 27/Z-18-20 Orchard View Phase 2

Maggie,

Our comments are as follows;

The fire protection noted in 3.2 of the servicing brief notes City of Ottawa requirements. We require confirmation that the water supply and demands meet the Ontario Building Code and a drawing showing the hydrant locations and sprinkler connections.

Regards,

Chad Brown
Fire Chief
Mississippi Mills Fire Department

478 Almonte St.
Almonte ON, K0A 1A0
613-256-1589 (tel)
613-256-4887 (fax)
cbrown@mississippimills.ca

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From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Thursday, December 17, 2020 9:15:25 AM
To: Maggie Yet <myet@mississippimills.ca>
Subject: RE: Request for Comments - OPA 27/Z-18-20 Orchard View Phase 2

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Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE
TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com
Safety. Integrity. Respect.

November 30, 2020

SWM Engineering Review

To: Diane Reid, Environmental Planner

Prepared by: Sobha Kunjikutty, Water Resources Engineer

Re: Official Plan and Zoning Amendment Application – 219 Paterson Street, Town of Mississippi Mills

Municipality File No: OPA 27 / Z-18-20

Mississippi Valley Conservation Authority (MVCA) engineering staff have been circulated the following report and plans:

- Servicing and Stormwater Management Report, Orchard View Suites, Almonte, ON, prepared by Kollaard Associates Engineers, September 29, 2020.
- 191029-POST-Post-development Drainage Plan, prepared by Kollaard Associates Engineers, September 21, 2020.
- 191029 - GR- Site Grading Plan, prepared by Kollaard Associates Engineers, September 05, 2020.
- 191029 - SER- Site Servicing Plan, prepared by Kollaard Associates Engineers, September 15, 2020.

MVCA staff reviewed the report with a focus on stormwater quantity and quality management from the receiving watercourse perspective. The existing Phase 1, known as the Orchard View (about 3.34 ha) is located at 219 Paterson Street. The proposed development, Phase 2, known as Orchard View Suites, is approximately 3.41 ha of land east of the existing development.

Site Servicing Report Summary

The proposed stormwater management (SWM) plan is to attenuate the majority of the post-development runoff on-site and outlet into an SWM swale along the south side of the site. The SWM swale will provide additional attenuation by providing sufficient storage volume to restrict runoff from 100-yr post-development to the 5-yr pre-development levels. The SWM swale is equipped with an Inlet Control Device (ICD) will restrict the outflow to the allowable release rate. There is an additional 0.432 ha off-site area drains to the SWM swale, therefore the pre-development flow for a 5-yr storm is calculated for the entire site (3.84 ha) is 134 L/s. The total post-development flows from the site for storm events including and up to 100-yr events should be restricted to the pre-development 5-yr rate of 134 L/s. The site included 19 L/s of uncontrolled flow for a 100-yr storm event, therefore the allowable release rate should reduce to 115L/s.

Stormwater Conveyance and Quantity Control:

Runoff from the road-allowances will collect on sub-drain swales and convey to storm sewers within the site, and eventually outlets to the SWM swale. However, the runoff from the rear

yards of the row house blocks backing onto the shared property line will flow directly to the SWM swale. The SWM swale was constructed during the Phase 1 development (between the Phase 1 and 2 areas). The allowable release rate to the swale was calculated for Phase 1 was calculated as 50,5L/s (SWM report, Kollaard, 2018). However, with phase 2 development, the SWM swale has to provide additional capacity to attenuate the flows from Phase 2 and restrict the outflow from the swale to 115L/s for a 100-yr storm event.

The post-development runoff from catchment area CA1 will be collected by storm sewers, and the flow will restrict with an inlet control device (ICD) at the storm manhole upstream of the SWM swale. The invert elevation of the orifice was designed to control the outflow to 126 L/s and 129 L/s for 1: 5 and 1: 100-yr storm events. Storage is provided on-site on the grassed areas north and east of the main building and between the parking area and the roadway. Surface storage is also provided in parking areas for the main building. Runoff from the catchment area CA1 will be directly conveyed to the SWM swale. The report states that the SWM swale design incorporated runoff from drainage areas CA2, CA1, and allowable release rate from Phase 1 (50.5 L/s).

Stormwater quality control:

The outflow from the SWM swale is currently controlled by an ICD (Tempest HF) within the outlet pipe of a storm manhole at the west end of the SWM swale. The runoff will then be conveyed through an OGS unit (CDS hydrodynamic OGS) to the roadside ditch along Paterson Street. The OGS unit should be sized to treat the runoff to the required enhanced level of water quality protection.

MVCA provides the following comments for your consideration.

1. Communication with Kollaard Associated clarified that the current Phase 2 development (3.41 ha) is different from the one in Novatech (2014) and Kollaard (2018) SWM reports. However, the details given in the second and third paragraphs of the background section are misleading (pages # 2 and 4). Please clarify.
2. What is rational for choosing the 'velocity method' over the 'lag method' that was used in previous submissions to calculate the Time of Concentration (Tc).
3. Please include the location and details of ICDs and OGS unit in the report and on the drainage or site servicing plan. Please use a specific name for the storm manhole (with a number) to specify where the ICD and OGS are being installed.
4. It is shown in the report that 'the overland flow is directed to the Phase 1 stormwater management swale at an elevation of 127.80 limiting the maximum ponding depth' (page # 12). Please check and correct the elevation as required (is it meant to indicate 137.8 m?)
5. Provide a combine drainage area plan of the SWM swale, including catchment areas from both Phase 1 and Phase 2 developments.
6. The design details of the SWM swale should be provided at the detailed design stage. The swale should have adequate capacity to attenuate the flow from the Phase 2 development and second stage of Phase 1 that outlets to the SWM swale.

7. Storage calculations should be provided in the detailed design demonstrating adequate storage will be provided on surface and SWM swale.
8. Design details of the rear yard swale, including but not limiting sizing, storage calculations, elevations, cross-section, etc.
9. It is recommended to the ponding depth, volume, and extend for 2 and 100-yr storm events, in the grading plan.
10. Design details of the OGS unit should be included in the SWM report of the Phase 2 development.

Thank you for providing MVCA the opportunity to review the development proposal. Should you have any questions, please do not hesitate to contact the undersigned.

Sobha Kunjikutty, Ph.D, P.
Eng. Water Resources
Engineer

From: planning <planning@ucdsb.on.ca>

Sent: November 30, 2020 11:02 AM

To: Maggie Yet <myet@mississippimills.ca>

Cc: Flaro, Suzanne <suzanne.flaro@ucdsb.on.ca>; Bosch, Peter <peter.bosch@ucdsb.on.ca>;
planning <planning@ucdsb.on.ca>

Subject: UCDSB Response RE: Request for Comments - OPA 27/Z-18-20 Orchard View Phase 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Maggie,

On behalf of the UCDSB, there are no comments to provide regarding the abovementioned zoning amendment application.

Thanks,

Sarah

Sarah Crawford
Manager, Planning and Service Excellence
Upper Canada District School Board
613 342 0371 ext 1327
Cell: 613 498 4460

APPENDIX B – PUBLIC COMMENTS

APPENDIX B – PUBLIC COMMENTS

The Planning Department received correspondence from the public regarding OPA No. 27 and has provided a summary and response for Council's consideration.

Commenting Party	Comment Received	Planning Department's Response for Council's Consideration
Ann LeBlanc & Malcolm Graham 727 Maurice Stead Street	I read the "Notice of Complete Application and Public Meeting - 219 Paterson Street (Zoning)" and would like any additional information you have that you are permitted to share with the public. I live in Riverfront Estates and since this proposal is close to my house I would like as much information as possible.	<p>The current application is for an Official Plan Amendment and Zoning By-law. A Site Plan control application will follow after the use and provisions have been established. The project is known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). The development will have its own driveway and parking.</p> <p>The OPA 27 and Zoning By-law Amendment report includes details on the proposal. Retirement home is proposed to be 4 storeys in height (48 units) and bungalow townhomes (48 units). I believe the plan is to start construction Spring-Summer 2021 (should all approvals and agreements be in place) – length is dependant on phasing / demand. Once we start the Site Plan review process, we could look into this with developer.</p>
Ann LeBlanc & Malcolm Graham 727 Maurice Stead Street	<p>Thank you very much for the information.</p> <p>It is nice to see the increase in housing for seniors (I will be one someday soon... yikes) ... The existing Orchard view Residence is beautiful, so I can only imagine that the next one will be just as attractive.</p> <p>We fully support the rezoning application.</p>	Support for OPA 27

<p>Debbie Merrithew 78 Johanna Street</p>	<p>Thank you for the notice "A Proposed Amendment to MM Community Official Plan" - An Aging-in-Place complex: retirement home, freestanding adult bungalow townhouse and semi-detached units. (Orchardview?).</p> <p>The Amendment is vague; therefore, these questions may be premature:</p> <p>How many stories tall will the "retirement home" be and how many units? How many freestanding adult bungalow townhouses (# units/dwellings)? How many semi-detached units/dwellings?</p> <p>Important: Will the developer plan for sufficient <u>off-street</u> parking for both residents <u>and</u> Visitors to the complex.</p> <p>When (what date/year) will development / construction begin, and When (date/year) will the project be complete?</p>	<p>...</p> <p>Although the current application if for an Official Plan Amendment and Zoning By-law, the Site Plan should answer your questions / concerns. The project known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). Phase II will have its own driveway and parking.</p> <p>The OPA 27 report includes details on the proposal. Retirement home is proposed to be 4 storeys in height (48 units) and bungalow townhomes (48 units). I believe the plan is to start construction Spring-Summer 2021 (should all approvals and agreements be in place) – length is dependant on phasing / demand. Once we start the Site Plan review process, we could look into this with developer...</p>
<p>Brenda and Wayne Munro</p>	<p>We live at 95 Johanna Street, Almonte. Our residence backs onto Patterson Street across from Orchard View on the Mississippi.</p> <p>We have questions/concerns concerning the proposed OPA 27.</p> <p>1/ Is this amendment an extension to the existing Orchard View facility?</p> <p>2/ What allowances are made for Resident/visitor parking?</p> <p>Our concern is the parking issue. Currently, visitors park on</p>	<p>Although the current application if for an Official Plan Amendment and Zoning By-law, the Site Plan should answer your questions / concerns. The project known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). Phase II will have its own driveway and parking.</p>

	<p>Patterson Street, which is narrow and very busy. There are two schools in the area, there is heavy construction traffic to the new home construction site. This traffic will only increase as construction takes place as proposed.</p> <p>When there are events at Orchard View, visitors end up parking well beyond Robert Hill onto the Old Almonte Road.</p> <p>Also, traffic speed is an issue. As people leave the stop sign on Patterson, they go into launch mode and are travelling well beyond the posted speed limit, in both directions!</p> <p>These do not present a safe environment for vehicle or pedestrian traffic. There has already been one collision at the Robert Hill/Patterson Street intersection.</p> <p>We need the developer to allocate sufficient ON-SITE parking for this site!</p>	
Brenda and Wayne Munro	<p>This provides some comfort that the plan is providing sufficient parking for non-residents, which was not done for Phase 1. Hence our street parking concerns.</p>	
Susan Law 43 Johanna St.	<p>I received notice in the mail of the proposed zoning changes near the Orchard View Development. I have read the materials provided. My concern with the proposal is that there is no mention of improving Paterson Street. Currently Paterson has parking in front of Orchard View. The space allocated on the road does not seem to be sufficient as it frequently causes traffic flow problems. Lines should be placed on the road for traffic and parking.</p>	<p>Although the current application is for an Official Plan Amendment and Zoning By-law, the Site Plan should answer your questions / concerns. The project known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). Phase II will have its own driveway and parking.</p>

