



Municipality of Mississippi Mills

COUNCIL AGENDA

Tuesday, February 16, 2021

6:00 p.m.

E-participation

Pages

- A. CALL TO ORDER
- B. CONSIDERATION OF A CLOSED SESSION
None
- C. RISE AND REPORT
None
- D. O CANADA
- E. MOMENT OF SILENT MEDITATION
- F. ATTENDANCE
- G. APPROVAL OF AGENDA
Recommended Motion:
THAT the agenda be approved as presented.
- H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE
THEREOF
- I. APPROVAL OF MINUTES
Recommended Motion:
THAT the Council minutes dated February 2, 2021 be approved as presented. 3 - 7
- J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS
 - J.1. Presentation to Retired Mississippi River Power Corporation Board
Members
 - J.2. Peter Simcisko, Managing Partner, Watson and Associates Economists
Ltd. re: Development Charges Amendment 8 - 13
Recommended Motion:
THAT the deputation by Peter Simcisko, Managing Partner, Watson and
Associates Economists Ltd., re: Development Charges Amendment, be
received for information.

- J.3. **Robert Eves, CEO, and Lorne Heslop, former Board Member,**
Carebridge re: The Neighbourhood Tomato Community Farm
Recommended Motion:
THAT the delegation by Robert Eves, CEO, and Lorne Heslop, former
Board Member, Carebridge re: The Neighbourhood Tomato Community
Farm, be received for information. 14 - 19
- K. **PUBLIC MEETINGS**
None
- L. **COMMITTEE OF THE WHOLE REPORT** 20 - 21
Recommended Motion:
THAT Council approve the Committee of the Whole motions from the February
2, 2021 meeting.
- L.1. **Consent Reports and Minutes**
- L.2. **Winter Maintenance Sidewalks**
- L.3. **Repair to Emergency Management Generator**
- L.4. **Information List Item #4 – Town of Bracebridge Resolution re:**
Infrastructure Funding
- M. **BY-LAWS**
Recommended Motion:
THAT By-laws 21-010 to 21-011 be taken as read, passed, signed and sealed in
Open Council.
- M.1. **By-law 21-010 Safe Property** 22 - 29
- M.2. **By-law 21-011 OPA 27 Houchaimi Seniors' Residence (Houchaimi**
Holdings Inc) 30 - 93
- N. **ANNOUNCEMENTS AND INVITATIONS**
- O. **CONFIRMATORY BY-LAW**
Recommended Motion:
THAT By-law 21-012 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 16th day of February, 2021, be read, passed, signed and sealed in Open
Council this 16th day of February, 2021.
- P. **ADJOURNMENT**
Recommended Motion:
THAT the meeting be adjourned at x:xx p.m.



The Corporation of the Municipality of Mississippi Mills

Council Meeting

MINUTES

February 2, 2021

4:30 p.m.

E-participation

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
Christine Row, CEO/Chief Librarian

A. **CALL TO ORDER**

Mayor Lowry called the meeting to order at 4:31 p.m.

B. **CONSIDERATION OF A CLOSED SESSION**

Resolution No 017-21

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT Council enter into an in camera session at 4:47 p.m. re: advice that is subject to solicitor-client privilege, including communications necessary for that purpose (*Municipal Act* s. 239 2(f)) and personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act* s. 239 2(b))

CARRIED

B.1 Solicitor Client Privilege

B.2 Committee Member Selection

C. RISE AND REPORT

C.1 Solicitor Client Privilege

Council provided direction to their solicitor regarding a vexatious litigant.

C.2 Committee Member Selection

Deputy Mayor Minnille declared a pecuniary interest on item B.2 Committee Member Selection as family member employed.

Resolution No 018-21

Moved by Councillor Maydan

Seconded by Councillor Holmes

THAT Council accepts the recommendation of the Board Member Selection Committee and appoint Mr. Patrick McNeil and Mr. David Goldsmith to the Mississippi River Power Corporation for a term commencing February 3, 2021 and concluding at the Annual General Meeting for fiscal 2024.

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

The Clerk announced attendance.

G. APPROVAL OF AGENDA

Resolution No 019-21

Moved by Councillor Guerard

Seconded by Councillor Dalgity

THAT the agenda be approved as presented.

CARRIED

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Deputy Mayor Minnille declared a pecuniary interest on item B.2. Committee Member Selection as family member employed.

I. APPROVAL OF MINUTES

Resolution No 020-21

Moved by Councillor Ferguson

Seconded by Councillor Maydan

THAT the Council minutes dated January 26, 2021 be approved as presented.

CARRIED

J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

J.1 Jim Mountain, Community Planner Associate for Big Thinking re: Almonte Library Space Needs

Jim Mountain, Community Planner Associate for Big Thinking, provided an overview of the Almonte Library space needs report which included a history of the library building, the results of the analysis process and consultations with staff and public, space allocations, designs, costs and preferred options.

Resolution No 021-21

Moved by Councillor Maydan

Seconded by Councillor Dalgity

THAT the delegation by Jim Mountain, Community Planner Associate for Big Thinking re: Almonte Library Space Needs, be received for information.

CARRIED

K. PUBLIC MEETINGS

None

L. COMMITTEE OF THE WHOLE REPORT

Resolution No 022-21

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT Council approve the Committee of the Whole motions L.1 to L.6 and L.8 from the January 26, 2021 meeting;

AND THAT item L.7 Information List #02-21 Item #4 - Gravel Watch Ontario Letter re: Ontario on the Rocks, be pulled for further consideration.

L.1 Consent Reports

L.2 Official Plan Amendment (OPA) 27 - Houchaimi Seniors' Residence (Houchaimi Holdings Inc)

L.3 Fire Protection Agreement to Provide Automatic Aid

L.4 Countdown Public Art Legacy Project

L.5 Live Streaming Service Upgrade

L.6 Notice of Motion - Mayor Lowry - 2021 Census of Population

**L.8 Information List #02-21 Item #6 - Township of South-West Oxford
Resolution re: Automatic Speed Enforcement (Photo Radar)**

**L.7 Information List #02-21 Item #4 - Gravel Watch Ontario Letter re:
Ontario on the Rocks**

Resolution No 023-21

Moved by Councillor Guerard

Seconded by Councillor Maydan

THAT Council direct staff to share contact information for the Stone, Sand, and Gravel Association on the municipality's website.

CARRIED

M. BY-LAWS

M.1 By-law 21-008 Delegated Authority Amendment - Expropriation

Resolution No 024-21

Moved by Councillor Guerard

Seconded by Councillor Holmes

THAT By-law 21-008 be read, passed, signed and sealed in Open Council.

CARRIED

N. ANNOUNCEMENTS AND INVITATIONS

Councillor Holmes - Congratulations to Christine Row, CEO/Chief Librarian on her radio interview regarding the services the Mississippi Mills libraries provide.

Deputy Mayor Minnille - Announcement of 2nd grandchild, a healthy baby boy!

Mayor Lowry - Country Haven and Fairview Manor residents have now been vaccinated

O. CONFIRMATORY BY-LAW

Resolution No 025-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Ferguson

THAT By-law 21-009 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 2nd day of February 2021, be read, passed, signed and sealed in Open Council this 2nd day of February 2021.

