



Municipality of Mississippi Mills

COMMITTEE OF THE WHOLE AGENDA

Tuesday, August 24, 2021

IMMEDIATELY FOLLOWING COUNCIL

E-participation

	Pages
A. CALL TO ORDER (immediately following Council)	
B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF	
C. APPROVAL OF AGENDA Recommended Motion: THAT the agenda be approved as presented.	
D. APPROVAL OF MINUTES Recommended Motion: THAT the minutes dated August 10th, 2021 be approved.	5 - 12
E. CONSENT REPORTS Recommended Motion: THAT the following consent reports and committee minutes be received.	
F. STAFF REPORTS	
<u>Building and Planning</u>	
F.1. Zoning ByLaw Amendment - 4867 Hamilton Rd. Tyler Duval, Planning	13 - 22
Recommended Motion: THAT, Committee of the While recommend Council approve the Zoning By-law Amendment to change the zoning of the retained lands subject to Consent Application B20/101 on the lands described as Pt Lot 5 Con 11, Ramsay Ward, Municipality of Mississippi Mills from "Agricultural (A) Zone" to "Agricultural – Special Exception (A-x) Zone", to prohibit residential uses and to reduce the minimum lot area to 33 hectares.	
F.2. Zoning ByLaw Amendment - 66 Martin St. N. T. Duval, Planning	23 - 34

Recommended Motion:

THAT, Committee of the Whole recommend Council approve the Zoning By-law Amendment to change the zoning of the lands subject to Consent Application B20/073, described as Lots 145, 146 and 147, Plan 6262, Almonte Ward, Municipality of Mississippi Mills from “Residential Second Density (R2) Zone” to “Residential Second Density – Special Exception (R2-x) Zone”, to reduce the minimum lot frontage to 16.76 metres.

- F.3. Zoning ByLaw Amendment - 5766 Martin St.**
T. Duval, Planning

35 - 43

Recommended Motion:

THAT, Committee of the Whole recommend Council approve the Zoning By-law Amendment to change the zoning of the lands described as CON 10 W PT LOT 18; 26RP206 Part 1 Ramsay Ward, Municipality of Mississippi Mills from “Rural – Special Exception (RU-25-t) Temporary Zone” to “Rural – Special Exception (RU-x) Zone”, to permit a Secondary Dwelling Unit in an existing detached building that is ancillary to the primary existing dwelling unit. The Secondary Dwelling Unit would be 120% the GFA of the of the primary dwelling unit.

- F.4. Zoning ByLaw Amendment - Almonte Business Park**
E. Forhan, Planning

44 - 67

Recommended Motion:

THAT, Committee of the Whole recommends that Council enacts and passes Zoning By-law Amendment No. 21-XXX being an amendment to change the zoning of the subject lands from “Business Park Exception Four (E1-4)” to “Business Park Special Exception One (E1-1)”; from “Business Park Exception Two (E1-2)” to Business Park Exception One (E1-1)”; from “Business Park Exception Three (E1-3)” to “Business Park Exception 1 (E1-1)”; and “Business Park (E1)” to “Business Park Exception One 1 (E1-1)”.

- F.5. Lifting 0.3M (1FT) RESERVE, Mill Run Phase 6, Almonte Ward**
T. Duval, Planning

68 - 71

Recommended Motion:

THAT, Committee of the Whole recommend Council to lift the 0.3m (1ft) reserves, described as Blocks 23 on Plan 27M-91 and dedicate them as part of the municipal right of way.

- F.6. C4466 Clayton Municipal Consultation Concurrence Request**
T. Duval, Planning

72 - 74

Recommended Motion:

THAT, Committee of the Whole recommend Council authorize staff to provide a letter of concurrence for the proposed location of a 75m tall communications tower for Rogers Communication Inc. at the property legally described as RAMSAY CON 1 PT E LOT 21, RP;27R7068 PT PART 4.

Roads and Public Works

- F.7. Naming a roadway in the Business Park** 75 - 78
C. Smith, A/Director of Public Works

Recommended Motion:

THAT, the Committee of the Whole recommend to Council that the new road under construction in the Business Park be named Frank Davis Street.

- F.8. Downtown Core Revitalisation** 79 - 85
C. Smith, A/Director of Public Works

Recommended Motion:

THAT, the Committee of the Whole receive this report as information

AND THAT, Committee of the Whole recommend Council approve the proposed timelines for construction and direct staff to proceed with finalization of the tender based on the proposed dates.

AND THAT, Pre-Budgetary Approval for this project be provided in the full amount no later than September of 2021 in order to facilitate tendering of the works in October of 2021.

Finance and Administration

- F.9. Designate a Representative for Cost Sharing Negotiations** 86 - 92
K Kelly, CAO

Recommended Motion:

THAT, Committee of the Whole choose a representative or representatives to attend the cost sharing financial discussions.

Recommended Motion:

THAT, Committee of the Whole recommend Council appoint the following representative(s) _____ to attend meetings with Beckwith and Carleton Place representatives for the purposes of negotiating an acceptable payment for the 2021 recreation and pool cost sharing services of the Joint Recreation Cost Sharing Agreement.

AND THAT, Committee of the Whole recommend to Council to direct staff to inform Carleton Place of the representative(s).

AND THAT, Committee of the Whole recommend that Council discuss in a closed session at its September 7th, 2021 meeting the terms and parameters upon which the representative(s) can negotiate.

G. NOTICE OF MOTION

H. INFORMATION ITEMS

- H.1. Mayor's Report**

H.2.	County Councillor's Report	
H.3.	Mississippi Valley Conservation Authority Report	
H.4.	Library Board Report	93 - 94
H.5.	Information List #14-21	
	Recommended Motion:	
	THAT, the information list #14-21 be received for information.	
a.	May 5 2021_City of Toronto Motion 32-12 re Early Learning and Child Care	95 - 98
b.	June 24 2021_City of Toronto_Bill 177 Changes to Provincial Offences Act	99 - 102
c.	June 24 2021_Town of Cochran_ Prostate Blood Testing for Men Covered in the National Health System	103 - 107
d.	June 29 2021_ChattamKent_ LOS_ Induction of Coloured All Stars to Canadian Baseball Hall of Fame	108
e.	June 30 2021_City of Mississauga_Resolution 0155-2021	109 - 110
f.	July 12 2021_Kitchener_Letter Building Materials	111 - 112
g.	July 16 2021_City of Woodstock_Affordable housing crisis in Canada	113 - 114
h.	July 21 2021_Town of Cobourg_LET Lametti- Re Support for Bill C-6 (Conversion Therapy)	115 - 117
i.	August 11 2021_Chatham Kent_Resolution Supporting Affordable Internet	118 - 121
j.	August 16 2021_Perth County_Relationship with MPAC	122 - 123
H.6.	Meeting Calendar	124 - 126
I.	OTHER/NEW BUSINESS	
J.	PENDING LIST	127 - 128
K.	ADJOURNMENT	
	Recommended Motion:	
	THAT the meeting be adjourned at X:XX p.m.	



**The Municipality of Mississippi Mills
Committee of the Whole Meeting
MINUTES**

**August 10, 2021
E-participation**

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

Staff Present: Ken Kelly, CAO
Casey Munro, Deputy Clerk
Marc Rivet, Planner
Calvin Murphy, Recreation Coordinator
Tiffany MacLaren, Economic & Cultural Coordinator
Cory Smith A/Director of Public Works

A. CALL TO ORDER (immediately following Council)

Councillor Holmes called the meeting to order at 7:39 p.m.

B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

C. APPROVAL OF AGENDA

Resolution No CW186-21

Moved by Councillor Dalgity

Seconded by Councillor Ferguson

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Resolution No CW187-21

Moved by Mayor Lowry

Seconded by Councillor Guerard

THAT the minutes dated June 15, 2021 be approved.

CARRIED

E. CONSENT REPORTS

Resolution No CW188-21

Moved by Councillor Maydan

Seconded by Councillor Dalgity

THAT the following consent reports and committee minutes be received.

CARRIED

E.1 Community Economic Development Minutes_June 17 2021

E.2 Mississippi River Power Corporation BOD Minutes_ May 27 2021

E.3 Parks and Recreation Advisory Committee_June 29 2021

F. STAFF REPORTS

Building and Planning

F.1 Site Plan Approval - 137 Pick Road

Resolution No CW189-21

Moved by Mayor Lowry

Seconded by Councillor Guerard

THAT, Council approve the site plan for the property described as Part of Lot 1, Concession 8, Ramsay being Parts 1 to 7 and 9 on Plan 26R294, municipally known as 137 Pick Road;

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

CARRIED

Finance and Administration

F.2 Closed Meeting Investigation 2021-01 – Municipal Emergency Control Group

Resolution No CW190-21

Moved by Councillor Dalgity

Seconded by Councillor Maydan

THAT the Committee of the Whole recommends to Council to receive the attached report as information;

AND THAT the attached report be published on the website as per Section 239.11 of the *Municipal Act, 2001*.

CARRIED

F.3 Installation of Electric Vehicle Charging Stations Metcalfe Park

Resolution No CW191-21

Moved by Councillor Maydan

Seconded by Councillor Guerard

THAT, Committee of the Whole recommend to Council to approve the amendment to the previous agreement with Ottawa River Energy Services to install an electric vehicle charging station at Metcalfe Park instead of the original location of 28 Mill Street Almonte.

CARRIED

F.4 Advertising of Director of Corporate Services & Treasurer

Resolution No CW192-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Dalgity

THAT, Committee of the Whole recommend that Council accept the resignation of Rhonda Whitmarsh as Treasurer effective August 31, 2021 with regrets.

AND THAT, Committee of the Whole recommend that Council authorize the commencement of the hiring process including the advertising of the new position of Director of Corporate Services.

CARRIED

Recreation and Culture

F.5 Agreement with the Almonte Curling Club 2021-2022 season

Resolution No CW193-21

Moved by Councillor Dalgity

Seconded by Councillor Guerard

THAT, Committee of the Whole recommends to Council to authorize the Mayor and Clerk to enter a one (1) year agreement with the Almonte Curling Club for the lease of the Almonte Curling Facility for the 2021-2022 curling season.

CARRIED

F.6 Downtown Almonte Revitalization Business Survey

Staff Direction was provided to bring back a summary report with information regarding communication plan, tenders, phasing and funding, and grant opportunities.

Resolution No CW194-21

Moved by Mayor Lowry

Seconded by Councillor Dalgity

THAT, Council receive the following data for information during discussions surrounding the downtown renewal construction project.

CARRIED

Fire

F.7 Fire Safety Grant Transfer Payment Agreement

Resolution No CW195-21

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT, the Committee of the Whole recommend Council receive the report for information and direct staff to submit this report to the Office of the Fire Marshal as per the requirements of the funding agreement.

CARRIED

Roads and Public Works

F.8 Naming a roadway in the Business Park

Item DEFERRED to next meeting due to technical difficulties.

THAT, the Committee of the Whole recommend to Council that the new road under construction in the Business Park be named Frank Davis Street.

G. NOTICE OF MOTION

H. INFORMATION ITEMS

H.1 Mayor's Report

H.2 County Councillor's Report

Deputy Mayor Minnille gave an update on the projects at Lanark County.

- 2020 Housing Report Card has been accepted by Lanark County Council which included starting a sub-committee to talk about the issues facing housing and homelessness.
- Lanark County has entered into an agreement with Rogers for a new cell tower as part of the EORN cellular project.
- UCDSB presented a potential concern with the Province leaning towards permanent remote learning and the issues rural communities could face.

H.3 Mississippi Valley Conservation Authority Report

- Jeff Atchison is the new chair of the MVCA.
- Mississippi River Watershed report is finalized and available.

- Still waiting on the regulations surrounding the museums and conservation areas.

H.4 Library Board Report

The Library Board met on August 6th, 2021. The Almonte library has recruited 173 new members since January including 37 new members from CP and Beckwith.

H.5 Mississippi River Power Corporation (MRPC)

Resolution No CW196-21

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT, the Committee of the Whole recommend that Council approve through the unanimous shareholder declaration (USD) the authorization of the Mississippi River Power Corporation to expend for a capital expenditure amounts not exceeding \$650,000 to acquire a replacement Trash Rack Cleaner.

CARRIED

H.6 Information List #13-21

Resolution No CW197-21

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT, the information list #13-21 be received for information.

AND THAT, items I, K and L be pulled for further consideration.

CARRIED

H.6.a May 26, 2021, Perth County Resolution: Domestic COVID 19 Vaccine Production and Capacity

H.6.b May 28, 2021, Town of Whitby Proclamation: Bullying Elimination Day

H.6.c June 3, 2021, CRTC Letter of Reply - re: Three digit number for suicide crisis support

H.6.d June 14, 2021, LGLHU Letter of Thanks - re: Almonte fixed site

- H.6.e June 17, 2021, Peter Julian MP, Seeking Endorsement re: M84 Anti Hate Crimes
- H.6.f June 22, 2021, City of Vaughan Resolution: Raising the legal age for a licensed driver
- H.6.g June 23, 2021, Lanark County Media Release: Single Use Plastic Ban
- H.6.h June 23, 2021, Tay Valley Township Resolution: Provincial Hospital Funding for Major Capital Equipment
- H.6.i June 27 2021, MVCA Letter to Minister Piccini re: CA Act Regulations
- H.6.j June 28, 2021, Municipality of St. Charles Resolution: Land Transfer Tax
- H.6.k July 2 2021, Honourable Lisa Thompson re: Drainage Act updates
- H.6.l July 6 2021, Ontario Land Tribunal re: Updated processes
- H.6.m July 6 2021, Lanark County to Minister of Education re: Proposed Changes to Education System
- H.6.n July 8, 2021, Lanark County Media Release: Silver Chain Challenge 2021
- H.6.o July 14 2021, OPP Communications Centre: Memorandum of revised decommission date
- H.6.p July 19 2021, OEB Notice of Application to increase rates
- H.6.q July 19 2021, Media Release EOWC EOMC EORN re: Ontario Connects

H.7 Meeting Calendar (August - September)

I. OTHER/NEW BUSINESS

I.1 Clarification of Recruitment Bylaw

There was a discussion and clarifications on the Recruitment, Selection, and Hiring Policy.

Resolution No CW198-21

Moved by Councillor Maydan

Seconded by Councillor Dalgity

THAT the Committee of the Whole recommends to Council to approve an amendment to the Recruitment, Selection and Hiring Policy as follows:

- i) Council appoint a Hiring Selection Committee for each department head as per the organization chart.

CARRIED

J. PENDING LIST

Members reviewed the pending list.

K. ADJOURNMENT

Resolution No CW199-21

Moved by Councillor Guerard

Seconded by Councillor Ferguson

THAT the meeting be adjourned at 9:28 p.m.

CARRIED

Casey Munro, Deputy Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24, 2021

TO: Committee of the Whole

FROM: Tyler Duval, Planning Consultant

SUBJECT: **ZONING BY-LAW AMENDMENT Z-13-21**
Pt Lot 5 Con 11, Ramsay Ward, Municipality of Mississippi Mills

CIVIC
ADDRESS: 4867 Hamilton Road

OWNER: Garry and Lynne Monaghan

RECOMMENDATION:

THAT, Committee of the Whole recommend Council approve the Zoning By-law Amendment to change the zoning of the retained lands subject to Consent Application B20/101 on the lands described as Pt Lot 5 Con 11, Ramsay Ward, Municipality of Mississippi Mills from “Agricultural (A) Zone” to “Agricultural – Special Exception (A-x) Zone”, to prohibit residential uses and to reduce the minimum lot area to 33 hectares.

BACKGROUND

In Summer 2020, a surplus-farm dwelling consent application – B20/101– was submitted to Lanark County and the Municipality of Mississippi Mills for the property known municipally as 4867 Hamilton Road. The surplus dwelling severance request was for ±1.35ha (3.36ac). The proposed lot would be located along the parent property’s northern lot line. The County provisionally approved the request in March 2021, with a requirement that the landowners fulfil conditions set by the Municipality, one of which is to amend the zoning of the now vacant agricultural parcel to prohibit the construction of a dwelling. The associated Community Official Plan policy (Section 3.2.7) states the following:

The [Municipality] shall impose a condition on the severance of the surplus farm dwelling which shall require a zoning by-law amendment prohibiting the construction of a new residential dwelling on the farm land parcel rendered vacant as a result of the severance.

Consequently, the zoning of the property must be amended from “Agricultural (A)” to “Agricultural – Special Exception (A-x)” to prohibit residential uses on the retained lands and reduce the minimum required lot area to 33 hectares (81.5 acres).

PURPOSE AND EFFECT

The purpose and intent of the Zoning By-law Amendment is to rezone the property from “Agriculture Zone” (A) to “Agriculture Special Exception” (A-XX) to prohibit residential development of the retained lands subject to Consent Application B20-101, and to reduce the minimum required lot area to 33 hectares. The proposed amendment is a condition of the provisional approval made by the Lanark County Land Division Committee.

As per the Community Official Plan, the rezoned property – vacant agricultural land – would not be permitted to have a new dwelling constructed on it. The amendment would also address the existing lot size deficiency to legally permit an agricultural use.

SERVICING & INFRASTRUCTURE

The proposed severance would separate an existing farm dwelling from its parent property. It would maintain the existing private well and septic, the principal dwelling and outbuildings. Consequently, the retained property would not be serviced, with no proposed servicing as part of the application. The retained lot would maintain ± 540 m of frontage along Hamilton Road and ± 600 m along Ramsay Con 12, both municipal owned and maintained roads. The severed lot would have 74 m of road frontage along Hamilton Road. The municipal servicing and infrastructure demands would not change as a result of the application. The application was circulated to the Roads and Public Works Department for review and comment. The Acting Director had no objections to the application.

Figure 1 – Aerial Photo (2017)



COMMENTS

Staff circulated the application in accordance with the provisions of the Planning Act. Notice was posted on the subject property and circulated by mail to all property owners within 120m of the subject lands. Notice was also circulated to prescribed agencies and public bodies electronically.

INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

Clerk: No comments received.

CBO: No comments received

Fire Chief: No comments received.

Director of Roads and Public Works: No comments received.

Recreation Coordinator: No concerns or objections.

Municipal Council: No comments received.

EXTERNAL AGENCY CIRCULATION

Enbridge Gas Inc.

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

Leeds, Grenville & Lanark District Health Unit

Please be advised that our office has no objections to the re-zoning of this property from “Agriculture” to “Agriculture- Special Exception” in principle, as the change does not affect a private sewage system.

Mississippi Valley Conservation

MVCA previously provided a review of consent application #B20/101, for the subject property. We do not have any further comments to those provided in the review of the consent application.

Ministry of Energy, Northern Development and Mines

ENDM has no concerns regarding the Zoning By-law Amendment Application at this site

FROM THE PUBLIC

No comments received.

The Municipality held a Public Meeting on August 10, 2021 to provide an opportunity for the public to comment on the application. A copy of all public comments is appended to this report.

EVALUATION

COMMUNITY OFFICIAL PLAN (COP)

Both the retained and severed properties are, and will continue to be, designated as “Agriculture” under the Community Official Plan. Permitted uses include agriculture, agriculturally related businesses, forestry, a residential dwelling, and home-based businesses.

ZONING BY-LAW #11-83

The subject lands are presently zoned “Agriculture (A)” within the Comprehensive Zoning By-law #11-83. As required by consent application B20/101, the vacant farm property must be rezoned from “Agricultural (A)” to “Agricultural – Special Exception (A-x)” to prohibit residential uses on the retained lands and reduce the minimum required lot area to 33 ha (81.5 acres).

The by-law has been drafted and is appended to this report.

11.3 Special Provisions

11.3.X *(Retained Lands) Notwithstanding their ‘A’ Zoning designation, on those lands delineated as ‘A-x’ on Schedule ‘A’ to this By-law, may be used in compliance with the A zone provisions contained in this by-law, excepting however, that:*

- i) all residential uses are prohibited; and*
- ii) the minimum lot area may be 33 ha*

SUMMARY

Having reviewed and assessed the proposed Zoning Amendment application, staff are satisfied that the proposal complies with the provisions of the Provincial Policy Statement 2020, conforms to the policies of the Community Official Plan and satisfies the applicable sections of the Municipal Zoning Bylaw #11-83.

As the development proposal complies and conforms to all applicable policies based on the analysis included herein, staff have no concerns regarding the proposed land use.

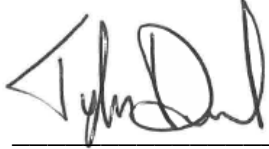
It is the professional opinion of the Planning Department that the proposed development to amend the Zoning By-law is appropriate and desirable.

Staff propose the following recommendation;

THAT Council approve the Zoning By-law Amendment to change the zoning of the retained lands subject to Consent Application B20/101 on the lands described as Pt Lot 5 Con 11, Ramsay Ward, Municipality of Mississippi Mills from

“Agricultural (A) Zone” to “Agricultural – Special Exception (A-x) Zone”, to prohibit residential uses and to reduce the minimum lot area to 33 hectares.

