



Municipality of Mississippi Mills

COUNCIL AGENDA

Tuesday, April 20, 2021

5:00 p.m.

E-participation

Pages

A. CALL TO ORDER

B. CONSIDERATION OF A CLOSED SESSION

Recommended Motion:

THAT Council enter into an in camera session at X:XX pm re: personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act* s. 239 2(b)) and labour relations or employee negotiations (*Municipal Act* s. 239 2 (d))

B.1. HR Matters

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

B.2. Labour Relations

Labour relations or employee negotiations (*Municipal Act* s. 239 2 (d))

C. RISE AND REPORT

D. O CANADA

E. MOMENT OF SILENT MEDITATION

F. ATTENDANCE

G. APPROVAL OF AGENDA

Recommended Motion:

THAT the agenda be approved as presented.

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

I. APPROVAL OF MINUTES

Recommended Motion:

THAT the Council minutes dated April 6, 2021 be approved as presented.

5 - 14

J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

None

K. PUBLIC MEETINGS

None

L. COMMITTEE OF THE WHOLE REPORT

15 - 18

Recommended Motion:

THAT Council approve the Committee of the Whole motions from the April 6, 2021 meeting.

L.1. Consent Items

- a. Accessibility Advisory Committee Meeting Minutes - January 15, 2020
- b. Parks and Recreation Committee Meeting Minutes - February 23, 2021
- c. Community Economic Development Advisory Committee Meeting Minutes - February 25, 2021

L.2. Official Plan Amendment (OPA) 22 - Almonte Settlement Area

L.3. Zoning By-law Amendment - Mississippi Mills Business Park

L.4. 143 Marshall Street – Lifting of Holding Zone and Site Plan Control

L.5. Site Plan Control – 237 Borden Road (Riendeau)

L.6. Site Plan Control – 354 Lynx Hollow Road (D11-TER-20)

L.7. Delegated Authority for Municipal Planner

L.8. Fire Safety Grant Transfer Payment Agreement

L.9. Appointment to Community Services Master Plan Working Group

L.10. Grave Marking for Veterans at Rest

L.11. 2020 Year End Results

L.12. Water and Sewer Rate Study

L.13. Write off of Uncollectible Taxes

L.14. Appointment to Carleton Place's Parks and Recreation Committee #4

L.15. Councillor Holmes Motion - Approval of Executive Assistant Position

L.16. Information List 07-21, Item 14 - Town of Carleton Place - Mayor Doug Black re: Letter - Library Component of Howard Allan Cost Sharing Agreement

Other Items to Council

L.17. Limb Loss Awareness Month Proclamation

Recommended Motion:

WHEREAS, an estimated 227,000 Canadians are affected by an amputation or have a limb difference;

AND WHEREAS, amputations are often performed due to complications from diabetes, cardiovascular disease, cancer and trauma;

AND WHEREAS, losing a limb can result in physical, spiritual and financial challenges that affect how people live their daily lives such as isolation that can lead to mental health issues;

AND WHEREAS, the Corporation of the Municipality of Mississippi Mills supports organizations and individuals committed to raising awareness about diseases, conditions and illnesses that affect all Canadians through education, fundraising and support, and this support only improves the health and well-being of our communities;

THEREFORE BE IT RESOLVED THAT, the Corporation of the Municipality of Mississippi Mills hereby proclaims April 2021 as Limb Loss Awareness Month.

L.18. Emergency Preparedness Week Proclamation - May 2-8, 2021

Recommended Motion:

WHEREAS Emergency Preparedness Week is an annual event that takes place each year during the first full week of May;

AND WHEREAS this initiative has taken place since 1996 and is a collaborative event undertaken by provincial and territorial management organizations in conjunction with Public Safety Canada and other partners;

AND WHEREAS Emergency Preparedness Week encourages Canadians to take three simple steps to become better prepared to face a range of emergencies:

1. Know the Risks
2. Make a Plan
3. Get an Emergency Kit;

AND WHEREAS the safety of our community is the responsibility of each and every resident;

THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Mississippi Mills does hereby proclaim May 2 - 8, 2021, as Emergency Preparedness Week in an effort to raise awareness of the need to prepare for the possibility of an emergency, know the risks, make a plan, and get an emergency kit.

L.19. May is Museum Month Proclamation

Recommended Motion:

WHEREAS throughout our community, museums, art galleries, and heritage sites reflect our local history and culture and contribute to our development;

AND WHEREAS this month provides an opportunity to increase awareness of our community's museums and celebrate the contributions these institutions make to quality of life, education, and economic development;

AND WHEREAS museums, galleries, and heritage sites welcome visitors and tourists to our community;

AND WHEREAS these museums, galleries, and heritage sites are valuable resources for education and learning, are important community hubs, and support our work for diversity and inclusion;

NOW THEREFORE BE IT RESOLVED that the Municipality of Mississippi Mills proclaim May 2021 as "May is Museum Month" in Mississippi Mills, and encourage all residents and tourists to visit our local museums in May, virtually and in person depending on restrictions.

M. BY-LAWS

Recommended Motion:

THAT By-laws 21-029 to 21-032 be taken as read, passed, signed and sealed in Open Council.

M.1.	By-law 21-029 Development Charges Amendment	19 - 27
M.2.	By-law 21-030 Zoning Bylaw Amendment - Mississippi Mills Business Park	28 - 30
M.3.	By-law 21-031 Zoning Bylaw Amendment - 143 Marshall Street	31 - 32
M.4.	By-law 21-032 Tax Rates 2021	33 - 36

N. ANNOUNCEMENTS AND INVITATIONS

O. CONFIRMATORY BY-LAW

Recommended Motion:

THAT By-law 21-033 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 20th day of April 2021, be read, passed, signed and sealed in Open Council this 20th day of April 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

April 6, 2021

6:00 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
Maggie Yet, Planner 1
Calvin Murphy, Recreation Manager
Rhonda Whitmarsh, Treasurer
Cory Smith, A/Director of Roads and Public Works

A. CALL TO ORDER

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

B. CONSIDERATION OF A CLOSED SESSION

None

C. RISE AND REPORT

None

D. O CANADA

Council stood for the playing of O Canada.