CARRIED

P. ADJOURNMENT

Resolution No 026-21

Moved by Councillor Maydan

Seconded by Councillor Guerard

THAT the meeting be adjourned at 6:45 p.m.

CARRIED

Christa Lowry, MAYOR


Cynthia Moyle, ACTING CLERK



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Introduction

Development Charges



- Purpose of Development Charges D.C.s is to recover the capital costs associated with residential and non-residential growth within a municipality
- Municipalities are empowered to impose D.C.s via the Development Charges Act, 1997 (D.C.A.)
- The Municipality of Mississippi Mills D.C. By-law 18-88 came into effect on January 1, 2019

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Introduction

Development Charges Update Study and By-law Amendment



- D.C. Update Study prepared to amend the Municipality's 2018 D.C. Background Study and By-law 18-88
- Purpose of the proposed D.C. by-law amendment is to:
 - Reflect recent amendments to the D.C.A. made through the *More Homes, More Choice Act*, and *COVID-19 Economic Recovery Act*, including:
 - Changes to the D.C. recoverable costs (i.e. removal of the 10% statutory deduction, updates to capital cost estimates and reallocation of service specific growth-related studies); and
 - Changes to the timing of calculation and collection of D.C.s and statutory exemptions
- All other components of the 2018 D.C. Background Study and D.C. By-law 18-88 remain unchanged

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2021 D.C. Amendment

Changes to D.C. Eligible Costs



- Removal of the 10% statutory deduction from the calculation of the charge
- Changes to projects:
 - Addition of Transportation Master Plan
 - Addition of D.C. Amendment
 - Scope change for the Almonte library expansion

Service	Residential		
	2018 D.C. Study	2021 D.C. Amendment	Change
Municipal Wide Services			
Services Related to a Highway	\$ 8,504,712	\$ 8,539,437	\$ 34,725
Fire Protection Services	\$ 208,605	\$ 208,605	\$ -
Parks and Recreation Services	\$ 1,931,902	\$ 2,171,232	\$ 239,330
Library Services	\$ 1,094,467	\$ 1,339,078	\$ 244,611
Growth-Related Studies	\$ 83,214	\$ 170,114	\$ 86,900
Child Care Services	\$ 205,184	\$ 228,711	\$ 23,528
Rural Services			
Septage Services	\$ 81,862	\$ 81,862	\$ -
Urban Services			
Wastewater Services	\$ 3,651,249	\$ 3,651,249	\$ -
Water Services	\$ 4,563,818	\$ 4,563,818	\$ -

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2021 D.C. Amendment

Comparison of current and calculated rates (indexed to 2021)



Service	Residential (Single Detached Unit)		Non-Residential (per sq.ft. of G.F.A.)	
	Current	Calculated	Current ¹	Calculated
Municipal Wide Services:				
Services Related to a Highway	3,920	3,935	2.37	2.37
Fire Protection Services	96	96	0.05	0.05
Parks and Recreation Services	1,895	2,131	0.27	0.30
Library Services	1,073	1,314	0.15	0.18
Child Care Services	211	236	-	-
Total Municipal Wide Services	7,195	7,712	2.84	2.90
Rural Services				
Septage Services	82	82	0.05	0.05
Total Rural Services	82	82	0.05	0.05
Urban Services				
Wastewater Services	3,497	3,497	1.31	1.31
Water Services	4,757	4,757	1.10	1.10
Total Urban Services	8,254	8,254	2.41	2.41
Growth-Related Studies				
Rural	70	56	0.04	0.02
Urban	70	135	0.04	0.04
GRAND TOTAL RURAL AREA	7,347	7,850	2.93	2.97
GRAND TOTAL URBAN AREA	15,519	16,101	5.29	5.35

¹ Excludes 50% deduction of Municipal-Wide Services for Commercial and Institutional

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D.C. By-law Policies

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D.C. By-Law Policies



- **Except for the following revisions, policies contained within By-law 18-88, remain unchanged**
- Rental housing and institutional developments will pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
- Non-profit housing will pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
- D.C. for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day the application is made
 - Charges to be frozen for a maximum period of 2 years after planning application approval

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D.C. By-Law Policies

Interest Charges



- Interest on installment payments and charges calculated at Site Plan or Zoning By-Law Amendment application will be imposed as identified the Municipality's Development Charges Interest Rate Policy (currently being developed)
 - Interest on installments to be charged at the Bank of Canada Prime lending rate + 2 percentage points
 - Interest on the "D.C. freeze" to be charged based on the Statistics Canada Non-residential Building Construction Price Index
 - These interest rates will be fixed throughout the duration of the "D.C. freeze" and installment period

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D.C. By-Law Policies

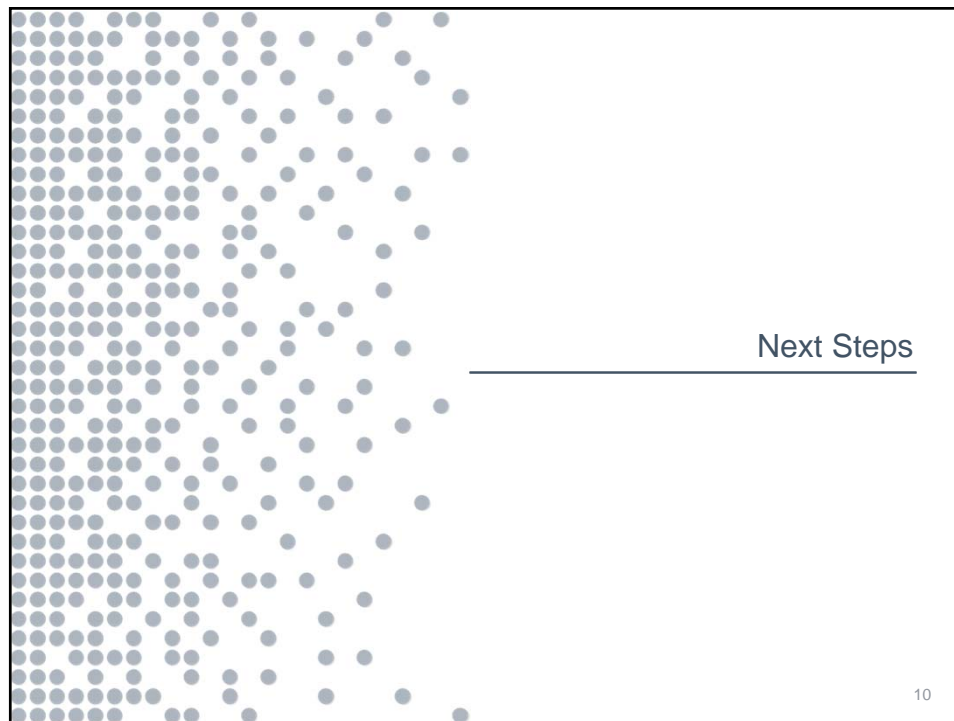
Statutory Exemptions



- Residential intensification (within existing residential buildings or structures ancillary to existing residential buildings):
 - May add up to two apartments for a single detached home as long as size of home doesn't double
 - Add one additional unit in medium & high density buildings
- The creation of a second dwelling unit in prescribed classes of new residential buildings, including structures ancillary to dwellings