All of which is respectfully submitted,



Tyler Duval, RPP, MCIP
Planning Consultant

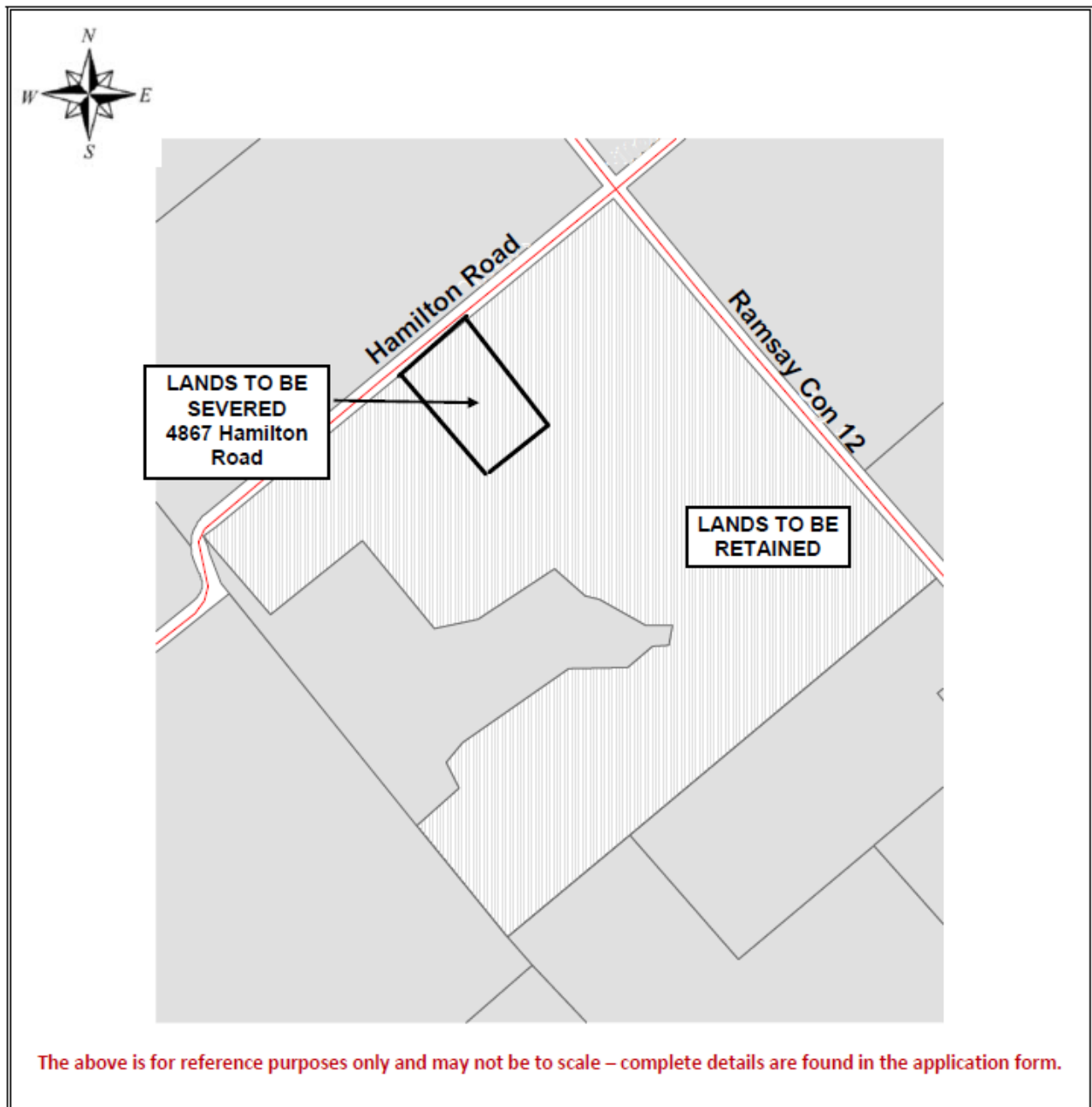


Ken Kelly
Chief Administrative Officer

Attachments:

- Attachment A – Location Map
- Attachment B – Property Sketch
- Attachment C – Draft By-Law
- Attachment D – Comments Received

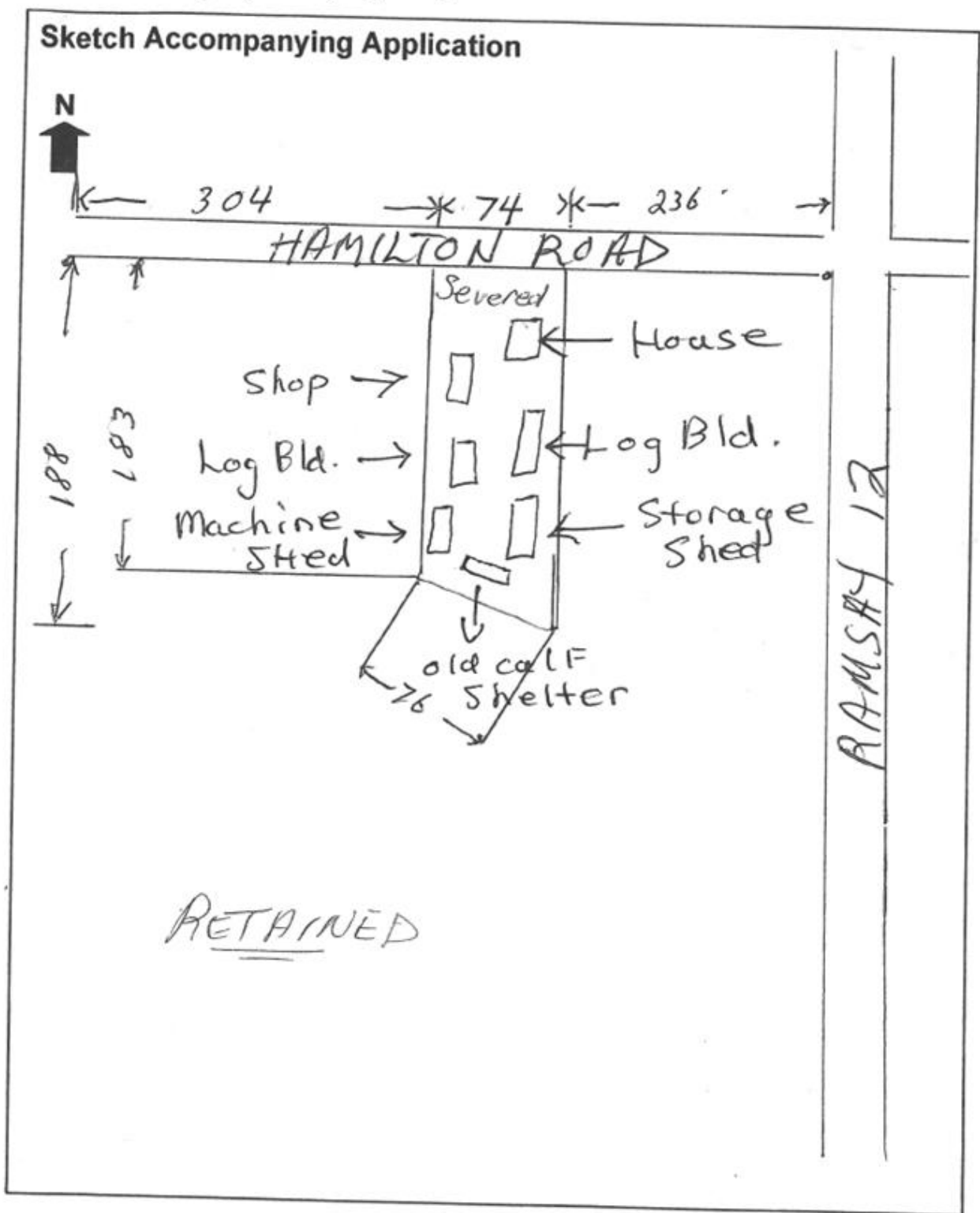
Attachment A – Location Map



Landowner: Garry and Lynne Monaghan
File No.: B20/101
Subject Land: Pt Lot 5 Con11 geographic Township of Ramsay, now in the Municipality of Mississippi Mills

**APPLICATION FOR
CONSENT**
"Sketch Only"
Prepared by Lanark County
Planning Dept.
NOT A LEGAL SURVEY

Attachment B – Property Sketch (Provided by Applicant)



Attachment C – Draft By-Law

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-XXX

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural" (A) Zone to "Agricultural – Special Exception" (A-x) for the lands identified on the attached Schedule 'A', which are legally described as Part of Lot 5, Concession 11, Ramsey Ward, Municipality of Mississippi Mills.
2. That Section 11 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 11.3:
 "11.3.X Notwithstanding their 'A' Zoning designation, on those lands delineated as 'A-x' on Schedule 'A' to this By-law, may be used in compliance with the A zone provisions contained in this by-law, excepting however, that:
 i) all residential uses are prohibited; and
 ii) the minimum lot area may be 33 ha
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **X day of XXX, 20XX.**

Christa Lowry, Mayor

Cynthia Moyle, Clerk

By-law No. 21-XXX
Schedule "A"

Lands Subject to the Amendment.

Part of Lot 5, Concession 11, Pakenham Ward, Municipality of Mississippi Mills;
Municipally known as 4867 Hamilton Road.



LOCATION MAP
Zoning Amendment Application Z-13-21
CON 11 PT LOT 5
Ramsay Ward, Mississippi Mills



Attachment D – Comments Received

Enbridge Gas Inc.

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

Leeds, Grenville & Lanark District Health Unit

Please be advised that our office has no objections to the re-zoning of this property from “Agriculture” to “Agriculture- Special Exception” in principle, as the change does not affect a private sewage system.

Mississippi Valley Conservation

MVCA previously provided a review of consent application #B20/101, for the subject property. We do not have any further comments to those provided in the review of the consent application.

Ministry of Energy, Northern Development and Mines

ENDM has no concerns regarding the Zoning By-law Amendment Application at this site.

Municipality of Mississippi Mills Recreation Department

No objection.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24, 2021
TO: Committee of the Whole
FROM: Tyler Duval, Planning Consultant
SUBJECT: **ZONING BY-LAW AMENDMENT Z-10-21**
Lots 145, 146 and 147, Plan 6262
Almonte Ward, Municipality of Mississippi Mills

CIVIC

ADDRESS: 66 Martin Street North (County Road 17)

OWNER: Natalie Dalton

RECOMMENDATION

THAT, Committee of the Whole recommend Council approve the Zoning By-law Amendment to change the zoning of the lands subject to Consent Application B20/073, described as Lots 145, 146 and 147, Plan 6262, Almonte Ward, Municipality of Mississippi Mills from “Residential Second Density (R2) Zone” to “Residential Second Density – Special Exception (R2-x) Zone”, to reduce the minimum lot frontage to 16.76 metres.

BACKGROUND

In 2020, a consent application – B20/073 – was submitted to Lanark County and the Municipality of Mississippi Mills for the property known municipally as 66 Martin Street North. The application sought to sever a 528.95 m² (0.13 ac) lot from the above noted property and retain a 528.95 m² land holding (0.13 ac). Both proposed lots would have 16.76 m (55.0 ft) frontage along Martin St N.

The County provisionally approved the request in November 2020, with a requirement that the landowners fulfil conditions set by the Municipality, one of which is to amend the zoning of both the severed and retained lots to address the minimum frontage of either lot.

Consequently, the zoning of the property must be amended from “Residential Second Density” (R2) to “Residential Second Density Special Exception” (R2-X) to reduce the minimum lot frontage requirement to 16.76 metres.

PURPOSE AND EFFECT

The purpose of the Zoning By-law Amendment application is to change the zoning of the subject lands from “Residential Second Density” (R2) to “Residential Second

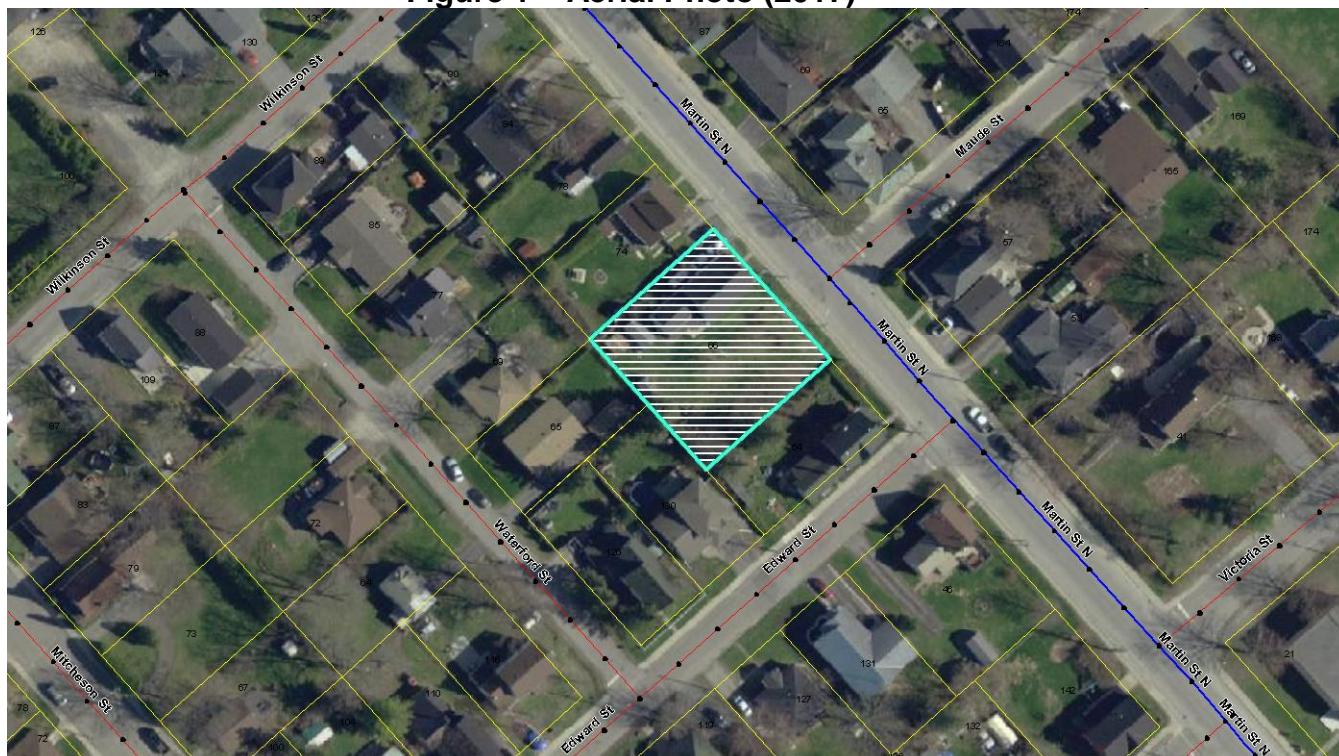
Density Special Exception” (R2-X) to reduce the minimum lot frontage requirement to 16.76 metres. This Zoning By-law Amendment is a condition of the provisional approval of Consent Application B20/073.

SERVICING & INFRASTRUCTURE

The subject property is municipally serviced and maintains driveway access from Martin Street N, a County road. The proposed lot would have driveway access from Martin Street N. Planning Staff circulated the application for review by the Roads and Public Works and no concerns with servicing the proposed lot was noted.

The subject property is serviced by municipal water and sewer. Any future development on the proposed lot would be subject to Site Plan Control, whereby the applicant would be required to submit a site plan, grading and drainage plan and identify site servicing details subject to review by Municipal Staff and external agencies.

Figure 1 – Aerial Photo (2017)



COMMENTS

Staff circulated the application in accordance with the provisions of the Planning Act. Notice was posted on the subject property and circulated by mail to all property owners within 120m of the subject lands. Notice was also circulated to prescribed agencies and public bodies electronically.

INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

Clerk: No comments received.

Building: No comments received

Fire Services: No comments received.

Public Works: No concerns or objections

Recreation: No concerns or objections.

Municipal Council: No comments received.

EXTERNAL AGENCY CIRCULATION

Public Works

16.76m is consistent with the other lots on this street. Public Works Does not object.

Parks and Recreation

No comment.

Enbridge Gas Inc.

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

Leeds, Grenville and Lanark District Health Unit

The application does not involve a private sewage system, therefore, an inspection and further comment will not be required.

Mississippi Valley Conservation

A cursory review of the above noted application revealed no issues with regard to Mississippi Valley Conservation Authority's plan input and review program. We have therefore screened this application out of our formal review process.

Ministry of Energy, Northern Development and Mines

ENDM has no concerns regarding the Zoning By-law Amendment Application at this site.

FROM THE PUBLIC

No comments received.

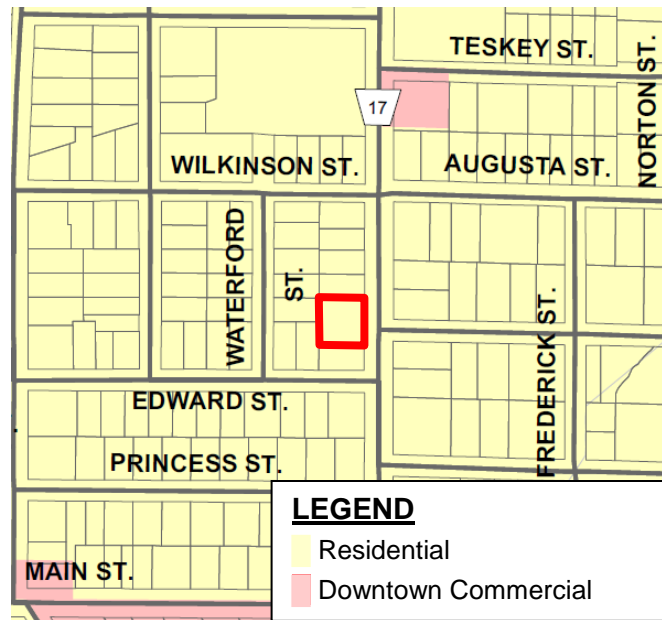
The Municipality held a Public Meeting on August 10, 2021 to provide an opportunity for the public to comment on the application. A copy of all comments is appended to this report.

EVALUATION

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as "Residential".

Figure 2 – Schedule B (Almont Ward)



3.6.1 Goal and Objectives

It is a goal of this Plan to:

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

The following objectives are designed to implement the goal:

- 1. Promote and support development which provides for affordable, rental and/or increased density of housing types.*
- 2. Designate a sufficient supply of land to meet the residential goals of the Plan.*
- 3. Ensure that land use policies and zoning do not establish barriers to a more balanced supply of housing.*
- 4. Direct the majority of new residential development to areas where municipal sewer and water services are/will be available and which can support new development.*
- 5. Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design.*

[...]

The Residential Land Use objectives instruct that the Municipality “*Promote and support development which provides for affordable, rental and/or increased density of housing types*” and where intensification is planned within existing neighbourhoods that the new development is “*compatible with surrounding uses in terms of design*”.

The development is proposed to be on full municipal water and sanitary services.

3.6.2 Residential Permitted Uses

Lands designated "Residential" shall be predominately used for low and medium density residential uses and associated accessory uses.

[...]

The COP permits low density residential uses for lands in the Residential designation. The subject Zoning By-Law Amendment proposes no changes to the intended use of the subject lands.

3.6.4 Supply of Serviced Residential Land

1. In order to accommodate projected residential demand, the Municipality shall strive to maintain a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land with servicing capacity in draft approved or registered plans.

2. The Municipality shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment, and if necessary, lands which are designated and available for residential development.

[...]

The use of the lot created by Consent Application B20/073 will help promote residential infill development in the fully serviced Almonte Ward.

3.6.5 Range of Housing Types

1. The Town shall support a wide range of housing types, zoning standards and subdivision design standards.

2. The Town has established the following housing mix targets:

- Low Density - 70%*
- Medium Density - 30%*

3. Low density residential development shall include single detached, semidetached, duplex, converted dwellings, and triplex housing. In general, the gross density for low density residential development shall be 15 units per hectare (6 units per acre).

[...]

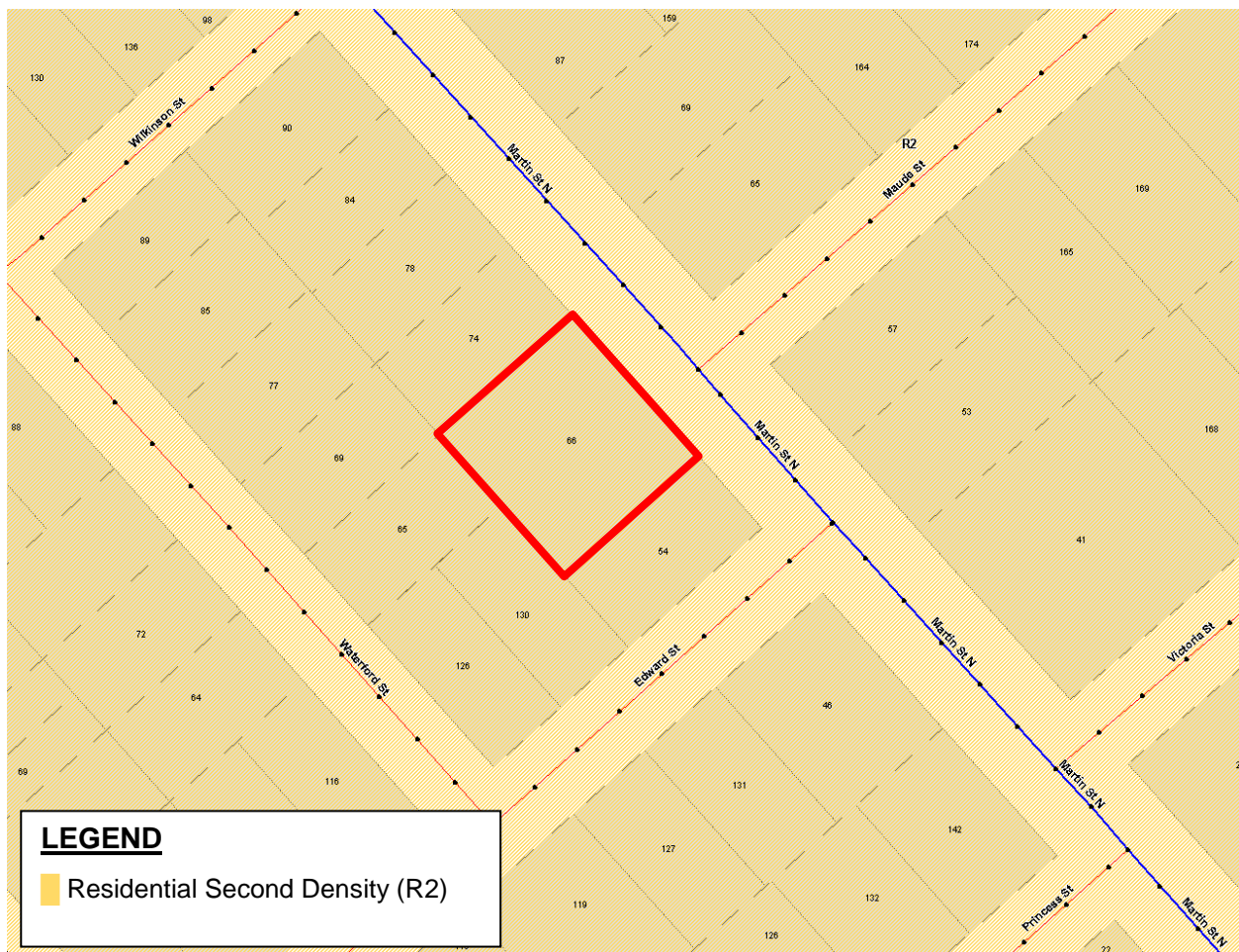
The proposed development will help contribute to the range of available housing types in Almonte.