E. MOMENT OF SILENT MEDITATION

Council observed a moment of silent meditation.

F. ATTENDANCE

The Clerk announced attendance.

G. APPROVAL OF AGENDA

Resolution No 053-21

Moved by Councillor Dalgity

Seconded by Councillor Ferguson

THAT the agenda be approved as presented.

CARRIED

H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

I. APPROVAL OF MINUTES

Resolution No 054-21

Moved by Councillor Holmes

Seconded by Councillor Maydan

THAT the Council minutes dated March 16, 2021 be approved as presented.

CARRIED

J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

None

K. PUBLIC MEETINGS

None

L. COMMITTEE OF THE WHOLE REPORT

L.1 March 16, 2021 Committee of the Whole

Resolution No 055-21

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT Council approve the Committee of the Whole motions L.1.a - L.1.p and L.1.r from the March 16, 2021 meeting.

CARRIED

L.1.a Consent Reports

- Mississippi River Power Corporation Minutes - December 17, 2020
- Drinking Water Quality Management Standards - 4th Quarter 2020
- 2020 By-law Enforcement Report

L.1.b Zoning By-law Amendment - Houchaimi Seniors' Residence

THAT Council enacts and passes Zoning By-law Amendment No. 21-xxx being a site-specific amendment to change the zoning of the (proposed) subject property from “Development” (D) Zone to “Community Facility Subzone Exception X - holding” (I-X “h”) Zone to permit an aging-in-place development consisting of an apartment dwelling, townhouse and semi-detached dwellings units and addressing site-specific zone exceptions.

L.1.c Draft Conditions - Baker's Quarry Subdivision

THAT Council to accept the Draft Conditions for the Baker’s Quarry Subdivision and recommend that Staff submit the draft conditions to the County of Lanark.

L.1.d Zoning By-law Amendment Z-19-20 - 147 Malcolm Street (Simpson)

THAT Council approve the Zoning By-law Amendment to change the zoning on the lands known legally as Plan 6262, Cameron Section, Part Lots 39-41, 48, 49 and Lots 38, 42, 47, 50 and 51, Almonte Ward, Municipality of Mississippi Mills from “Residential First Density Special Exception 6” (R1-6) to “Residential First Density” (R1).

L.1.e Zoning By-law Amendment Z-01-21 - 38 Carss Street (Potvin)

THAT Council approve the Zoning By-law Amendment to change the zoning on part of the lands known legally as Concession 9, W Part Lot 17 being Part 4 on RP 26R1516, Almonte Ward, Municipality of Mississippi Mills from “Development Special Exception 2” (D-2) to “Residential First Density” (R1).

L.1.f Site Plan Control – 33 Harold Street (Ziai)

THAT Council approve the site plans for the property described legally as Lot 11, Plan 6262, Almonte Ward, Municipality of Mississippi Mills (PIN 05093-0074);

AND THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the proposed works.

L.1.g Mill Run Subdivision – Draft Plan Revision Phase 6

THAT Council support the draft plan revision for Phase 6 of the Mill Run Subdivision and direct staff to advise the County of Lanark of Council’s support for the revision.

L.1.h Mill Run Park Development

THAT Council to approve the Mill Run Park development work which includes grading, soil, seeding, tree planting, pathway work, parking lot, bench and playground equipment installation to Strathmar Trenching Limited in the amount of \$440,574.79 plus H.S.T.;

AND FURTHERMORE THAT a 15% contingency in the amount of \$66,000 be approved for any unforeseen issues that may arise out of completing this work;

AND FURTHERMORE THAT Council approves the fee proposal submitted by Jp2g Consultants for Support during Tendering, Contract Administration and Field Review and Post construction review (in accordance with the 2021 hourly rates under the Municipality of Mississippi Mills Offer for Professional Engineering Services) in the amount of \$25,676.50 plus H.S.T.

L.1.i Almonte Drinking Water System

THAT Council receive the 2020 Annual Summary Report for the Almonte Drinking Water System pursuant to the requirements of Ontario Regulation 170/03 (Safe Drinking Water Act – 2002) for information purposes.

L.1.j **Downtown Core Budget**

THAT Council approve \$10,000.00 to finalize the review and design of the Downtown Core;

AND THAT the funds come from year end budgetary surplus if available or alternatively from reserves.

L.1.k **Sandbag Policy**

THAT Council choose Option 1 - The Municipality shall provide the bags and sand to residents of Mississippi Mills in flood-prone areas at no charge;

AND THAT Staff report back to Council with a finalized draft sandbag policy for review and adoption.

L.1.l **Contracting for Waste Services**

THAT Council directs staff to pursue Option 1 - to negotiate a one-year extension to the existing contract;

AND FURTHERMORE THAT staff immediately issue a tender for waste collection services with a seven (7) year term.

L.1.m **2021 Waste Management Charge**

THAT Council that an additional \$76,165 of waste management reserves be used to fund the 2021 waste management budget;

AND FURTHERMORE THAT the 2021 waste management charge be established at \$252.00 per user.

L.1.n **Budget Impacts of Excluded Expenses per Ontario Regulation 284/09**

THAT Council accept the report prepared by the Treasurer regarding Excluded Expenses as required by the Municipal Act, 2001, O. Reg. 284/09.

L.1.o **Tax Rebate Program for Vacant Units**

THAT Council direct Staff to prepare the necessary by-law to discontinue the tax rebate program for vacant units in the commercial and industrial tax classes.

L.1.p **Real Estate Services for Various Municipal Properties**

THAT Council award the RFP 20-25 for Real Estate Services to The Mills Realty Group as the preferred proponent and that staff be directed to negotiate the terms of a contract for real services with the preferred proponent within 15 business days;

AND THAT the Mayor and Acting Clerk be authorized to execute the final contract negotiated by the staff.