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Next Steps



- D.C. Update Study and amending D.C. by-law available to the public – February 18, 2021
- Finalize Development Charges Interest Rate Policy
- Public Meeting
- Council to approve D.C Update Study, as amended, and consider adoption of amending D.C. By-law – April 20, 2021

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The Neighbourhood Tomato Community Farm Project A Centre of Excellence in Sustainable Community Development

The Neighbourhood Tomato Community Farm Project will build upon the mission of the already thriving Community Gardens network to expand locally-grown sustainable food production and empower the community to improve food security for vulnerable populations in a time of recovery for Mississippi Mills

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Objective- Municipal Partnership

Requesting collaboration and partnership with municipality to develop Farm Project as the Centre of Excellence in Sustainable Community Development

Identify municipal sites for multiple Farm Project uses:

- ▶ 5-6 acres for organic farm operations
- ▶ 3-4 acres in smaller parcels for orchard, tree nursery, outdoor community space, etc.
- ▶ 8-10 acres in total, including parking

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3 Pillars of Service
 Seniors' Services
 Affordable Housing
 Developmental Services

The ABCD Model

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Community Development Neighbourhood Tomato Community Gardens

- ▶ Community Garden Network-
 Almonte Library, Augusta Street
 Park, Mississippi Mills Youth
 Centre
- ▶ Great Veggie Grow Off- annual
 event, over 16 tons of fresh
 produce was donated this year to
 area food banks
- ▶ 75 fruit trees planted 2010-
 Almonte, Appleton, Blakeney,
 Clayton, Pakenham
- ▶ Community oven built in 2016



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Project Elements and Outputs

- ▶ Community Organic Farm- farm operations
 - ▶ fruit tree orchard
 - ▶ native tree nursery
- ▶ Education- sustainability education/ farm workshops
 - ▶ online training/demonstration projects
 - ▶ links to school curriculum- Bill 216- Food Literacy Act
- ▶ Employment- youth and senior employment
 - ▶ expansion of Community Garden volunteer network
 - ▶ youth/seniors' centre's tree sales program
- ▶ Waste Diversion- farm and community compost
 - ▶ reduction/reuse of equipment
 - ▶ in-kind donations of equipment, resources
- ▶ Community Marketplace- seasonal markets
 - ▶ Great Veggie Grow Off
 - ▶ community events



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The Neighbourhood Tomato Community Farm

The Triple Bottom Line- Economics, Society, Environment

Deeper community engagement	Sustainability education	Engaged environmental stewardship
Actions: Community development to encourage volunteerism and build capacity of citizens	Actions: Sustainability education programs Demonstration projects	Actions: Use of sustainable agricultural practices Local distribution
Outcome: Development of a culture of service Empowerment of citizens	Outcome: Increased community awareness of need for sustainable practices	Outcome: Community positively influenced by sustainable actions
Goal: Increased Food Security for Mississippi Mills Increased access to nourishing food for vulnerable populations Improved wellbeing and quality of life		

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Community Support- Experts and Advisors

- ▶ Ron Ayling, Master Arborist
- ▶ James Coupland, PhD, crop researcher
- ▶ Allan Goddard, Master Gardener
- ▶ Gordon Harrison, Director, Climate Network Lanark
- ▶ Lorne Heslop, agriculture specialist, former Carebridge board member
- ▶ David Hinks, Master Gardener, Lanark County Food Bank board member
- ▶ Scott Hortop, compost researcher
- ▶ Ed Lawrence, CBC Radio host, Master Gardener
- ▶ Karen Lomas, Chair, Lanark County Food Bank
- ▶ Cheryl Nash, Chair, EcoPerth
- ▶ Don Palmer, former Executive Director, Causeway Community Services
- ▶ Tammy Parent, Manager, Lanark County Food Bank
- ▶ Scott Sigurdson, Owner, Indian Creek CSA

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Community Support- Partners and Allies

- ▶ Town of Mississippi Mills
- ▶ Mississippi Mills Youth Centre
- ▶ Hunger Stop/Lanark County Food Bank
- ▶ Neighbourhood Tomato Community Gardens
- ▶ Climate Network Lanark
- ▶ Mississippi Madawaska Land Trust
- ▶ Mississippi Mills schools
- ▶ Mississippi Mills Public Libraries
- ▶ Long-term care facilities
- ▶ Local service clubs- agricultural groups, Civitan, Lions
- ▶ Large traditional farms and small community supported farms
- ▶ Local businesses- food retailers, local restaurants
- ▶ Local citizens



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Funding Opportunities

- * Perth and District Community Foundation- **\$14,000- secured funding for feasibility study and project development, through Perth and District Community Foundation, beginning February 2021**
- * Tree Canada- **\$3500- funding decision pending**
- Town of Mississippi Mills
- United Way East Ontario
- Lanark County
- Valley Heartland Community Futures Corporation
- Trillium Foundation
- The Federation of Canadian Municipalities
- Agriculture and Agri-Food Canada
- In-kind donations/contributions- farm equipment, materials, resources, land



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Project Timelines

Year 1 Summer 2020	Year 2 Spring 2022	Year 3 Spring 2023
Growth of Community Garden network (new and existing sites)	Expansion of Garden network to all wards	Increase in Garden network community services
Early Community Farm Project development	Secure land to begin Farm Project operations	All Farm Project elements in active operations

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Thank You!





REPORT OF THE COMMITTEE OF THE WHOLE February 16, 2021

The following is the Committee of the Whole report from February 2, 2021 meeting.

Consent Reports

L.1. Consent Reports and Minutes

THAT the following consent reports and committee minutes be received:

1. Library Board Minutes - December 17, 2020

Staff Reports

L.2. Winter Maintenance Sidewalks

THAT Council direct staff to complete a sidewalk review on all sidewalks and report back with recommendations for inclusion of Class 3 sidewalks in the winter maintenance program.

L.3. Repair to Emergency Management Generator

THAT Council approve the repair of the backup generator at the firehall / emergency management operations centre and the repairs be funded from reserves.

Notice of Motion

None

Information List #03-21

L.4. Item #4 – Town of Bracebridge Resolution re: Infrastructure Funding

THAT Council support the motion from the Town of Bracebridge re: Infrastructure Funding;

AND THAT Council request the Federal and Provincial Governments provide immediate broad and substantial municipal funding opportunities for well-planned, shovel-ready projects already prioritized under municipal asset management plans to provide immediate stimulus to the local,

provincial and the federal economies in order to rebound from the impact of the COVID-19 pandemic;

AND THAT this resolution be forwarded to the Right Honourable Prime Minister of Canada; the Federal Minister of Infrastructure and Communities; the Honourable Premier of Ontario; the Ontario Minister of the Finance; the Ontario Minister of Infrastructure; the Ontario Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario (AMO); the Federation of Canadian Municipalities (FCM); and the Local Member of Parliament (MP).

Submitted by,

Reviewed by,

Cynthia Guerard,
Committee of the Whole Chair

Cynthia Moyle,
Acting Clerk

CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-010

BEING a by-Law respecting the cleaning up of yards and vacant lots in the Municipality of Mississippi Mills.