	<p>There is frequent honking and anger due to the poor development of the street and/or poor driving. I live on Johanna and hear the problems it causes. I also drive on the road and people need to squeeze in between parked cars to allow on coming traffic through. I fear with further development, the problems will only increase.</p> <p>Until the traffic/parking issue on Paterson Dr is resolved I cannot support the change in zoning. Can you please advise if the issue is being addressed by council and if not, how do I submit a formal request to deny the change in zoning?</p>	
Susan Law 43 Johanna St.	Thank you very much for your response. It does address my concerns. I see no issues with the amendment to the zoning for the area.	
Tracy Julian	Could you please provide more information on what this new development would include? How many new units and what type of units?	<p>The current application is for an Official Plan Amendment and Zoning By-law. A Site Plan control application will follow after the use and provisions have been established. The project is known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). The development will have its own driveway and parking.</p> <p>The OPA 27 and Zoning By-law Amendment report includes details on the proposal. Retirement home is proposed to be 4 storeys in height (48 units) and bungalow townhomes (48 units). I believe the plan is to start construction Spring-Summer 2021 (should all approvals and</p>

		<p>agreements be in place) – length is dependant on phasing / demand. Once we start the Site Plan review process, we could look into this with developer.</p>
<p>Tracy Julian, Almonte.</p>	<p>Thank you for this information. Although I absolutely support more housing for seniors, I feel that these units will not support the Mississippi Mills Community Official Plan in regard to providing 25 percent of new development to be Affordable as defined by the Provincial Policy Statement. Therefore, I would object to this Official Plan Amendment and Rezoning By-law at this time.</p> <p>In a background Affordable Housing report provided on January 28, 2019 by Mississippi Mills staff it states an Affordable one-bedroom apartment to rent as being less than 710 dollars a month and less than 950 dollars a month for the 2 bedrooms. A home to be purchased would be 323,700 dollars. The Ministry of Municipal Affairs has stated in 2019 that an Affordable rental home in Lanark County would be 1,050 dollars a month and a purchased home would be 308,000 dollars. My objections are:</p> <ul style="list-style-type: none"> - There is no pricing given as to what these units will be rented for and or purchased for if some will be purchased. - There has been no updated pricing as to what is an Affordable price to rent and or purchase a home in Mississippi Mills or Lanark County. There hasn't been an attempt to provide Affordable units even in conformity with the latest prices given by Lanark County or the Ministry of Municipal Affairs and Housing. - There is no evidence to show that there has been any attempt to 	<p>The current Community Official Plan (COP) was reviewed and updated to conform to Lanark County Sustainable Community Official Plan and Provincial Policy Statement (December 2019).</p> <p>Per Section 8.2.9 of Lanark County's Sustainable Community Official Plan, Council and local councils will provide affordable housing enabling a full range of housing types and densities, etc. At this time, there are not more specific requirements or inclusionary zoning requirements.</p> <p>The COP does establish a 'target' of 25% affordable housing (as an objective).</p> <p>In addition to affordable housing, the Lanark County Housing and Homelessness Plan, 2019, identified 7 Social Housing Providers in Mississippi Mills:</p> <p>There are some 183 units (RGI & Market Rent Units) in MMills.</p> <p>The COP aims at providing a mix of housing types, densities, and tenure (ownership, rental).</p> <p>The proposal includes both retirement home and live-in-place seniors housing (townhomes) as rental properties.</p> <p>Although not 'affordable' per the PPS, the project does include a mix of housing types geared to seniors and as rental properties offering</p>

	<p>provide Affordable Housing as defined by the Provincial Policy Statement (which is actually a formula to come up with a quantifiable number). The National Housing Strategy, The Canada Mortgage and Housing Corporation, The Ontario Ministry of Municipal Affairs and Housing, The Provincial Policy Statement, The Lanark County 10 year Homeless and Housing Plan, The Mississippi Mills Community Official Plan all include the idea that we need to provide Affordable Housing to our communities. Municipalities (lower tiers included) are supposed to work together with our Service Manager at Lanark County who is responsible for our regional market area (Lanark County) to provide Affordable Community Housing.</p> <p>Please accept this as my written objection.</p>	choice to ownership.
Tracy Julian, Almonte	<p>Thank you for your reply. I still feel that my objections are legitimate and would like them noted for the public meeting and included as a written objection.</p>	
Gill Morris	<p>We received in the mail this week a copy of the application to turn the field immediately behind Orchard View Retirement Home from Industrial land to Residential with the proposed view to build another Retirement Residence, Townhomes and Semi Bungalows. I believe I understand this correctly.</p> <p>My question is regarding the field to the side of this which according to the plan is still Prime Agricultural Land. My home is 91 Johanna Street but backs onto the road where this is located which is Paterson Street or may still be called Old Almonte. There has been a lot of activity in the past couple of weeks with persons</p>	<p>The current application is for an Official Plan Amendment and Zoning By-law. A Site Plan control application will follow after the use and provisions have been established. The project is known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). The development will have its own driveway and parking.</p> <p>The OPA 27 and Zoning By-law Amendment report includes details on the proposal. Retirement home</p>

	<p>walking this land which indicates there may also be planning in the works for this field. Can you please tell me if there is anything in planning for this land?</p>	<p>is proposed to be 4 storeys in height (48 units) and bungalow townhomes (48 units). I believe the plan is to start construction Spring-Summer 2021 (should all approvals and agreements be in place) – length is dependant on phasing / demand. Once we start the Site Plan review process, we could look into this with developer.</p> <p>No development applications have been filed for the lands south of this property. I can't say what the Owner is doing (if anything) on his lands. Note was identified as "Future Expansion Lands" and the Municipality is studying various growth scenarios.</p>
Benjamin Clare McIntosh Perry	<p>As you're aware, Orchard View is a retirement home use (community/establishment) and includes services available to residents as needed. Only rental is proposed, per Orchard View Ph 1, which I understand will help the municipality achieve it's target rental/ownership tenure mix.</p>	<p>Support for OPA 27 (applicant's agent).</p>

OFFICIAL PLAN AMENDMENT No. 27
TO THE COMMUNITY OFFICIAL PLAN OF THE
MUNICIPALITY OF MISSISSIPPI MILLS

PART 1 - THE PREAMBLE, contains an explanation of the purpose and basis for the amendment, as well as the lands affected, but does not constitute part of this amendment.

PART 2 - THE AMENDMENT, consisting of the following text and schedule constitutes Amendment No. 27 to the Municipality of Mississippi Mills' Community Official Plan (COP).

PART 3 – THE APPENDICES, which are listed or attached hereto, do not constitute a part of this amendment. These appendices include the public involvement associated with this amendment.

PART A – THE PREAMBLE

TITLE

This Amendment when approved by the County of Lanark, shall be known as Amendment No. 27 to the Community Official Plan of the Municipality of Mississippi Mills.

PURPOSE

The purpose of this Site-Specific Amendment is to change the land use designation for certain lands from “Industrial” to “Residential – Community Facility”.

The Site-Specific Amendment will be implemented on “Schedule ‘B’ – Almonte Land Use”, attached hereto.

As per *Planning Act* requirements, the upper tier municipality is the approval authority for local Official Plan Amendments. If approved by the Council of the Municipality of Mississippi Mills, the proposed Official Plan Amendment No. 27 will be reviewed and decided upon by Lanark County.

LOCATION

The lands affected by this Amendment are legally described as Part of East 1/2, Lot 14 on Concession 10, Almonte Ward, Municipality of Mississippi Mills (PIN: Part of 05090-0308).

The subject property is referred to as “Orchard View by the Mississippi Seniors Complex – Phase 2” and will be located adjacent to the existing “Orchard View by the Mississippi Seniors Complex – Phase 1”.

Appendix ‘A’ attached hereto shows the affected lands.

BASIS OF THE AMENDMENT

The applicant requires the Site-Specific Official Plan Amendment in order to permit the development of an aging-in-place complex consisting of a retirement home, semi-detached dwellings and freestanding adult bungalow townhouse units and semi-detached units on approximately 3.41 hectares (ha) of land. The lands are currently designated “Industrial” (employment) and are proposed to be designated “Residential – Community Facility”. A comprehensive review had been completed as part of the Five Year Review of the Mississippi Mills Community Official Plan, in support of OPA 21, which concluded that the land is not required for employment purposes over the long term (report concluded a 7 hectare over supply of employment lands). The proposed development will provide a much-needed aging-in-place complex. The concept includes a four storey retirement home with approximately 48 units for seniors and approximately 48 freestanding adult bungalow townhouse units that will ring the Subject Property along a new private roadway, similar to the successful layout of Phase 1. Vehicular access will be from an extension of Industrial Drive and the property will be on full

municipal services. Appropriate separation distances and buffers will be incorporated into the Site-Specific Zoning By-law Amendment and Site Plan Control to ensure the proposed use would not adversely affect the overall viability of the adjacent employment area. A site servicing study has been submitted to demonstrate that existing or planned infrastructure and public service facilities are available to accommodate the proposed use.

The Seniors complex will be run in tandem to and in conjunction with the existing Phase 1 facility. An additional full-time equivalent staff of 15-20 employees will work in this facility, combined with cross over staff from the Phase 1 facility.

Development of Phase 2 of the Orchard View by the Mississippi Complex in conjunction with the existing Phase 1 portion is consistent with the Provincial Policy Statement 2020 (PPS) and can be considered an employment generator for the settlement area. The transition of the Town of Almonte's aging population from their house through the rental townhouses into the Senior's building provides a mix of housing types and tenures for this population.

As per the Lanark County Sustainable Communities Official Plan, the Subject Property is designated in the Settlement Area of Mississippi Mills which is intended to encourage mixed-use developments. The proposal makes efficient use of land, resources, infrastructure and public service facilities.

This Site-Specific Official Plan Amendment is being reviewed concurrently with applications for Zoning By-Law Amendment (Z-18-20), Site Plan Control and consent to create easement(s) and a new lot.

PART B – THE AMENDMENT

PREAMBLE

All of this part of the document, entitled Part B – The Amendment, consisting of the following text and schedule to Amendment No. 27, constitutes Amendment No. 27 to the Community Official Plan (COP) of the Municipality of Mississippi Mills.