L.1.r **Information List #06-21 Item 2 - Lanark County Situation Table re: 2020 Progress Update for the Community Safety and Well-being Plan for Lanark County and Smiths Falls**

THAT the 2020 Progress Update for the Community Safety and Well-being Plan for Lanark County and Smiths Falls be published on the municipal website.

L.1.q **Notice of Motion - Councillor Maydan - Mississippi Mills Library Board**

Deputy Mayor Minnille requested a recorded vote for item L.1.q - Notice of Motion - Councillor Maydan - Mississippi Mills Library Board.

Resolution No 056-21

Moved by Councillor Maydan

Seconded by Councillor Guerard

THAT Council of the Municipality of Mississippi Mills support the February 23, 2021 decision of the Mississippi Mills Library Board by terminating the library portion of the Howard Allan Cost Sharing Arrangement in order to be in compliance with the Public Libraries Act of Ontario;

AND FURTHERMORE, that Council support the Mississippi Mills Library Board in pursuing a reciprocal sharing agreement with the Carleton Place Library Board in order to provide services to the area at no additional charge to the residents of Mississippi Mills.

YAS (4): Councillor Dalgity, Councillor Maydan, Councillor Holmes, and Councillor Guerard

NAS (3): Mayor Lowry, Deputy Mayor Minnille, and Councillor Ferguson

CARRIED (4 to 3)

L.2 March 23, 2021 Special Committee of the Whole - Library Board

Resolution No 057-21

Moved by Councillor Maydan

Seconded by Councillor Dalgity

THAT Council approve the Committee of the Whole motions from the March 23, 2021 meeting.

CARRIED

L.2.a Cathy Peacock, Chair of Mississippi Mills Library Board, Deputation re: Future of Library Services in Mississippi Mills

L.2.b Status of Cost Sharing Discussions

L.3 March 25, 2021 Special Committee of the Whole - Planning

L.3.a Site Plan Control - Block 70, Riverfront Estates Subdivision

Resolution No 058-21

Moved by Councillor Holmes

Seconded by Councillor Dalgity

THAT Council approve the Committee of the Whole motion L.3.a Site Plan Control - Block 70, Riverfront Estates Subdivision from the March 25, 2021 meeting.

CARRIED

L.3.b Official Plan Amendment (OPA) No. 29 – Agricultural Lands LEAR

Resolution No 059-21

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT Council to direct Staff to proceed with an Open House and Public Meeting for Official Plan Amendment (OPA) No. 29 in accordance with Planning Act notification procedures.

CARRIED

Other Items to Council

L.4 Notice of Motion - Councillor Holmes - Joint Recreation Cost Sharing Agreement Public Survey

Deputy Mayor Minnille requested a recorded vote for item L.4 Notice of Motion - Councillor Holmes - Joint recreation Cost Sharing Agreement Public Survey.

Resolution No 060-21

Moved by Councillor Holmes

Seconded by Councillor Guerard

WHEREAS recreation facilities, programs and services play a vital role in our community and in the lives of our residents;

AND WHEREAS, it is deemed important to Council to make an informed decision on the level of recreation services offered in our community;

AND FURTHERMORE THAT Council appoint a Steering Committee to oversee the project;

AND THAT Staff be directed to engage a consulting company to develop, conduct, and analyze the survey results under the direction of the Steering Committee;

AND THAT the process and price for the public survey be brought to Council for approval.

YAS (4): Councillor Dalgity, Councillor Maydan, Councillor Holmes, and Councillor Guerard

NAS (3): Mayor Lowry, Deputy Mayor Minnille, and Councillor Ferguson

CARRIED (4 to 3)

L.5 Volunteer Week Proclamation April 18-24, 2021

Resolution No 061-21

Moved by Councillor Maydan

Seconded by Councillor Dalgity

WHEREAS National Volunteer Week is celebrated across Canada;

AND WHEREAS volunteers are essential people in our community who donate their time and energy to their fellow citizens;

AND WHEREAS in Mississippi Mills, we are proud of and wish to recognize these members of our community who enrich the lives of those around them and help make our community a strong and vital place to live;

THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Mississippi Mills does hereby proclaim April 18-24, 2021 as National Volunteer Week.

CARRIED

M. BY-LAWS

Resolution No 062-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Guerard

THAT By-laws 21-017 to 21-027 be taken as read, passed, signed and sealed in Open Council.

CARRIED

M.1 By-law 21-017 Discontinue the Vacant Tax Rebate Program

M.2 By-law 21-018 Waste Management Levy

M.3 By-law 21-019 Assumption of Road Allowance Dedication - Parts 3, 4, 5 27R-11608

M.4 By-law 21-020 Zoning By-law Amendment - Houchaimi Seniors' Residence

M.5 By-law 21-021 Zoning By-law Amendment - 38 Carss (Potvin)

M.6 By-law 21-022 Zoning By-law Amendment - 147 Malcolm Street (Simpson)

M.7 By-law 21-023 Part Lot Control Block 26 Plan 27M-88 (Riverfront)

M.8 By-law 21-024 Part Lot Control Block 31 Plan 27M-88 (Riverfront)

M.9 By-law 21-025 Part Lot Control Block 32 Plan 27M-88 (Riverfront)

M.10 By-law 21-026 Part Lot Control Block 33 Plan 27M-88 (Riverfront)

M.11 By-law 21-027 Part Lot Control Block 34 Plan 27M-88 (Riverfront)

N. ANNOUNCEMENTS AND INVITATIONS

Councillor Maydan - Fire Ban in effect as of April 5, 2021, vaccination program open to people 60 years and older.

O. CONFIRMATORY BY-LAW

Resolution No 063-21

Moved by Councillor Ferguson

Seconded by Councillor Holmes

THAT By-law 21-028 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 6th day of April 2021, be read, passed, signed and sealed in Open Council this 6th day of April 2021.

CARRIED

P. ADJOURNMENT

Resolution No 064-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Guerard

THAT the meeting be adjourned at 6:32 p.m.