ZONING BY-LAW #11-83

The subject property is proposed to be zoned “Residential Second Density” (R2) in the Municipality of Mississippi Mills Zoning Bylaw 11-83. The Residential Second Density Zone permits a mix of low density residential uses including single, semi-, duplex, triplexes and converted dwellings.

The intent of the R2 Zone is to allow a number of other residential uses to provide additional housing choices within the second density residential areas within the urban area of Almonte and rural settlement areas and villages as described in the Community Official Plan.

Figure 3 – Zoning By-law #11-83



As required by consent application B20/073, both the retained and severed lot must be rezoned to “Residential Second Density – Special Exception Zone” (R2-X) to reduce the minimal required lot frontage to 16.76 metres.

The by-law has been drafted and is appended to this report.

14.4 Special Provisions

14.4.X Notwithstanding the provisions of the ‘R2’ Zone, on those lands delineated as ‘R2-X’ on Schedule ‘A’ to this By-law, shall be used in accordance with the following provisions:

- i) the minimum lot frontage requirement shall be 16.76 metres*

No other amendments to the Zoning By-Law are proposed by this application.

SUMMARY

Having reviewed and assessed the proposed Zoning Amendment application, Staff are satisfied that the proposal complies with the provisions of the Provincial Policy Statement 2020, conforms to the policies of the Community Official Plan and satisfies the applicable sections of the Municipal Zoning Bylaw #11-83.

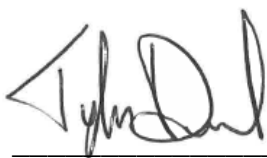
As the development proposal complies and conforms to all applicable policies based on the analysis included herein, Staff have no concerns regarding the proposed land use.

It is the professional opinion of the Planning Department that the proposed development to amend the Zoning By-law is appropriate and desirable.

Staff propose the following recommendation;

THAT Council approve the Zoning By-law Amendment to change the zoning of the lands subject to Consent Application B20/073, described as Lots 145, 146 and 147, Plan 6262, Almonte Ward, Municipality of Mississippi Mills from “Residential Second Density (R2) Zone” to “Residential Second Density – Special Exception (R2-x) Zone”, to reduce the minimum lot frontage to 16.76 metres.

All of which is respectfully submitted,



Tyler Duval, RPP, MCIP
Planning Consultant



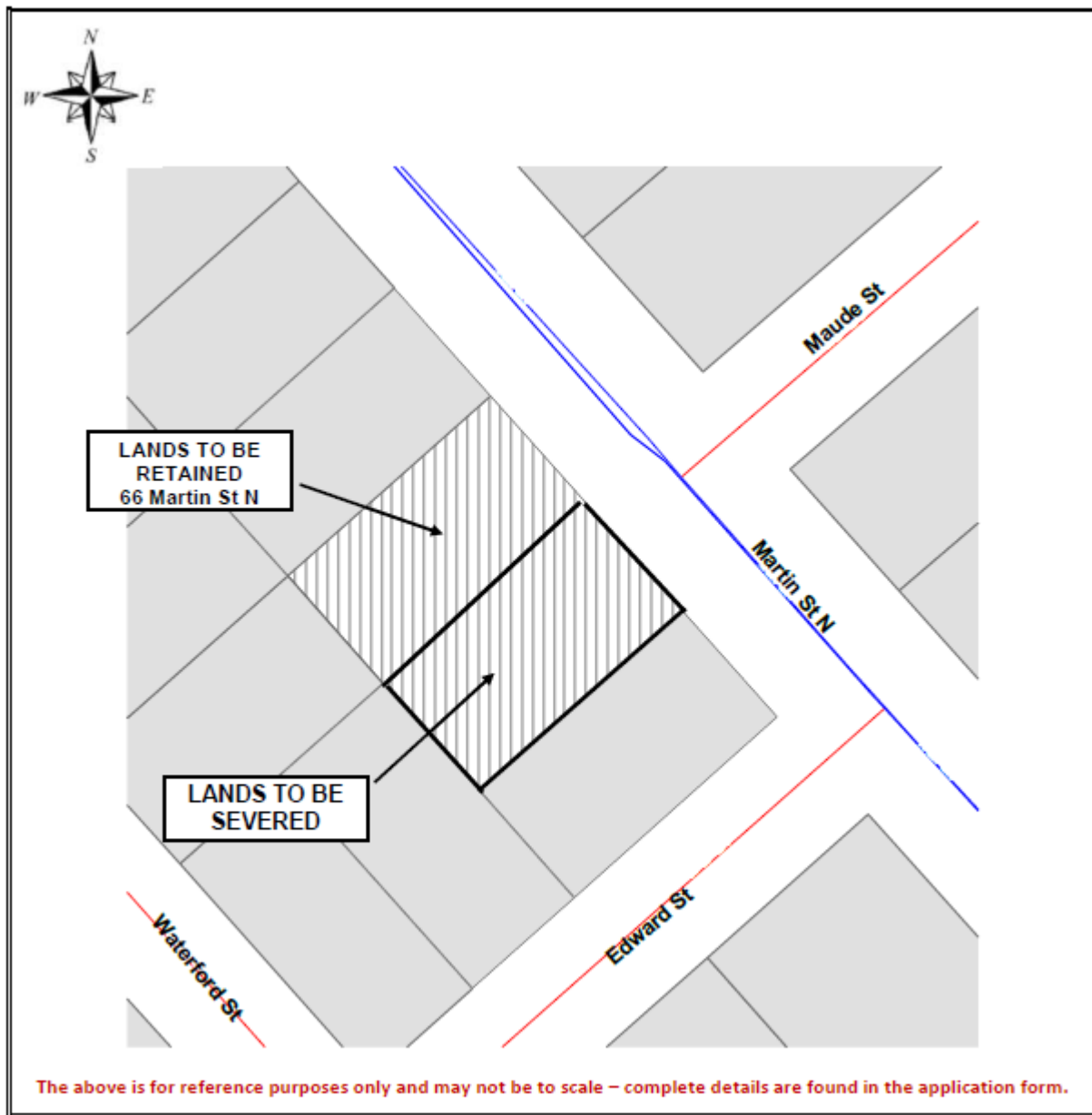
Ken Kelly
Chief Administrative Officer

Attachments:

Attachment A – Consent Application B20/073 Lot Configuration
Attachment B – Draft By-Law
Attachment C – Comments Received

A handwritten signature in black ink, appearing to be 'H. V. B.', is located at the bottom left of the page.

Attachment A – Consent Application B20/073 Lot Configuration



Attachment B – Draft By-Law

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-XXX

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 'C' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Residential Second Density" (R2) Zone to "Residential Second Density – Special Exception Zone" (R2-x) for the lands identified on the attached Schedule 'A', which are legally known as Plan 6262 Lot 145 Martin Lot; 146RPT Lot 147RPT Edward, Almonte Ward, Municipality of Mississippi Mills.
2. That Section 14 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 14.4:
 "14.4.X Notwithstanding the provisions of the 'R2' Zone, on those lands delineated as 'R2-x' on Schedule 'C' to this By-law, shall be used in accordance with the following provisions:

 i) the minimum lot frontage requirement shall be 16.76 metres.
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **X day of XXX, 2021.**

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

Bylaw 21-XXX
Schedule "A"

Lands Subject to the Amendment.

Plan 6262 Lot 145 Martin Lot; 146RPT Lot 147RPT Edward, Almonte Ward,
Municipality of Mississippi Mills



LOCATION MAP

Zoning Amendment Application Z-10-21
PLAN 6262 LOT 145 MARTIN LOT; 146RPT LOT 147RPT EDWARD
Almonte Ward, Mississippi Mills



Attachment C – Comments Received

Public Works

16.76m is consistent with the other lots on this street. Public Works Does not object.

Parks and Recreation

No comment.

Enbridge Gas Inc.

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

Leeds, Grenville and Lanark District Health Unit

The application does not involve a private sewage system, therefore, an inspection and further comment will not be required.

Mississippi Valley Conservation

A cursory review of the above noted application revealed no issues with regard to Mississippi Valley Conservation Authority's plan input and review program. We have therefore screened this application out of our formal review process.

Ministry of Energy, Northern Development and Mines

ENDM has no concerns regarding the Zoning By-law Amendment Application at this site.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24, 2021
TO: Committee of the Whole
FROM: Tyler Duval, Planning Consultant
SUBJECT: **ZONING BY-LAW AMENDMENT Z-06-21**
CON 10 W PT LOT 18; 26RP206 Part 1
Ramsay Ward, Municipality of Mississippi Mills

CIVIC

ADDRESS: 5766 Martin Street North (County Road 17)

OWNER: Luc Poirier and Beverly Frans

RECOMMENDATION

THAT, Committee of the Whole recommend Council approve the Zoning By-law Amendment to change the zoning of the lands described as CON 10 W PT LOT 18; 26RP206 Part 1 Ramsay Ward, Municipality of Mississippi Mills from “Rural – Special Exception (RU-25-t) Temporary Zone” to “Rural – Special Exception (RU-x) Zone”, to permit a Secondary Dwelling Unit in an existing detached building that is ancillary to the primary existing dwelling unit. The Secondary Dwelling Unit would be 120% the GFA of the of the primary dwelling unit.

BACKGROUND

In 2010, the subject lands received a temporary zoning approval to permit a Garden Suite on the subject lands for a period of 10 years (file no. Z-09-10). The building used as the Garden Suite is a 1,666 square foot single story structure. Today, the building is still occupied for residential use and requires further Planning Approval in order to bring the property into compliance with the Municipality’s Zoning By-Law as the temporary use has lapsed.

Rather than use a temporary zone to extend the time period, the owners/applicants are seeking to permanently re-zone the property to allow the Garden Suite building in perpetuity; to be recognized as an additional dwelling. Recent policy changes in the Planning Act and Provincial Policy Statement have facilitated the use of Additional Residential Units (aka Secondary Dwelling Units) – and so, the owners/applicants are electing to consider the existing building as *detached* Secondary Dwelling Unit rather than a Garden Suite in order to avoid another temporary zoning.

PURPOSE AND EFFECT

The purpose and intent of the Zoning By-law Amendment is to rezone the property from “Rural Special Exception 25 Temporary Zone” (RU-25-t) to “Rural Special Exception” (RU-XX) to permit a Secondary Dwelling Unit in an existing detached building that is ancillary to the primary existing dwelling unit. The Secondary Dwelling Unit would be 120% the GFA of the of the primary dwelling unit.

As per the Municipality’s Zoning By-Law, Secondary Dwelling Units are only permitted *within* an existing single detached *within* a settlement area limited to 40% of the Ground Floor Area of said dwelling. As such, the application seeks a site-specific amendment.

SERVICING & INFRASTRUCTURE

The proposed development does not propose any changes to the existing servicing or infrastructure of the site. The property is accessed from Martin Street North, a County of Lanark road. The lot is on full private services. The primary dwelling and the Garden Suite building have their own septic systems but share a well.

DESCRIPTION OF PROPERTY & SURROUNDING LAND USES

The subject property, located at Part Lot 18, Conc. 10, RP 26R206, Part 1, Ramsay Ward, is municipally known as 5766 Martin Street North. The property is 10.17 hectares (25 acres) in size and has had a residential use since 1974. The subject property has frontage onto a County road.

The subject lands are located in Ramsey Ward, approximately 500 metres north of the Almonte Ward boundary. The property is presently occupied by a single storey detached dwelling and an existing Garden Suite building. The lot is on full private services (shared well and individual septic systems).

The immediate surrounding character is predominantly rural, with the exception of the White Tail Ridge subdivision located immediately to the north of the property. The location of the subject lands within the Municipality is depicted in the following Aerial Photo:

Figure 1 – Aerial Photo (2019)



Figure 2 – Aerial Photo (2019)



COMMENTS

Staff circulated the application in accordance with the provisions of the Planning Act. Notice was posted on the subject property and circulated by mail to all property owners within 120m of the subject lands. Notice was also circulated to prescribed agencies and public bodies electronically.

INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

Clerk: No comments received.

Building: No concerns or objections.

Fire Services: No concerns or objections.

Public Works: No concerns or objections

Recreation: No concerns or objections.

Municipal Council: No comments received.

EXTERNAL AGENCY CIRCULATION

Enbridge

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

Leeds, Grenville & Lanark District Health Unit

Please be advised that our office has found a sewage permit for the “Garden suite”, file number SF-55758-11 and have no objections to the re-zoning of the above mentioned property in principle. If any alterations are made in the future, a sewage maintenance inspection may be required.

Mississippi Valley Conservation

The subject proposal involves an increase in the maximum allowable GFA of a Secondary Dwelling Unit. The maximum permitted in the by-law is 40% the GFA of the primary dwelling unit, while the proposed is 120%. This is such a significant deviation from what is currently permitted, that we suggest the intent of the by-law be considered as part of an overall policy change, rather than a site-specific zoning amendment. This would provide the opportunity to conduct a more rigorous evaluation of the intent of the by-law. Approval of the subject application has the potential to set a precedent for applications of a similar nature.

MVCA also recommends that Water Quality and Quantity be considered for secondary units, as part of a scoped hydrogeological assessment. Sustainable groundwater use and the provision for secondary dwelling units is of particular concern for privately serviced areas. Design thresholds for occupancy is generally based on 5 people max per dwelling (property). To permit more could potentially create issues with safe well yields and groundwater contamination.

Ministry of Energy, Northern Development and Mines

ENDM has no concerns regarding the Zoning By-law Amendment Application at this site.

FROM THE PUBLIC

No comments received.

The Municipality held a Public Meeting on August 10, 2021 to provide an opportunity for the public to comment on the application. A copy of all comments is appended to this report.

EVALUATION

COMMUNITY OFFICIAL PLAN (COP)

The subject property is designated as “Rural” under the Community Official Plan. Permitted uses include non-farm residential dwellings and accessory uses, including Second Dwelling Units (Section 3.6.9).

Section 3.6.9 of the COP States:

“One second unit may be permitted within a single detached dwelling, semi-detached dwelling or duplex dwelling or in a building or structure ancillary to these housing types subject to the requirements of the Zoning By-law.

The Zoning By-law may provide for second unit regulations which allow for such units without an amendment to the Zoning By-law provided the following criteria are satisfied:

- i. only one second unit per property;*
- ii. all requirements of the Zoning By-law are met, including adequate off-street parking, and minimum floor area for apartment units;*
- iii. all building code and fire code requirements are addressed; and,*
- iv. Secondary dwelling unit must connect to existing residential servicing.”*

ZONING BY-LAW #11-83

The subject lands are presently zoned “Rural Special Exception 25 Temporary Zone” (RU-25-t) within the Comprehensive Zoning By-law #11-83. The lot received its temporary zoning in 2010 (file no. Z-09-10). As required by the temporary status, the lot must be re-zoned in order to bring the lot and its buildings into compliance with the Zoning By-Law.

The amendment to the Rural Zone Section of the Zoning By-Law is proposed as follows:

12.3 SPECIAL PROVISIONS

12.3.X *Notwithstanding their 'RU' Zoning designation, on those lands delineated as 'RU-x' on Schedule 'A' to this By-law, may be used in compliance with the RU zone provisions contained in this by-law, excepting however, that:*

- i) a Secondary Dwelling Unit in an existing detached building that is ancillary to the primary existing dwelling unit shall be permitted; and*
- ii) a Secondary Dwelling Unit shall have a maximum Ground Floor Area of 120% the GFA of the of the primary dwelling unit*

The by-law has been drafted and is appended to this report.

SUMMARY

Having reviewed and assessed the proposed Zoning Amendment application, Staff are satisfied that the proposal complies with the provisions of the Provincial Policy Statement 2020, conforms to the policies of the Community Official Plan and satisfies the applicable sections of the Municipal Zoning Bylaw #11-83.


As the development proposal complies and conforms to all applicable policies based on the analysis included herein, Staff have no concerns regarding the proposed land use.

It is the professional opinion of the Planning Department that the proposed development to amend the Zoning By-law is appropriate and desirable.

Staff propose the following recommendation;

THAT Council approve the Zoning By-law Amendment to change the zoning of the lands described as CON 10 W PT LOT 18; 26RP206 Part 1 Ramsay Ward, Municipality of Mississippi Mills from "Rural – Special Exception (RU-25-t) Temporary Zone" to "Rural – Special Exception (RU-x) Zone", to permit a Secondary Dwelling Unit in an existing detached building that is ancillary to the primary existing dwelling unit. The Secondary Dwelling Unit would be 120% the GFA of the of the primary dwelling unit.

All of which is respectfully submitted,



Tyler Duval, RPP, MCIP
Planning Consultant



Ken Kelly
Chief Administrative Officer

Attachments:

Attachment A – Draft By-Law

Attachment B – Comments Received

Attachment A – Draft By-Law

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-XXX

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

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

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

1. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Rural – Special Exception 25 – Temporary Zone" (RU-25-t) Zone to "Rural – Special Exception" (RU-x) for the lands identified on the attached Schedule 'A', which are legally described as West Part Lot 18, Concession 10, Ramsey Ward, Municipality of Mississippi Mills.
2. That Section 12 to By-law No. 11-83, as amended, is hereby further amended by adding the following Subsection to Section 12.3:
 "12.3.X Notwithstanding their 'RU' Zoning designation, on those lands delineated as 'RU-x' on Schedule 'A' to this By-law, may be used in compliance with the RU zone provisions contained in this by-law, excepting however, that:
 - i) a Secondary Dwelling Unit is permitted in an ancillary building; and*
 - ii) the maximum Ground Floor Area of a Secondary Dwelling Unit in an ancillary building be limited to 120% the Ground Floor Area of the primary dwelling.*
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **X day of XXX, 20XX.**

Christa Lowry, Mayor

Cynthia Moyle, Clerk

By-law No. 21-XXX
Schedule "A"

Lands Subject to the Amendment.

West Part Lot 18, Concession 10, Ramsey Ward, Municipality of Mississippi Mills;
Municipally known as 5766 Martin Street.



LOCATION MAP
Zoning Amendment Application Z-06-21
CON 10 W PT LOT 18 - 26RP206; Part 1
Ramsay Ward, Mississippi Mills



Attachment B – Comments Received

Building Department

No objections.

Fire Services

No objections or concerns.

Parks and Recreation

No concern.

Enbridge

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

Leeds, Grenville & Lanark District Health Unit

Please be advised that our office has found a sewage permit for the “Garden suite”, file number SF-55758-11 and have no objections to the re-zoning of the above mentioned property in principle. If any alterations are made in the future, a sewage maintenance inspection may be required.

Mississippi Valley Conservation

The subject proposal involves an increase in the maximum allowable GFA of a Secondary Dwelling Unit. The maximum permitted in the by-law is 40% the GFA of the primary dwelling unit, while the proposed is 120%. This is such a significant deviation from what is currently permitted, that we suggest the intent of the by-law be considered as part of an overall policy change, rather than a site-specific zoning amendment. This would provide the opportunity to conduct a more rigorous evaluation of the intent of the by-law. Approval of the subject application has the potential to set a precedent for applications of a similar nature.

MVCA also recommends that Water Quality and Quantity be considered for secondary units, as part of a scoped hydrogeological assessment. Sustainable groundwater use and the provision for secondary dwelling units is of particular concern for privately serviced areas. Design thresholds for occupancy is generally based on 5 people max per dwelling (property). To permit more could potentially create issues with safe well yields and groundwater contamination.

Ministry of Energy, Northern Development and Mines

ENDM has no concerns regarding the Zoning By-law Amendment Application at this site.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24th, 2021

TO: Committee of the Whole

FROM: Eric Forhan, MScPI - Planning Consultant

SUBJECT: **STAFF REPORT: Zoning By-Law Amendment No. 21-XXX**
Multiple Properties, multiple zoning categories
Almonte Ward, Municipality of Mississippi Mills

KNOWN AS: “Mississippi Mills Business Park”

OWNER: Multiple landowners (municipal and private)

RECOMMENDATION

THAT, Committee of the Whole recommends that Council enacts and passes Zoning By-law Amendment No. 21-XXX being an amendment to change the zoning of the subject lands from “Business Park Exception Four (E1-4)” to “Business Park Special Exception One (E1-1)”; from “Business Park Exception Two (E1-2)” to Business Park Exception One (E1-1)”; from “Business Park Exception Three (E1-3)” to “Business Park Exception 1 (E1-1)”; and “Business Park (E1)” to “Business Park Exception One 1 (E1-1)”.

PURPOSE

The purpose of the proposed Zoning By-law Amendment is to change the zoning for all business park lands by amalgamating all lands into one zoning category.

This zoning Amendment will also permit:

- a range of additional uses for all business park lands;
- an open storage area as accessory to a permitted use; and
- required parking in all yards.

BACKGROUND

A significant portion of the Mississippi Mills Business Park (Almonte), as shown in **Figure 1** below, was recently rezoned from Business Park Special Exception 1 (E1-1) to Business Park Special Exception 4 (E1-4) to permit a broader range of light industrial and commercial uses subject to applicable source water protection policies.

By-law 21-030 was passed on April 20th, 2021, and the provisions of the E1-1 Zone still apply to the subject lands. The E1-1 Zone currently prohibits open storage areas as both principle and accessory use and parking for industrial uses is not currently permitted in the front yard.

At the time of the rezoning, Staff were only provided direction to add uses via the rezoning of the lands, not to examine the uses prohibited by the E1-1 Zone, nor the zoning provisions that prohibit parking in front yard.

Since the rezoning of the subject lands to E1-4, the Planning Department has received various development applications for these lands which include accessory open storage areas and propose required parking in the front yard.

All accessory open storage areas and parking will still be subject to the applicable provisions of Zoning By-Law #11-83.