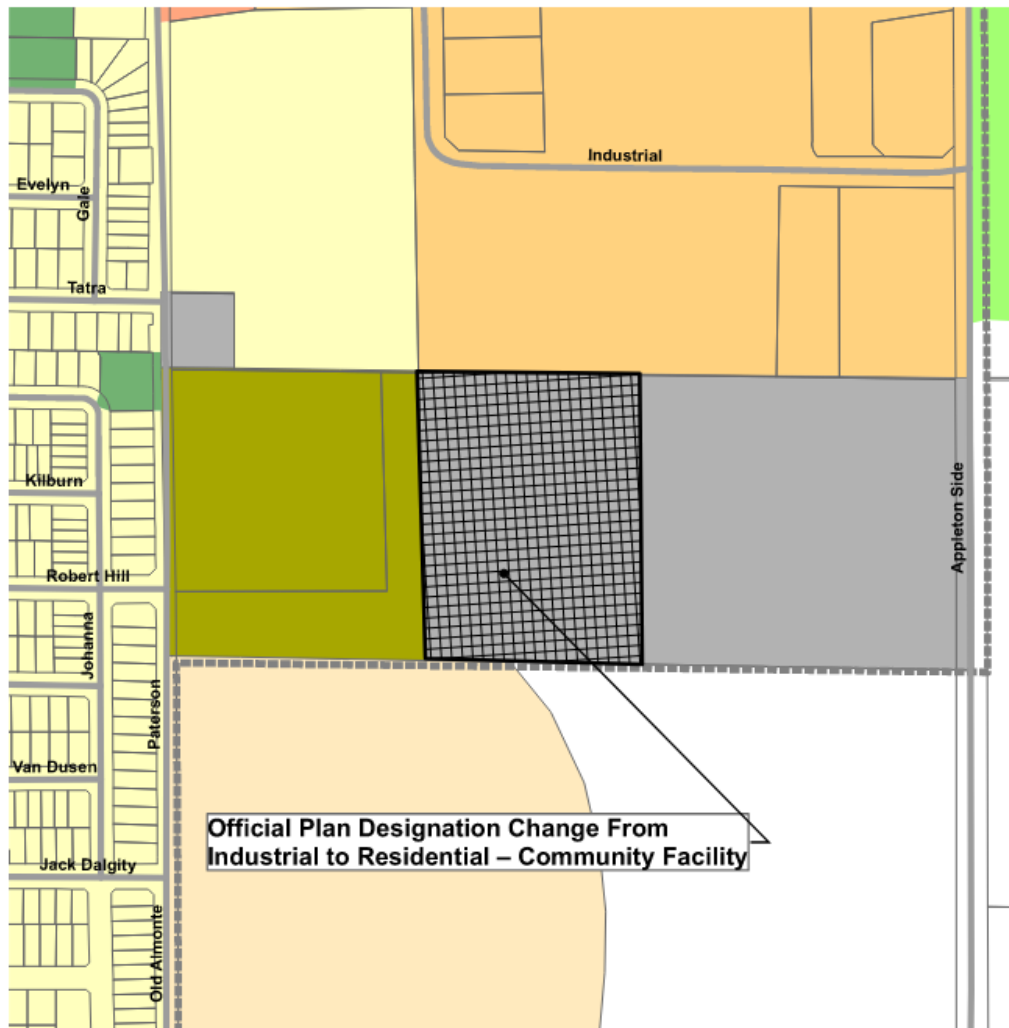
DETAILS OF THE AMENDMENT

The Municipality of Mississippi Mills Community Official Plan (COP) is hereby amended as follows:

Item 1: In accordance with Schedule “A” attached hereto, “Schedule ‘B’ – Almonte Land Use” of the Municipality of Mississippi Mills Community Official Plan (COP) is hereby amended by changing the land use designation of the affected lands from ‘Industrial’ to:

“Residential – Community Facility”.

Schedule 'A'- Affected Lands



Official Plan Designation Change

Residential – Community Facility

Official Plan Designations:

- Residential
- Rural
- Residential - Community Facility
- Business Park
- Highway Commercial
- Industrial
- Parkland and Open Space
- Rural - Agriculture Overlay
- Prime Agriculture

Schedule "A"
Amendment No. 27
to the
Official Plan
of the
Municipality of Mississippi Mills

0 50 100 200 300 400 Meters
Scale: 1:5,000

Prepared: November 12, 2020

J.L. Richards
INGÉNIEURS-ARCHITECTES-URBANISTES

IMPLEMENTATION

Amendment No. 27 to the Community Official Plan of the Municipality of Mississippi Mills will be implemented by an amendment to the Municipality of Mississippi Mills' Comprehensive Zoning By-law #11-83. This future amendment will rezone the lands from a Development (D) Zone to a Community Facility, Subzone X (I-X) Zone.

INTERPRETATION

The provisions of the Municipality of Mississippi Mills Community Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

PART C - THE APPENDICES

Appendix A - Public Meeting Notice

Appendix B - Minutes of December 15, 2020 Public Meeting



NOTICE OF PUBLIC MEETING

MUNICIPALITY OF MISSISSIPPI MILLS
PURSUANT TO SECTION 22 and 34 OF THE PLANNING ACT
R.S.O. 1990, CH. P.13.

CONCERNING A PROPOSED AMENDMENT TO THE MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN AND ZONING BY-LAW #11-83

TAKE NOTICE that a **Virtual Public Meeting** will be held on **Tuesday, December 15th, 2020 at 6:00 p.m.**, in the **Municipality of Mississippi Mills** to consider a proposed Official Plan and Zoning By-law Amendment under Section 22 and 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

Legal Description: Part of the East 1/2, Lot 14 on Concession 10
(PIN: Part of 05090-0308)
Ward: Almonte Ward, Municipality of Mississippi Mills.
Known as: “Orchard View by the Mississippi Seniors Complex – Phase 2”

THE PURPOSE AND EFFECT of the Community Official Plan (COP) Amendment is a site-specific amendment to change the land use designation for the subject property from Industrial to Residential – Community Facility in order of an aging-in-place complex consisting of a retirement home, freestanding adult bungalow townhouse and semi-detached units on approximately 3.41 hectares (ha) of land.

THE PURPOSE AND EFFECT of the Zoning By-law Amendment application is to change the zoning of the proposed subject property from “Development” (D) Zone to “Community Facility Subzone Exception” (I-X) Zone to require a minimum 10.0 m side yard abutting the employment and future industrial zones; to permit “semi-detached” and “townhouse” dwellings, a minimum separation of 3.0 m between dwellings, that the private road over the unopened ROW be considered as a public road for zoning purposes and that Section 8.13 of the Zoning By-Law shall not apply.

ADDITIONAL INFORMATION and material about the proposed Official Plan Amendment No. 27 or proposed by-law, **[or options for participation in the virtual public meeting](#)**, is available to the public for inspection by contacting Maggie Yet from the Municipality’s Planning Department at (613) 256-2064 x206 or by e-mail at myet@mississippimills.ca.

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Maggie Yet from the Municipality’s Planning Department at (613) 256-2064 x206 or by e-mail at myet@mississippimills.ca.

Dated at the Municipality of Mississippi Mills on the 16th day of November, 2020.



**MUNICIPALITY OF MISSISSIPPI MILLS
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO
SECTIONS 22 THE PLANNING ACT R.S.O. 1990, CHAPTER P.13.**

**CONCERNING A PROPOSED AMENDMENT TO
THE MUNICIPALITY OF MISSISSIPPI MILLS COMMUNITY OFFICIAL PLAN**

TAKE NOTICE that a **Public Meeting** will be held on **Tuesday, December 15th, 2020 at 6:00 p.m.**, in the Municipality of Mississippi Mills Council Chambers, 3131 Old Perth Road, Almonte, Ontario, to consider a proposed Official Plan Amendment under Sections 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

AND TAKE NOTICE that as the Province of Ontario declared a State of Emergency and continues to take significant steps to limit the transmission of the COVID-19 virus, the Municipality of Mississippi Mills continues to protect the health and safety of the public, Council, and employees while at the same time processing *Planning Act* applications.

THIS WILL BE AN ELECTRONIC PUBLIC MEETING WHERE THERE WILL BE NO PHYSICAL IN PERSON ATTENDANCE DUE TO COVID-19 MEASURES. THERE WILL BE OPPORTUNITIES PROVIDED TO WATCH/LISTEN TO THE MEETING LIVE AND PROVIDE INPUT ELECTRONICALLY. THERE ARE ALSO A VARIETY OF OTHER WAYS AS OUTLINED BELOW, THAT YOU CAN SUBMIT YOUR COMMENTS, CONCERNS OR SUPPORT FOR THE PROPOSED BY-LAW, PRIOR TO THE MEETING, SO THAT YOUR COMMENTS CAN BE CONSIDERED BY COUNCIL PRIOR TO A DECISION BEING MADE ON THE BY-LAW.

You are strongly encouraged to contact the Municipality by telephone or email if you have any questions prior to the Public Meeting. Physical attendance at the Municipal Office related to the By-law is discouraged as Staff can explain and review the proposed By-law and supporting information with you by telephone as the answers to some questions may also require input from the Consultant. You can then either provide written comments by mail, fax or email to myet@mississippimills.ca referencing "OPA 27" in the subject line, or verbal comments to Municipal Staff or its Consultant prior to the Public Meeting or during the Public Meeting.

THE PURPOSE AND EFFECT of the Community Official Plan (COP) Amendment is a site-specific amendment to change the land use designation for the subject property from Industrial to Residential – Community Facility in order of an aging-in-place complex consisting of a retirement home, freestanding adult bungalow townhouse and semi-detached units on approximately 3.41 hectares (ha) of land.

IF YOU WISH TO BE NOTIFIED of the decision of Lanark County on the proposed official plan amendment, you must make a written request to the Municipality of Mississippi Mills, 3131 Old Perth Road, R.R. #2, P.O. Box 400, Almonte, Ontario, K0A 1A0.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of Lanark County to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Mississippi Mills before the proposed official plan amendment No.27 is adopted, the person or public body is not entitled to appeal the decision..