CARRIED

Christa Lowry, MAYOR

Cynthia Moyle, ACTING CLERK



REPORT OF THE COMMITTEE OF THE WHOLE

April 20, 2021

The following is the Committee of the Whole report from the April 6, 2021 meeting.

Consent Items

- L.1 THAT** the following consent report and committee minutes be received.

Accessibility Advisory Committee Meeting Minutes - January 15, 2020

Parks and Recreation Committee Meeting Minutes - February 23, 2021

Community Economic Development Advisory Committee Meeting Minutes - February 25, 2021

Staff Reports

- L.2 Official Plan Amendment (OPA) 22 - Almonte Settlement Area**

Motion 1

THAT Council adopts Official Plan Amendment No. 22 being an amendment to expand Almonte's Settlement Area Boundary including a series of policy updates as they relate to development within Almonte's Settlement Area. These expansion areas consist of Area 1 - revised (17 hectares), Area 2 (21.9 hectares) and Area 3A (25.1 hectares).

AND THAT Council include Area 4 (8.9 hectares) to Almonte's Settlement Area Boundary as part of OPA 22 since OPA 26 is under appeal and therefore should not be considered as 'designated and available' for the purpose of this Comprehensive Review. Furthermore, Area 4 would provide enough lands to meet a 20-year planning horizon as per OPA 21.

Motion 2

THAT Council approve an Official Plan Amendment for lands located along the east side of Ramsay Concession 11A to be included within the Urban Settlement Area and to re-designate approximately 1.07 hectares of lands from "Rural" to "Highway Commercial" and re-designate approximately 1.71 hectares of land at 1728 Concession 11 A from "Rural" to "Residential - Community Facility".

Motion 3

THAT Council direct staff to submit an Official Plan Amendment to the Lanark County Sustainable Communities Official Plan (County SCOP) to expand Almonte's Settlement Area Boundary.

L.3 Zoning By-law Amendment - Mississippi Mills Business Park

THAT Council enacts and passes Zoning By-law Amendment No. 21-030 being an amendment to change the zoning of the (proposed) subject property from "Business Park Special Exception" (E1-1) Zone to "Business Park Special Exception" (E1-X) Zone to permit a range of additional light industrial and commercial uses not currently permitted.

L.4 143 Marshall Street – Lifting of Holding Zone and Site Plan Control

THAT Council approve the lifting of the holding (h) symbol from the "Residential Third Density – Special Exception 15 Holding" (R3-15h) Zone for the lands legally described as Lot 11 and 12, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 143 Marshall Street;

AND THAT Council approve the site plans for the property known municipally as 143 Marshall Street;

AND THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the proposed works.

L.5 Site Plan Control – 237 Borden Road (Riendeau)

THAT Council approve the site plans for the property described legally as Part Lot 2, Concession 9, Ramsay Ward, Municipality of Mississippi Mills, municipally known as 237 Borden Road;

AND THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the proposed works.

L.6 Site Plan Control – 354 Lynx Hollow Road (D11-TER-20)

THAT Council approve the site plans for the property described legally as Lot 11, Concession 10, Being Parts 2 and 3 on RP 27R10265, Pakenham Ward, Municipality of Mississippi Mills, municipally known as 354 Lynx Hollow Road;

AND THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the proposed works.

L.7 Delegated Authority for Municipal Planner

THAT Council approve amendments to the Delegated Authority By-law 13-18 to include under Schedule A, Section C – Specified Staff Authorities:

9. The Municipal Planner be authorized to approve minor Site Plan Control applications in accordance with By-law 19-93.

L.8 Fire Safety Grant Transfer Payment Agreement

THAT Council authorize the Clerk and Treasurer to execute a Fire Safety Grant Transfer Payment Agreement with the Province of Ontario.

L.9 Appointment to Community Services Master Plan Working Group

THAT Council appoint (2) two members of Council to the Community Services Master Plan Steering Committee being Councillor Dalgity and Counciller Guerard;

AND FURTHERMORE THAT staff representation from the Recreation and Culture department, Library and Daycare departments be included in the working group.

L.10 Grave Marking for Veterans at Rest

THAT Council approve the grave marking for the late veteran John Donohoe Senior at the Wesleyan Methodist Burial grounds on County Road 29 in the Municipality of Mississippi Mills.

L.11 2020 Year End Results

THAT Council accept the 2020 year end results presented by the Treasurer as information.

L.12 Water and Sewer Rate Study

THAT Council sole source the completion of the Water and Sewer Rate Study update to Watson and Associates Economists Ltd. In the amount of \$28,415 (including non-refundable HST).

L.13 Write off of Uncollectible Taxes

THAT Council write off taxes on five (5) tax accounts as uncollectible per the Treasurer's report dated April 6, 2021.

L.14 Appointment to Carleton Place's Parks and Recreation Committee #4

THAT Council accepts the staff report as information.

Notice of Motion**L.15 Councillor Holmes Motion - Approval of Executive Assistant Position**

THAT Council approve the staff position of Executive Assistant effective as soon as possible;

AND FURTHERMORE THAT the estimated salary of \$25,980 subject to job evaluation and \$2,500 for office set up be funded from the 2021 year end surplus.

Information List #07-21**L.16 Item 14 - Town of Carleton Place - Mayor Doug Black re: Letter - Library Component of Howard Allan Cost Sharing Agreement**

THAT the letter from Mayor Doug Black of the Town of Carleton Place re: Library agreement component of the Howard Allan Cost Sharing Agreement, be referred to the April 20, 2021 Committee of the Whole meeting.

Submitted by,

Reviewed by,

Cynthia Guerard,
Committee of the Whole Chair

Cynthia Moyle,
Acting Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-029

BEING a by-law to amend Development Charges By-law 18-88.