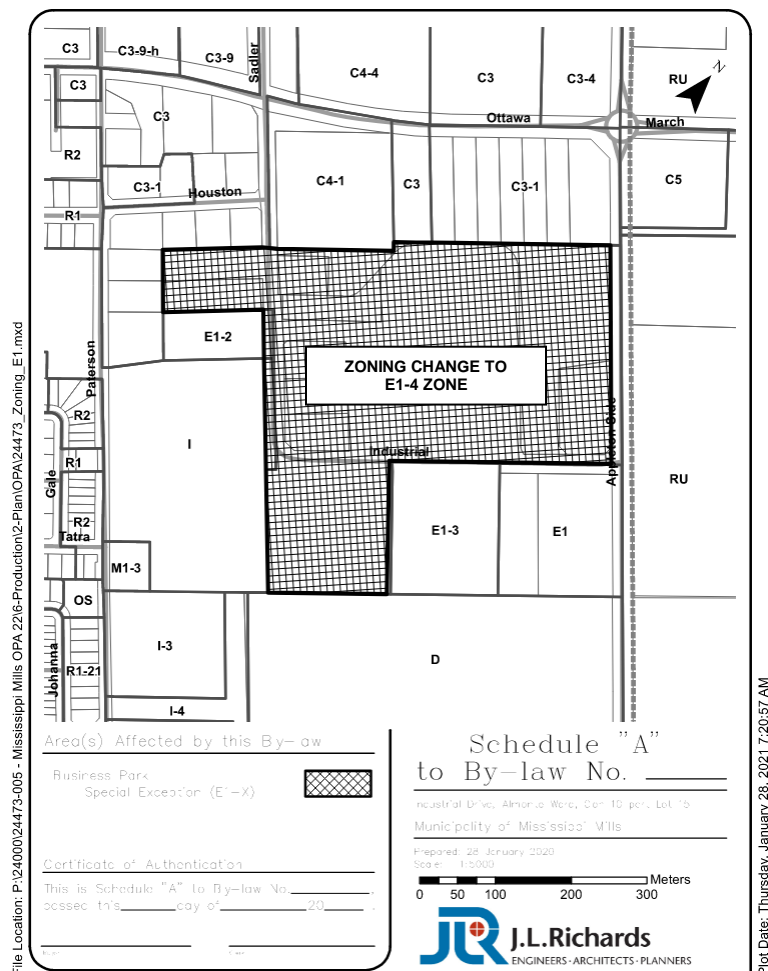


Figure 1: Zoning Change to E1-4 Zone

The proposed Amendment conforms to the Sustainable Communities Official Plan (SCOP) and the Community Official Plan (COP). A draft of the proposed By-Law is found in **Appendix B** to this report.

LOCATION:

The Mississippi Mills Business Park is located near the northeast corner of the Almonte settlement area and can be easily accessed from Ottawa Street (County Road 49) and Appleton Side Road via Industrial Drive.

The Business Park contains a range of municipally and privately-owned lands. **Figure 2** shows the approximate boundaries of the Mississippi Mills Business Park (Almonte).

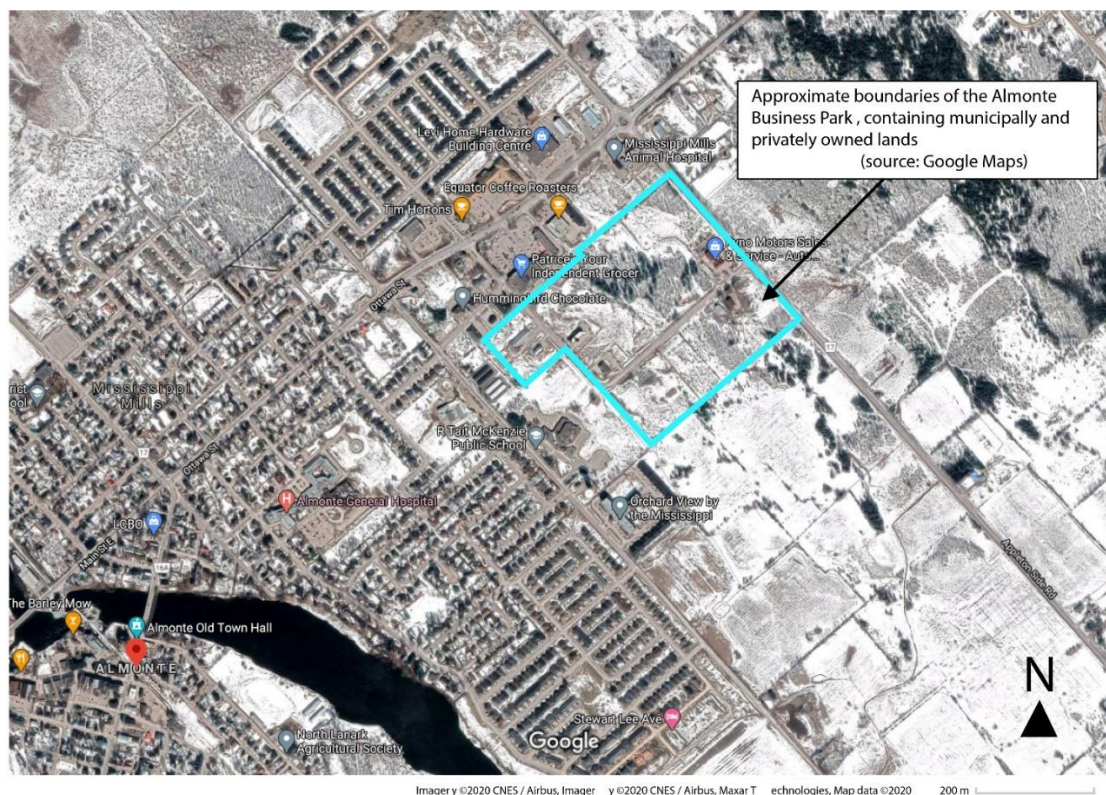


Figure 2: Business Park Location

CONTEXT:

The Mississippi Mills Business Park in Almonte is a vital to the Municipality's existing economic and employment footprint. The Municipality of Mississippi Mills Business Park was created to allow a wide range of commercial and industrial uses for small to large businesses and encourage additional employment opportunities. Phase 1 and 2 have been sold and the municipality is currently focusing on the development of Phase 3.

The summary below provides further information on the players that need to be involved in any decision regarding the proposed land use changes in the Business Park:

Province of Ontario

Policies to protect the drinking water source under the Mississippi-Rideau Source Protection Plan were developed under the *Clean Water Act*, a provincial regulation.

The policies that stem from this and other provincial regulations and have been implemented in the Official Plans of the County of Lanark and the Municipality of Mississippi Mills, will need to be reviewed.

Mississippi Valley Conservation Authority (MVCA)

The subject lands are located within the regulation limits of the MCVA. In areas where there known Wellhead Protection Areas, the Risk Management Official (RMO) at the Mississippi Valley Conservation Authority (CA) should be consulted prior to the approval of development and land uses in these areas.

Municipal Governments:

County of Lanark:

The County of Lanark has the authority to approve consents (severances), plans of subdivision and condominium, condominium exemptions, part-lot control by-laws, local Official Plan Amendments and local Official Plan 5-Year Reviews.

If required, the Council would be the approval authority for any proposed Amendment to a local Official Plan.

Municipality of Mississippi Mills:

The Municipality is the principal land use planning authority responsible for setting policies to encourage and support employment and commercial lands. The Municipality of Mississippi Mills also owns some land in the Business Park, as previously mentioned.

The Planning Department plays an integral role in implementing the policies of the Municipality's Official Plan and the provisions of the Zoning By-Law.

The Economic & Cultural Coordinator plays an integral role in encouraging, incentivizing and advertising business activity throughout Mississippi Mills.

Private Sector:

Landowners, business owners and business employees would all be impacted by the proposed use changes to the business park. While the Municipality can regulate and encourage a wider range of uses in the business park, there needs to be a demand for the proposed uses. Economic development in the area will rely

upon cooperation and partnership-building between the Municipality and all private sector stakeholders.

POLICY FRAMEWORK:

LANARK COUNTY SUSTAINABLE COMMUNITY OFFICIAL PLAN (SCOP)

Almonte is considered a Settlement Area in the context of Lanark County's Sustainable Community Official Plan (SCOP), where a range of light industrial and commercial uses are encouraged. Section 2.3.1(6) provides:

Local land use policies shall provide for mixed use development including residential, commercial, employment lands, parks and open space and institutional uses in areas designated as a settlement area in local Official Plans.

Section 2.6.1(5) (Objectives) states the objective for land use distribution, which is to: "...provide for mixed use communities with appropriate commercial, institutional and employment uses."

Also, Section 2.6.2.4 further states "The implementation of this Official Plan through local Official Plans, zoning regulations, subdivision and condominium control and site plan control shall consider the following criteria:

4. identify and zone an appropriate range of commercial, institutional and employment lands;"

Section 5.5.9 contains one policy for municipal source water protection and enhancement:

Areas in the County are identified as a Wellhead Protection Zone in the Source Protection Plan which is under development. Local Official plans should include mapping which identifies these areas and should refer to the Source protection Plan for information about applicable policy.

The proposed Amendment conforms to the policies of the SCOP.

COMMUNITY OFFICIAL PLAN (COP)

The subject lands are designated Business Park – Employment Area, as per Schedule 'B' of the Official Plan.

Purpose of the Business Park – Employment Area (Section 3.7.4):

The "Business Park – Employment Area" land use designation applies to lands on the east side of Almonte, south of County Road 49. Lands designated

Business Park – Employment Area are planned to function as a major employment centre within the Town Municipality. The development policies are intended to promote high quality and consistent development standards for the Mississippi Mills Business Park – Employment Area.

Figure 3 shows the extent of the Official Plan’s Business Park land use designation, as well as the approximate location of the lands owned by the Municipality of Mississippi Mills.

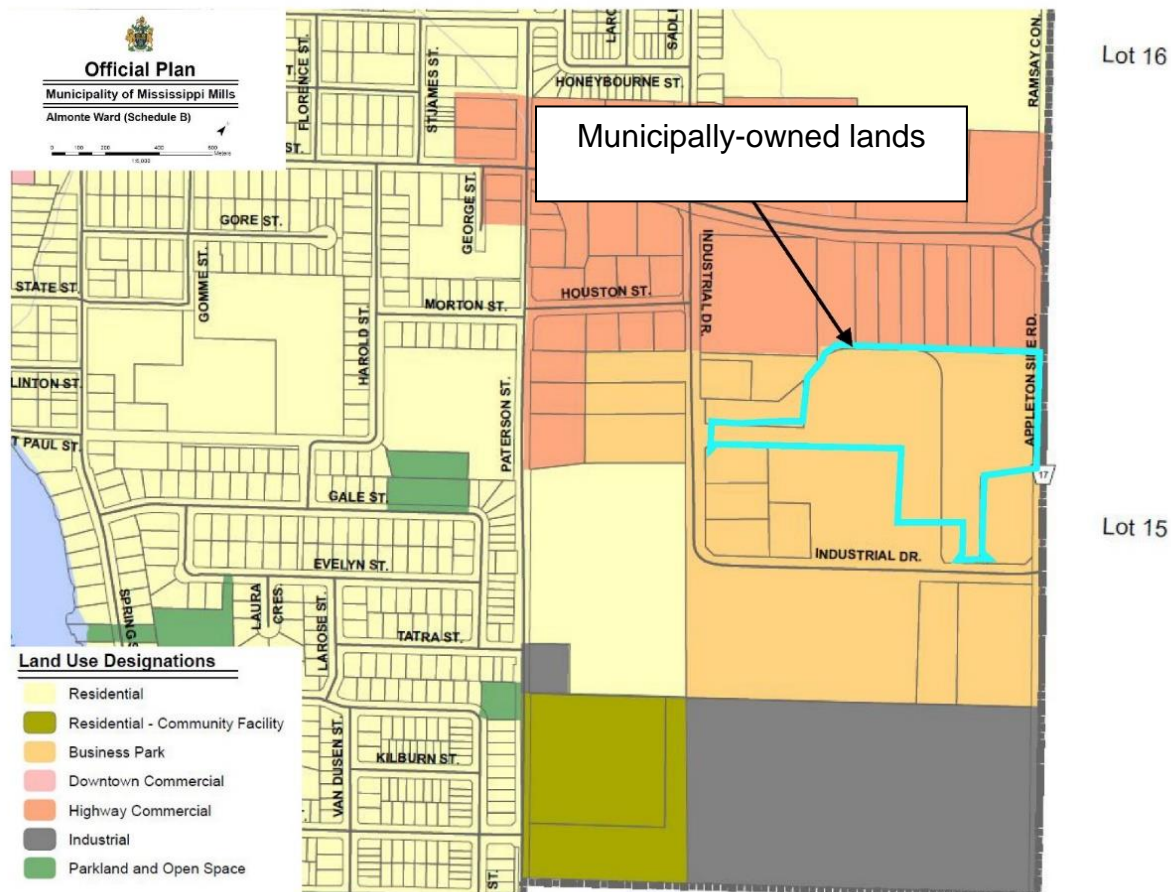


Figure 3: Official Plan Designation & Location of Municipally-owned lands

Section 3.7.4.1 of the Official Plan contains the permitted uses in the Business Park designation. *These include:*

i) Highway Commercial uses including those typically dependent upon high volumes of traffic or which is heavily transportation oriented. The scope of uses shall typically include, but are not limited to:

- *restaurants,*
- *recreational and automotive sales,*
- *repair and services establishments,*

- *building contractors,*
- *building supply and home furnishing retail and wholesale outlets,*
- *farm machinery,*
- *hotel/motel,*
- *lodging facilities,*
- *garden centres and nurseries,*
- *warehousing,*
- *wholesaling and distribution centres;*

ii) Retail stores, factory outlets and business offices that require large land areas and/or have large parking and/or outdoor storage or display requirements not consistent with the compact nature of downtown commercial cores

(iii) Medical clinics, rental outlets, garden centres, education and training facilities, industrial and business services, research and development facilities, computer, electronic or data processing establishments, scientific or technological establishments, communication and information establishments;

*(iv) **Light Industry (Class I)** and **Medium Industry (Class II)** as defined in the Industrial section of this Plan.*

Section 3.7.5.1(i) describes Light Industry (Class I) uses:

A place of business for a small scale, self-contained plant or building that produces, manufactures, assembles or warehouses a product which is contained in a package and has a low probability of fugitive emissions e.g. noise, odour, dust and vibration. Such industries generally operate in the daytime only with infrequent movement of products and/or heavy trucks and no outside storage.

Examples may include:

- *electronics manufacturing and repair,*
- *high technology industries,*
- *furniture repair and refinishing,*
- *beverage bottling,*
- *package and crafting services,*
- *small scale assembly, parts supply.*

Section 3.7.5.1(ii) describes Medium Industry (Class II) uses:

“A place of business for medium scale process and manufacturing with outdoor storage of wastes or materials (e.g. it has an open process) and where there are periodic or occasional outputs of fugitive emissions e.g. noise, odour, dust and/or

vibration. Shift operations occur and there is frequent movement of products and/or heavy trucks during daytime hours.

Examples may include:

- *dry cleaning services,*
- *printing establishments,*
- *paint spray booths,*
- *welding shops, courier and transport services,*
- *heavy vehicle repairs,*
- *bulk fuel storage,*
- *raw product storage (aggregates, logs/lumber),*
- *warehousing, and*
- *contractors' yard."*

A portion of the Business Park designated lands is located within the one-kilometer buffer of Abandoned Mine, as per Appendix A2, which contains 'Constraints'. This should not have any impacts on the proposed uses listed in this memo.

There are also known Wellhead Protection Areas within range of the Business Park, as per Schedule D1 of the Official Plan (See **Figure 4**). Wellhead Protection Areas are areas where certain activities have the potential to adversely affect the groundwater that supplies a municipal well. Section 3.1.8 of the Municipality's COP provides the goals and policies that aim to protect vulnerable areas within the municipal boundaries.

During the rezoning of the Business Park, Staff had initially discussed the proposed list of uses with the Source Water Protection specialists at the conservation authorities. It was discussed that some of the proposed land uses may be prohibited if they store/handle quantities of more than 25l of dense non aqueous phase liquids (DNAPLs). Examples of this could include, dry cleaning facilities or some uses under technology industry. Retail facilities who store/handle quantities above 25L are not prohibited, there is a retail exemption in the DNAPL policy. Based upon policy and discussions with the MVCA, Staff included a provision in the E1-4 Zone that prohibits uses that exceed this threshold.

Staff do not anticipate any source water protection issues arising from permitting open storage areas as accessory uses and parking in all required yards

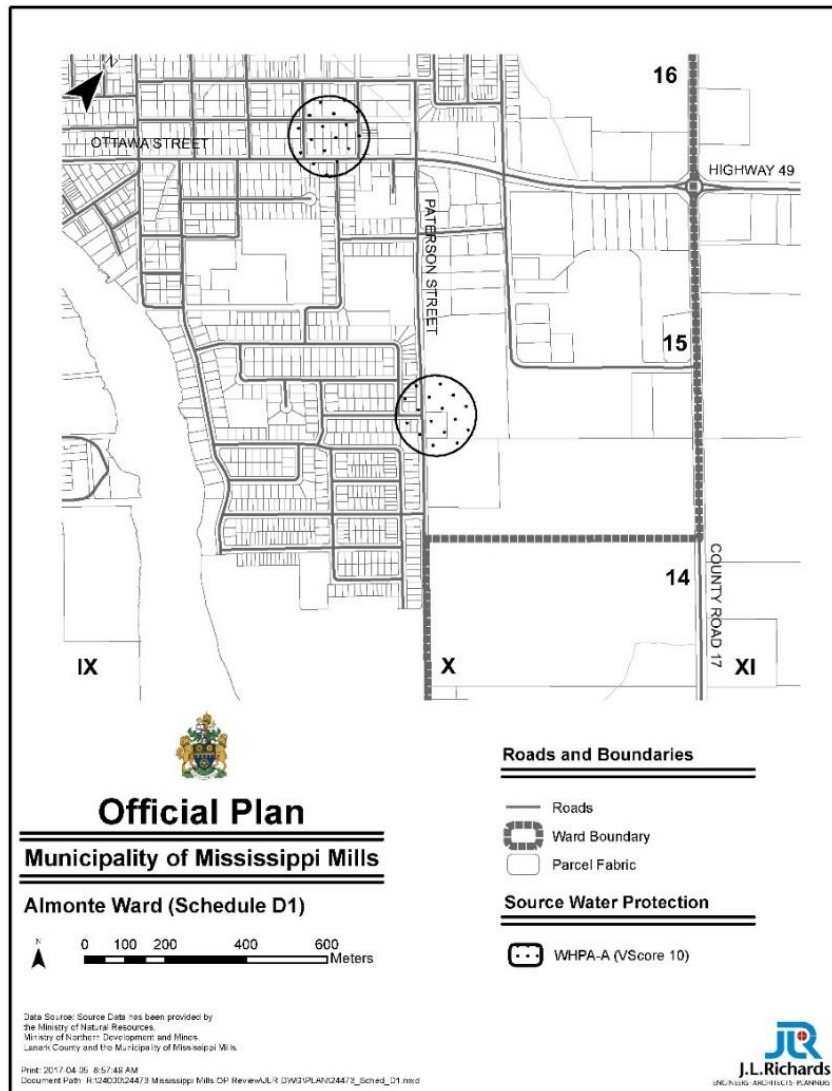


Figure 4: Schedule D1 – Wellhead Protection Areas

The proposed Zoning By-Law Amendment conforms to the policies of the Community Official Plan (COP).

MISSISSIPPI MILLS BUSINESS PARK DESIGN GUIDELINES

The Mississippi Mills Business Park (Almonte) is also subject to the “Mississippi Mills Business Park Design Guidelines”. These guidelines were considered in the context of the proposed uses identified in the table above.

The Design Guidelines offer a preferred concept and phasing plan for the Business Park.

The Design Guidelines are intended to ensure high quality aesthetic standards for the Park and provide quality control assurances to protect the long-term investment of property owners and / or their tenants. The guidelines provide direction for overall business park elements, as well as individual sites. The guidelines are further intended to be reviewed in conjunction with Site Plans, the Zoning By-Law and the Signage By-law.

In particular, the Design Guidelines provides “Site Planning and Landscape Development Guidelines”, including considerations for Site Screening and Parking Areas (Section 3.3.1):

Convenient, easily identifiable visitor and disabled parking shall be provided as close to main entrances as possible. Parking shall be located primarily in side and rear yards, but will be allowed in the front yard, subject to the provisions of the Zoning By-law and provided that a landscaped yard buffer is constructed between the public road and parking, screening the parking from view of the street. This might consist of a berm with planting, low wall, etc. (See 3.3.8, 3.3.11, 3.3.12).

Parking areas and internal roads shall be covered with a hard, dust free surface (e.g. asphalt, concrete, unit pavers, etc.).

Poured-in-place concrete curbs are to separate all parking areas and internal roadways from landscaped areas. The partial elimination or depressing of curbs may be considered in areas where stormwater storage or flows are to occur as part of an on-site management program.

To break up parking lots, provide shade and windbreaks for people and cars, landscape islands and medians 3 m minimum width will be required. One median for every 6 rows of parking is recommended. However, other configurations will be considered, provided they sufficiently break up larger expanses of parking.

Wherever possible, parking areas should be linked internally to minimize the number of entrance and exists to the public road, and to avoid “dead-ended” parking spaces.

Buildings should be surrounding by landscaped space, which separates them from roads and parking.

Along rear and side yard lines of abutting Business Park properties, a planting strip with a minimum width of 3.0 m shall be provided to ensure an effective site to site landscape buffer. Significant evergreen content is preferred as plant material for these buffers. The buffer strip shall increase to 6.0 m when a development site has a rear or side yard abutting a residential property.

If Snow is to be stored on site, areas shall be designated which do not disrupt vehicular or pedestrian movement, utilize disabled parking space or significantly reduce the number of parking spaces, or interfere with or damage landscaped areas and plantings.

The Design Guidelines do not provide any guidance on the range of uses permitted, as this is accomplished in Zoning By-Law #11-83.

Future development of these lands should consider the guidelines in their entirety for land use compatibility. The proposed Amendment will not conflict with the objectives of the Business Park design guidelines, as parking can be permitted in the front yard subject to the applicable Zoning provisions and provided that a landscape buffer be established between the parking and the street. There is no guidance for open storage areas.

The proposed Amendment will be consistent with all relevant guidelines.

ZONING BY-LAW 11-83

The subject lands are zoned Business Park Exception 4 (E1-4). See **Figure 5** below.