WHEREAS Clauses 5 and 6 of Section 11(2), and Sections 127, 128 and 131 of the *Municipal Act 2001, S.O. 2001, c. 25*, as amended, authorizes municipalities to pass by-laws for requiring the cleaning and clearing of yards, for prohibiting the depositing of refuse on private and public lands; and for prohibiting automotive wrecking yards; and

WHEREAS Section 127 of the *Municipal Act 2001, S.O. 2001, c.25*, as amended, permits a municipality to pass by-laws requiring an owner or occupant of land to clean and clear the land, not including buildings, or to clear refuse or debris from the land, not including buildings, and for regulating when and how such matters shall be done, for prohibiting the disposal of refuse or debris on land without the consent of the owner or occupant of land and for defining "refuse"; and

WHEREAS Section 446 of the *Municipal Act 2001, S.O. 2001, c. 25*, permits a municipality to enact a by-law to require that a matter or thing be done by a person, and in default the matter or thing may be done by the municipality at the person's expense, and further that the costs of doing so may be added to the tax rolls and collected in the same manner as taxes; and,

WHEREAS it is deemed desirable to enact this by-law to extend the useful life of individual Property, to enhance the quality of communities and neighborhoods, and to ensure the continued enjoyment of property for residents and property owners in the Municipality.

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

1. **Application**

This by-law shall apply to all Urban Property within the Municipality of Mississippi Mills which are used for residential, commercial, industrial, and institutional purposes.

2. **Definitions:**

"agricultural occupation" means activities associated with farming practices as defined by OMAFRA including maple syrup operations, firewood lots, organic market gardens,

"boulevard" means the area between the right-of-way limit and the curb. Also referred to as "road edge" in this document. See also "inner boulevard" and "outer boulevard".

"corporation" means the Corporation of the Municipality of Mississippi Mills.

"debris" see *'refuse'*.

"derby car" means a motor vehicle designed or intended to be used in a Demolition Derby.

"inner boulevard" means that portion of the road edge between the curb and the sidewalk.

"Municipality" means the Corporation of the Municipality of Mississippi Mills.

"nuisance plant" means an organic type of plant that may commonly be a nuisance type plant.

"occupant" means a person who is in physical possession of premises or, a person who has responsibility for and control over the condition of premises or, the activities there carried on, or control over persons allowed to enter the premises, even if there is more than one occupant of the same premises.

"owner" means the registered owner of the property.

"officer" means a person appointed by the Municipality as a by-law enforcement officer/property standards officer to enforce the lawful By-Laws approved by the Council of the Corporation of Mississippi Mills.

"property" means a building or structure or part of a building or structure and includes the lands and premises appurtenant thereto and, all mobile homes, portable-structures, fences and erections thereon whether heretofore or hereafter erected and includes vacant property, private and/or public property.

"refuse" or "debris" means any article, thing or matter that has been cast aside or discarded or abandoned, whether of any value or not, or that has been used up in whole or in part, or expended, or worn out in whole or in part; without restricting the generality of the foregoing, refuse or debris may also include the following general examples:

- a) garbage, garbage bags, rubbish, junk or litter;
- b) accumulations or piles of grass clippings, tree and garden cuttings, brush and leaves which are not part of a horticultural or composting process;
- c) used containers such as cardboard boxes, glassware, bottles, plastic containers, metal barrels and tin cans;
- d) discarded paper, paper products, cardboard, clothing;
- e) unused, discarded or inoperable household or commercial items, examples may include appliances, furniture, plumbing fixtures, machinery parts, pipes, water or fuel tanks;
- f) any unused, abandoned, dismantled or inoperative equipment;

- g) any wrecked, dismantled, discarded vehicles, inoperable motor vehicles, automotive parts or accessories, mechanical parts, un-mounted or mounted tires and rims, accessories, or adjuncts to any vehicle;
- h) and all-terrain vehicle, motor home, motorized snow vehicle, motorized recreational vehicle or camper, traction engine, farm or lawn tractor, road-building machine or a vehicle drawn, propelled or driven by any kind of power, including horse power or manpower, boat, watercraft or trailer or part thereof, which is in a wrecked, discarded, dismantled, inoperative or abandoned condition unless it is necessary for the operation of a business lawfully situated on the property;
- i) broken concrete or asphalt pavement or other unused or unusable building materials;
- j) damaged, discarded, unused or stored materials resulting from or as part of construction, alteration, right-of-way or demolition of any building or structure, or old or decayed lumber;
- k) any waste materials, feces, objects or conditions that may create a health, fire or accident hazard or are unsightly;
- l) dilapidated, collapsed or partially constructed structures which are not currently under construction or repair; and
- m) dead, diseased, decayed, or damaged trees or brush not intended for heating purposes but does not include neatly stacked firewood in a rear or side yard.

“registered mail” means an item delivered to and/or notified to the recipient by Canada Post of an item required to be picked up and signed for to acknowledge receipt of same.

“repair” means the provision of such facilities and the making of additions or alterations or the taking of such action as in restoring, renovating or mending as may be required so that the property shall conform to the standards as established in this by-law.

“right-of-way” means property that is owned by another but where another person or property owner has a right to cross.

“road allowance” means the corridor of land owned by a municipality within which a finished road surface may or may not be located. This also includes the road pavement or other surfaces and/or boulevards on either side including drainage ditches.

“safe property notice” means a notice as set out in Appendix "A" of this By-law.

“stagnant” means water that is untreated or having no current or flow, often having an unpleasant smell and appearance, can become a breeding location for insects, or pose a hazard to health because of its condition.

“urban lands” means land situated within the geographical boundaries of the Ward of Almonte, the Hamlets of Clayton, Blakeney, Pakenham and Appleton, whose boundaries are identified in the Municipality’s Zoning By-law and within all registered plans of subdivision.

"*vehicle*" means the following, examples are: automobile, motorcycle, motor assisted bicycle, traction engine, farm tractor or farm machinery, road building machine, construction vehicle, bulldozer, backhoe, excavator, grader, asphalt spreader, earth mover, compactor, crane, lift, skid steer, generator, welder or other vehicle, motorized snow vehicle, off road vehicle, trailer, boat, bicycle, or any vehicle drawn, propelled or driven by any kind of power, including but not limited to mechanical power, muscular power or wind power.

"*yard*" in urban lands, means the land around or adjoining to the whole or any part of a residential, commercial, industrial, or institutional property and used or capable of being used in connection with the property; and for estate lots, it generally refers to the lawn portion of a property.

3. Scope

This By-law includes all urban Property within the Municipality of Mississippi Mills but does not mean to prevent a farm operation or practice meeting the definition of "agricultural operation" and "normal farm practice" under the *Farming and Food Production Protection Act*, 1998, SO 1998, c.1 as amended from carrying out a normal farm practice as provided for and defined under that Act and/or provisions described under OMAFRA.