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of Mississippi Mills before the proposed official plan amendment No.27 is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

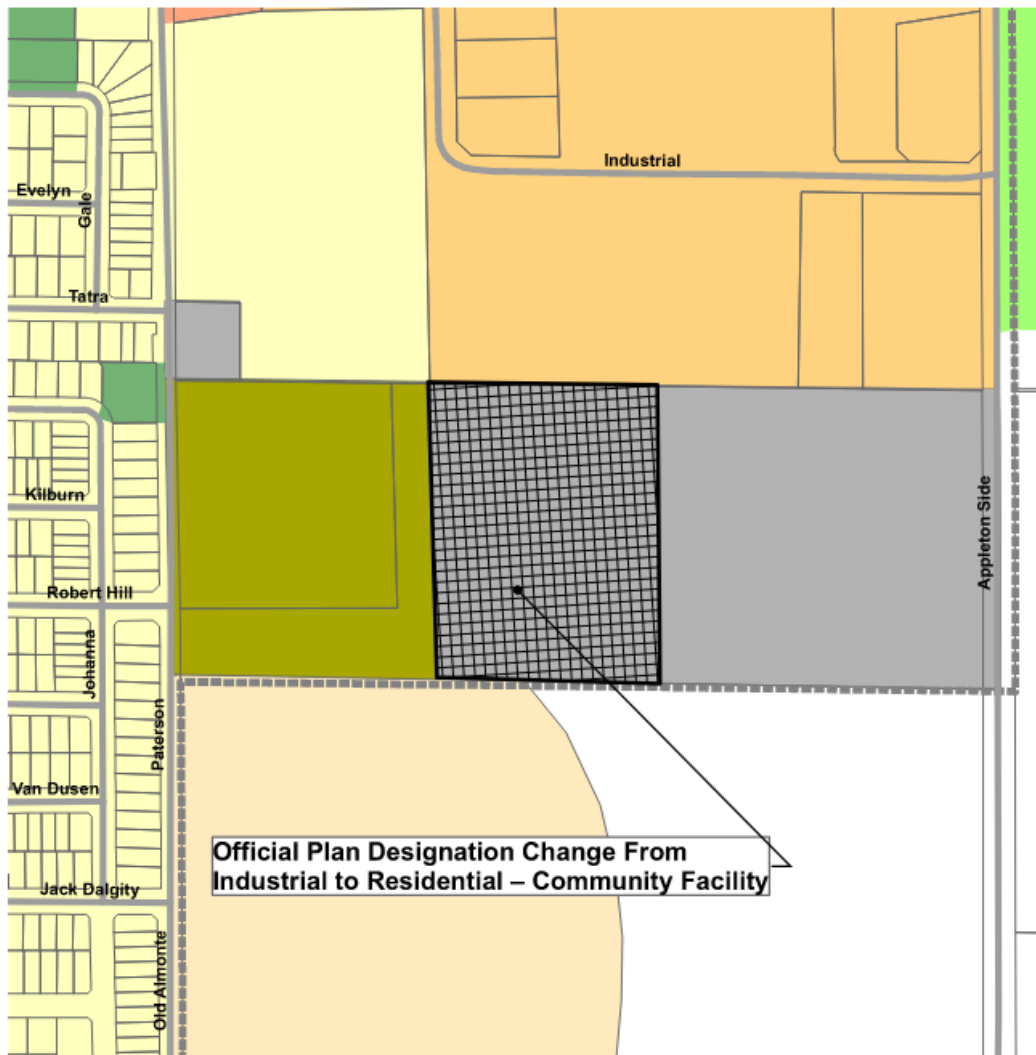
AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk a Notice of Appeal accompanied with the prescribed fee to the Local Planning Appeal Tribunal setting out the objection and the reasons in support of the objection.

The proposed Official Plan Amendment No. OPA 27 applies to a portion of the lands described as Part of the East 1/2, Lot 14 on Concession 10, Almonte Ward, Municipality of Mississippi Mills (PIN: Part of 05090-0308). The subject lands are also subject to Zoning By-law Amendment Z-18-20 and a consent application.


ADDITIONAL INFORMATION including a copy of the proposed Official Plan Amendment **or information for registering and submitting comments** are available by contacting the Planning Department at (613) 256-2064 ext. 259 or by e-mail at myet@mississippimills.ca .

Dated at the Municipality of Mississippi Mills this 13th day of November 2020.

Marc Rivet, MCIP, RPP
Planning Consultant
Municipality of Mississippi Mills



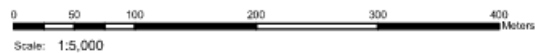
Official Plan Designation Change

 Residential - Community Facility

Official Plan Designations:

-  Residential
-  Rural
-  Residential - Community Facility
-  Business Park
-  Highway Commercial
-  Industrial
-  Parkland and Open Space
-  Rural - Agriculture Overlay
-  Prime Agriculture

Schedule "A"
Amendment No. ____
to the
Official Plan
of the
Municipality of Mississippi Mills



Prepared: November 12, 2020

 **J.L. Richards**
INGÉNIEURS - ARCHITECTES - URBANISTES



The Corporation of the Municipality of Mississippi Mills

Council Meeting

MINUTES

December 15, 2020

5:40 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
Cynthia Moyle, Acting Clerk
Jennifer Russell, Deputy Clerk
Rhonda Whitmarsh, Treasurer
Christine Row, Chief Librarian
Chad Brown, Fire Chief
Tiffany MacLaren, Community and Culture Coordinator
Maggie Yet, Planner I
Cory Smith, A/Director of Roads and Public Works

A. CALL TO ORDER

Mayor Lowry called the meeting to order at 5:43 p.m.

B. CONSIDERATION OF A CLOSED SESSION

Resolution No 471-20

Moved by Councillor Dalgity

Seconded by Councillor Ferguson

THAT Council enter into an in camera session at 5:43 p.m. re: personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act* s. 239 2(b)).

CARRIED

B.1 HR Matter

C. RISE AND REPORT

Council recessed at 5:51 p.m.

Council resumed at 6:01 p.m.

C.1 HR Matter

Resolution No 472-20

Moved by Councillor Holmes

Seconded by Councillor Dalgity

THAT Council approve the payout of accumulated overtime for employees 0553 and 0665.

CARRIED

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

Clerk announced the attendance.

G. MAYOR'S ANNUAL ADDRESS

The Mayor's Annual Address is attached to the minutes.

G.1 Years of Service Recognition

The Mayor congratulated and thanked staff who received an award. Years of Service recognition was given to the following:

- Amanda McCartney, Assistant Teacher, Daycare - 10 years
- Gina Timmins, Assistant Teacher, Daycare - 10 years

- Jessica Jones, ECE Teacher, Daycare - 10 years
- John Larose, Cleaner/Janitor, Daycare - 10 years
- Sarah Fourney, ECE Teacher, Daycare - 10 years
- Geoff Timmins, Water Operator, Lead Hand Public Works – 15 years
- Cindy Hartwick, Roads and Public Works Admin Clerk – 20 years
- Heather Hahn, Former Library Assistant, Almonte Branch – 20 years
- Joanne Silief, Tax and Water Clerk – 20 years
- Patricia Shanks, Assistant Teacher, Daycare - 20 years
- Rhonda Whitmarsh, Treasurer – 20 years
- Ryan Byers, Head Teacher, Daycare - 20 years
- John Gleeson, Operator 1, Lead Hand, Roads & Public Works – 25 years
- Sue Robertson, Former ECE Teacher Daycare - 35 years

G.2 Presentation to Karen Kane, Daycare Director (Retired)

Karen Kane, former Director of Daycare, retired in March 2020 as a long serving employee. Council and staff presented Karen with her certificate of 35 years of service and retirement gift.

Council recessed at 6:23 p.m.

Council resumed at 6:32 p.m.

H. APPROVAL OF AGENDA

Resolution No 473-20

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT the agenda be approved as presented.

CARRIED

I. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Councillor Dalgity declared a pecuniary interest on items M.1. 2021 Budget.

Councillor Dalgity declared a pecuniary interest on items M.3.b. Mississippi River

Power Corporation Selection Committee Minutes - November 12, 2020.
Deputy Mayor Minnille declared a pecuniary interest on item M.3.b. Mississippi River Power Corporation Selection Committee Minutes - November 12, 2020.

J. APPROVAL OF MINUTES

Resolution No 474-20

Moved by Councillor Holmes

Seconded by Councillor Maydan

THAT the minutes dated December 1, 2020 be approved.

CARRIED

K. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

None

L. PUBLIC MEETINGS

L.1 Official Plan Amendment 27 and Z-18-20 - Orchard View (Houchaimi Holdings Inc)

Marc Rivet, Planning Consultant, JLRichards, provided an overview of the proposed amendments. The presentation slides have been attached to the minutes. The following comments were sent to the Planning department:

- Tracy Julian - How many units will this include? Objects to proposal due to unknown costs of units and affordable housing availability, proposal does not support COP target to provide 25 percent of new housing to be affordable
- Susan Law - Concerns on Paterson St. parking and traffic. Supports development
- Ann LeBlanc and Malcolm Graham - Requested additional information and supports development.
- Debbie Merrithew - Questions as to number of units and stories, off street parking provided, when will construction begin and be completed
- Gill Morris - Question regarding the field to the side of proposed development designated as Prime Agricultural Land
- Brenda and Wayne Munro - Is this an Orchard view development, concerns regarding on street parking and traffic problems on Paterson Street

- McIntosh Perry - further information regarding the proposal

Should anyone wish to make additional comments, they may do so directly to the Planning Department.

L.2 Stop Up and Close Request - Portion of Old Perth Road Allowance

Maggie Yet, Planner I, provided an overview of the proposed surplus lands for stop-up and disposition. The following comments were sent to Planner 1:

- BEAST - Snowmobile trail resides on a portion of the property, not in favour of the sale
- Audy Bedard - Request to not sell property due to trail use
- Julie-Anne Bedard - Request to not sell property due to trail use
- Nick de Boer - Questions regarding lot size, setbacks, detailed map and objects to sale of property
- Ron Deschamps - Family owns property beside road allowance and uses trail regularly, option to purchase for other neighbours
- Craig Halpenny - Represents Patricia Deschamps, objects proposal for 5 reasons
- Tammy Kleiboer- Objects to proposal due to trail use and interested in purchasing land
- Paul and Sarah Smith - Objects due to development within the area, inconsistent with Official Plan due to size and regular trail use, environmental impacts, protection of rural activities
- Noel and Janet Noyes-Brown - Petition received on December 14th that meets the Petition Policy requirements and objects to the sale of property with _____ signatures.
- Catherine Blake - Long term ramifications of development and disruption of rural life.
- Valerie Wilkinson - Use of trail for activities, provides access to nearby roads

M. COMMITTEE OF THE WHOLE REPORT

M.1 2021 Budget

Councillor Dalgity declared a pecuniary interest on the Operational Daycare Budget and did not participate or vote on this item.

Resolution No 475-20

Moved by Councillor Holmes

Seconded by Deputy Mayor Minnille

THAT Council approve the 2021 Daycare Operational Budget.

CARRIED

Councillor Guerard requested a recorded vote on item M.1 2021 Budget excluding Daycare

Resolution No 476-20

Moved by Councillor Dalgity

Seconded by Councillor Ferguson

THAT Council approve the 2021 Budget, excluding the Daycare Operational Budget.

YAS (6): Mayor Lowry, Deputy Mayor Minnille, Councillor Dalgity, Councillor Maydan, Councillor Holmes, and Councillor Ferguson

NAS (1): Councillor Guerard

CARRIED (6 to 1)

M.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)

Resolution No 477-20

Moved by Deputy Mayor Minnille

Seconded by Councillor Dalgity

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.

CARRIED

Amendment:

Resolution No 478-20

Moved by Councillor Maydan

Seconded by Councillor Holmes

AND THAT the By-law be amended to reflect the 6 m setback of the attached garage.

CARRIED

M.3 Committee of the Whole Report - December 1, 2020

Resolution No 479-20

Moved by Councillor Ferguson

Seconded by Councillor Maydan

THAT Council approve the Committee of the Whole motions from the December 1, 2020 meeting;

AND THAT items M.3.b. Mississippi River Power Corporation Selection Committee Minutes - November 12, 2020 and M.3.i. Joint Cost Sharing Recreation Agreement with Beckwith and Carleton Place Status be pulled for further consideration.