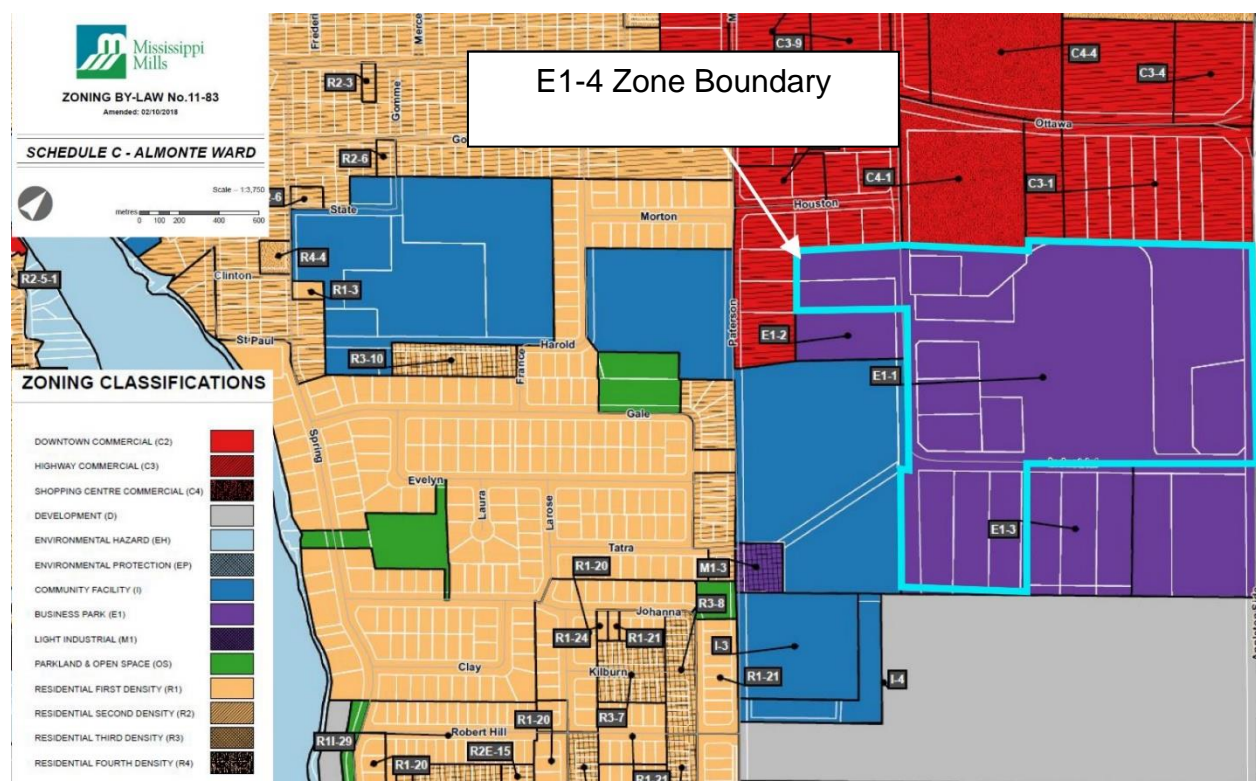


Figure 5: Zoning Schedule C – Business Park Zones

All lands within the Business Park share the parent zoning of the Business Park (E1) Zone but are currently differentiated by various Site-Specific Zoning Exceptions, which include:

- E1-2 Zone
- E1-3 Zone
- E1-4 Zone – which replaced the E1-1 Zone but kept its provisions.

According to Section 27 of the Zoning By-Law, the purpose of the Employment Park (E1) Zone is to:

(1) permit a wide range of commercial and industrial uses in accordance with the Business Park designation of the Community Official Plan;

(2) promote high quality and consistent development standards for the Mississippi Mills Business Park;

(3) develop in accordance with business park design guidelines which set out a unified master plan approach.

The E1-4 Zones establishes the following:

“Notwithstanding the ‘E1’ zoning designation, on those lands delineated as ‘E1-4’:

- 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 the threshold of 25 Litres (L) of dense non aqueous phase liquids (DNAPLs), or are exempted by the applicable sour water protection policies:*

- a. *automobile body shop*
- b. *automobile car wash*
- c. *automobile care*
- d. *automobile dealership*
- e. *automobile rental establishment*
- f. *building supply outlet*
- g. *bulk sales establishment*
- h. *Commercial storage*
- i. *contractor’s or trade establishment*
- j. *custom workshop*
- k. *dry cleaning establishment*
- l. *office*
- m. *post office*
- n. *printing establishment*
- o. *recreational vehicle sales*

- p. service and repair shop*
- q. taxi station*
- r. technology industry.*

The E1-4 is therefore subject to the provisions of the E1-1 zone, which establishes the following:

The following uses are permitted in the E1 Zone (Section 27.1):

- *business offices*
- *communication and information establishments*
- *computer, electronic or data processing establishments*
- *drive-through facility*
- *education and training facilities*
- *factory outlets*
- *home furnishing retail*
- *hotel*
- *light industrial uses*
- *lodging facilities*
- *medical facility*
- *motel*
- *equipment rental outlet*
- *repair and service establishment*
- *research and development centre*
- *restaurants*
- *retail stores*
- *training centre*
- *warehousing*
- *wholesale outlets*
- *wholesaling and distribution centre*

In addition to the uses of Section 27.1, the following uses are permitted on the lands zoned E1-1 [Section 27.3.1(2)]:

- *medical facility*
- *showroom*
- *equipment rental outlet*
- *garden centre*
- *education or training facilities*
- *research and development facilities*

- *computer, electronic or data processing establishments*
- *scientific or technological establishment*
- *communication and information establishment*
- *business and government services*
- *public use*
- *parking lot*

As per Section 27.3.1(1) of the Zoning By-Law, the following uses shall not be permitted on the lands zoned E1-1:

- *an open storage area*
- *residential uses, and*
- *commercial storage*

By way of the E1-1 Zone provisions, the E1-4 Zone does not permit open storage areas as accessory to a permitted principal use.

Typically, open storage areas would be permitted as accessory to a permitted principal use in the E1 Zone, provided that the zoning requirements below are sufficient met:

Section 27.2 Zone Provisions

(2) Open Storage

The rear storage of goods or materials shall be permitted only to the rear of the main building provided that:

- *such open storage is accessory to the use of the main building;*
- *such open storage complies with the yard and setback requirements of this By-law;*
- *any portion of the area used for open storage is concealed from view of abutting residents or directly abutting streets by a fence or landscaping;*
and
- *no open storage shall be located within 20 m of a Residential Zone.*

For the purpose of this Amendment, parking provisions need to be considered:

9.3.7 Provisions and Location of Spaces

(d) Unless otherwise provided for herein, uncovered parking spaces shall be permitted in yards in accordance with the following:

*iv) **For industrial and institutional uses interior side and rear yards only**, except for visitor parking covering not more than 15% of the front yard area, provided that no part of any parking area, other than a driveway, is located closer than 1.5 m to any street line.*

As per the above, industrial uses are not currently permitted parking in front yards.

The Business Park Exception Two (E1-2) Zone and the Business Park Exception Three (E1-3) Zone are redundant as they permit the same list of uses that are permitted in the E1-1 Zone. The E1-2 Zone also requires minimum rear and side yard setbacks of 7.5 m, which are already required under the Business Park (E1) Zone. These setback requirements are therefore not necessary to include in any site-specific exception.

The proposed Amendment will simplify the zoning requirements for all business park lands.

PUBLIC COMMENTS

Since the Notice of Public Meeting was circulated to the public, we received only three (3) comments, which are found in **Appendix A** to this Report:

- One (1) public comment from a landowner wondering why their lot was excluded from the proposed zoning change.
- One (1) public comment from an individual inquiring whether self-storage was permitted by the existing zoning.
- One (1) public comment clarifying whether self-storage was permitted in the business park.

We also received responses from the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNRF) and the Mississippi Mills Valley Conservation Authority (MVCA). These agencies did not identify any concerns with the proposed Zoning By-Law Amendment (See **Appendix A**).

Internally, the Chief Building Official raised concerns with types of accessory storage permitted and appropriate fencing, screening and buffering. There are no concerns from the Fire Department.

As per the above, Staff have received comments regarding the inclusion of all business park lands via Zoning By-Law Amendment. This option would amalgamate all zones into one exception that permits all uses, including open storage areas as accessory and required parking in all yards. This has been addressed through staff's recommendation.

PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will change the zoning for all business park lands by amalgamating all lands into one zoning category.

The proposed Amendment will rezone all lands from “Business Park Exception Four (E1-4)” to “Business Park Special Exception One (E1-1)”; from “Business Park Exception Two (E1-2)” to Business Park Exception One (E1-1)”; from “Business Park Exception Three (E1-3)” to “Business Park Exception 1 (E1-1)”; and from “Business Park (E1)” to “Business Park Exception One 1 (E1-1)”.

This zoning Amendment will also permit:

- Additional uses for all business park lands;
- an open storage area as accessory to a permitted use; and
- required parking in all yards.

The proposed By-law can be found in **Appendix B** attached hereto.

SUMMARY:

The role of the Municipality in the Business Park is that of part landowner and part strategic partner. In coordination with the County of Lanark, the Risk Management Official, the MVCA, as well as our community partners, the Municipality evaluates and establishes policies to ensure that there are a variety of employment and light industrial opportunities made available to landowners, business owners and future employees of those businesses.

The Municipality of Mississippi Mills is committed to establishing a diverse and adaptive business park that meets the intent of Official Plan policies.

Through the proposed Zoning By-Law Amendment, Municipal staff believe that allowing a range of uses, open storage areas and required parking in all yards in the Business Park will support the long-term economic vitality of the Municipality and the County more broadly speaking.

All of which is respectfully submitted,



Eric Forhan, MScPI
Planning Consultant



Marc Rivet, MCIP, RPP
Planning Consultant

APPENDIX A: Public Comments

From: Paul Dick [REDACTED]
Sent: August 3, 2021 11:41 AM
To: Mills Planner <mp planner@mississippimills.ca>
Subject: Zoning bylaw amendment Z-03-21

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.

Hi Tyler,

Can you please send a copy of proposed zoning by-law Amendment for us to review?
Are they planning self-storage on these lots?

Thanks,

Paul Dick

From: Omid McDonald [REDACTED]
Sent: Thursday, July 15, 2021 5:50 PM
To: Mills Planner <mpplanner@mississippimills.ca>
Subject: Z-03-21 / Amendment to By-Law #11-83

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.

Hello,

My name is Omid McDonald and I'm the owner of 34 Industrial Drive (Dairy Distillery). I received the notice about the proposed amendment to by-law #11-83 to "permit parking in the front yard for all permitted uses and permit Open Storage Area" as an accessory use".

Why is my lot excluded from the proposed zoning change?

I look forward to hearing from you.

Omid

From: [REDACTED]
Sent: August 4, 2021 10:59 AM
To: Mills Planner <mplanner@mississippimills.ca>
Subject: Request for Information Regarding Proposed Development in Almonte

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.

Hi Tyler,

Wanted to reach out to see if you had the time this week to hop on a call and run me through the proposal attached in more detail? We own a neighbouring property and want to know what is going up next door.

Thank you kindly,

DREW BOND

This e-mail (including attachment(s)), may contain information that is privileged, confidential and/or exempt from disclosure. No waiver of rights or obligations whatsoever is intended by sending this e-mail to the named recipient(s). Unauthorized use, dissemination or copying is prohibited. If you receive this email in error, please notify the sender and immediately delete all copies without retaining it or its contents.

APPENDIX B:
Proposed Zoning By-Law Amendment

ZONING BY-LAW AMENDMENT
No. Z-03-21
Almonte Business Park

Prepared for:

MUNICIPALITY OF MISSISSIPPI MILLS

August 17th, 2021

J.L. RICHARDS & ASSOCIATES LIMITED
Engineers • Architects • Planners
1565 Carling Avenue, Suite 700
Ottawa, Ontario
K1Z 8R1

JLR 24473

EXPLANATORY NOTE

The purpose of the proposed Zoning By-law Amendment is to change the zoning for all business park lands by amalgamating all lands into one zoning category.

The proposed Amendment will rezone lands all lands from “Business Park Exception Four (E1-4)” to “Business Park Special Exception One (E1-1)”; from “Business Park Exception Two (E1-2)” to Business Park Exception One (E1-1)”; from “Business Park Exception Three (E1-3)” to “Business Park Exception 1 (E1-1)”; and from “Business Park (E1)” to “Business Park Exception One 1 (E1-1)”.

This zoning Amendment will also permit:

- Additional uses for all business park lands;
- an open storage area as accessory to a permitted use; and
- required parking in all yards.

This Amendment affects lands within the Almonte Business Park, as shown on Schedule ‘A’.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 21-xxx

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 tones), as shown on “Schedule A” attached hereto.
2. All lands shown on “Schedule A” shall be rezoned from their current zoning category to “Business Park Special Exception One (E1-1)”.
3. Section 27.3.1 of By-law No. 11-83 is hereby deleted in its entirety and replaced with the following:

“Notwithstanding the ‘E1’ zoning designation, on those lands delineated as ‘E1-1’:

- 1) The following uses shall not be permitted:
 - Residential uses
- 2) The following shall be additional permitted uses:
 - Medical facility
 - Showroom
 - Equipment rental outlet
 - Garden centre
 - Education or training facilities
 - Research and development facilities
 - Computer, electronic or data processing establishments
 - Scientific or technological establishment
 - Communication and information establishment
 - Business and government services
 - Public use
 - Parking lot
- 3) The following uses shall also be permitted provided that they do not store/handle quantities of more than threshold of 25 Litres (L) of dense non aqueous phase liquids (DNAPLs), or are otherwise 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.

4) Required parking shall be permitted in all yards for all permitted uses subject to all other provisions of this By-law.

5) An Open Storage Area is permitted as an accessory use to all permitted uses subject to all other provisions of this By-law."

4. Section 27.3.2 of By-law No. 11-83 is hereby deleted in its entirety.

5. Section 27.3.3 of By-law No. 11-83 is hereby deleted in its entirety.

6. Section 27.3.4 of By-law No. 11-83 is hereby deleted in its entirety.

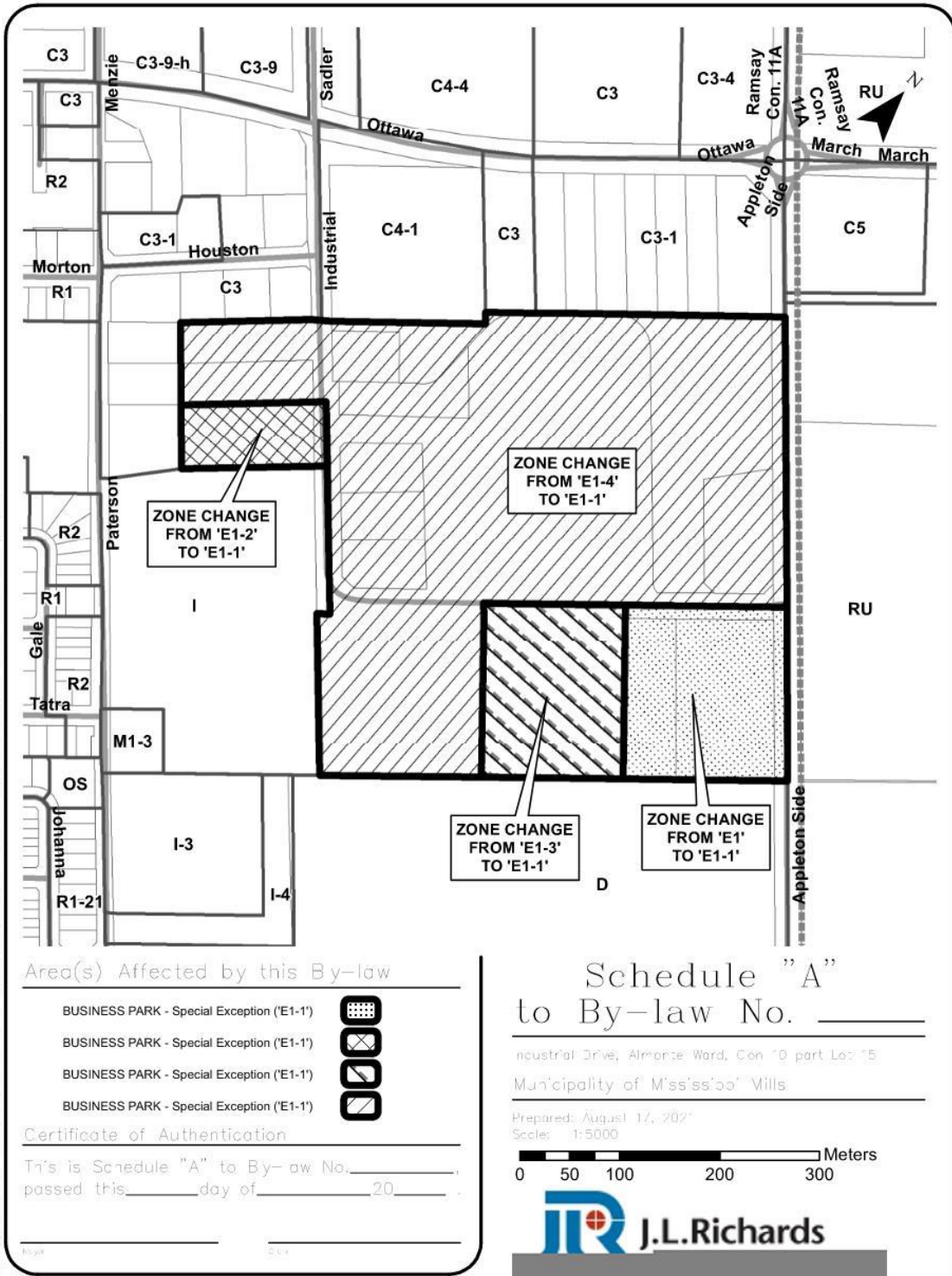
BY-LAW read, passed, signed and sealed in open Council this **20th day of** **2021.**

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

SCHEDULE 'A'

File Location: P:\24000\24473-005 - Mississippi Mills OPA 22\6-Production\2-Plan\OPA\24473_Zoning_E1.mxd



Plot Date: Tuesday, August 17, 2021 2:19:53 PM

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24, 2021
TO: Committee of the Whole
FROM: Tyler Duval – Planning Consultant
SUBJECT: **LIFTING 0.3M (1FT) RESERVE**
Mill Run Phase 6
Almonte Ward

RECOMMENDATION:

THAT the Committee of the Whole recommend Council lift the 0.3m (1ft) reserve to open Phase 6 of the Mill Run Subdivision, described as Blocks 23 on Plan 27M-91.

APPLICATION SUMMARY

The Developer of the Mill Run Subdivision has requested that the 0.3m reserves be lifted in order to proceed with the sequential buildout of Phase 6 of the subdivision.

BACKGROUND

The Municipality is currently finalizing the development agreement for Phase 6 of the Mill Run Subdivision. Once the agreement is executed, residential building lots will be legally created and building permits can be released accordingly.

Phase 5 of the Millrun subdivision contains 20 lots for single detached dwellings, 5 blocks (10 dwelling units) for semi-detached dwelling units and 3 blocks for townhouse dwellings (15 townhouse units) along Bracewell Street.

Currently, the 0.3m (1FT) reserves prevent access to the lands described as Phase 6 of the subdivision. Lifting the reserves will allow the construction and extension of municipal right-of ways and the other related municipal infrastructure, which in-turn will enable the release of building permits for the planned dwellings.

The intent of the 0.3m reserves is to limit the subdivision development to the area that has received approval and to keep the development of the subdivision within the scope of the subdivision agreement.

RECOMMENDATIONS

It is the recommendation of the Planning Department to lift the 0.3m (1ft) reserves, described as Blocks 23 on Plan 27M-91 and dedicate them as part of the municipal right of way.

All of which is respectfully submitted,

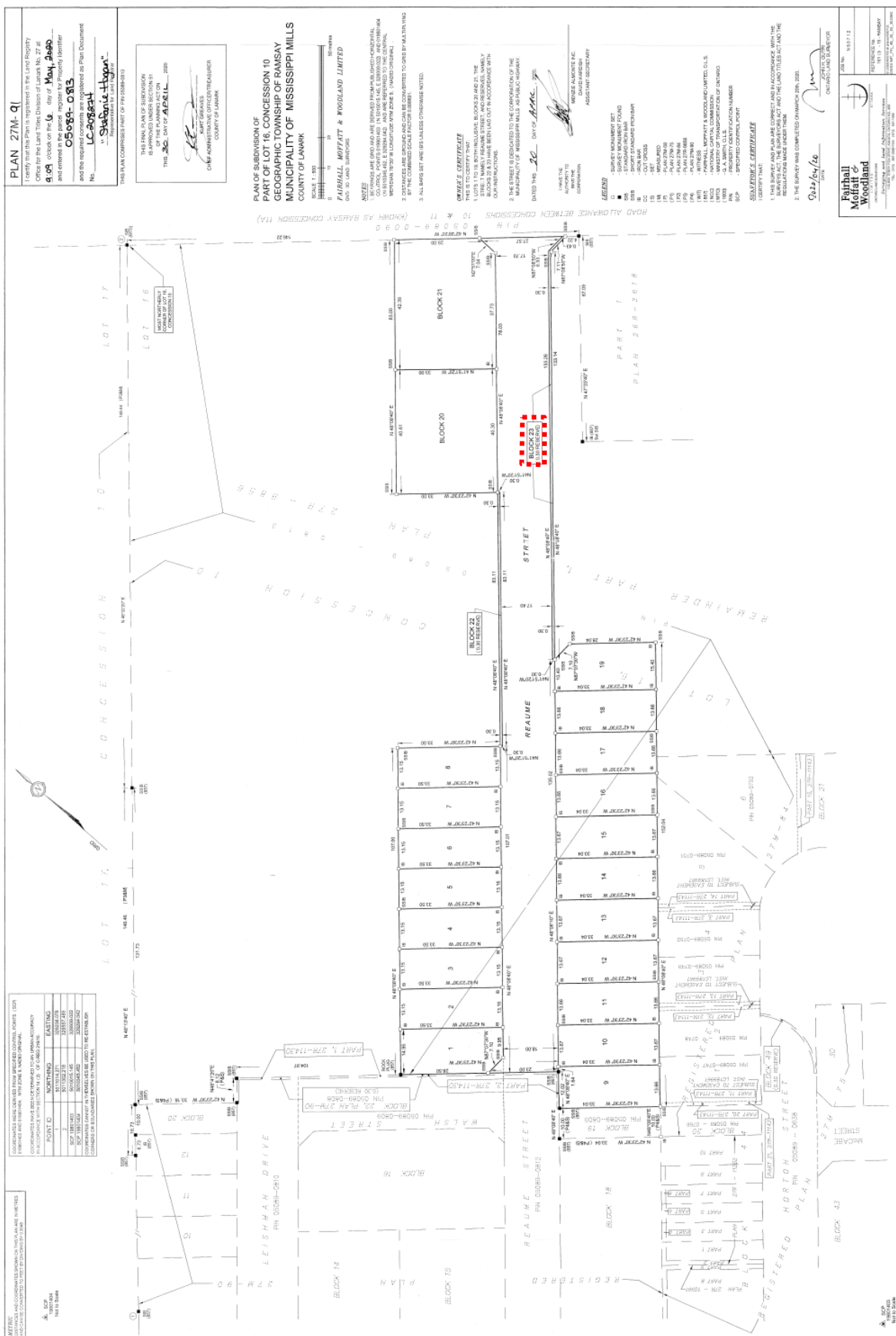
A handwritten signature in dark ink, appearing to read 'Tyler Duval', written over a horizontal line.