WHEREAS Section 19 of the *Development Charges Act, 1997* S.O. 1997, c.27, as amended (“the Act”) provides for amendments to be made to development charges by-laws;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills (hereinafter called “the Council”) has determined that certain amendments should be made to the Development Charge By-law of the Corporation of the Municipality of Mississippi Mills, being By-law 18-88;

AND WHEREAS, in accordance with the Act, a development charges background study has been completed in respect of the proposed amendment;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills has given notice and held a public meeting in accordance with the Act; and

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS ENACTS AS FOLLOWS:

1. By-law 18-88 is hereby amended as follows:

- a. The following definitions are added to Section 1.1 of the By-law:

“institutional”, for the purposes of section 3.15, means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of Subsection 2(1) of the *Retirement Homes Act, 2010*.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:

- (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
- (ii) a college or university federated or affiliated with a university described in subclause (i); or
- (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;

“non-profit housing development”, for the purposes of section 3.16, means development of a building or structure intended for use as residential premises by:

- (a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

“rental housing”, for the purposes of section 3.15, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

- b. Section 2 is deleted and replaced with the following:

2. DESIGNATION OF SERVICES

- 2.1 The categories of services and classes of service for which development charges are imposed under this by-law are as follows:

Services

- (1) Services Related to a Highway;
- (2) Fire Protection Services;

- (3) Parks and Recreation Services;
- (4) Library Services;
- (5) Septage Treatment Services (within the Rural Serviced Area only);
- (6) Wastewater Services (within the Urban Serviced Area only); and
- (7) Water Services (within the Urban Serviced Area only).

Classes of Service

- (1) Growth-Related Studies

2.2 The components of the services and classes designated in subsection 2.1 are described in Schedule A.

c. Section 3.3 is deleted and replaced with the following:

3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to:

- (1) lands that are owned by and used for the purposes of the Municipality or a local board thereof;
- (2) lands that are owned by and used for the purposes of a board of education;
- (3) lands that are owned by and used for the purposes of the Corporation of the County of Lanark or a local board thereof; or
- (4) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

d. Subsections 3.5, 3.6, and 3.7 are deleted and replaced with the following:

3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to developments or portions of developments as follows:

- (1) the enlargement to an existing residential dwelling unit;

- (2) the creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling
- (3) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or within a structure ancillary to such residential building;
- (4) the creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the existing residential building/dwelling; or
- (5) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

3.6 For the purposes of Subsection 3.5 “existing residential building/dwelling”, means:

- (1) A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of April 20, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- (2) The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after April 20, 2021, and for which development charges were paid.

- 3.7 In addition to the restrictions outlined in Subsection 3.5(5), for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.
- e. Subsection 3.15 is deleted and replaced with the following:
- 3.15 Notwithstanding Subsection 3.14, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- f. The following subsections are added to Section 3
- 3.16 Notwithstanding Subsection 3.14, Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- 3.17 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 3.14, 3.15 and 3.16 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made, including interest as provided in the Municipality's Council approved Development Charge Interest Policy. Where both planning applications apply Development Charges under Subsections 3.14, 3.15 and 3.16 shall be calculated based on the rates, including interest as provided in the Municipality's Council

approved Development Charge Interest Policy, set out in Schedule "B" on the date of the later planning application.

3.18 Despite Subsections 3.14, 3.15, 3.16, and 3.17, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

g. Schedules A and B are deleted and replaced with the attached.

2. This By-law shall come into effect on the date of passage.

BY-LAW read, passed, signed and sealed in open Council this **20th day of April, 2021**.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

**Schedule “A” To
By-law 18-88
Components of Services Designated in Section 2.1**

Eligible Services

MUNICIPAL-WIDE SERVICES

1. Services Related to a Highway
2. Fire Protection Services
3. Parks and Recreation Services
4. Library Services
5. Child Care Services

URBAN SERVICED AREA SERVICES

6. Water Services
7. Wastewater Services

RURAL SERVICED AREA SERVICES

8. Septage Treatment Services

Classes of Service

9. Growth-Relates Studies
 - a. Services Related to a Highway
 - b. Fire Protection Services
 - c. Parks and Recreation Services
 - d. Library Services
 - e. Child Care Services
 - f. Water Services
 - g. Wastewater Services
 - h. Septage Treatment Services

Schedule “B” To By-law 18-88
Schedule of Development
Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	3,684	2,081	1,963	2,956	1,506	2.22
Fire Protection Services	90	51	48	72	37	0.05
Parks and Recreation Services	1,995	1,127	1,063	1,601	815	0.28
Library Services	1,230	695	655	987	503	0.17
Child Care Services	221	125	118	177	90	-
Total Municipal Wide Services	7,220	4,079	3,847	5,793	2,951	2.72
Rural Services						
Septage Services	77	43	41	62	31	0.05
Total Rural Services	77	43	41	62	31	0.05
Urban Services						
Wastewater Services	3,274	1,849	1,745	2,627	1,338	1.23
Water Services	4,454	2,516	2,373	3,573	1,821	1.03
Total Urban Services	7,728	4,365	4,118	6,200	3,159	2.26
Class of Service for Growth-Related Studies						
Municipal Wide	52	28	27	42	21	0.02
Rural	-	-	-	-	-	-
Urban	74	42	39	60	30	0.02
GRAND TOTAL RURAL AREA	7,349	4,150	3,915	5,897	3,003	2.79
GRAND TOTAL URBAN AREA	15,074	8,514	8,031	12,095	6,161	5.02

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-030

BEING a By-law to Amend Zoning By-law No.11-83.