CARRIED

M.3.a Consent Items (Committee Minutes and Reports)

M.3.c Emergency Management By-law

M.3.d Opportunities under the Local Improvement Act for Broadband

M.3.e Joint Cost Sharing Recreation Committee Appointment – Councillor Guerard

M.3.f Amendment to the Recruitment, Selection and Hiring Policy

M.3.g Vacation Usage Amendment to Employee Benefits Bylaw

M.3.h Mississippi Mills Youth Centre Lease Renewal

M.3.j Information List #14-20 Item #10 - Howick Township Resolution re: Tile Drain Loans

M.3.b Mississippi River Power Corporation Selection Committee Minutes - November 12, 2020

Resolution No 480-20

Moved by Councillor Ferguson

Seconded by Councillor Maydan

THAT Council change the weighting criteria to:

- Governance 20%
- Generation / Utility Experience / Knowledge 20%
- Business Experience / Knowledge 40%
- Personal Capabilities and Knowledge 20%

CARRIED

M.3.i Joint Cost Sharing Recreation Agreement with Beckwith and Carleton Place Status

Resolution No 481-20

Moved by Councillor Ferguson

Seconded by Deputy Mayor Minnille

THAT Council accept the "Joint Cost Sharing Recreation Agreement with Beckwith & Carleton Place Status" report as information.

CARRIED

N. BY-LAWS

N.1 By-law 20-114 ZBLA - Carss St. (Ortt)

Deferred to January 12, 2020 Council meeting.

N.2 By-law 20-120 Emergency Management By-law

Resolution No 482-20

Moved by Councillor Holmes

Seconded by Councillor Ferguson

THAT By-law 20-120 Emergency Management By-law be read, passed, signed and sealed in Open Council.

CARRIED

O. ANNOUNCEMENTS AND INVITATIONS

Councillor Ferguson - Best wishes to all for the holiday season

Councillor Guerard - Lanark, Leeds and Grenville Health Unit now in Yellow Zone for Covid. Almonte General Hospital providing testing December 18th for pre-booked appointments.

Deputy Mayor Minnille - Congratulations to Mayor Lowry for being elected as 2021 Lanark County Warden

P. CONFIRMATORY BY-LAW

Resolution No 483-20

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT By-law 20-121 being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its regular meeting held on the 15th day of December 2020, be read, passed, signed and sealed in Open Council this 15th day of December, 2020.

CARRIED

Q. ADJOURNMENT

Resolution No 484-20

Moved by Councillor Guerard

Seconded by Deputy Mayor Minnille

THAT the meeting be adjourned at 8:10 p.m.

CARRIED

Christa Lowry, MAYOR

Cynthia Moyle, ACTING CLERK

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: January 26, 2021
TO: Committee of the Whole
FROM: Chad Brown, Fire Chief
SUBJECT: Fire Protection Agreement to Provide Automatic Aid

RECOMMENDATION:

THAT Committee of the Whole recommend to Council that it authorize the Mayor and Acting Clerk to execute a Fire Protection Agreement for Automatic Aid with the Township of Lanark Highlands.

BACKGROUND:

Council approved the Mississippi Mills Fire Department (MMFD) to provide fire protection services, with cost recovery, to Lanark Highlands Fire Service (LHFS) after September 1, 2020. Council directed the CAO to negotiate a formal Fire Protection Agreement with Lanark Highlands.

MMFD and LHFS have developed a Fire Protection Agreement for Automatic Aid that outlines service delivery and details the cost recovery of fire protection services. The Agreement specifies the level of service that will be provided during emergency response and the apparatus that will respond.

DISCUSSION:

Lanark Highlands has requested Mississippi Mills to provide fire protection services to a portion of their municipality as Automatic Aid.

The LHFS and MMFD have developed an agreement that will ensure protective services in a defined area and ensure services are delivered by Mississippi Mills with cost recovery. MMFD will be the sole provider of lower risk services and will offer a supplemental fire response to LHFS for higher risk incidents. The Agreement ensures apparatus and staff remain available in Mississippi Mills should our fire department be required to respond to an incident.

MMFD has responded to one (1) incident between September 1 and December 31, 2020. The defined area in Lanark Highlands typically generates an average of six (6) incidents per year.

The Fire Protection Agreement has been finalized and is ready to be executed between our two municipalities.

FINANCIAL IMPLICATIONS:

The Municipality of Mississippi Mills will not bear any cost for fire protection services provided under the Automatic Aid Agreement. The Agreement specifies how cost recovery will be determined for each incident type.

SUMMARY:

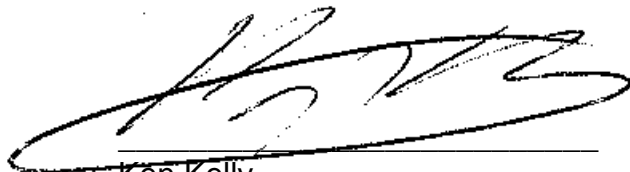
The Fire Protection Agreement is beneficial to Mississippi Mills and Lanark Highlands as both municipalities support each other with fire protection services. The agreement strengthens our relationship with our neighbours and builds a strong bond between the fire services.

Respectfully submitted by,

Reviewed by:

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

Chad Brown,
Fire Chief

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

Ken Kelly,
CAO

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: January 26, 2021
TO: Committee of the Whole
FROM: Cynthia Moyle, Acting Clerk
SUBJECT: Countdown Public Art Legacy Project

STAFF RECOMMENDATION:

THAT the Committee of the Whole recommends to Council to partner with Lanark County Interval House and Community Support (LCIHCS) on the Countdown Public Art Legacy Project at the location of (TBD) with a financial commitment of \$1,100.

BACKGROUND:

Council accepted at their regular January 12, 2021 meeting as information correspondence received from Lanark County Interval House and Community Support a request to partner with the agency on an initiative that honours those facing, those who have been taken and those healing from all forms of violence. This would be a collaboration amongst partners to create a permanent art piece in the form of a pebble mosaic. This art piece would be similar to the pebble mosaic located in the park behind Carleton Place Town Hall.

Erin Lee, Executive Director of LCIHCS presented the project idea to Council at the most recent Council meeting. She highlighted why Mississippi Mills was chosen as a community partner and went on to explain one of their founding mothers, leader, advocate, writer, and educator is Fern Martin who has strong roots in Mississippi Mills and our unfortunate tragic murder of former Councillor Bernard Cameron that occurred because of domestic violence.

LCIHCS would engage a team of artists through Red Dress Productions to engage the local community in the creation of the pebble mosaic. The mosaic and informational plaque would be built, installed, and restored in the event repairs are required or damage occurs in the future.

Mississippi Mills responsibility would be to approve a suitable public space for the pebble mosaic, site preparation including excavation to a depth of 8" and 6' X 6' in diameter, access to a water supply, 4" concrete base and assist in championing the project.

DISCUSSION:

Option # 1 – Almonte Old Town Hall

The Almonte Old Town Hall is the central hub for our community hosting theatre, musical performances, craft shows, weddings, conferences, exhibitions, community dinners and events, feature films and professional music recordings. As well as the location for Mississippi Mills Information and Tourism Centre. Residents and tourists can stroll along the Riverwalk path enjoying “Fern Martin’s” Musical Fence ending at the Bernard Cameron Memorial Fountain.

Option # 2 – Mississippi Mills Public Library, Almonte Branch

The Almonte Branch has a beautiful park with a community garden in our backyard. The Almonte & District Horticultural Society maintains the garden. Throughout the spring, summer and fall, volunteers diligently work in the garden growing flowers and food for the foodbank. There are benches in the garden and benches along the OVRT. This park is truly a community space.

Option # 3 – Another Suitable Locations

The Town of Almonte has other points of interest where the pebble mosaic can be located such as along the scenic path of the Riverrun Walk or the Metcalf Geoheritage Park.

FINANCIAL IMPLICATIONS:

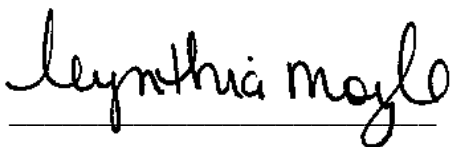
In consultation with the Acting Public Works Director, our financial commitment for this project will be approximately \$1,100. Public Works Department would excavate the area and have our concrete contractor pour the slab. As soon as the location is approved by Council, the project will be added to their spring project list.

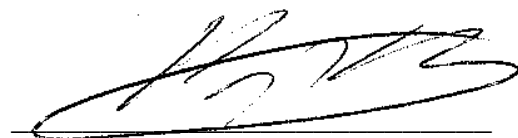
SUMMARY:

Staff recommendation is to partner with Lanark County Interval House and Community Support honouring survivors of sexual violence.

Respectfully submitted by,

Reviewed by:





Cynthia Moyle,
Acting Clerk

Ken Kelly,
Chief Administrative Officer

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: January 26, 2021
TO: Committee of the Whole
FROM: Jennifer Russell, Deputy Clerk
SUBJECT: Live Streaming Service Upgrade

RECOMMENDATION:

THAT Committee of the Whole request Council approve the annual cost of \$6,000 plus an annual fee increase for livestreaming upgrades;

AND THAT the upgrade be funded in 2021 from modernization funding and in future years to be included in the annual budget.

BACKGROUND:

Livestreaming Council meetings was identified as a municipal priority to increase openness and transparency and to increase accessibility for those wishing to watch Council meetings.

On February 5th, 2019 Council awarded the Request for Proposal for Livestreaming and Meeting Management Services to eSCRIBE for a three (3) year contract. Currently the Municipality is using Webcasting Lite, which is the entry level option of livestreaming services for smaller municipalities.

DISCUSSION:

The Municipality has been using the livestreaming technology since September with great results. It allows Council the ability to meet throughout COVID 19 restrictions while still allowing the meetings to be open to the Public through the use of our website's Council Calendar function. The Calendar provides links to the agenda and minutes as well as livestreaming and recorded videos with time stamps. There have however been obstacles with the new system. We do have the option to upgrade the service to increase the functionality. Below are some of the issues with our current system and the options available through an upgrade to eSCRIBE's Webcasting Plus.

Recording Issues

There have been issues regarding internet availability and interruptions that have caused blackouts in the livestreaming and recording of meetings. During these periods we have postponed the meeting until the system corrects itself to allow the meeting to be open and transparent. The upgraded version has a physical encoder that's located

onsite at the municipal office that would allow us to keep records of all videos, even during internet disruptions.

Data Records

The current system does not allow tracking of the number of views each meeting receives from the public. The upgraded version provides access to reporting data and metrics of performance and viewership.

Incamera Splash Screen

There is no function to show that Council is in an InCamera meeting. Instead we have installed a temporary paper sign in-front of the camera and we have muted the microphones for that portion of the meeting. The upgraded version has customizable splash screens that can electronically be put up on the screen for the public to see.

Presentation View

The current system does not allow the capability of switching from Council view to presentation view to allow residents watching from home the ability to follow along with presenters or to view portions of the agenda Council is referring to throughout the meeting. The upgraded version can switch the livestreaming view from Council, to presentation, to agenda seamlessly.

Virtual Meetings

Our current system only allows livestreaming of the Council chambers and does not provide the capability for virtual or remote meetings. The upgraded version has the option to livestream and record meetings virtually, as well as a hybrid model which allows livestreaming a meeting with some members in person and some members participating electronically.