Tyler Duval, RPP, MCIP
Planning Consultant

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

Reviewed by Ken Kelly
CAO

RESERVES TO BE LIFTED



LOCATION MAP



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24, 2021
TO: Council
FROM: Tyler Duval, Planning Consultant
SUBJECT: Request for Concurrence Telecommunications Tower
Telecommunications Review Protocol
OWNER/APPLICANT: Rogers Communication Inc.

RECOMMENDATION:

That Council authorize staff to provide a letter of concurrence for the proposed location of a 75m tall communications tower for Rogers Communication Inc. at the property legally described as RAMSAY CON 1 PT E LOT 21, RP;27R7068 PT PART 4.

BACKGROUND:

Rogers Communication Inc. ("Rogers") has publicly circulated an application via Innovation, Science and Economic Development ("ISED") (formerly Industry Canada) for the installation of a 75m communications tower.

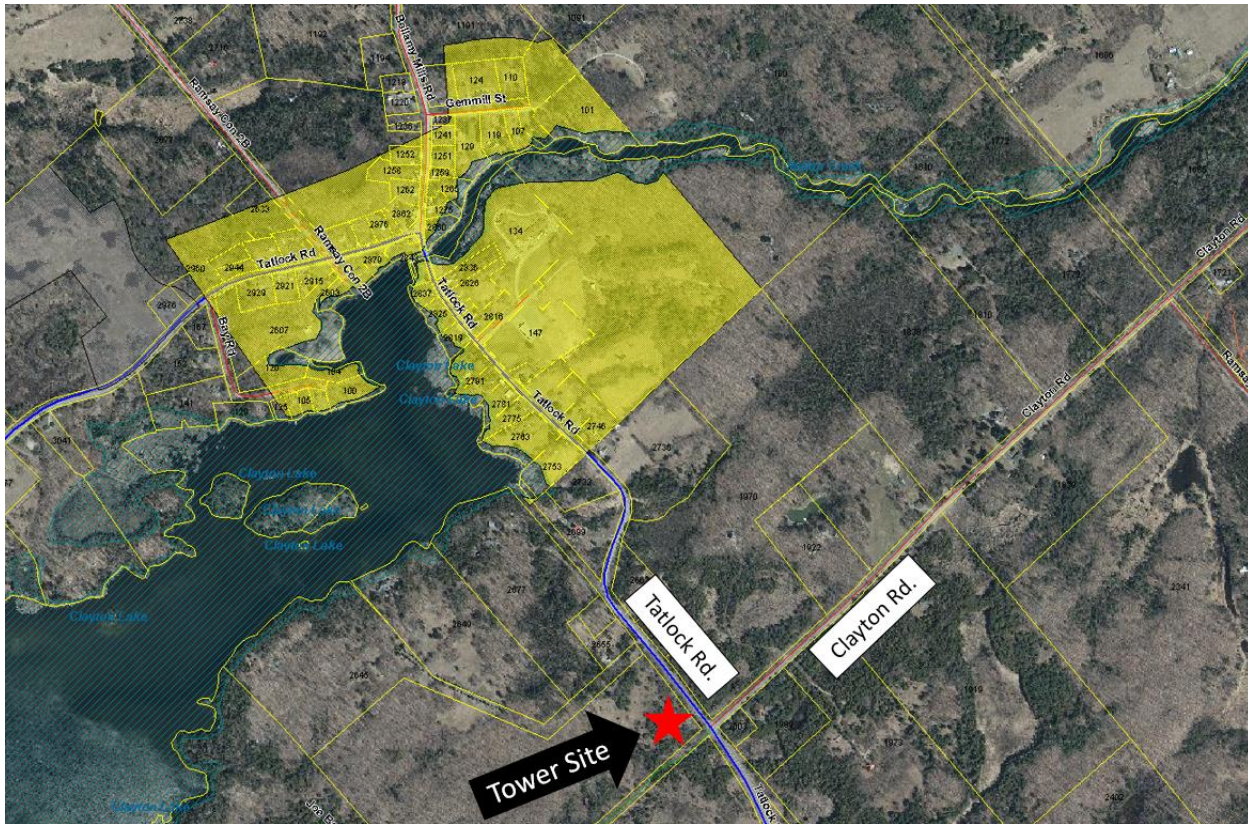
In order to finalize the application for permitting approval with ISED, Rogers requires a *Letter of Concurrence* from the local municipality. If Rogers does not receive a letter of concurrence, ISED has indicated that it will intervene to mediate an appropriate location or siting designs for a tower in the community.

The tower is proposed on the subject property located on the northwest corner of the intersection of Tatlock Rd and Clayton Road/Joe Baye Trail, approximately 1 km south of the Village of Clayton (see Context Map). Access to the site will be via the existing entrance from Tatlock Rd.

Like many areas of the province, Mississippi Mills is experiencing a growing demand for wireless services. As people rely more on wireless devices, network improvements are required to ensure high quality services are available. In response to this growing demand for wireless services, Rogers has been working to find a suitable location for a new telecommunications structure in efforts to provide improved coverage in the area near Clayton.

The proposed location will provide much relied upon communication services in the area such as EMS Response, Police and Fire, and will also improve wireless signal quality for the local residents, those traveling along the major roads, as well provide local subscribers with Rogers' wireless network coverage in the surrounding area.

Figure 1 – Context Map



The installation will be 75m self-support tower and an ancillary equipment structure surrounded by chain-link fencing.

Figure 2 – Conceptual Rendering looking west from Clayton Rd at Tatlock Rd



CONSULTATION AND PUBLIC COMMENTS

Rogers provided Public Notification to the ten property owners within the required 225m radius of the proposed installation. The notice was issued by regular mail on July 7th, 2021. The notice described the proposal and invited comments by mail, electronic mail, or phone before August 8th, 2021. The public notification package also included an invitation to participate in an online public information & comment session via Zoom on July 21st, 2021 between 6:00pm-6:40pm.

A newspaper ad was published in the July 8th, 2021 edition of the Carleton Place/Almonte EMC notifying the public of the proposal and inviting residents to provide comments within 30 days of the notice.

Rogers has received nine emails supporting the installation and fielded two phone calls with questions from residents about the nature of the service improvements that the cell tower will provide. Four members of the public attended the online public information & comment session. Rogers has not received any expressions of opposition from members of the public.

Rogers has now fulfilled all circulation requirements under ISED's Default Protocol

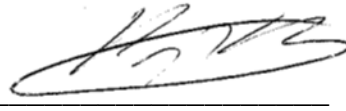
CONCLUSION

Staff are satisfied that a letter of concurrence be issued.

Respectfully submitted,



Tyler Duval
Planning consultant



Ken Kelly,
Chief Administrative Officer

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 10, 2021
TO: Committee of the Whole
FROM: Cory Smith, A/Director of Public Works
SUBJECT: Naming of Roadway in Business Park

RECOMMENDATION:

THAT the Committee of the Whole recommend to Council that the new road under construction in the Business Park be named Frank Davis Street.

BACKGROUND:

The Municipality of Mississippi Mills is constructing Phase 3 of the Business Park in the Almonte Ward. As part of the Phase 3 construction, a new roadway is being created. The roadway will connect to Industrial Drive in two different locations. When the original concepts of the business park were created and approved, no name decided upon for this future roadway. The framework for naming of this roadway falls under section 8.2.2 of the Municipal Facility and Asset Naming Policy. The policy defines facilities and assets as including streets, roads and lanes among other things that fall under the ownership of the Municipality.

8.2.2 Where the Council or its Administration are the proponents for naming, the name may be drawn from the Names Reserve List or as otherwise determined by Council.

The "Names Reserve List" is a list of approved names that have already passed all vetting for use on future roads in Mississippi Mills. The list is primarily of military veterans from Mississippi Mills.

DISCUSSION:

Staff have reviewed the policy and the most practical manner to name the road is to use a name off the Names Reserve List which has already been vetted for use and approved by Council. A review of the names available for use on this road, based on the reserve list was completed by staff and circulated to the Almonte Legion for comment as the list is primarily made up of veterans. Based on the review and with consideration of

the recommendations by the Almonte Legion it is felt that the street be named Davis Street, named after Frank Davis.

UPDATE:

It has been requested that the full name of Frank Davis be used. This is acceptable as per the policy and is reflected in the options and recommendations.

About Frank Davis;

Frank was a long time resident of Mississippi Mills, passing away at Orchard View by the Mississippi on March 11, 2020 at the age of 100. Frank was a World War II veteran, and a 75 year member of the Almonte Legion. Frank was very involved in the local pipes and drums. His involvement in pipes and drums started in WWII with the Cameron Highlanders. He was awarded the rank of Knight of the French National Order of the Legion of Honour in 2014, by the President of the Republic of France for his participation in the Liberation of France. Frank served the local agricultural community for 35 years delivering raw milk to local dairies. Frank also curled locally for decades and was known by family, friends and those at Orchard View for his kind, gentle and generous demeanor.

OPTIONS:

- 1. Committee of the whole select the proposed name of Frank Davis Street and recommend Council Approve the use of the name.**
- 2. Committee of the whole select an alternative name from the Names Reserve List and recommend Council Approve the use of the name.**
- 3. Committee of the whole recommend a name to be used not from the Names Reserve List as otherwise determined appropriate.**

FINANCIAL IMPLICATIONS:


There is no financial implications related to this report.

SUMMARY:


Staff recommend Committee of the whole select option 1 for the proposed naming the New Street in the Business Park. This option is consistent with the Municipal Facility and Asset Naming Policy, and takes into consideration recommendations from the Almonte Legion. The use of Option 2, is also reasonable. Option 3 will require a full vetting procedure for the selected name and may result in delays should the name not pass the vetting procedure.

Respectfully submitted by,

Reviewed by:



Cory Smith,
A/Director of Public Works



Ken Kelly,
CAO

ATTACHMENTS:

1. Location Drawing



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24, 2021
TO: Committee of the Whole
FROM: Cory Smith, A/Director of Public Works
SUBJECT: Downtown Core Costing - UPDATED

RECOMMENDATION:

THAT, the Committee of the Whole receive this report as information

AND THAT, Committee of the Whole recommend Council approve the proposed timelines for construction and direct staff to proceed with finalization of the tender based on the proposed dates.

AND THAT, Pre-Budgetary Approval for this project be provided in the full amount no later than September of 2021 in order to facilitate tendering of the works in October of 2021.

BACKGROUND:

The Municipality of Mississippi Mills has gone through a Municipal Class EA for the purposes of completing a renewal of our downtown core. The process started in 2015. Several public meetings have been held, throughout the EA process and during the detailed design process. Parsons Consultants Inc. was engaged for the EA process, and JP2G Consultants Inc. for completion of the detailed design. Staff and Council have reviewed the process several times along the way and taken into consideration comments from the public, stakeholders, professional engineers and consulting teams hired to come up with an appropriate detailed design that balances the needs and wants of the community and stakeholders, with considerations for the required fiscal responsibilities of the Municipality.

In order to achieve the desired balance, the scope of the project has been reduced from its original concept of a complete renewal of an area including the downtown core and surrounding areas to a more deliberate scope focusing primarily on the downtown core itself, while recognizing the future possibility of the development of the area surrounding the downtown core. The need to create this balance between the needs, wants and required works and maintain fiscal responsibility also reduced the scope of the surface works, from the original concept. The final scope is felt to have achieved this balance

between the modern upgrades needed for the downtown core and maintaining the historic character of our community.

DISCUSSION:

A final cost estimate has been completed by JP2G based on the finalized design and incorporating several factors including historic unit rates seen by Mississippi Mills. JP2G used their experience with the design and construction of the downtown cores of Arnprior and Renfrew to derive the unit rates for our project. Staff have reviewed the unit rates for this project as well as other projected costs based on the work proposed for completion and feel that the estimated cost as provided by JP2G to be acceptable for budgetary purposes.

The project works have been broken down into 5 different segments which will allow for staging of works and for cost forecasting based on this.

The segments are as follows;

Item	Estimated Cost
Phase 1A Mill Street – Almonte Street to Little Bridge Street	\$2,190,000
Phase 1B Mill Street – Little Bridge to Bridge Street	\$960,000
Phase 2 Little Bridge Street	\$1,240,000
Phase 3 Brae Street	\$580,000
Phase 3 High Street and Parking Lot	\$450,000
Sub-Total Construction	\$5,420,000
Contract Administration, Site Review, and Testing (Assuming 1 contract for 2 years)	\$350,200
Total Construction and Non-Construction	\$5,770,000
Total Including 20% Contingency	\$6,924,240
Total Including HST	\$7,824,391

The costs above are for construction costs and include costs for Road Construction, Watermain, Sanitary and Storm Sewers, Landscaping, and provisional Costs. In addition to these costs, consideration needs to be included for Contract Administration purposes, utility relocation, and a contingency of 20% should be included. The contingency is required to deal with unexpected issues including unforeseen conflicts, substrate issues, or unforeseen environmental costs. It is felt that 20% is adequate for this project.

The costs for Contract Administration for this project should include 1 full time Public Works Staff Member, contracted inspection staff and engineering review from the designer.

Utility relocation is required for 3 locations due to conflict with Enbridge Gas. The relocation of the Enbridge Gas main needs to occur in advance. A detailed final costing will be brought forward in a separate report once a finalized design and costing is completed for the relocation of the gas mains.

The other key consideration for these works is scheduling and phasing. The design is set up so that we can tender it all at once and allow the contractor to provide a schedule of works to complete all five (5) phases, or if required, the works can be tendered one (1) phase at a time or in combined packages. Typically, these types of projects would be tendered as one complete contract and the contractor would provide a schedule for completing each phase. It is anticipated that the contract would take a total of two (2) years to be completed. A proposed schedule of activities to demonstrate the process is as follows.

The process from where we are at to completion are as follows in the proposed timelines below;

1. Council Approve the works to proceed and commit to the funding of this project.
2. Staff will work with JP2G to finalize dates in the tender for a 2022 commencement of works.
3. Staff will start a communication strategy to effectively communicate the upcoming works.
4. Staff would recommend tendering no later than January 2022, however, a late fall tender may be possible, allowing for an early contract award, with a construction start date of May 2022.
 - a. An early tender is generally beneficial for better pricing.
 - b. An early award is also important to allow time for the contractor to order materials, take appropriate time to develop staging and traffic control plans and prepare a well thought out schedule of works.
5. Based on a January Tender, the contract award would be Late February to Early March based on tendering time and the process of Council Approval for award of contract taking two Council Cycles one for COW and one for Council.
6. After award of the contract, the contractor would prepare the required submissions based on the contract documents including a detailed schedule and phasing plan, shop drawings, plans for temporary water and sanitary servicing, pedestrian and traffic control plans etc.
7. Once all required submissions are received and authorization to proceed is given.
8. Some minor works such as installation of signage and delivery of notices and ordering of materials would then commence.
9. Commencement of on-site works would begin in May of 2022.
10. Works on-site to be completed based on accepted schedule and phasing strategy.
11. Works expected to be completed by late fall 2023.

An important part of the renewal project will be a communications strategy. Assuming authorization to proceed with construction in 2022 is given by council, a communications strategy based on the outline below will be implemented.

1. June/July of 2021 General Notice that the downtown core renewal will be taking place in the spring/summer of 2022 will go out in the form of a letter to directly affected residents and businesses. The notice will also be posted on our website and social media. This will be a basic outline of the project and timelines.
2. October and December 2021 a reminder notice will be reissued including new and additional information such as tendering dates.
3. In late March, upon award of Tender and once in receipt of the schedule and phasing plan a more detailed notice will be provided to the affected businesses and residents providing them with more accurate information about when, where and how they will be affected that could not be communicated until the schedule/phasing plan was received and approved. This information will also be posted on our website and social media.
4. Prior to works commencing on-site, the contractor will be required to provide a letter to affected businesses and residents, providing them with contact information and details on how to address any concerns, including after hours contact information.
5. Details of accessing businesses for retail traffic, deliveries etc. including alternate plans as the project moves from phase to phase.
6. Prior to any works being completed that will affect traffic flow or temporary service interruptions additional notifications will be provided to the affected businesses and residents.
7. During the construction a monthly update of activities will be posted on social media by our staff. The frequency will be increased to weekly during times of key activities as required.

Update:

Staff have completed a survey of the Downtown Core Businesses. The results were provided to Committee of the Whole on August 10, 2021. The results demonstrate sufficient knowledge of the project by business owners. It also demonstrates an even split between business owners wanting the project to move forward in 2022 and business owners wishing to delay the project beyond 2022.

Should Council determine that it is appropriate to proceed with this project in 2022, it would be recommended that instruction be provided to staff to proceed as soon as possible. It is also recommended that pre-budgetary approval be provided to allow for tendering of this project in October of 2021. This will allow for all contracts to be in place early, allow for the successful contractor to order materials in advance to mitigate risk of delay. It would also allow for the Municipality to work with the contractor to develop a more detailed schedule, and phasing plan early on. This will allow for more details of the scheduling and

timing of the phasing and works to be communicated with businesses in the downtown core early on and time to work out logistics of operations for the businesses.

OPTIONS:

1. Committee of the Whole can accept the information provided and recommend council direct staff to proceed with the project with the intent of including funding for the project in the 2022 Budget :
2. Committee of the Whole can accept the information provided by staff and provide further instruction to staff.

FINANCIAL IMPLICATIONS:

The total costs of the project are estimated to be \$6,924,240 (Plus HST). This includes construction costs, contract administration costs, and a 20% contingency. Staff have reviewed this estimate and are comfortable with these projections based on current conditions. The source of funding for this project will need to be determined during budget deliberations.

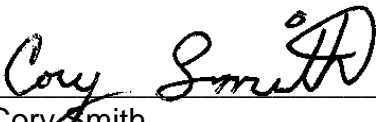
UPDATE:

The Municipality has applied for federal grant funding through the Canadian Community Revitalization Fund. The funding priorities are for shovel ready projects that help communities rebound from the effects of the pandemic and contribute to the reanimation of communities, towns and cities. Projects are to be completed by March 31, 2023. Priority projects include the Revitalization of downtown cores and main streets. The funding is 75% of total costs up to \$750,000.00. The fund allowed for multiple submissions, and each phase of the downtown core project was eligible for its own application. If successful on all applications the Municipality would be eligible for up to \$3,062,800.00 in funding. No response has been received to date. Staff are reviewing other grant opportunities at this time.


SUMMARY:

Staff have reviewed the scope of the project and the proposed cost estimate for the project as provided by JP2G and feel that the costs provided are reasonable projections based on current conditions. Staff are prepared to move forward with final preparations for the works and implementing a communications strategy once Council approves the timelines.

Respectfully submitted by,

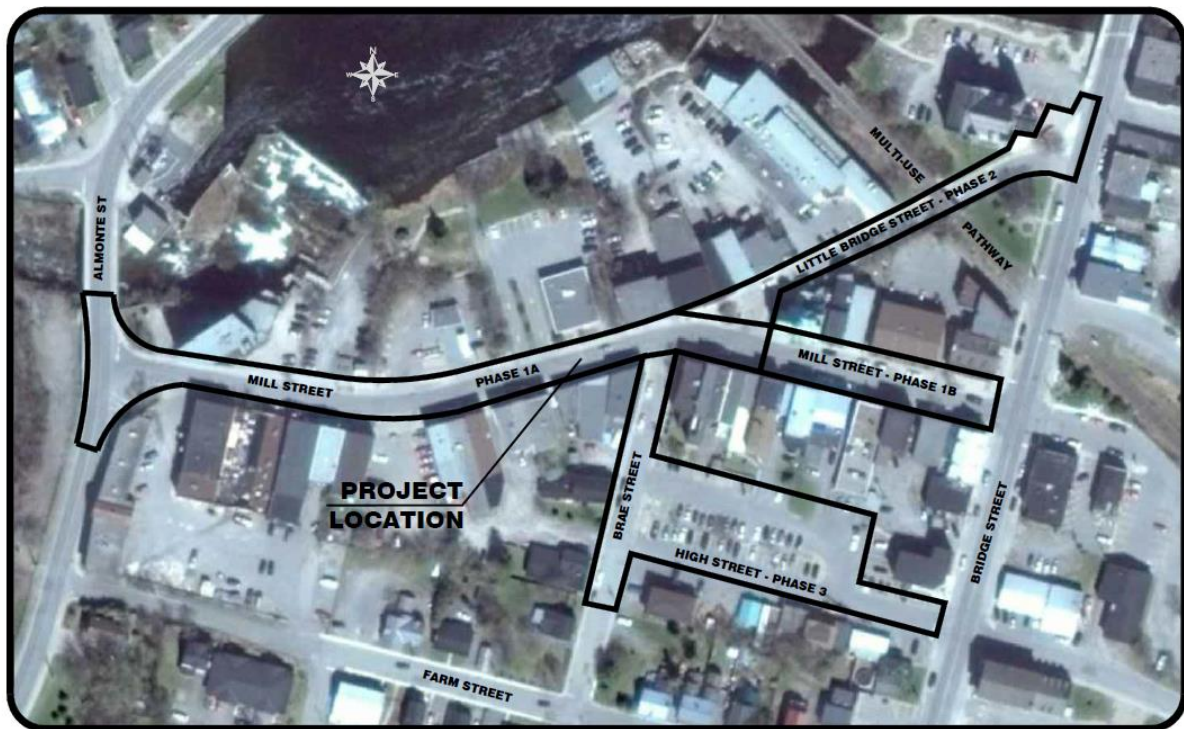

Cory Smith,
A/Director of Public Works

Reviewed by:


Ken Kelly,
CAO

ATTACHMENTS:

1. Drawing outlining the phases.



**ALMONTE DOWNTOWN CORE INFRASTRUCTURE RENEWAL PROJECT
PHASING**

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24, 2021
TO: Committee of the Whole
FROM: Ken T. Kelly, Chief Administrative Officer
SUBJECT: Designate a Representative for Cost Sharing Negotiations

RECOMMENDATION:

Recommended Motion 1:

THAT, Committee of the Whole choose a representative or representatives to attend the cost sharing financial discussions.