4. General Standards

a) Every *owner*, tenant or *occupant* of *property* shall maintain said *property* to be clean and free from *refuse* and/or *debris*.

b) Every *owner*, *tenant* or *occupant* of *property* shall keep the vegetation on the *property* maintained so that its height is maintained not to exceed a maximum of approximately 15 cm (6 inches) but does not include edible crops and, to be free from any overgrowth of plants deemed objectionable such as, but not exclusive to the following: dandelions, ragweed, thistles, burdocks, wild parsnip and/or any other plants that may commonly be described as a *nuisance plant*. Any noxious weeds must be controlled and or removed from the *property* as required by the Provincial "Weed Control Act".

c) Grass or improved surfaces adjacent to a private *property*, within the "*road allowance*", between the private *property* and the road curb line and/or road edge of pavement referred to as the inner or outer boulevard shall be maintained in a state of good *repair* as set out in this by-law by the *owner*, tenant or *occupant* of the adjacent private *property*, and kept in a clean, clear and safe condition. *Property* located in the following zones, as designated in the Comprehensive Zoning By-law as amended, shall be exempt from the above provision: Agricultural (A), Rural (RU), Environmental Protection (EP), Environmental Hazard (EH) unless developed, Open Space (OS), Parks & Recreation (PR), Development lands (D) and any exception zones to these zones.

d) Every *owner*, tenant or *occupant* of *property* shall keep hedges, shrubs, and trees adjacent to a public sidewalk, walkway, neighbouring property to be cut and

trimmed so as not to encroach onto the sidewalk, walkway, roadway and neighbouring property to allow safe, unhindered passage by pedestrians or *vehicles*.

e) No person shall throw, place or deposit, or permit any person to throw, place or deposit, any *refuse, debris or aggregate* / organic material as herein defined on any *property* within the Municipality without the written consent of the *property owner*, and, only then in accordance with this by-law.

f) Every *owner*, tenant or *occupant* shall keep their *property* free and clear of infestations of injurious insects, termites, rodents, vermin or attract other pests including wildlife but does not include attracting birds and bees.

g) No unused, inoperative, unlicensed, uninsured motor *vehicles, derby cars*, vehicle parts, other inoperative or derelict equipment or machinery shall be stored on the *property* unless, the subject item(s) are stored in a side or rear yard and, that the subject item(s) are screened from view from any street and/or, from any other residential *property* and/or, the subject item(s) are, stored out of sight in an enclosed structure. One motor vehicle undergoing restoration may be stored outside under a cover designed for motor *vehicles (no loose tarps)*.

h) No *owner*, tenant or *occupant* of land shall keep the following, a swimming pool, hot tub, wading pool or artificial pond, unless it is maintained in good working condition and, free of stagnant water, algae, scum, discolored water and would not meet pool condition standards for swimming or hot tub use.

i) No *owner* or *occupant* shall permit water discharge from roofs, land, sumps, buildings, or pool drainage onto a neighbouring *property*. Water shall not be discharged on to public *property* such as a sidewalk, a roadway/highway or into the municipal sewer system without written approval from the municipality, this does not apply to natural slopes, engineered swales directing water to catch basins.

j) No person shall allow a bin to be loaded above the recommended height or over the top of the container.

5. Liability

Pursuant to Section 448 of the *Municipal Act 2001, S.O. 2001, C. 25*, as amended, no proceeding for damages or otherwise shall be commenced against a member of Council or an *officer*, employee or agent of the municipality or a person acting under the instructions of the *officer*, employee or agent for any act done in good faith in the performance or intended performance of a duty or authority under this by-law for any alleged neglect or default in the performance in good faith of the duty or authority.

6. Right of Entry

Pursuant to Section 435 and 436 of the *Municipal Act 2001, S.O. 2001, c.25*, as amended, an *officer* may enter upon *property*, at any reasonable time, for the

purpose of carrying out inspections of or on such *property* to determine whether the provisions of this by-law are being complied with. In accordance with the provisions of Section 426(1) of the *Municipal Act 2001*, S.O. 2001, c.25, as amended, no person shall hinder, interfere with, or otherwise obstruct, either directly or indirectly, an *officer* in the lawful exercise of their power or duty under this *by-law*.

An employee of the Corporation shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant.

7. Administration and Enforcement

a) When any property is not maintained to the requirements of this by-law, the *officer* will notify the *property owner*, *occupant*, or other person responsible for the maintenance of the property by attending the property to speak with the owner/occupant, leaving a business card and advising of the concerns. Any questions regarding who complained will always be answered with 'I was driving by and noticed the property did not meet the Safe Property By-Law and stopped by.'

b) When any *property*, after being advised about the concerns by the above, and that the property does not maintain the requirements of this by-law, the *officer* will notify the *property owner*, *occupant*, or other person responsible for the maintenance of the property and if it fails to comply with the *Safe Property By-Law* and that the *property* has not been brought into compliance with the provisions of the by-law within a specified period, but not less than 24 (twenty-four) hours from the date of the notification;

c) The *Safe Property Notice* shall then be delivered to the property owner, occupant, or other person responsible for the maintenance of the property, by *Registered Mail*, to the last known address of the *owner as shown on the tax assessment rolls* of the municipality, or *delivered personally*, or *sent electronically*, or issued *verbally* by phone, to the *owner* or *occupant* and/or a person responsible for the *property*.

d) Where the property owner/occupant is served and refuses to or fails to comply with the '*Safe Property Notice*' the officer may initiate corrective actions to bring the *property* into compliance with the provisions of this by-law. The costs associated with the work done to bring the *property* into compliance may be recovered by adding the costs to the tax roll and collecting them in the same manner as taxes, pursuant to Section 446(3) of the *Municipal Act 2001*, S.O. 2001, C.25, as amended. The Municipality may apply an administration fee in accordance with the Fees and Charges Bylaw.

e) Where a 'Safe Property Notice' has been served on the *occupant*, pursuant to section 7 a), and, the requirements of the Safe Property notice have not been complied with, the officer will notify the *property owner* of the violation and, if requested, provide the property owner with a copy of the Safe Property Notice served on the *occupant*. If the property owner and/or the occupant refuses or fails to comply with the Safe Property Notice, then the provisions of section 7 b) shall apply.

f) Where a *Safe Property Notice* has been issued under section 7 a) or 7 c) the 'Safe Property Notice' will remain in full effect for a period of six (6) months from the date of issue or until rescinded, in writing, by a Property Standards Officer.

8. Power of the Corporation to Repair

- a) If the owner or occupant of a property, having been served with the Safe Property Notice, fails to comply with the notice or to take required action, the Municipality may take remedial action to have the property repaired or brought into compliance with the by-law.
- b) For the purposes of Subsection 8a) employees or agents of the Municipality may enter the property at any reasonable time without a warrant to correct the violations stated in the Safe Property notice.
- c) The Municipality will not be liable to compensate an owner, occupant or any other person having an interest in the property by reason of any action performed by or on behalf of the Municipality enforcing the provisions of this By-Law.
- d) The Municipality shall establish a lien on the land for the amount spent in connection with the repairs or remedial action taken under Subsection 8a), and the amount shall be deemed to be municipal real property taxes and may be added by the Municipal Treasurer to the collector's roll and collected in the same manner and with the same priorities as municipal real property taxes as provided for in the Municipal Act 446 (3).