FINANCIAL IMPLICATIONS:

The current Livestreaming and Meeting Management Services and support costs are \$23,940 annually which has been included in the 2021 budget.

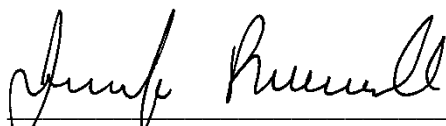
The upgraded option has a one-time implementation fee of \$650 which includes setup and training and an annual subscription fee of \$6,000 with a fee increase of approximately 5% annually. Installation time is 2 – 4 weeks depending on the delivery of the encoder and eSCRIBES's staff availability for setup and training. It is recommended that these fees be paid out of modernization funding in 2021, and be included in future annual budgets.

SUMMARY:

Our current livestreaming system has been extremely beneficial in allowing Council and Committee meetings to be open and transparent. It has made meetings more accessible to those at home and those unable to attend Council meetings. There are however other capabilities that would be beneficial. A summary table has been included below for reference.


	Current technology (Webcasting Lite)	New technology (Webcasting Plus)
Recording Issues	Virtual encoder to record and livestream meetings. Internet issues cause interruptions	Physical encoder on site to allow the municipality a record of all video, even if there are internet interruptions
Data Records	No recorded records for viewership	Access to reporting and metrics of performance and viewership
In Camera Splash Screens	No splash screen to inform viewers when meeting is in closed session	Customizable splash screens for closed meetings
Presentation View	Council chambers view is the only view available	Switch the webcast feed between in-room presentations and speakers for a custom look
Virtual Meetings	Meetings can only be done in person	Option for virtual and hybrid (in person and online) meetings

Respectfully submitted,



Jennifer Russell,
Deputy Clerk

Approved by,



Ken Kelly,
CAO

Here are the highlights from the regular Lanark County Council meeting held Wednesday, Jan. 13.

▪ **Council Takes Steps to Address Housing Crisis:** Council has approved five recommendations following a special community services committee meeting that updated councillors on the growing housing crisis for precariously housed individuals.

Housing Manager Shawna Stone provided an overview to councillors outlining the increasing needs and some of the key issues beyond a general lack of affordable housing in the community (and across the province). This includes factors such as mental health, addictions, evictions, family break-up, job loss, poverty and the added complications with COVID-19. "The wait list numbers for housing are up 12.5% in 2020," she said, noting fewer people are moving from units and Carleton Place continues to have the longest wait time at about 8.5 years. As well, the number of individuals who are homeless and requiring hotel stays subsidized through the county and emergency relief funds has risen dramatically, she said. In 2019, 73 people were supported with hotel stays that averaged three to five days. "In 2020, this number has grown to approximately 179, with stays of one to two months," Stone said, noting there are currently 34 people in hotels and that COVID-19 has made the situation more complicated.

Stone and Director of Social Services Emily Hollington outlined a range of options to increase the housing supply, including undertaking a new build; acquiring and converting property; releasing an expression of interest; adding more portable housing benefits and rent supplement spaces; and replacing lost rent supplement spaces with portable housing benefit spaces.

Council approved recommendations to:

- release an expression of interest (no cost) to currently contracted non-profit housing providers for a third-party housing build;
- add 10 more portable housing benefit spaces (\$32,400 from reserves);
- add 10 rent supplement spaces (\$72,000 from reserves); and
- to replace lost rent supplement units (when property owners don't renew) with portable housing benefits spaces.

In addition, the county has approved an agreement with Lanark County Mental Health for up to \$100,000 to employ a registered counsellor/psychotherapist until December 2021. The position would be an employee of LCMH but would work with county staff. Hollington explained it is hoped the position will be able to connect with those in hotels who need mental health services and, consequently, alleviate the number of precariously housed.

Council also provided staff direction to:

- host an information session with municipal staff and councillors that would provide further education and opportunity to share municipal best practices; and
- to form a Housing Working Group.

Stone recapped the county's 10-Year Housing and Homelessness Plan, which seeks to increase affordable housing supply; plan for a diverse range of housing choices; stabilize and revitalize current housing stock; ensure adequate supply of appropriate, supportive and universal housing; and educate the community on local housing needs and offer incentives to build affordable housing.

It has also set a schedule to increase affordable housing supply over the next 10 years to meet mandated targets that features a combination of new builds and housing programs.

Stone noted a partnership with the United Counties of Leeds and Grenville and Lanark, Leeds and Grenville Addictions and Mental Health to conduct a current environmental scan around homelessness that will recommend tangible outcomes and solutions. Stone noted the county has worked with and continues to seek partnerships in the community to increase housing and supports to meet demand.

The report also highlighted ways local municipalities could help to increase housing stock, as well as available programs to support municipalities and developers. "These recommendations represent one step in a complex issue," Warden Christa Lowry (Mississippi Mills Mayor) said. "Housing is a priority for council and is a critical component of health and well-being for our citizens." For more information, contact Emily Hollington, Director of Social Services, at 1-888-9-LANARK, ext. 2101.

- **Council Approves Appointments:** Council has formalized the appointments to two emergency management components for Lanark County in order to comply with requirements of the Office of the Fire Marshal and Emergency Management. Deputy Clerk Casey Whiticar has been appointed as the primary Community Emergency Management Coordinator, with Tara Langford as alternate. Appointments to the 2021 Emergency Management Program Committee include Whiticar as Chair, Warden Christa Lowry (Mississippi Mills), CAO Kurt Greaves, County Clerk/Deputy CAO Leslie Drynan, Director of Social Services Emily Hollington and Director of Public Works Terry McCann. For more information, contact Casey Whiticar, Deputy Clerk/CEMC, at 1-888-9-LANARK, ext. 1102.
- **Upcoming Meetings: County Council, Wednesday, Jan. 27, 5 p.m.;** Public Works, Jan. 27 (following County Council); Economic Development, Jan. 27 (following Public Works). **County Council, Wednesday, Feb. 10, 5 p.m.;** Community Services, Feb. 10 (following County Council); Corporate Services, Feb. 10 (following Community Services). Watch for details about public access to meetings on agendas and through online notifications. For more information, contact 1-888-9-LANARK, ext. 1502. Like "LanarkCounty1" on Facebook and follow "@LanarkCounty1" on Twitter!

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INFORMATION LIST #02-21

January 26, 2021

The following is a list of information items received up until January 20, 2021

Item #	Date	Originator	Subject	Page #
1	Jan 7	Municipality of Charlton and Dack	Resolution re: Insurance	78
2	Jan 7	Region of Peel	Resolution re: Property Tax Exemptions for Veteran Clubs	80
3	Jan 8	Gravel Watch Ontario	Letter re: Ontario on the Rocks	82
4	Jan 14	Upper Canada District School Board	Family Feedback Survey: Majority Supportive of Staff Efforts and School COVID-19 Precautions in Place	93
5	Jan 11	Township of South-West Oxford	Resolution re: Automatic Speed Enforcement (Photo Radar)	95



MUNICIPALITY OF CHARLTON AND DACK

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January 7th, 2021

The Honourable Doug Ford
Premier of Ontario

Sent by email: doug.fordco@pc.ola.org

RE: MOTION REGARDING - Insurance

The following resolution was passed by the Council for the Municipality of Charlton and Dack on December 18th, 2020:

WHEREAS the cost of municipal insurance in the Province of Ontario has continued to increase – with especially large increases going into 2021.

AND WHEREAS Joint and Several Liability continues to ask property taxpayers to carry the lion's share of a damage award when a municipality is found at minimum fault;

AND WHEREAS these increases are unsustainable and unfair and eat at critical municipal services;

AND WHEREAS the Association of Municipalities of Ontario outlined seven recommendations to address insurance issues including:

- 1. The provincial government adopt a model of full proportionate liability to replace joint and several liability.*
- 2. Implement enhancements to the existing limitations period including the continued applicability of the existing 10 day rule on slip and fall cases given recent judicial interpretations and whether a 1 year limitation period may be beneficial.*
- 3. Implement a cap for economic loss awards.*
- 4. Increase the catastrophic impairment default benefit limit to \$2 million and increase the third party liability coverage to \$2 million in government regulated automobile insurance plans.*
- 5. Assess and implement additional measures which would support lower premiums or alternatives to the provision of insurance services by other entities such as non profit insurance reciprocals.*
- 6. Compel the insurance industry to supply all necessary financial evidence including premiums, claims and deductible limit changes which support its*



and municipal arguments as to the fiscal impact of joint and several liability.

7. *Establish a provincial and municipal working group to consider the above and put forward recommendations to the Attorney General.*

THEREFORE BE IT RESOLVED THAT the Council for the Municipality of Charlton and Dack call on the Province of Ontario to immediately review these recommendations and to investigate the unethical practice of preferred vendors who are paid substantial amounts over industry standards, despite COVID 19 delays, as insurance premiums will soon be out of reach for many communities.

AND FURTHER BE IT RESOLVED THAT this motion be provided to the Honourable Doug Ford, Premier of Ontario, the Honourable Rod Phillips, Minister of Finance, the Honourable Doug Downey, Attorney General of Ontario, the Honourable John Vanthof, MPP for Timiskaming- Cochrane, and all Ontario municipalities.

Yours Truly,

Dan Thibeault
Clerk Treasurer CAO
Municipality of Charlton and Dack

CC: Honourable Peter Bethlenfalvy, Minister of Finance
Honourable Doug Downey, Attorney General of Ontario
Honourable John Vanthof, MPP for Timiskaming- Cochrane
All Ontario Municipalities

Nando Iannicca
Regional Chair & CEO

10 Peel Centre Dr.
Suite A, 5th Floor
Brampton, ON L6T 4B9
905-791-7800 ext. 4310

November 26, 2020

The Honourable Rod Phillips
Minister of Finance
95 Grosvenor St.
Toronto, ON M7A 1Y8

Dear Minister Phillips:

Re: Motion Regarding Property Tax Exemptions for Veteran Clubs

Each year on November 11th we pause to remember the heroic efforts of Canadians who fought in wars and military conflicts and served in peacekeeping missions around the world to defend our freedoms and secure our peace and prosperity. One way that the Province and Ontario municipalities have recognized veterans and veteran groups is by exempting their properties from property taxation.

In late 2018, your government introduced a change to the *Assessment Act* that exempted Royal Canadian Legion Ontario branches from property taxes effective January 1, 2019. Veterans clubs however were not included under this exemption. While veterans' clubs in Peel are already exempt from Regional and local property taxes, they still pay the education portion of property taxes.

To address this gap, your government has proposed in the 2020 budget bill (*Bill 229*) to amend the *Assessment Act* that would provide a full property tax exemption to veterans' clubs retroactive to January 1, 2019. The Region of Peel thanks you for introducing this change in recognition of our veterans.

At its November 12, 2020 meeting, Peel Regional Council approved the attached resolution regarding this exemption and look forward to this change coming into effect as soon as possible after Bill 229 is passed. This would ensure that veteran clubs benefit from the exemption in a timely way.

I thank your government for moving quickly to address this gap and for your support of veterans.