WHEREAS By-law No.11-83 regulates the use of land and the use and erection of buildings and structures within the Municipality of Mississippi Mills;

AND WHEREAS the Council of the Municipality of Mississippi Mills deems it advisable to amend By-law No. 11-83 as hereinafter set forth;

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

1. The properties affected by this By-law includes all lands within the Almonte Business Park (shaded tone), as shown on "Schedule A" attached hereto.
2. The area shown on Schedule "A" to this By-law shall henceforth be zoned E1-X.
3. Section By-law No. 11-83 is hereby amended by adding the following after Section 27.3:

"Notwithstanding the 'E1' zoning designation, on those lands delineated as 'E1-X':

- 1) The provisions of the 'E1-1' Zone shall apply.
- 2) The following uses shall also be permitted provided that they do not store/handle quantities of more than threshold of 25 Litres (L) of of dense non aqueous phase liquids (DNAPLs), or are exempted by the applicable source water protection policies:
 - automobile body shop
 - automobile car wash
 - automobile care
 - automobile dealership
 - automobile rental establishment
 - building supply outlet
 - bulk sales establishment
 - Commercial storage
 - contractor's or trade establishment
 - custom workshop
 - dry cleaning establishment

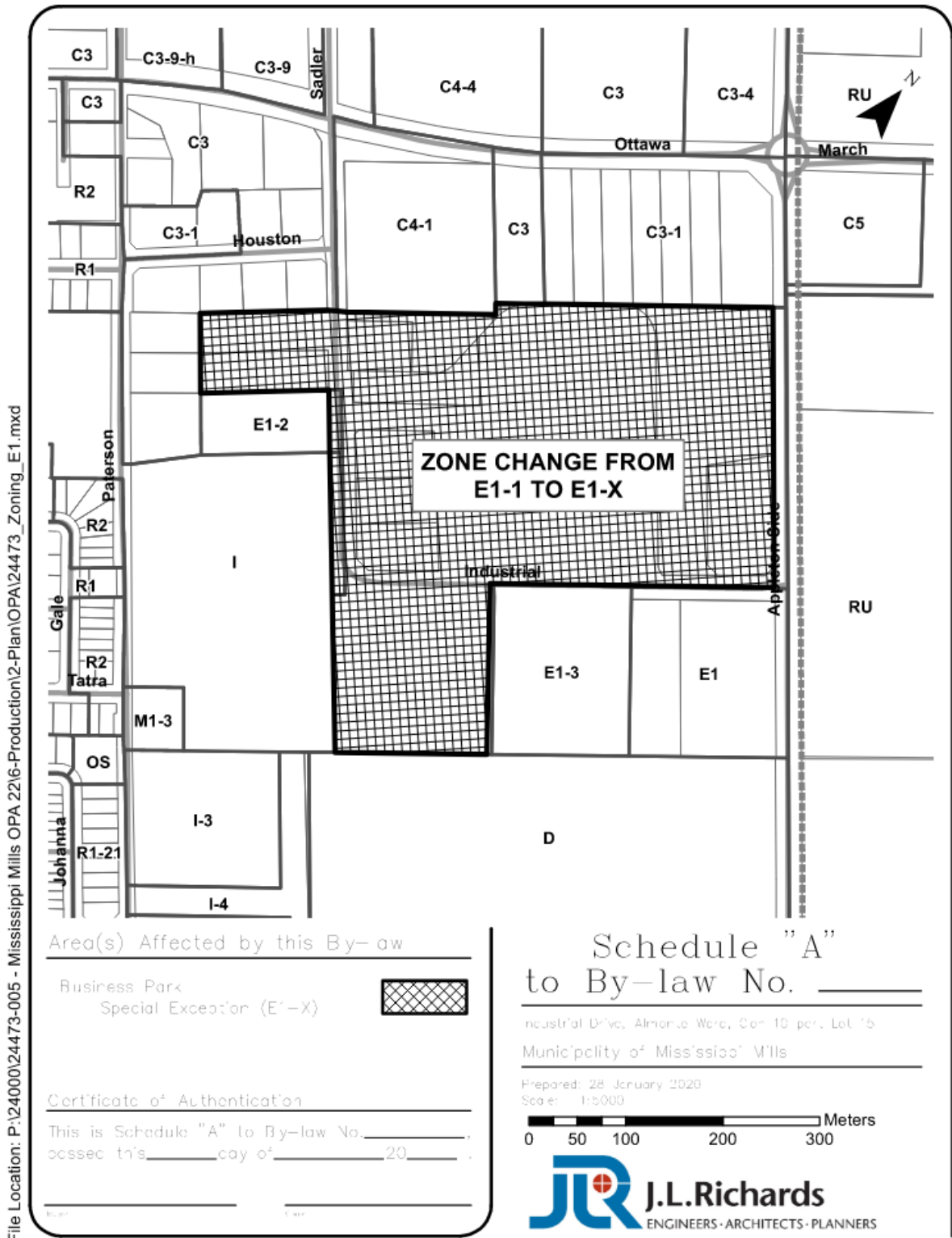
- office
- post office
- printing establishment
- recreational vehicle sales
- service and repair shop
- taxi station
- technology industry.”

BY-LAW read, passed, signed and sealed in open Council this **20th day of April, 2021.**

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

SCHEDULE 'A'



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-031

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by removing the holding (h) symbol from the "Residential Third Density – Special Exception 15 Holding (R3-15h)" Zone for the lands identified on the attached Schedule 'A', which are legally known as Lot 11 and 12, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 143 Marshall Street.
2. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **20th day of April, 2021**.