9. Penalty

- a) Any person who contravenes any provision of this by-law is guilty of an offence, and upon conviction is liable to the penalties as provided for in the *Provincial Offences Act*, R.S.O. 1990, c.P.33 as amended.
- b) A person who is convicted of an offence under this by-law is liable, for each day or part of a day that the offence continues, to a minimum fine of \$200.00 and a maximum fine of \$10,000.00 and the total of all the daily fines for the offence is not limited to \$100,000.00, as provided for in subsection 429(3)2 of the Municipal Act, 2001, S.O 2001, c.25, as amended.

10. Validity

- a) Should a court of competent jurisdiction declare a part or whole of any provisions of this by-law to be invalid or of no force and effect, the provision or part is deemed severable from this by-law. It is the intention of Council that the remainder survives and be applied and enforced in accordance with its terms to the extent possible under the law to protect the public by ensuring a minimum standard for maintenance of yards is maintained.
- b) Where a provision of this by-law conflicts with the provisions of another by-law, Act or Regulation in force within the Municipality, the provisions that establish the higher standards to protect the health and safety of persons shall prevail.

11. Enactment

This by-law shall come into full force and effect on the day of its passing and shall be known as; "The Safe Property By-law".

BY-LAW read, passed, signed, and sealed in Open Council this 16th day of February, 2021.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-011

BEING a By Law to Adopt Amendment No. 27 to the Mississippi Mills Community Official Plan.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills held a public meeting on December 15, 2020 respecting a proposal to change the land use designation on the subject lands;

AND WHEREAS Committee of the Whole has recommended to Council to enact and pass Official Plan Amendment No. 27 at its January 26, 2021 meeting;

AND WHEREAS the Council has reviewed the information and material and has considered public comments as they relate to this amendment and has passed Resolution No 022-21 on February 2, 2021 endorsing Committee of the Whole's recommendation;

AND WHEREAS the Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Municipality of Mississippi Mills to permit said land use designation;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, hereby **ENACTS** as follows:

1. That Amendment No. 27 to the Mississippi Mills Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Lanark for the approval of the aforementioned Amendment No. 27 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed and sealed in open Council this 16th day of February 2021.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

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

"Houchaimi Seniors' Residence"

**Part of the East 1/2, Lot 14 on Concession 10 Plan
Almonte Ward, Municipality of Mississippi Mills**

February 2021

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

The attached explanatory text constituting Amendment No. 27 to the Community Official Plan of the Municipality of Mississippi Mills was prepared for and recommended to the Council of the Corporation of the Municipality of Mississippi Mills.

This Amendment to the Community Official Plan of the Municipality of Mississippi Mills was adopted by the Corporation of the Municipality of Mississippi Mills in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, by By-law No. 21-011 passed on the 16th day of February 2021.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

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.