Kindest personal regards,



Nando Iannicca,
Regional Chair and CEO

CC: Peel-area MPPs
Ontario Municipalities
Stephen Van Ofwegen, Commissioner of Finance and CFO

Resolution Number 2020-939

Whereas each year on November 11, Canadians pause to remember the heroic efforts of Canadian veterans who fought in wars and military conflicts, and served in peacekeeping missions around the world to defend our freedoms and democracy so that we can live in peace and prosperity;

And whereas, it is important to appreciate and recognize the achievements and sacrifices of those armed forces veterans who served Canada in times of war, military conflict and peace;

And whereas, Section 6.1 of the Assessment Act, R.S.O. 1990, c. A31 as amended, Regional Council may exempt from Regional taxation land that is used and occupied as a memorial home, clubhouse or athletic grounds by persons who served in the armed forces of His or Her Majesty or an ally of His or Her Majesty in any war;

And whereas, through By-Law Number 62-2017 Regional Council has provided an exemption from Regional taxation to Royal Canadian Legions and the Army, Navy and Air Force Veterans Clubs that have qualified properties used and occupied as a memorial home, clubhouse or athletic grounds;

And whereas, local municipal councils in Peel have provided a similar exemption for local property taxes;

And whereas, Royal Canadian Legion branches in Ontario are exempt from all property taxation, including the education portion of property taxes, under Section 3 (1) paragraph 15.1 of the Assessment Act, and that a municipal by-law is not required to provide such an exemption;

And whereas, the 2020 Ontario Budget provides for amendments to the Assessment Act to apply the existing property tax exemption for Ontario branches of the Royal Canadian Legion, for 2019 and subsequent tax years, to Ontario units of the Army, Navy and Air Force Veterans in Canada;

Therefore, be it resolved, that the Regional Chair write to the Minister of Finance, on behalf of Regional Council, to request that upon passage of the 2020 Ontario Budget, the amendment to the Assessment Act be implemented as soon as possible;

And further, that copies of this resolution be sent to Peel-area Members of Provincial Parliament as well as to all Ontario municipalities for consideration and action.



To: Mayor and Council

From: Gravel Watch Ontario

Re: Ontario on the Rocks

Date: January 8, 2021

Gravel Watch is a province-wide umbrella group representing communities and individuals across the province. Like you, we keep a watchful eye on aggregate-related operations, practices, and policy development throughout Ontario. In addition to that vigilance, we offer many resources to our members and the public, providing education via our website at www.gravelwatch.org and in monthly meetings. Further, we advocate on behalf of members, communities, the environment, and all Ontarians, for better management of aggregate resources. We believe that these can be of use to you and to members of your community.

When, in 2020, we sent a previous communication, we were pleased that we subsequently heard from community groups. That means that you shared the document, and we shared your burden of providing information around aggregate issue to the community. If we lightened your load by doing so, that is a good thing. We know what difficult times you are steering your municipality through. Thank you for that work.

The attached document, *Ontario on the Rocks: A Report on the Economic, Social and Environmental Consequences of Resource Extraction*, is a summary of some current policy directions as well as our recommendations which have been previously offered to the Ministry of Natural Resources and Forestry. It suggests the following:

- Stimulating the Ontario economy's emerging industries as well as reducing costs to the municipalities and the province through resource recovery and other measures;



- Prioritizing local industry, and local jobs through provincial procurement practices;
- Quantifying, evaluating, and conserving aggregate resources;
- Valuing agriculture and water resources above the narrow, short-term interests of one industry
- Showing respect to individuals, community groups and municipalities in a way that recognizes not only your attachment but your detailed knowledge of the particularities of your location.

Gravel Watch Ontario invites you to consider and discuss the attached document, and to share it actively with members of your community who have an interest in moving toward better management of aggregate resources. Additionally, Gravel Watch is open to discussions with you and them via our email connection i.e., info@gravelwatch.org, our website at www.gravelwatch.org, or by calling 289-270-7535.

Sincerely,

Bryan Smith, President

Gravel Watch Ontario



ONTARIO ON THE ROCKS

Introduction

Ontario is the economic engine of Canada in the several sectors – manufacturing, agriculture and resource extraction. The first two of these depend on Ontario's rich resources. This paper will focus on resource extraction knowing that while it seems to support economic activity and therefore communities, it actually undermines the environment necessary to sustain communities and agriculture. Further, this paper will discuss the relationships between the extraction industry and the province at community, municipal and provincial levels. These relationships are complex and costly for the province. As a wise woman said "Gravel is complicated". While mining and forestry are also resource extraction industries, and while there are parallels and analogies between those and the extraction of aggregate, it is on the rock, sand, clay and gravel that this paper will focus.

Extraction creates an economic boost?

It is commonly believed that gravel pits or quarries create jobs. Community members see trucks coming and going. Municipalities see some portion of the levy coming to their limited coffers. Machine operators, blasters and other labour are required, and often live in nearby communities. This appearance of economic activity is deceptive: When the economy is active, there is demand for aggregate for a variety of uses; the extraction does not create the economic conditions but rather is a response to economic conditions. So, stimulus to extraction either by incentive measures or lightening some part of the industry's responsibilities is not a positive economic boost. The aggregate industry allows pits and quarries to remain dormant for decades between contracts without major economic impact on the surrounding communities, though with consequences for the environment only somewhat less than those during active periods.

Aggregate extraction has multiple costs for the province. The bulk of gravel, stone and sand are bought by municipalities and the Province. Roads and bridges consume them in their raw and processed states; the bills land on the desks of



government officials and are paid by the public. The industry in Ontario is largely weighted to multi-national corporations who are the players in the large projects which governments undertake. When a local municipality is contracting for materials and/or road work, they often find that the local company is owned by a larger one. This structure of the industry means that money flows out of Ontario to corporate head offices. That net outflow reduces the economic value of Ontario's economy. It would be better if Ontario's road construction were sourcing its materials from local producers which would result in much higher direct and indirect investments in Ontario than that to be anticipated from international bankers.

Extraction takes away!

By its very nature, extraction takes valued resources from the environment. Where this results in greater value in a full-cost equation, this could be deemed a good thing. In Ontario, Canada's most southerly province, agriculture is the largest industry. Because food travels from food to table, it engenders multiple additional jobs and processes along the way. Farmers work at planting and sowing; food processors work at capturing the flavour and nutrition; warehousing and transportation move the goods to local, national and international markets and consumers. Contrary to the extraction of cash from Ontario's economy, this results in an inflow to farm owners and their employees.

The vital contribution of agriculture to the province relies on a precious resource – topsoil. Fertile lands in Southern Ontario are valued around \$30 000 an acre. Given that 6 inches of topsoil is largely what generates this price, we can see its extraordinary monetary value. When extraction occurs, however, topsoil ceases to be available for agriculture. Worse, when it is shaped into berms alongside pits and quarries in a vain attempt to hide their view from passersby and to prevent waves of dust from sailing over, topsoil's microbial life ends, so soil fertility is damaged. That loss to agricultural potential is costly. In light of the extraction industry's negative impact on agricultural lands already under significant pressure, and in light of the presence of vast numbers of dormant and relatively inactive pits, there is an argument to be made for the closure of the pit license



application process in Ontario. Under that balanced approach, agricultural and recreational land uses would produce economic growth while inefficient and under-utilized operations would be rationalized.

Extraction costs in municipal and provincial road work.

The costs of extraction industries are largely borne by the public. This is a highly inefficient way to do business because it means that cost accounting is done by multiple public agencies at several levels. Municipalities' budgets are strained by the load which extraction puts on roads. Each new pit adds the potential for new stretches of road to require upgrading and resurfacing of haul routes. This extracts vital funds from road maintenance budgets that are needed to respond to winter conditions, for regular repairs or to replace surfaces which were paved with substandard materials in the same way as the Province experienced significantly short lifespans. This cost was created when contaminated aggregate was substituted for quality.

Currently, when aggregate moves longer distances, it travels on provincial highways. They are routinely pummelled by overloaded trucks. The Ministry of Transport inspections have revealed 10 to 20% excess loads on gravel trucks, representing an undue strain on roads, as well as a significant safety hazard. The costs of accidents on public highways are immeasurable when they take lives. Even when they do not, they spread costs among fire departments, local and provincial police forces, road repairs and reconstruction when surfaces are damaged or guard rails ploughed aside by trucks, and the high costs of hospitalization and rehabilitation of the injured. When gravel trucks crash, everything stops! – The vital movement of goods from producer to consumer, of just-in-time parts to manufacturers, of business people to their time-sensitive meetings or of workers to their punch-clock jobs are all affected adversely by the poor safety record of aggregate hauling. The aggregate industry needs to reconsider the how, the when and the why of hauling rock and smaller products around the province.



Aggregate does not need to move by truck. Were it to move by longer distances train, for instance, the infrastructure would be private and under federal jurisdiction reducing costs and liability for the Province. There are existing examples, particularly in Alberta, of efficient use of railways to move aggregate. Further, shipping aggregate by boat is practised in Ontario and could relieve the strain on current roads and/or the need to add lanes or highways.

Aggregate Costs the Public's Health

While aggregate production is supposed to be an “interim use”, its duration is such that it has significant health and other impacts on neighbouring communities. Dust produced during extraction routinely leaves the pit areas and spread to “sensitive receptors”, i.e., people. Included in that dust output is fine particulate matter, of under 2.5 microns in size, which a series of research papers including those by Public Health – Ontario, reveal to damage lungs, hearts and brains. That direct impact is complicated by yet another factor of quarrying, the haulage by diesel trucks whose negative impacts include the emission of fine particulate especially when idling at entry gates, loading or exiting and when accelerating from pits onto roads. While fine particulate matter is invisible to the human eye, the belching black fumes are seen by our eyes, sensed by our noses and suffered by our lungs. The presence of dust and fine particulate matter in the air engenders massive costs in health for members of the public and the public system offering it, as well as shortening productive life spans. Human conditions are economic conditions.

Public health is affected too when water quality or quantity from private, community or municipal wells is undermined by dewatering of pits, by below-the-water-table extraction, by the loss of filtration values of overburdens and gravel deposits, the diminution of headwater recharge zones as well as effects on surface water. When pits are dewatered, water tables fall, necessitating deeper drilling of wells. This costs well-owners. When pits open ground water to the sky, run-off, deposition from the air and other vectors can add contaminants to drinking water, necessitating more expensive filtration and treatment. When deep sand and gravel layers are removed above the aquifer, the rapid infiltration



of water means that the filtering process supplied naturally by the sand and gravel as in moraines, drumlins and alvars is lost. Emerging science provided by toxicologist Poh-Gek Forkert and others points to the need for filtration and entrapment of a number of toxins used currently, or historically and now banned. When source water recharge zones become smooth surfaces like roads, pits, parking areas in quarries, water sources dry up. There is unanimous agreement in the Legislature, for instance that “The Paris Galt Moraine is an essential water recharge area in Ontario’s largest watershed – the Grand River Watershed – purifying water at no cost to the citizens” and that “This is about conserving what nature can do for free, so I cannot think of a more fiscally responsible solution. Failure to act could put the government on the hook for hundreds of millions in water infrastructure”. This applies broadly across the province as does the necessity to sustain wetlands. Wetland loss has resulted in significant reductions in groundwater and surface water which effects domestic and industrial uses of water, and therefore has significant economic impact. If any of these processes allows chemical and/or biological contaminants to reach drinking water, the tragic results, like those at Walkerton, are immediate, early or painfully slow deaths. Dollars and cents don’t make sense of these losses.