Christa Lowry, Mayor

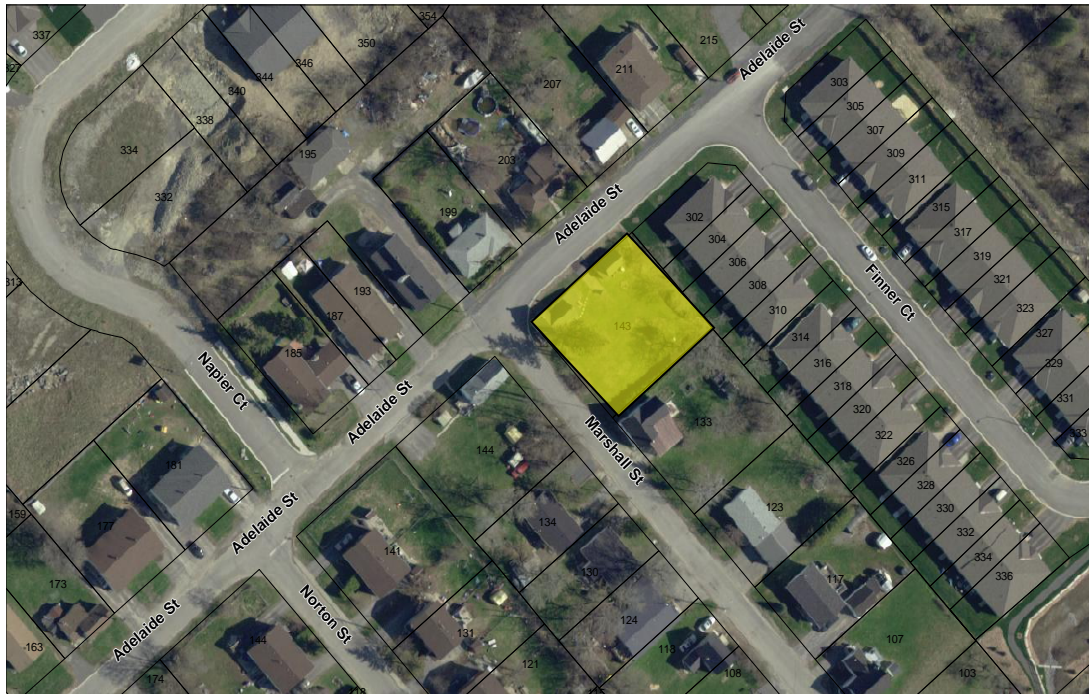
Cynthia Moyle, Acting Clerk

Bylaw 21-031 Schedule "A"

Lands Subject to the Amendment



LOCATION MAP
Zoning Amendment Application Z-04-21
Lot 11 and 12, PLAN 6262
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 143 Marshall Street



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-032

BEING a by-law to adopt the estimates for the sums required during the year 2021 for the general and special purposes of the Corporation of the Municipality of Mississippi Mills and to establish tax rates.

WHEREAS Section 312 of the *Municipal Act, 2001* (S.O. 2001, c.25) provides that the Council of a local municipality shall after the adoption of estimates for the year, pass a by-law to levy a separate tax rate on the assessment in each property class;

AND WHEREAS Section 312 (6) of the said Act require tax rates to be established in the same proportion to tax ratios;

AND WHEREAS the tax ratios as set by the County of Lanark for the Municipality of Mississippi Mills by By-law are:

Residential/Farm Property Class (RT, RF, RH, RG)	1.000000
New Multi-Residential (NT)	1.100000
Farmland Awaiting Development-Phase I	0.250000
Farmland Awaiting Development-Phase II	0.250000
Multi-Residential Property Class (MT, MF)	2.144923
Commercial Property Class (CT, CF, CG, C7, CU, CX, ST, SU XT, XU)	1.842928
Industrial Property Class (IT, IU, IX, JT, JU, IF, LT, LU)	2.531635
Landfill (HT)	1.232450
Pipeline Property Class (PT)	2.007246
Farmland Property Class (FT)	0.250000
Managed Forest Property Class (TT)	0.250000

AND WHEREAS the assessed value of all rateable real property according to the revised assessment roll for the Municipality of Mississippi Mills amounts to \$2,123,224,818;

AND WHEREAS the municipal budget levy requirement for the Municipality of Mississippi Mills amounts to \$9,607,506 and the municipal policing levy amounts to \$1,943,703 (see attached Schedule 'B') for 2021;

AND WHEREAS there is no 2021 budget levy request from the Business Improvement Area (BIA) Board of Management.

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

1. That the following tax rates be established and applied to the taxable assessments of the Municipality of Mississippi Mills for 2021 as follows and as attached as Schedule 'B':

Property Class	Municipal Tax Rate	Municipal Policing Tax Rate	(As set by County By-law) County Tax Rate
Residential	.00446722	.00090250	.00371978
New Multi-Res.	.00491395	.00099275	.00409176
Multi-Residential	.00909222	.00193579	.00786108
Commercial	.00823277	.00166324	.00685529
Industrial	.01130938	.00228480	.00941713
Pipeline	.00896682	.00181154	.00746651
Farmland	.00111681	.00022562	.00092995
Managed Forest	.00111681	.00022562	.00092995

2. The assessment made in the year 2021, based on current values from January 1, 2016 under the provisions of the Assessment Act, Chapter A.31, R.S.O. 1990 as amended, shall be the assessment on which the final tax rates shall be fixed and levied and the final tax shall be fixed and levied on such assessment.
3. That for the purpose of paying the debentures and amounts due under the Tile Drainage Act, the 2021 repayment amounts shall be shown as an addition to the final tax levy.
4. The net amount of taxes levied by this By-law shall be due and payable in two equal installments. The installment due dates for all tax classes is Thursday, July 29, 2021 and Wednesday, September 29, 2021.
5. If taxes are not paid on the due dates, a penalty of one and one-quarter percent (1.25%) of the unpaid taxes shall be levied on the first day of the calendar month following the due date and a further penalty of one and one-quarter percent (1.25%) on the first day of each calendar month thereafter for as long as the default continues, but not after December 31st., 2021.
6. If any taxes levied pursuant to this By-law remain unpaid as of January 1st., 2022, interest at the rate of one and one-quarter percent (1.25%) of the unpaid taxes shall be charged on January 1st., 2022 and also on the first day of each calendar month thereafter for as long as the default continues.