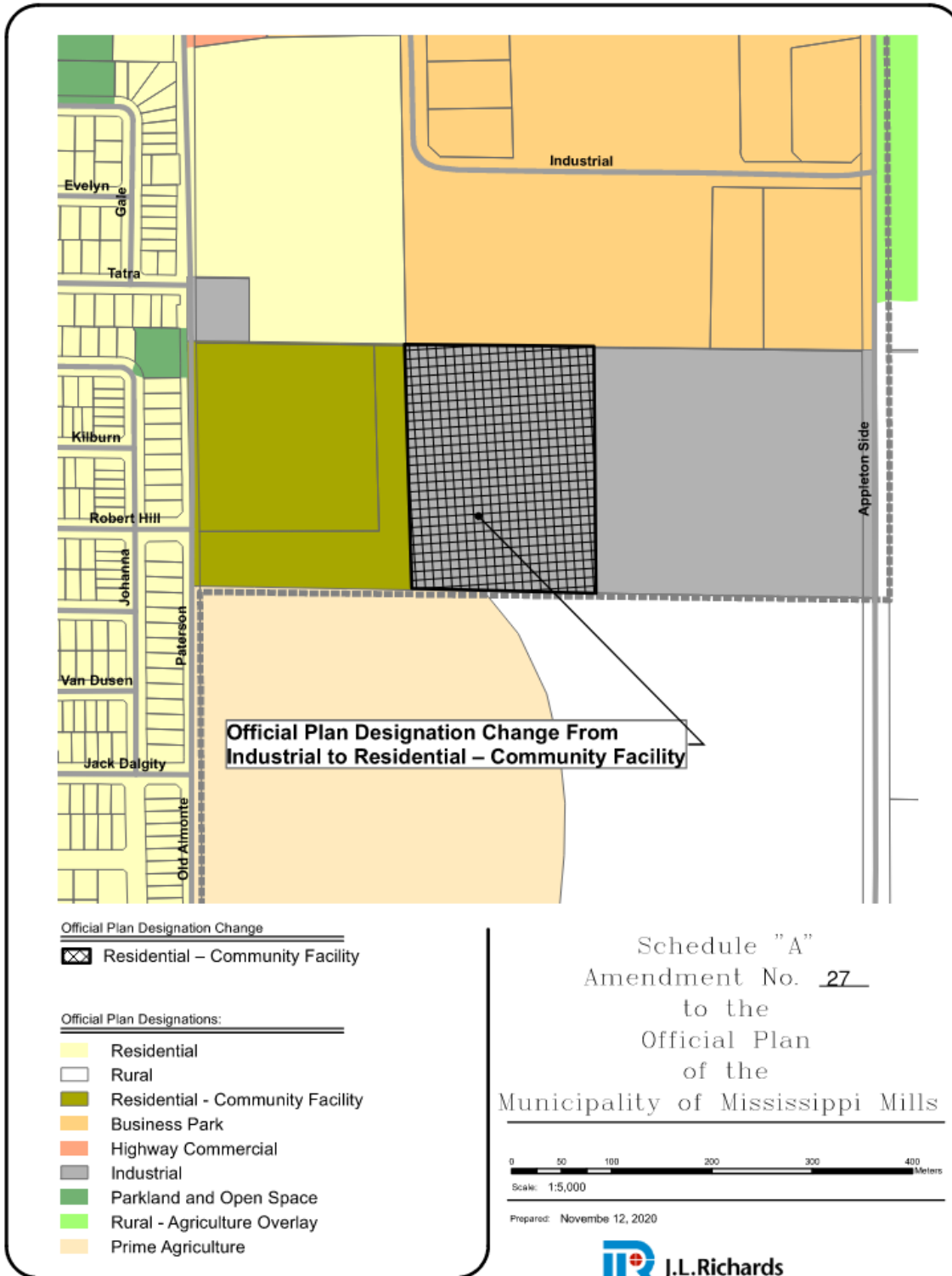
DETAILS OF THE AMENDMENT

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



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 - Staff Report

Appendix C - Committee of the Whole Minutes

Appendix D - Council Resolution

Appendix A - Public Meeting Notice

Appendix B - Staff Report

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

OFFICIAL PLAN AMENDMENT NO. 27

DATE: January 2, 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

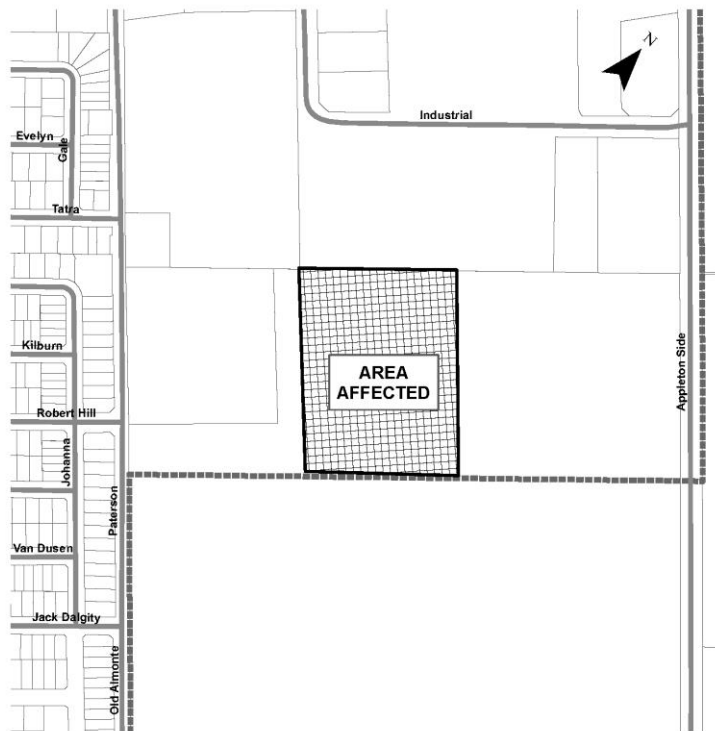


Figure 2: Area Affected

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.

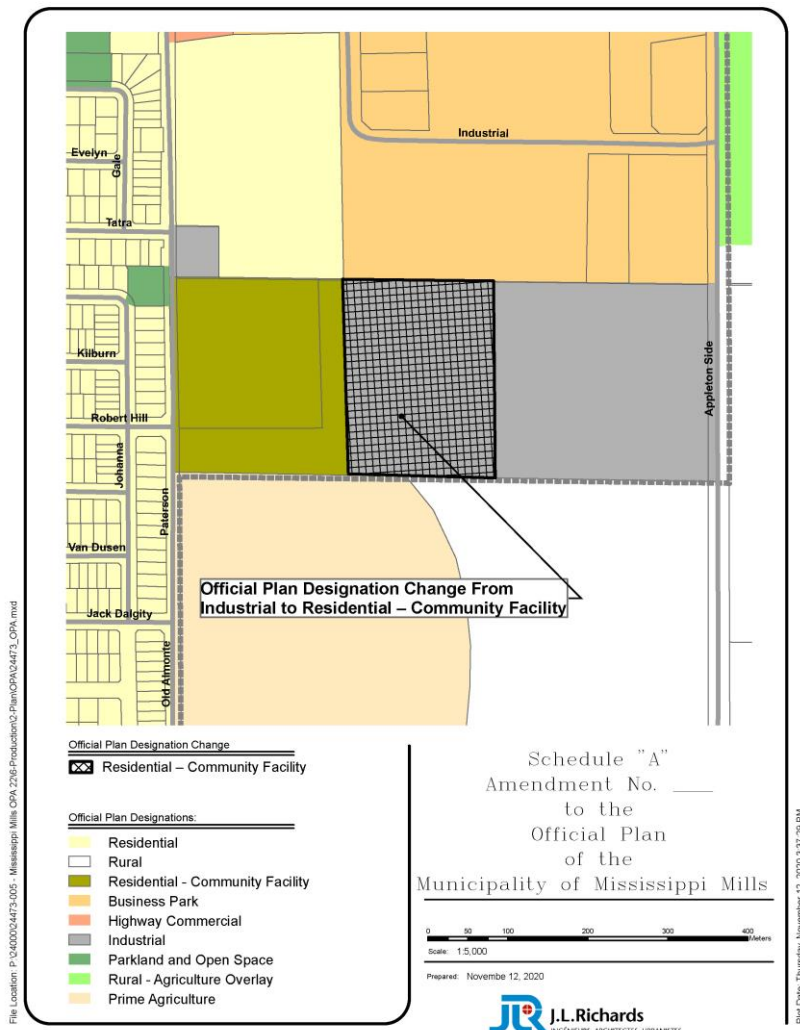


Figure 3: Proposed Change in Land Use Designation

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

This message is confidential. It is intended only for the individual(s) named. If you have received it by mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its attachments or disclose its contents to anyone without consent.

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

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.

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.

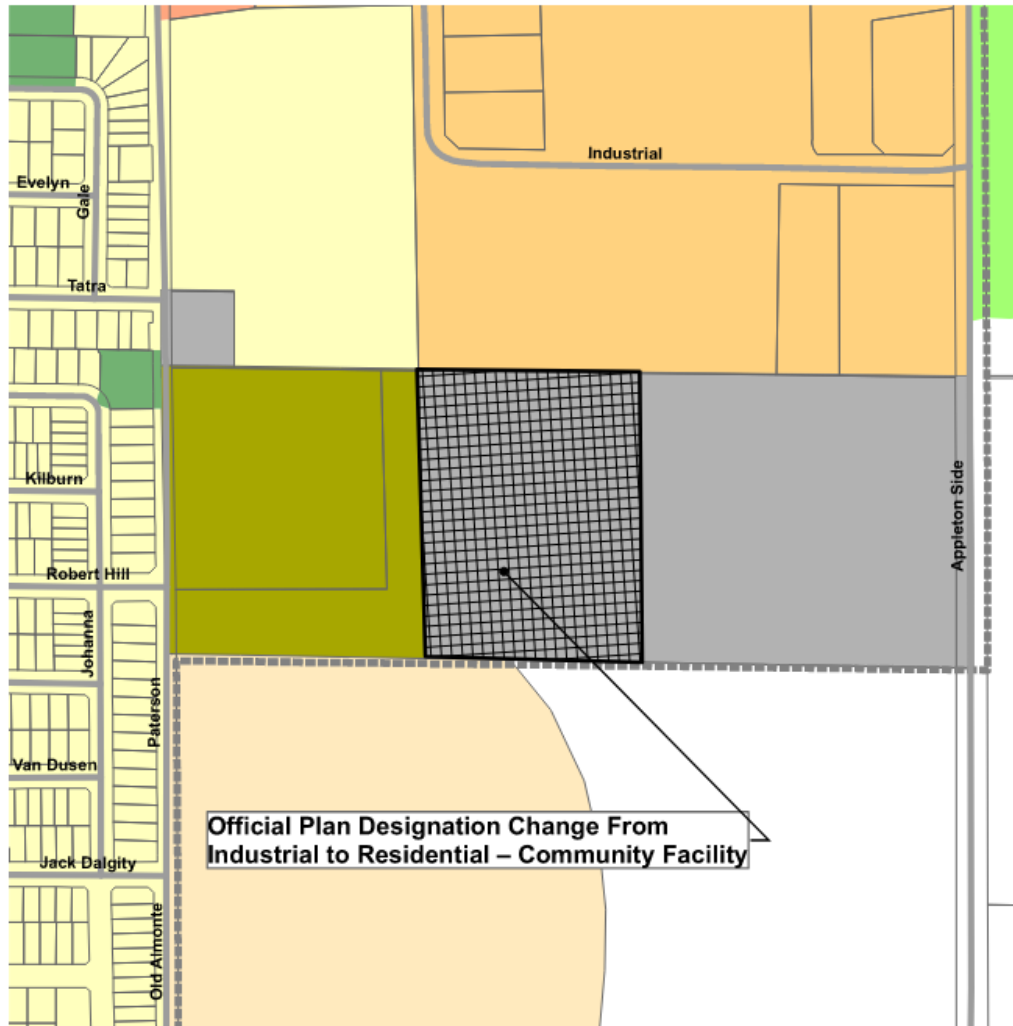
DETAILS OF THE AMENDMENT

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.