Recommended Motion 2

THAT, Committee of the Whole recommend Council appoint the representative(s) to attend meetings with Beckwith and Carleton Place representatives for the purposes of negotiating an acceptable payment for the 2021 recreation and pool cost sharing services of the Joint Recreation Cost Sharing Agreement.

AND THAT, Committee of the Whole recommend to Council to direct staff to inform Carleton Place of the representative.

AND THAT, Committee of the Whole recommend that Council discuss in a closed session at its September 7, 2021 meeting the terms and parameters upon which the representative(s) can negotiate.

BACKGROUND:

The discussion of the appropriate level of financial support for the services that have been historically provided through the Howard Allan Agreement has not been resolved. At the June 15, 2021 meeting of Council it adopted a resolution to provide payment to the Town of Carleton Place for recreation and pool services (excluding library) as follows:

Resolution No 116-21

Moved by Councillor Dalgity

Seconded by Councillor Holmes

Motion #1a) Recreation (excluding Library)

THAT Council approve the 2% increase on the 2020 budget allocations in the cost sharing agreement for recreation and pool services as proposed by the Town of Carleton Place for 2021.

YAS (7): Mayor Lowry, Deputy Mayor Minnille, Councillor Dalgity, Councillor Maydan, Councillor Holmes, Councillor Guerard, and Councillor Ferguson

CARRIED (7 to 0)

At a subsequent meeting of the Joint Recreation Cost Sharing Committee held June 23, 2021 the Town of Carleton Place stated that it will not accept this proposed payment arrangement from Mississippi Mills. Beckwith had not provided a proposed or preferred payment arrangement.

On August 9, 2021 we received a letter from the Town of Carleton Place rejecting the proposal and asking that Mississippi Mills Council designate a representative to participate in further discussions. They would like to know if the Municipality of Mississippi Mills will be participating in further discussions by Friday September 17, 2021.

DISCUSSION:

Staff recommend that Council appoint a representative to the meet and discuss the cost implications that the Town of Carleton Place believe are driving the budget increases and how best these pressures can be managed.

Furthermore, Council needs to provide direction either specifically or through the 2022 budget process with regards to continued participation in the recreation cost sharing agreement. Council needs to understand the implications of withdrawal from the cost sharing agreement.

FINANCIAL IMPLICATIONS:

The Mississippi Mills 2021 Budget for Cost Sharing included the following approved expenditures which are a 3% increase over the 2020 budget. The alternate invoicing proposal included a 2% increase over the 2020 budgeted amount.

TABLE 2 – Mississippi Mills 2021 Budget information Cost Sharing

	2021	2020	\$	%	2020	2019	2018	2017	2016
Description	Budget	Budget	Change	Change	Actual	Actual	Actual	Actual	Actual
CP Pool	29,685.00	28,821.00	864.00	3%	28,821.00	22,922.00	21,537.00	17,839.00	17,323.00
CP Recreation	62,870.00	61,037.00	1,833.00	3%	61,037.00	53,318.00	49,667.00	45,546.00	41,186.00
	92,555.00	89,858.00	2,697.00	3%	89,858.00	76,240.00	71,204.00	63,385.00	58,509.00

On December 7, 2020 the Town of Carleton Place proposed the budget for 2021 which included an increase from \$61,037 to \$90,674 for recreation and pool services which is a 49% increase over 2020.

The financial impacts for the Municipality of Mississippi Mills range from a proposed \$2,697 or 3% increase to \$29,637 or 49% increase.

SUMMARY:

Staff recommend that Council appoint a representative to the meet and discuss the cost implications that the Town of Carleton Place believe are driving the budget increases and best to resolve the current impasse.

Respectfully submitted by,



Ken T. Kelly,
Chief Administrative Officer

ATTACHMENTS:

1. Letter from MM to Carleton Place June 16, 2021
2. Letter from Cp to MM, August 9, 2021



CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

3131 OLD PERTH ROAD • PO BOX 400 • RR 2 • ALMONTE ON • K0A 1A0

PHONE: 613-256-2064

FAX: 613-256-4887

WEBSITE: www.mississippimills.ca

June 16, 2021

Diane Smithson, C.A.O.
Town of Carleton Place
175 Bridge Street
Carleton Place, ON, K7C2V8

Dear Diane:

RE: Recreation (excluding Library)

Please be advised the Council of the Corporation of the Municipality of Mississippi Mills at their regularly scheduled meeting on June 15, 2021 adopted the following resolution:

THAT Council approve the 2% increase on the 2020 budget allocations in the cost sharing agreement for recreation and pool services as proposed by the Town of Carleton Place for 2021.

I trust this provides the necessary information to proceed with the interim billing for the recreation and pool services.

Yours truly,

Cynthia Moyle,
Acting Clerk



CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

3131 OLD PERTH ROAD • PO BOX 400 • RR 2 • ALMONTE ON • K0A 1A0

PHONE: 613-256-2064

FAX: 613-256-4887

WEBSITE: www.mississippimills.ca

June 16, 2021

Diane Smithson, C.A.O.
Town of Carleton Place
175 Bridge Street
Carleton Place, ON, K7C2V8

Dear Diane:

RE: Library Services

Please be advised the Council of the Corporation of the Municipality of Mississippi Mills at their regularly scheduled meeting on June 15, 2021 adopted the following resolution:

THAT Council approve the 2% increase on the 2020 budget allocations in the cost sharing agreement as proposed by the Town of Carleton Place for Library services to cover the period from January 1, 2021 to September 30, 2021.

I trust this provides the necessary information to proceed with the Library services billing for 2021.

Yours truly,

Cynthia Moyle,
Acting Clerk

c.c. Christine Row, CEO, Mississippi Mills Public Library

Corporation of the Town of Carleton Place

175 Bridge Street, Carleton Place, ON K7C 2V8 Phone: (613) 257-6200 Fax: (613) 257-8170



August 9, 2021

Ken Kelly, Chief Administrative Officer
Municipality of Mississippi Mills
PO Box 400,
Almonte ON K0A 1A0

Dear Mr. Kelly:

Re: Cost Sharing Agreement – 2021 Proposal

This letter is a follow up to the discussions which took place at the Joint Recreation and Cost Sharing meeting held on June 23, 2021 wherein staff, on behalf of Council for the Town of Carleton Place, advised its cost sharing partners that the response received to Carleton Place's letter dated April 7, 2021 of a 2% increase over the 2020 cost sharing budgeted allocations was unacceptable.

In the April 7, 2021 letter, the Town of Carleton Place proposed an alternative method of invoicing for the 2021 fiscal year for the commitments under the agreement which included **invoicing based on the 2020 budget allocations** (prior to impacts of COVID) **plus 2% and fully reconciling to actuals at the end of 2021**. Carleton Place's proposal also included the Town advising its partners as early as possible that if it sees from a regular review of its finances that the difference between revenues and expenses in the areas of recreation, pool and library is approaching the amount invoiced to its partners, it will provide justification for any anticipated increase(s). At the very least, the Town will provide a financial report to its partners on actuals versus budget for the current year when it presents its 2022 budget in October 2021.

As you are aware, in 2020, the provincial government provided funding to municipalities to mitigate the operational impacts of COVID. Carleton Place allocated its COVID funding on a proportional basis to its departments that experienced losses in 2020. If the provincial government provides additional funding in 2021 to mitigate the impact of COVID on its operations (which at this point is unclear), the Town of Carleton Place also commits to allocating this funding on a proportionate share basis with all of its departments experiencing losses which includes recreation, pool and library. This proportionate allocation of provincial funding (if any) will be included in the final reconciliation to the cost sharing partners.

In 2020, invoices under the Howard Allan Cost Sharing Agreement were based on pre-COVID impacts. As a result, at year end, the residents of the Town of Carleton Place were **solely** responsible to pick up the difference between revenues and expenditures less cost sharing invoiced amounts to Mississippi Mills and Beckwith. This meant the Town of Carleton Place's share for recreation, pool and library services was \$314,744 more than anticipated due to the impacts of COVID.

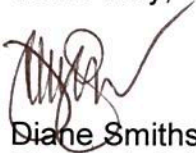
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At the June 23, 2021, we suggested that Mississippi Mills and Beckwith appoint a member of Council to participate in further discussions regarding the 2021 alternate proposal presented. If we do not hear back from you by Friday, September 17, 2021 with respect to participating in further discussions on alternate 2021 invoicing, the Town of Carleton Place will invoice its cost sharing partners based on the original cost sharing formula and the Town's initial budget submission to the partners.

If you have any questions regarding what is being proposed, please feel free to contact Trisa McConkey, Treasurer at 613-257-6221; tmcconkey@carletonplace.ca or I.

Yours truly,



Diane Smithson,
Chief Administrative Officer
613-257-6255
dsmithson@carletonplace.ca

**MISSISSIPPI MILLS PUBLIC LIBRARY
BOARD
MINUTES**

Regular Meeting

A regular meeting of the Mississippi Mills Public Library Board was held on June 11, 2021 at 3 p.m. online through Zoom.

1. CALL TO ORDER

The meeting was called to order at 3:10 p.m.

2. ATTENDANCE:

PRESENT:

Cathy Peacock, Chair
Leanne Czerwinski, Vice Chair
Councillor Jan Maydan
Micheline Boucher
Barbara Button
Warren Thorngate
Marie Traversy
Jeff Fraser
Christine Row, staff

ABSENT:

3. APPROVAL OF AGENDA

Resolution No. 31-21

Moved by B. Button

Seconded by M. Traversy

THAT the MMPLB approve the agenda as amended with the removal of the financial review.

CARRIED

4. DISCLOSURE OF PECUNIARY INTEREST

[None]

5. DELEGATIONS/PRESENTATIONS

[None]

6. CONSENT ITEM

- a) Approval of minutes May 14, 2021
- b) Correspondence – feedback on STEM programming
- c) Reports- CEO report
- d) Incidents- None

Resolution No. 32-21

Moved by W. Thorngate

Seconded by M. Boucher

THAT the MMPLB accepts the consent items and approves the May 14, 2021 minutes as presented.

CARRIED

7. FOR DISCUSSION/DECISION

- a) Closed meeting
- [None]

- b) Policy review- Professional Development, Performance and Problem Resolution (HR-04), Employee Conduct (HR-05) and Human Resources Management (HR-06)

Resolution No. 33-21

Moved by M. Boucher

Seconded by B. Button

THAT the MMPLB approves Professional Development, Performance and Problem Resolution (HR-04), Employee Conduct (HR-05) and Human Resources Management (HR-06) policies as presented and removes Conduct (of Staff) (OP-05.2) policy.

CARRIED

- c) Pay Grid and Step Increases report

Resolution No. 34-21

Moved by J. Fraser

Seconded by W. Thorngate

THAT the MMPLB approves three (3) Library Assistants remuneration be adjusted effective January 1 2020 so as to be correctly placed on the Municipality of Mississippi Mills Part-Time Staff Pay Scale.

CARRIED

- d) Hours of work- CEO

Starting July 1, 2021 to September 30, 2021, C. Row will work 36 hours a week, taking one (1) day off without pay bi-weekly.

- e) Financial review and 2022 Budget
[None]

8. OTHER/NEW BUSINESS

- a) Cost Sharing update

Council will vote on the 2021 invoice payment and reimbursement plan effective date on June 15, 2021.

- b) Friends of the Library update

Friends have agreed to fund \$1,000 to programming supplies.

- c) Communication Committee update

The reimbursement news release will be submitted to local media after the Council meeting on June 15, 2021.

- d) Communication to Municipality/Council

Christine will continue to send approved minutes to Council. Councillor Maydan will direct Councillors to contact Christine if there are any questions. For future library reports beyond regular minutes, Christine will contact the Clerk's department to receive an invitation to Council/Committee of the Whole meetings.

- e) Board training

M. Boucher provided an overview of the following topics: Performance Measures, Risk Management and Board Succession Planning.

9. NEXT MEETING

Friday, August 6, 2021 at 10:30 a.m. via Zoom

10. ADJOURNMENT

Resolution No. 35-21

Moved by W. Thorngate

Seconded by B. Button

THAT the meeting be adjourned at 4:55 p.m.

CARRIED

City Clerk's Office

Secretariat
Marilyn Toft
Council Secretariat Support
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2Tel: 416-392-7032
Fax: 416-392-2980
e-mail: Marilyn.Toft@toronto.ca
web: www.toronto.ca**In reply please quote:**
Ref.: 21-MM32.12**ONTARIO MUNICIPALITIES:****Subject: Member Motion Item 32.12**
Building the Early Learning and Child Care System Toronto Needs (Ward All)

City Council on May 5 and 6, 2021, adopted the following:

1. City Council reaffirm the City of Toronto's support for building a system of early learning and child care services that are high-quality, public and not-for profit, affordable, inclusive and accessible for all families.
2. City Council express its support for the Government of Canada's April 19, 2021 budget announcement to invest in building a Canada wide system of Early Learning and Child Care and Indigenous Early Learning and Child Care, that builds on City of Toronto policies and service plans, and has adequate and ongoing operating and capital funding.
3. City Council communicate to the Provincial and Federal Governments, the City of Toronto's interest in working collaboratively, and participating in tri-lateral discussions as soon as possible, with the goal of achieving intergovernmental agreements by Fall 2021, and City Council make these negotiations a priority in our intergovernmental strategies.
4. City Council direct the General Manager, Children's Services to include in the June 2021 Growth Strategy Update report to the Economic and Community Development Committee and City Council, the opportunities and funding the Federal announcement could provide to expedite the Growth Strategy in Toronto, and to report to the Budget Committee on the City's share of new committed funding for child care once it is known.
5. City Council direct the General Manager, Children's Services to work closely with, and leverage the expertise of partners including the Province, City divisions, school boards and service providers to expand existing and develop new licensed child care services.

6. City Council request the City Clerk to distribute City Council's decision to other municipalities in Ontario, the Ontario Municipal Social Services Association and the Association of Municipalities of Ontario.



for City Clerk

M. Toft/wg

Attachment

Sent to: Prime Minister of Canada
Premier, Province of Ontario
Executive Director, Ontario Municipal Social Services Association
Executive Director, Association of Municipalities of Ontario
Municipalities in Ontario

c. City Manager

City Council

Member Motions - Meeting 32

MM32.12	ACTION	Adopted		Ward: All
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Building the Early Learning and Child Care System Toronto Needs - by Councillor Mike Layton, seconded by Councillor Shelley Carroll

City Council Decision

City Council on May 5 and 6, 2021, adopted the following:

1. City Council reaffirm the City of Toronto's support for building a system of early learning and child care services that are high-quality, public and not-for profit, affordable, inclusive and accessible for all families.
2. City Council express its support for the Government of Canada's April 19, 2021 budget announcement to invest in building a Canada wide system of Early Learning and Child Care and Indigenous Early Learning and Child Care, that builds on City of Toronto policies and service plans, and has adequate and ongoing operating and capital funding.
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4. City Council direct the General Manager, Children's Services to include in the June 2021 Growth Strategy Update report to the Economic and Community Development Committee and City Council, the opportunities and funding the Federal announcement could provide to expedite the Growth Strategy in Toronto, and to report to the Budget Committee on the City's share of new committed funding for child care once it is known.
5. City Council direct the General Manager, Children's Services to work closely with, and leverage the expertise of partners including the Province, City divisions, school boards and service providers to expand existing and develop new licensed child care services.
6. City Council request the City Clerk to distribute City Council's decision to other municipalities in Ontario, the Ontario Municipal Social Services Association and the Association of Municipalities of Ontario.

Summary

The lack of affordable, high-quality early learning and child care is one of the most significant challenges for families in our City. The pandemic has exacerbated the situation, and

accentuated the importance of child care for Toronto parents.

We have seen the gendered-impact of the pandemic on women. We have experienced the toll on parents, particularly mothers, because of the lack of access to child care. We know women will continue to face huge barriers to equitable participation in our economy if child care is not at the centre of COVID-19 recovery strategies. We also know that underserved communities, low-income and BIPOC families, people with disabilities, and those who are precariously-employed will not share in the benefits of economic renewal without access to affordable child care.

A broad consensus has emerged across all sectors, including business, academic, social service and feminist organizations, that a robust system of accessible, high-quality child care services is essential for Canada's economic renewal. The time is now to make long-awaited progress on child care for Toronto families.

The Government of Canada has recognized that investment in child care is urgently needed, and of national importance, for families and the economy. As part of the Budget 2021, it has committed to build a Canada-wide Early Learning and Child Care system that is affordable, high-quality and accessible for all families. The plan calls for \$30 Billion over 5 years, with an ongoing annual expenditure of \$8.3 Billion. The goal is to reduce fees by 50 percent by 2022, and achieve an average cost of \$10.00 per day by 2026.

The announcement is welcome news for women, their families, and cities across the Country. Toronto manages the second largest system of child care services in the Country, and it is important for our City to show its support for building a strong system of Early Learning and Child Care in Toronto and across Ontario – and that we are ready to work with the Federal and Provincial governments to achieve it.

City Council must reinforce the urgency, and express our willingness to be partners with all levels of government, and to act now, with urgency, to ensure this promise becomes a reality for Toronto children and families.

Background Information (City Council)

Member Motion MM32.12

(<http://www.toronto.ca/legdocs/mmis/2021/mm/bqrd/backgroundfile-166359.pdf>)



John D. Elvidge
City Clerk

City Clerk's Office

Secretariat
Marilyn Toft
Council Secretariat Support
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-392-7032
Fax: 416-392-2980
e-mail: Marilyn.Toft@toronto.ca
web: www.toronto.ca

**In reply please quote:
Ref.: 21-GL23.3**

June 24, 2021

ONTARIO MUNICIPAL AND REGIONAL COUNCILS:

**Subject: General Government and Licensing Committee Item 23.3
Report on Bill 177 Stronger Fairer Ontario Act Changes to Provincial
Offences Act (Ward All)**

City Council on June 8 and 9, 2021, adopted the following resolution and has circulated it to all Municipal City Councils and Regional Councils in Ontario for support:

1. City Council request the Attorney General of Ontario to halt the proclamation of the Early Resolution reforms included in Bill 177, Stronger, Fairer Ontario Act.
2. City Council request the Attorney General of Ontario to review the Early Resolution provisions of the Provincial Offences Act and take action to streamline and modernize this section with a view to making it easier for the public and prosecutors to engage in resolution discussions, and to administer early resolution proceedings in Provincial Offences Court.
3. City Council request the Attorney General of Ontario to enact changes to the Provincial Offences Act and any related regulations, to permit the prosecutor and defendant or legal representative to agree, at any stage of a proceeding, to a resolution in writing for proceedings commenced under Part I of the Provincial Offences Act and to permit the Clerk of the Court to register the court outcome immediately upon receipt of the written agreement without requiring an appearance before a Justice of the Peace.



for City Clerk

M. Toft/wg

Attachment

c. City Manager

General Government and Licensing Committee

GL23.3		Adopted on Consent		Ward: All
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Report on Bill 177 Stronger Fairer Ontario Act Changes to Provincial Offences Act

City Council Decision

City Council on June 8 and 9, 2021, adopted the following:

1. City Council request the Attorney General of Ontario to halt the proclamation of the Early Resolution reforms included in Bill 177, Stronger, Fairer Ontario Act.
2. City Council request the Attorney General of Ontario to review the Early Resolution provisions of the Provincial Offences Act and take action to streamline and modernize this section with a view to making it easier for the public and prosecutors to engage in resolution discussions, and to administer early resolution proceedings in Provincial Offences Court.
3. City Council request the Attorney General of Ontario to enact changes to the Provincial Offences Act and any related regulations, to permit the prosecutor and defendant or legal representative to agree, at any stage of a proceeding, to a resolution in writing for proceedings commenced under Part I of the Provincial Offences Act and to permit the Clerk of the Court to register the court outcome immediately upon receipt of the written agreement without requiring an appearance before a Justice of the Peace.
4. City Council direct that this resolution be circulated to the all Municipal City Councils and Regional Councils in Ontario for support.

Committee Recommendations

The General Government and Licensing Committee recommend that:

1. City Council request the Attorney General of Ontario to halt the proclamation of the Early Resolution reforms included in Bill 177, Stronger, Fairer Ontario Act.
2. City Council request the Attorney General of Ontario to review the Early Resolution provisions of the Provincial Offences Act and take action to streamline and modernize this section with a view to making it easier for the public and prosecutors to engage in resolution discussions, and to administer early resolution proceedings in Provincial Offences Court.
3. City Council request the Attorney General of Ontario to enact changes to the Provincial Offences Act and any related regulations, to permit the prosecutor and defendant or legal

representative to agree, at any stage of a proceeding, to a resolution in writing for proceedings commenced under Part I of the Provincial Offences Act and to permit the Clerk of the Court to register the court outcome immediately upon receipt of the written agreement without requiring an appearance before a Justice of the Peace.

4. City Council direct that this resolution be circulated to the all Municipal City Councils and Regional Councils in Ontario for support.

Origin

(May 7, 2021) Report from the City Solicitor and the Director, Court Services

Summary

This report responds to the changes to the Provincial Offences Act under Bill 177 Stronger, Fairer Ontario Act for City Council to review and consider taking action on the staff recommendations contained herein.