BY-LAW READ, passed, signed and sealed in open Council this 20th day of April, 2021.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

SCHEDULE 'A' TO BY-LAW NO. 21-032

ESTIMATED EXPENDITURES

Council	\$221,921.00
General Government	2,269,523.00
Fire Department	1,371,893.00
Building Department	594,794.00
Protection to Persons & Property	2,282,610.00
Roads & Public Works	4,823,306.00
Waste Management	2,028,205.00
Agriculture & Drainage	6,628.00
Daycare	15,894.00
Parks & Recreation	1,416,852.00
Library	621,136.00
Heritage	40,330.00
Other Cultural	33,150.00
Planning & Development	295,200.00
Community Economic Development	322,619.00
Cost Sharing	<u>154,330.00</u>

Total Expenditures	\$16,498,391.00
	=====

Water & Sewer (Area Rated to Almonte Ward but not included in tax rates)	\$3,867,687.00
	=====

Septage (not included in tax rates)	50,000.00
	=====

ESTIMATED REVENUES

Provincial Grants	\$ 958,650.00
Canada Grants	.00
Other Municipal Grants & Fees	28,365.00
Fees & Service Charges	2,604,727.00
Other Revenue	631,380 .00
Transfer from Reserve/Reserve Fund	395,010.00
Grants in Lieu/Supp taxes	<u>329,050.00</u>

Total Revenue Before Taxation	\$4,947,182.00
Policing Levy	1,943,703.00
Tax Room	(.00)
Fund Balance-Beginning of Year	0.00
Requirement from Taxation	<u>9,607,506.00</u>

Total Revenue	\$16,498,391.00
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Water & Sewer	\$3,867,687.00
	=====

Septage	\$50,000.00
	=====

THE COPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
SCHEDULE B TO BY-LAW 21-032

		2016 Current Value Phased in Assessment	Transition Ratio	2016 Weighted Phased in Assessment	Municipal Tax Rate Levy	Policing Tax Rate Levy	Education Tax Rate Levy	County Tax Rate Levy	Total Rate
RES/FARM	RT	1,887,213,918	1.000000	1,887,213,918	0.446722% 8,430,599.76	0.090250% 1,703,210.56	0.153000% 2,887,437.29	0.371978% 7,020,020.59	1.061950%
	RF	0		0	0.00	0.00	0.00	0.00	
	RG	0		0	0.00	0.00	0.00	0.00	
MULTI-RES	MT	21,973,400	2.144923	47,131,251	0.909222% 199,786.99	0.193579% 42,535.89	0.153000% 33,619.30	0.786108% 172,734.66	2.041909%
	MF	0		0	0.00	0.00	0.00	0.00	
NEW MULTI-RES	NT	5,570,000	1.100000	6,127,000	0.491395% 27,370.70	0.099275% 6,082.58	0.153000% 8,522.10	0.409176% 22,791.10	1.152846%
COMMERC.	CT	47,741,600	1.842928	87,984,331	0.823277% 393,045.61	0.166324% 79,405.74	0.880000% 420,126.08	0.685529% 327,282.36	2.555130%
	C7	50,000	1.842928	92,146	0.823277% 411.64	0.166324% 83.16	0.220000% 110.00	0.685529% 342.76	1.895130%
	CF	0		0	0.00	0.00	0.00	0.00	
	CG	0		0	0.00	0.00	0.00	0.00	
	CU	205,900	1.842928	379,459	0.823277% 1,695.13	0.166324% 342.46	0.880000% 1,811.92	0.685529% 1,411.50	2.555130%
	CW	0		0	0.00	0.00	0.00	0.00	
SHOP CENTR	ST	6,113,100	1.842928	11,266,003	0.823277% 50,327.75	0.166324% 10,167.55	0.880000% 53,795.28	0.685529% 41,907.05	2.555130%
	SU	0	1.842928	0	0.823277% 0.00	0.166324% 0.00	0.880000% 0.00	0.685529% 0.00	2.555130%
	ZT	0		0	0.00	0.00	0.00	0.00	
	ZU	0		0	0.00	0.00	0.00	0.00	
	ZX	0		0	0.00	0.00	0.00	0.00	
PARK LOT/VA	CX	2,498,500	1.842928	4,604,556	0.823277% 20,569.58	0.166324% 4,155.61	0.880000% 21,986.80	0.685529% 17,127.93	2.555130%
	XT	11,199,700	1.842928	20,640,241	0.823277% 92,204.55	0.166324% 18,627.82	0.880000% 98,557.36	0.685529% 76,777.15	2.555130%
	XU	96,100	1.842928	177,105	0.823277% 791.17	0.166324% 159.84	0.880000% 845.68	0.685529% 658.79	2.555130%
	XX	0		0	0.00	0.00	0.00	0.00	
INDUSTRIAL	IT	1,864,300	2.531635	4,719,727	1.130938% 21,084.08	0.228480% 4,259.55	0.880000% 16,405.84	0.941713% 17,556.35	3.181131%
	IF	0		0	0.00	0.00	0.00	0.00	
	IU	61,700	2.531635	156,202	1.130938% 697.79	0.228480% 140.97	0.880000% 542.96	0.941713% 581.04	3.181131%
	IX	861,000	2.531635	2,179,738	1.130938% 9,737.38	0.228480% 1,967.21	0.880000% 7,576.80	0.941713% 8,108.14	3.181131%
	JT	1,901,900	2.531635	4,814,917	1.130938% 21,509.31	0.228480% 4,345.46	0.880000% 16,736.72	0.941713% 17,910.43	3.181131%
	JX	0		0	0.00	0.00	0.00	0.00	
	JU	128,100	2.531635	324,302	1.130938% 1,448.73	0.228480% 292.68	0.880000% 1,127.28	0.941713% 1,206.33	3.181131%
OFFICE BLDG	LT	0		0	0.00	0.00	0.00	0.00	
	LU	0		0	0.00	0.00	0.00	0.00	
PIPELINE	PT	23,519,000	2.007246	47,208,419	0.896682% 210,890.64	0.181154% 42,605.60	0.880000% 206,967.20	0.746651% 175,604.93	2.704487%
FARMLAND	FT	102,859,400	0.250000	25,714,850	0.111681% 114,874.41	0.022562% 23,207.14	0.038250% 39,343.72	0.092995% 95,653.58	0.265488%
MG. FOREST	TT	9,367,200	0.250000	2,341,800	0.111681% 10,461.38	0.022562% 2,113.43	0.038250% 3,582.95	0.092995% 8,710.98	0.265488%
		2,123,224,818		2,153,075,965	9,607,506.58	1,943,703.26	3,819,095.29	8,006,385.69	