Extraction is No Limit

There is no indication that Ontario needs any more gravel, rock, sand or clay. Not a single road, bridge or highway has come to a halt because of a lack of supply. Not a single skyscraper or foundation has been prevented because no aggregate was available. In fact, as regards roads, every indication is that Ontario uses too much aggregate in building them, the highest in Canada despite harsher climates elsewhere, and higher than adjacent American states where traffic volumes match or exceed ours. Is the province over-consuming and paying the price. Innovations in building materials see more and glass and steel in use, vastly diminishing the quantities of aggregate needed directly or indirectly. The resurgence of wood in exterior and interior construction suggests that this renewable resource might be more efficient as well as sustainable than a finite supply of aggregate. There seems little risk that potters will run out of mud.



Fortunately, Ontario's 'finite' supply is close to infinite. The report prepared for the MNRF by Larry Jensen, an accredited geologist, analyzes licences across the province and predicts from them a 100 to 200 year supply with existing licenses. From that you would deduce that Ontario needs no more licenses to be issued, freeing up MNRF staff to effectively monitor and enforce policies in an equitable and consistent manner and even to assist operators in the efficient workings of their equipment. (One inspector on a noise complaint realized that the screeching which produced calls to the office was a bearing that would cost thousands to replace and would result in long down-time. He recommended lubricants. Neighbours and employees had a more pleasant experience after lubrication and the gravel pit saw economic benefit). Additionally, MNRF staff could also be deployed to determine the actual amount of virgin aggregate available when accurate data has not been available beyond the licence amounts. To those efficiencies could be added a drive to rehabilitate the approximately 7 000 abandoned pits across the province, restoring them to productive uses, agricultural, recreational or other, and getting the province back on track with the work to move other depleted sites out of post-extractive neglect and into the hands of willing landowners. There is no crisis in supply; there wasn't in the 1970 despite industry crying "Wolf" and there won't be in the foreseeable future.

Ontario is further supplied with stone or crushed product when reprocessing occurs. This increases Ontario's supply and the horizon for adequate availability. It also moves from an intense consumption of energy to less one. While traffic is slowed by a machine which removes, melts and reapplies asphalt to roads, it is not brought to a stop as when truckloads of damaged road surfacing materials are hauled away, and new cement or asphalt is laid. Recycled aggregate has home uses as well, crushed brick pathways for example, when houses give way to higher and/or more modern structures. This industrial process also creates jobs in the proximity of the new project while saving provincial costs associated with haulage as previously described. Aggregate can be part of a circular economy, and by doing so can be perceived as both for the people who benefit from the jobs and the speed of transition from wreckage to new construction and for the people who live in rural areas which are spared destruction.



Three Heads are Better than One

The value of public consultations is that they bring together stakeholders from multiple sectors: those who work in the field, such as industry and ministry; those who live beside the field, such as individuals and community groups; and, scientists, such as academics whose research provides emerging knowledge which can result in current and future savings and accredited qualified consultants. Regarding the science community, we might have hoped that emerging science were more carefully listened too before the release of heavy liquid metals into the waters around the Reed Paper Mills, and might want to harken to the warnings that qualified consultants working with the best current knowledge and ethical interests would apply to operations and rehabilitation of aggregate extraction sites. It is fitting that aggregate policy be for the people who live with it, pay for it, and require it (and especially robust worker safety and residential health standards) for their continued benefit. Since industry players are in competition with each other, we should not have been surprised to see the collapse of the CornerStone Standards, nor the conflict among small versus large (and therefore international) companies evident in multiple cases. That leaves ministry staff to carry out the policy role, which means that some proponent-driven processes which the industry currently claims to struggle with could become the work of the Ministry of Natural Resources who would manage the processes, provide expertise, consult with the local, broader and scientific community, and to regulate in an equitable fashion extraction from approved sites in the interests of the people. Democracy is for the people and continues to engage people in decisions.



Recommendations

1. Adopt a balanced approach where agriculture and public investment outweigh the narrow interests of one small segment of resource extraction.
2. Stimulate the Ontario economy through a broad variety of investments in emerging industries, resource recovery, cost efficiencies, and broad consultations with stakeholders.
3. Encourage the location of industry in Ontario through procurement practices that prioritize local ownership and head offices.
4. Quantify resources; determine quality; and conserve the irreplaceable.
5. Show respect for the people as individuals and in community groups in a way that recognizes the profound attachment of rural people to productive land.

Ontario on the Rocks

A Report on the
Economic,
Social
and
Environmental
Consequences
of
Resource
Extraction

March 2019

Media Release

UCDSB Family Feedback Survey: Majority Supportive of Staff Efforts and School COVID-19 Precautions in Place

January 14, 2021 – From November 30 until December 9, the [Upper Canada District School Board](#) (UCDSB) surveyed UCDSB parents and guardians seeking feedback about the school year, specifically regarding the student program experience and COVID-19 precautions in place within our schools.

The survey received feedback from 5,170 parents/guardians from across all UCDSB schools and learning models, providing representation of 20% of UCDSB students.

Overall, the majority of respondents, across all learning models, are supportive and appreciative of staff efforts in both the classroom and online. Seventy-nine per cent of respondents with students in the in-person & synchronous models (K-12) agree/strongly agree their child is getting what they need to be successful, while 63 per cent in the asynchronous digital and 67 per cent of those in the asynchronous non-digital models reported the same.

Respondents also had the opportunity to provide feedback about improving the student experience. Common suggestions include: more access to school staff for remote learners, improved communication between parents/guardians and teachers/school, increased supports for student well-being, as well as more virtual field trips and school spirit days.

Other key survey findings include:

- 80 per cent of respondents agree/strongly agree their school has taken appropriate precautions to prevent or limit possible exposures to COVID-19.
- 75 per cent of respondents say their child enjoys school or is interested/excited about school most of the time.
- 30 per cent of respondents with students in the asynchronous digital model and 27 per cent asynchronous non-digital disagree/strongly disagree their child is getting what they need to be successful.

“The feedback we received from our families is truly valued as it gives us insight into what we are doing well and where we can improve. The fact that the majority of respondents felt that their child is receiving what they need to be successful is positive and motivating news for our entire school district. We recognize there are areas that need our attention and we have already turned our attention to seeing where we can improve the learning experience for our students,” says Stephen Sliwa, Director of Education.

The UCDSB is assessing feedback from respondents with students in the asynchronous learning model – a form of independent study - to determine how the learning experience can be improved, including providing clarity on delivery of instruction and improved materials. In addition, the UCDSB is working with staff to find ways to further connect with students who are learning remotely and encourage more interaction between synchronous students and their peers. Staff will continue to check-in on student well-being and assist students and parents with managing expectations and workloads.

Additionally, the school board, in partnership with the Student Senate, will conduct a secondary student survey by the end of February for direct student feedback.



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January 11, 2021

Premier Doug Ford
Legislative Building, Queens Park
Toronto, ON M7A 1A1

Dear Premier Ford:

Speeding on provincial, county and municipal roadways continues to put the lives of Ontarians at risk. While we have access to several tools to help mitigate speeding traffic, the one tool that is currently not fully available to us is Automatic Speed Enforcement (ASE) (aka Photo Radar). Over the past decade, in South West Oxford the vast majority of charges laid are for drivers travelling well in excess of the posted speed limit. The cost of providing police time for something that could be done through the use of technology is disturbing to our council. The Council feels that it would be far more effective to have police concentrate on other problems such as Break and Enters, illegal drugs and domestic problems.

We need a way to address the poor behaviours and habits that are putting our citizens at risk and tying up much needed first responder resources that could be better utilized to improve the well-being of our communities. Speeding, particularly through our small villages, creates community concerns for the safety and wellbeing of our children and other vulnerable members. We need your help.

In keeping with this The Council of the Township of South-West Oxford duly moved and carried the following resolution at the regular meeting held on January 5, 2021:

...RESOLVED that the Council of the Township of South-West Oxford provide direction to the Clerk to send a letter to the Premier, MPP Ernie Hardeman, AMO and all Ontario municipalities in support of the use of Automatic Speed Enforcement (photo radar) by municipalities.

Please help municipalities in the Province by passing the necessary regulations for municipalities to use ASE (if they choose) that will bring about the driving behavioural changes we need.

We look forward to your help with this issue.

Yours truly,

A handwritten signature in black ink that reads 'Mary Ellen Greb'.

Mary Ellen Greb, CAO

c.c. AMO, Honourable Ernie Hardeman, Ontario Municipalities



Municipality of Mississippi Mills
PENDING LIST
January 26, 2021

Title	Department	Comments/Status	Report to Council (Date)
Almonte Downtown Revitalizations - Follow-up Report on Cost Breakdown	Treasurer/Public Works	Special meeting and report detailing breakdown of costing to reflect water and sewer costs and other costs	Q1 2021
Storm Water Management - Finner Court Subdivision and Surrounding Area	Public Works	Staff to review Stormwater Maintenance schedule and report on conditions of dry-pond and municipal drain. Any capital projects to be brought forward to Council.	Q1 2021
Pedestrian Safety and Speed Limits on Gravel Roads	Public Works	Councillor Holmes Notice of Motion	Q1 2021
Review of ATV By-law	Public Works	Bring forward options for Schedule "A" of By-law 13-108 to determine appropriate roadway restrictions in Mississippi Mills. Focus on OVRT	Q1 2021
Integrated Vegetation Management Plan	Public Works	Staff to review Lanark County's plan and propose plans for Council to review (potentially including input from Agriculture Advisory Committee)	Q1 2021
Wild Parsnip Plan - Monarch Pledge	Public Works	To form part of the 2021 Wild Parsnip Management Plan	Q1 2021

Mill of Kintail Independent Model	CAO	\$10,000 for legal to set up model for independent model for Mill of Kintail	Q1 2021
Master Fire Plan Review	Fire	Strike a committee to review MFP and assess standards	Q1 2021
Public Consultation - Dog Park	Recreation and Parks and Recreation Advisory Committee	Conduct public consultation on potential new dog park in Mississippi Mills and report findings back to Committee of the Whole	Feb / March 2021
Review of Procedural By-law	Clerks	Postponed as a result of COVID-19	March 2021
Film Policy	Ec Dev/Culture	Recommendation from CEDC	Q2 2021
Review of Ctte Structure	Clerks	Standing and Advisories, Interview process staff and Council	Q2 2021
Museum Funding Review	Ec Dev/Culture	Review of Museum funding before 2022 budget approval	Q3 2021
Update Debt Management Policy	Finance	Referred to staff at Dec. 17, 2019 Council meeting. Likely to be brought forward with Long Term Financial Plan	December 2021
Communication of Downtown Revitalization Project	Public Works	Meeting with downtown businesses regarding revitalization project	TBD