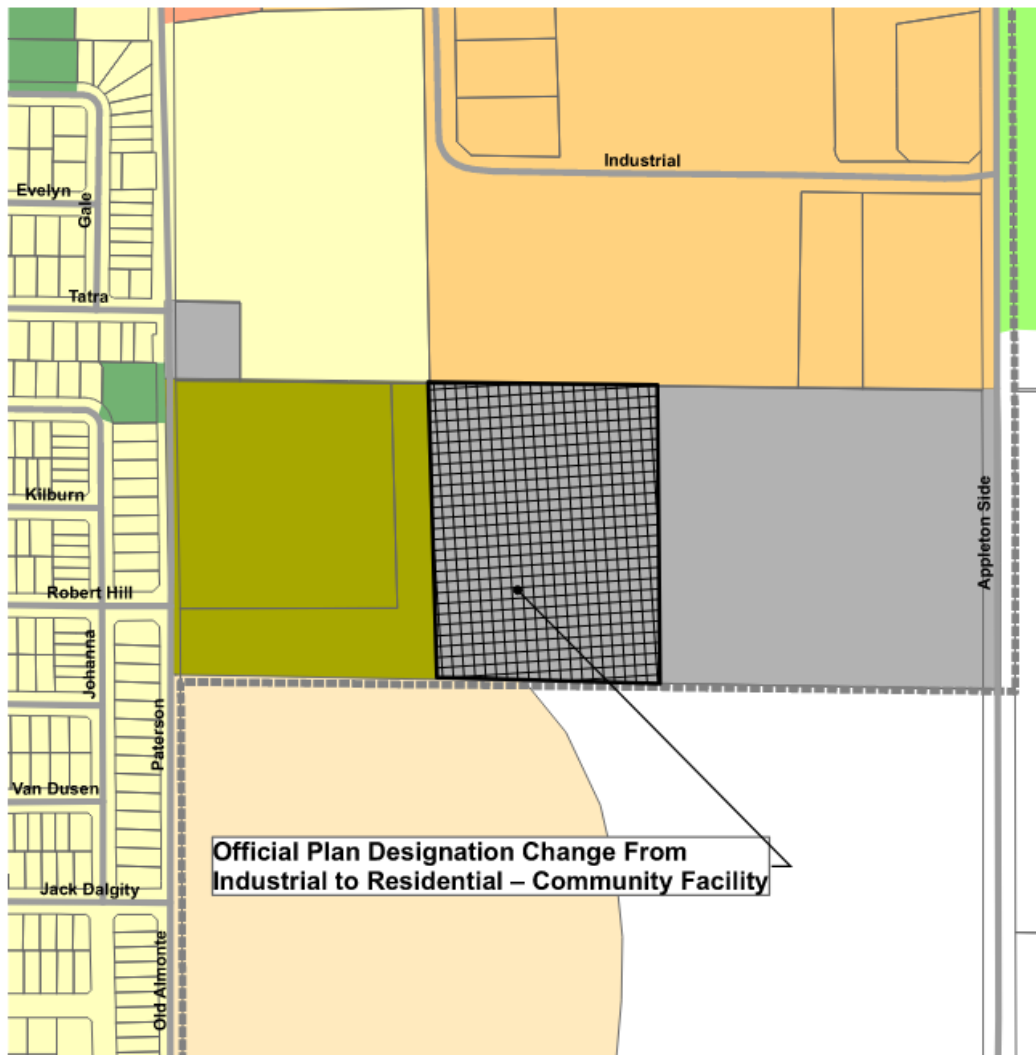
AFTER A DECISION has been made by Council, persons wishing to formally register an objection must, regardless of any previous submissions, file with the Clerk a Notice of Appeal accompanied with the prescribed fee to the Local Planning Appeal Tribunal setting out the objection and the reasons in support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

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

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

Appendix C - Committee of the Whole Minutes

D. APPROVAL OF MINUTES

Resolution No CW014-21

Moved by Councillor Maydan

Seconded by Mayor Lowry

THAT the minutes dated January 12, 2021 be approved.

CARRIED

E. CONSENT REPORTS

Resolution No CW015-21

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT the following consent reports and committee minutes be received.

CARRIED

**E.1 Mississippi River Power Corporation Operations Report and Minutes
- November 6, 2020**

**E.2 Mississippi River Power Corporation Selection Committee Minutes -
December 10, 2020 and January 6, 2021**

F. STAFF REPORTS

Building and Planning

**F.1 Official Plan Amendment (OPA) 27 - Houchaimi Seniors' Residence
(Houchaimi Holdings Inc)**

Marc Rivet, Planning consultant with JLRichards, provided a overview of the application and minor changes to the original application.

Resolution No CW016-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Maydan

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.

CARRIED

Fire Department

F.2 Fire Protection Agreement to Provide Automatic Aid

Resolution No CW017-21

Moved by Mayor Lowry

Seconded by Councillor Ferguson

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.

CARRIED

Finance and Administration

F.3 Countdown Public Art Legacy Project

Resolution No CW018-21

Moved by Councillor Holmes

Seconded by Deputy Mayor Minnille

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 a location to be determine at a later date with a financial commitment of \$1,100;

AND THAT the public be provided with an opportunity to consult.

CARRIED

F.4 Live Streaming Service Upgrade

Resolution No CW019-21

Moved by Mayor Lowry

Seconded by Councillor Ferguson

THAT Committee of the Whole request Council approve the annual cost of \$6,625 plus an annual fee increase for livestreaming upgrades;

Appendix D - Council Resolution



COUNCIL RESOLUTION

February 2, 2021

Resolution No 022-21

Moved by Councillor Ferguson

Seconded by Councillor Holmes

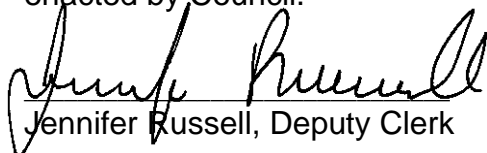
THAT Council approve the Committee of the Whole motions L.1 to L.6 and L.8 from the January 26, 2021 meeting;

AND THAT item L.7 Information List #02-21 Item #4 - Gravel Watch Ontario Letter re: Ontario on the Rocks, be pulled for further consideration.

**L.2 Official Plan Amendment (OPA) 27 - Houchaimi Seniors' Residence
(Houchaimi Holdings Inc)**

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.

I, Jennifer Russell, Deputy Clerk for the Corporation of the Municipality of Mississippi Mills, do hereby certify that the above is a true copy of a resolution enacted by Council.


Jennifer Russell, Deputy Clerk