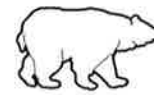
Background Information (Committee)

(May 7, 2021) Report from the City Solicitor and the Director, Court Services on Report on Bill 177 Stronger Fairer Ontario Act Changes to Provincial Offences Act

(<http://www.toronto.ca/legdocs/mmis/2021/ql/bgrd/backgroundfile-166871.pdf>)

Attachment 1 - Bill 177 Changes to section 5.1 of Provincial Offences Act as enacted and not proclaimed

(<http://www.toronto.ca/legdocs/mmis/2021/ql/bgrd/backgroundfile-166872.pdf>)



"Via Email: justin.trudeau@parl.gc.ca

June 24th, 2021

The Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON
K1A 0A2

Dear Prime Minister Trudeau:

Re: Motion to Include the PSA Test for Men into the Medical Care

This will serve to advise you that Council, at its regular meeting held Tuesday, June 22nd, 2021, passed the following resolution:

"Resolution No. 182-2021

Moved By: Robert Hutchinson

Seconded By: Daniel Belisle

WHEREAS the male population has been made to pay for prostate blood test and whereas 11 Canadian men will die of prostate cancer every day and

WHEREAS 1.5 million Canadian men are not seeking the early detection PSA testing and

WHEREAS prostate cancer is the most common cancer in men and

WHEREAS when detected early the survival rate is close to 100% and detected late 3 of 4 men will be lost and

WHEREAS men who wish to have this test done have to pay \$33.00 for the test

1/2



THEREFORE I Robert Hutchinson move that both the Federal and Provincial Governments move to have this test included in the national health care system and that it be made available for all Canadian men at no charge and further that the Government make every effort to have this become a reality sooner than later as stated above every day that goes by another 11 men will die of this avoidable disease and

FURTHERMORE that this motion be distributed to Right Honourable Justin Trudeau Prime Minister of Canada, Honourable Doug Ford Premier of Ontario, Minister of Health (Canada) Honourable Patty Hajdu, Deputy Premier and Minister of Health (Ontario) Honourable Christine Elliott, all municipalities, and all First Nation Communities .

Carried”

Your attention to this matter is greatly appreciated!

Yours Truly,

THE CORPORATION OF THE TOWN OF COCHRANE



Alice Mercier
Clerk

/am

c.c.: Hon. Doug Ford Premier of Ontario,
Hon. Patty Hajdu, Minister of Health (Canada)
Hon. Christine Elliott, Deputy Premier and Minister of Health (Ontario)
All Municipalities
All First Nation Communities



The Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

June 21st 2021

Re: Motion to Include the PSA Test for Men into the Medical Care

Please be advised that on July 14th 2021 the Town of Plympton-Wyoming Council passed the following motion to support the Town of Cochrane's motion (attached) requesting that the Federal and Provincial Governments move to have the PSA Test for men included in the national health care system and that it be made available for all Canadian men at no charge.

Motion 6

Moved by Mike Vasey, Seconded by Gary Atkinson that Council support item 'm' of correspondence from The Town of Cochrane regarding a motion to Include the PSA Test for Men into the Medical Care.

Motion Carried.

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email at ekwarciak@plympton-wyoming.ca.

Sincerely,

Erin Kwarciak
Clerk
Town of Plympton-Wyoming

Cc: (via e-mail)

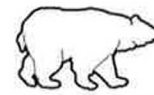
Hon. Doug Ford Premier of Ontario,
Hon. Patty Hajdu, Minister of Health (Canada)
Hon. Christine Elliott, Deputy Premier and Minister of Health (Ontario)
All Municipalities
All First Nation Communities

The Corporation of the Town of Plympton-Wyoming

P.O Box 250, 546 Niagara Street, Wyoming Ontario N0N 1T0

Tel: 519-845-3939 Ontario Toll Free: 1-877-313-3939

www.plympton-wyoming.com



"Via Email: justin.trudeau@parl.gc.ca

June 24th, 2021

The Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON
K1A 0A2

Dear Prime Minister Trudeau:

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"Resolution No. 182-2021

Moved By: Robert Hutchinson

Seconded By: Daniel Belisle

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WHEREAS when detected early the survival rate is close to 100% and detected late 3 of 4 men will be lost and

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THEREFORE I Robert Hutchinson move that both the Federal and Provincial Governments move to have this test included in the national health care system and that it be made available for all Canadian men at no charge and further that the Government make every effort to have this become a reality sooner than later as stated above every day that goes by another 11 men will die of this avoidable disease and

FURTHERMORE that this motion be distributed to Right Honourable Justin Trudeau Prime Minister of Canada, Honourable Doug Ford Premier of Ontario, Minister of Health (Canada) Honourable Patty Hajdu, Deputy Premier and Minister of Health (Ontario) Honourable Christine Elliott, all municipalities, and all First Nation Communities .

Carried"

Your attention to this matter is greatly appreciated!

Yours Truly,

THE CORPORATION OF THE TOWN OF COCHRANE



Alice Mercier
Clerk

/am

c.c.: Hon. Doug Ford Premier of Ontario,
Hon. Patty Hajdu, Minister of Health (Canada)
Hon. Christine Elliott, Deputy Premier and Minister of Health (Ontario)
All Municipalities
All First Nation Communities

Municipality of Chatham-Kent

Corporate Services

Municipal Governance

315 King Street West, P.O. Box 640

Chatham ON N7M 5K8

Tel: 519.360.1998 Fax: 519.436.3237

Toll Free: 1.800.714.7497

June 29, 2021

Via Email: scott@baseballhalloffame.ca

Scott Crawford, Director of Operation
Canadian Baseball Hall of Fame & Museum
PO Box 1838, 386 Church St. S.
St. Marys, ON N4X 1C2

**Re: Support for the Induction of the Coloured All-Stars into the
Canadian Baseball Hall of Fame**

Please be advised the Council of the Municipality of Chatham-Kent at its regular meeting held on June 14, 2021 passed the following resolution:

“Whereas The Chatham Coloured All-Stars first formed in 1932, with majority of the players being from North Buxton, Chatham and Windsor areas;

And Whereas they began competing in the Chatham City League in 1932;

And Whereas they broke colour barriers being the first black team to win a major championship competing for and winning the Ontario Baseball Amateur Association's Intermediate B Championship on October 24, 1934;

And Whereas the team was honoured by both the Chatham Sports Hall of Fame and the Ontario Baseball Hall of Fame;

And Whereas in 2001 and 2002, the Toronto Blue Jays wore replica Chatham Coloured All-Stars uniforms in honour of the team when Major League Baseball honoured the Negro Leagues.

Be it therefore resolved that the Municipality of Chatham-Kent endorse this resolution to support the induction of the Coloured All-Stars into the Canadian Baseball Hall of Fame”.

If you have any questions or comments, please contact Judy Smith at ckclerk@chatham-kent.ca

Sincerely,

A handwritten signature in black ink, appearing to read "Judy Smith", is placed on a light yellow rectangular background.

Judy Smith, CMO
Director Municipal Governance
Clerk /Freedom of Information Coordinator



MISSISSAUGA

RESOLUTION 0155-2021
adopted by the Council of
The Corporation of the City of Mississauga
at its meeting on June 30, 2021

0155-2021

Moved by: P. Saito

Seconded by: C. Parrish

WHEREAS The City of Mississauga operates on the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation and Anishinaabe peoples, the Haudenosaunee Confederacy and the Huron-Wendat First Nation. We recognize that these peoples, and their ancestors live and lived on these lands since time immemorial on these lands called Turtle Island. The City of Mississauga is home to many First Nations, Métis and Inuit peoples; and

WHEREAS the residents of the Town, now City, of Mississauga chose for their name an anishinaabemowim name which speaks to the shared settler and Indigenous history within these lands; and

WHEREAS the City of Mississauga has committed to a path towards Reconciliation with Indigenous Peoples and has responded to the Truth and Reconciliation Commission's Calls to Action; and

WHEREAS the City of Mississauga is committed to speaking truths about our history to further our collective understanding of the past to help create a better future; and

WHEREAS the terrible uncovering of over one thousand unmarked and forgotten children burials at residential schools which have been reported over the past month is a truth about Canada's past; and

WHEREAS because of these truths the government of Canada has declared this year's Canada Day should be a time of reflection and focus on reconciliation; and

WHEREAS Gimaa Stacey LaForme of the Mississaugas of the Credit First Nation has called for this to be a time for supporting each other and contemplating the legacy and future of Canada; and

THEREFORE BE IT RESOLVED that the City of Mississauga will mark Canada Day virtually this year in a manner that provides an opportunity for reflection on our shared history and commitment to a better future:

- Singing of National Anthem
- Greetings and Opening Remarks, Mayor Bonnie Crombie
- Comments from Mayor of Kariya, Japan Takeshi Inagaki
- Comments from Gimaa Stacey LaForme
- Oath of Reaffirmation performed by Members of Council
- Closing Remarks, Mayor Bonnie Crombie
- Lighting the Clock Tower orange to remember those lives lost and changed forever as a result of residential schools

- Changing the digital signage at the Square to “As we mark Canada Day, the City of Mississauga stands in solidarity with Indigenous communities across Canada.”

AND FURTHER to mark this Canada Day:

That the Council of the City of Mississauga call upon the Government of Canada to terminate its appeal of the 2019 Human Rights Tribunal Ruling, ordering Ottawa to pay compensation to First Nations Children and their families, separated in a chronically underfunded child welfare system that sees Indigenous children making up more than half the children in foster care even though they comprise only 7% of all the children under the age of 15 in Canada.

AND That this Resolution be sent to all municipalities in Canada.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito	X			
Councillor S. McFadden	X			
Councillor G. Carlson	X			

Unanimous (12, 0)



CHRISTINE TARLING
Director of Legislated Services & City Clerk
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.741.2200 x 7809 Fax: 519.741.2705
christine.tarling@kitchener.ca
TTY: 519-741-2385

July 12, 2021

Right Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa ON K1A 0A2

Dear Prime Minister Trudeau:

This is to advise that City Council, at a meeting held on Monday June 28, 2021, passed the following resolution with respect to the rising cost of building materials:

“WHEREAS the prices for construction materials have seen dramatic increases during the pandemic; and,

WHEREAS reports by Statistics Canada noted that the price of lumber increased by 68 percent between March 2020 and March 2021, while fabricated metal products and construction material rose by 9 percent; and,

WHEREAS the Province of Ontario has seen an accelerated overall increase in demands for construction; and,

WHEREAS the Province of Ontario has deemed residential construction as essential activity during province-wide emergency declarations and stay-at-home orders; and,

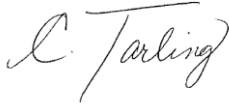
WHEREAS Kitchener City Council considers it a matter of public interest as the increase in rates and demand could result in unsustainable costs on the local construction industry;

THEREFORE BE IT RESOLVED the City of Kitchener advocate to the Federal and Provincial Governments to review actions that could be taken to help mitigate or offset the impacts related to the rising cost of building materials; and;

THEREFORE BE IT FINALLY RESOLVED that a copy of this resolution be forwarded to the Right Honourable Justin Trudeau; Honourable Doug Ford,

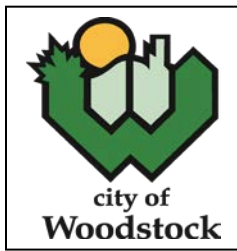
Premier Ontario; Honourable Peter Bethlenfalvy, Minister of Finance; Honourable Hon. Victor Fedeli, Minister of Economic Development, Steve Clark, Minister of Municipal Affairs; Job Creation and Trade; local MP's and MPP's, to the Federation of Canadian Municipalities, Association of Municipalities of Ontario, and all other municipalities in Ontario."

Yours truly,

A handwritten signature in cursive script, appearing to read "C. Tarling".

C. Tarling
Director of Legislated Services
& City Clerk

c: Hon. Premiere Doug Ford
Hon. Minister Peter Bethlenfalvy
Hon. Minister Victor Fedeli
Hon. Minister Steve Clark
Federation of Canadian Municipalities
Association of Municipalities of Ontario (AMO)
Ontario Municipalities



Office of the City Clerk
Woodstock City Hall
P.O. Box 1539
500 Dundas Street
Woodstock, ON
N4S 0A7
Telephone (519) 539-1291

July 16, 2021

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Via email premier@ontario.ca

At the regular meeting of Woodstock City Council held on July 15, 2021, the following resolution was passed:

“WHEREAS the current affordable housing crisis in Canada and the quality of life implications caused by addiction, drug and opioid use, and mental health issues are impacting communities in Canada and around the world;

AND WHEREAS citizens in many communities are alarmed by the increase in homelessness, needles discarded in public spaces, visible signs of illegal activities, and are disillusioned with the justice system response;

AND WHEREAS policing and the justice system is not the solution to homelessness and addiction or an effective use of public funds;

AND WHEREAS Public health initiatives and programs aimed at addiction are provided by multiple Ministries and agencies and are clearly inadequate and new long-term solutions are required;

AND WHEREAS many of the programs and attempts from different agencies, government organizations, and Ministry service providers have created a disjointed delivery system;

NOW THEREFORE BE IT RESOLVED that Woodstock City Council calls on the Honourable Doug Ford, Premier of Ontario to bring together the Ministry of the Attorney General, the Ministry of Health, the Ministry of Municipal Affairs and Housing, and the Ministry of Children, Community and Social Services to immediately work together on both short and long term solutions, complete with funding, to take proper responsibility and action to address the affordable housing, homelessness, and addictions crisis;

AND FURTHER that this resolution be circulated to the Honourable Ernie Hardeman, Oxford MPP; the Association of Municipalities Ontario; and all Ontario municipalities.”

Yours Truly,



Alysha Dyjach, Deputy City Clerk

Cc via email:

- The Ministry of the Attorney General - attorneygeneral@ontario.ca
- The Honourable Christine Elliott – Minister of Health - christine.elliott@ontario.ca
- The Honourable Steve Clark – Minister of Municipal Affairs and Housing - steve.clark@pc.ola.org
- The Honourable Merrilee Fullerton – Minister of Children, Community and Social Services – MinisterMCCSS@ontario.ca
- The Honourable Ernie Hardeman, Oxford MPP - ernie.hardemanco@pc.ola.org
- Association of Municipalities Ontario – amo@amo.on.ca
- All Ontario Municipalities



THE CORPORATION OF THE TOWN OF COBOURG

The Corporation of the Town of Cobourg
Legislative Services Department
Victoria Hall
55 King Street West
Cobourg, ON K9A 2M2

Brent Larmer
Municipal Clerk/
Manager of Legislative Services
Telephone: (905) 372-4301 Ext. 4401
Email: blarmer@cobourg.ca
Fax: (905) 372-7558

Sent via E-Mail

Monday July 19, 2021

David Lametti
6415 Monk Blvd.
Montréal, Quebec
H4E 3H8
David.Lametti@parl.gc.ca

Dear David Lametti. Minister of Justice, Attorney General of Canada

Re: Resolution 272-21 – Support for Bill C-6 An Act to amend the Criminal Code (Conversion Therapy)

Please be advised that the Municipal Council of the Corporation of the Town of Cobourg at its Regular Council meeting held on June 28, 2021 passed the following Resolution in regards to Councils support for Bill C-6 An Act to amend the Criminal Code (Conversion Therapy).

Resolution 272-21

WHEREAS at the Committee of the Whole Meeting on June 21, 2021, Council considered a Memo from the Secretary of the Equity, Diversity and Inclusion Committee regarding support for Bill C-6 An Act to amend the Criminal Code (Conversion Therapy)

NOW THEREFORE BE IT RESOLVED THAT Council send a letter of support be sent to all municipalities in the County of Northumberland, Phillip Lawrence Member of Federal Parliament for Northumberland— Peterborough South and David Piccini, Member of Provincial Parliament for Northumberland-Peterborough South, and all other municipalities in Ontario.

The accompanying Council Resolution Sheet has been enclosed in this letter for your information.

Yours truly,

Brent Larmer
Municipal Clerk/Manager of Legislative Services
Legislative Services Department

Encl.
Resolution 272-21



Moved By

NICOLE BEATTY

Resolution No.:

Last Name Printed

N. BEATTY

272-21

Seconded By

ADAM BUREAU

Council Date:


Last Name Printed

A. BUREAU

June 28, 2021

WHEREAS at the Committee of the Whole Meeting on June 21, 2021, Council considered a Memo from the Secretary of the Equity, Diversity and Inclusion Committee regarding support for Bill C-6 An Act to amend the Criminal Code (Conversion Therapy)

NOW THEREFORE BE IT RESOLVED THAT Council send a letter of support be sent to all municipalities in the County of Northumberland, Phillip Lawrence Member of Federal Parliament for Northumberland—Peterborough South and David Piccini, Member of Provincial Parliament for Northumberland-Peterborough South, and all other municipalities in Ontario.

	THE CORPORATION OF THE TOWN OF COBOURG
	EQUITY, DIVERSITY, AND INCLUSION ADVISORY COMMITTEE
TO:	Brent Larmer, Municipal Clerk/Manager of Legislative Services
FROM:	Jamie Kramer, Secretary
MEETING DATE:	Thursday, June 17, 2021
SUBJECT:	Motion to Support Bill C-6 An Act to amend the Criminal Code (Conversion Therapy)

The following Motion was adopted at the Thursday, June 17, 2021 Cobourg Equity Diversity and Inclusion Advisory Committee (EDIAC) Meeting:

Moved by Member Councillor Beatty

THAT the Equity Diversity and Inclusion Advisory Committee recommend Council write a letter of support to Justin Trudeau, Prime Minister of Canada and David Lametti the Minister of Justice and Attorney General and the Federal Government on behalf of Municipal Council in support of Bill C-6, being an act to amend the Criminal Code of Canada (Conversion Therapy) as it has been presented without any amendments; and

FURTHER THAT this motion and the letter of support be sent to all municipalities in the County of Northumberland, Phillip Lawrence Member of Federal Parliament for Northumberland—Peterborough South and David Piccini, Member of Provincial Parliament for Northumberland-Peterborough South, and all other municipalities in Ontario.

Carried

August 11, 2021

The Right Honourable Justin Trudeau
Prime Minister of Canada
Justin.Trudeau@parl.gc.ca

Federal Cabinet
Via email to each Minister

The Honourable François-Philippe Champagne
Minister of Innovation, Science and Industry
Francois-Philippe.Champagne@parl.gc.ca

Re: Council Resolution Supporting Affordable Internet

Please be advised the Council of the Municipality of Chatham-Kent at its regular meeting held on August 9, 2021 passed the attached resolution.

Internet is a necessity, not a luxury for the vast majority of Canadians – a fact that has been highlighted throughout the ongoing COVID-19 pandemic. However, despite being an essential utility, too many people are struggling to afford reliable internet services, while some don't have access to broadband internet at all. Ontario residents, and Canadians from coast to coast to coast, should never have to choose between paying their internet bill and other essentials such as food, medication, or housing expenses.

On May 27th, the Canadian Radio-television and Telecommunications Commission (CRTC) arbitrarily reversed its 2019 Rates Order concerning wholesale internet rates charged by Canada's largest carriers to smaller companies. This decision was devastating for consumers as it effectively guarantees internet prices will continue to rise despite the fact that Canadians already pay some of the highest internet prices in the world. Additionally, this decision directly impacts many smaller internet service providers (ISPs) and threatens hundreds of well-paying jobs and tens of millions in investments that would benefit communities in Ontario.

Issued in August of 2019, the CRTC's 2019 Rates Order confirmed the large carriers [systematically broke](#) rate-setting rules to grossly inflate their costs of providing network access. The CRTC set new rates and ordered the large carriers to repay amounts they overcharged competitors during its proceeding. The 2019 Rates Order was based on a rigorous, evidence-based, 4-year long regulatory process. It was upheld on appeals by the Federal Court of Appeal, the Supreme Court of Canada, and the Federal Cabinet and was widely expected to be implemented this year. Instead, the CRTC arbitrarily and completely reversed the 2019 Rates Order, a decision that harms competition, reduces customer choice, and ignores the real and urgent need for affordable internet in Canada.

Not only do rural and remote communities continue to struggle to gain access to affordable broadband internet, the digital divide and lack of affordability remain an issue across all communities in Ontario, and Canada. For example, [a recent report by the Brookfield Institute at Ryerson University](#) found that more than a third of households in Toronto are worried about paying their home internet bills over the next few months. More than half of the city's low-income households also have download speeds below the national target of 50 megabits per second. Many rural and remote communities don't have access to broadband, or any internet services, at all. This would be problematic in the best of times, but is even more so now as the pandemic has made high-speed, affordable internet a necessity for education, work, and health care.

[A 2020 price study prepared by Wall Communications Inc.](#) for ISED found that internet prices increased across all service baskets over 2019, making Canada an international outlier among its peer countries. Without intervention from the federal government, who in 2019 promised to reduce internet prices for all Canadians, there is no doubt that this trend will continue.

The Federal Cabinet must overturn the decision now to ensure that affordable internet becomes a reality, not just an ideal. We are sharing this letter and Council resolution with representatives of, and leaders in, communities across Canada. We urge you and them to make this important issue your own, as it directly affects the people in their regions, and across Canada. As you all know, internet is now a necessary utility to all Canadians similar to gas, hydro, water and electricity. The CRTC decision has impacted over 1,200 small ISP's across Canada, thousands of jobs in your communities and negatively impacts millions of Canadians ability to receive affordable internet.

We would welcome the opportunity to discuss this critical issue with you at your earliest convenience, and to work together in making our concerns heard in support of affordable internet for all.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Canniff', with a stylized flourish at the end.

Darrin Canniff, Mayor/CEO
Municipality of Chatham-Kent

Attachment: Council Resolution Supporting Affordable Internet

C: (via email)
Honourable Doug Ford, Premier of Ontario
Dave Epp, MP, Chatham-Kent-Leamington
Lianne Rood, MP, Lambton-Kent-Middlesex
Rick Nicholls, MPP, Chatham-Kent-Leamington
Monte McNaughton, MPP, Lambton-Kent-Middlesex
Association of Municipalities of Ontario (AMO)
Federation of Canadian Municipalities (FCM)
All Ontario Municipalities

Whereas internet connectivity is a basic necessity and essential utility for the vast majority of Canadians;

Whereas too many Canadians struggle to afford reliable, high-speed internet services, or do not have access to broadband internet at all;

Whereas the need for high-speed and affordable internet is always critical, but is even more so now as the COVID-19 pandemic has shown it is required for education, work, and health care;

Whereas independent studies have consistently shown that Canadians pay some of the highest prices for internet in the world and that internet prices have increased year over year;

Whereas the Canadian Radio-television and Telecommunications Commission's (CRTC) 2019 Rates Order set wholesale internet prices that would facilitate greater competition and promote innovative broadband services and more affordable prices for consumers;

Whereas the 2019 Rates Order was based on a rigorous, evidence-based, 4-year long regulatory process, and was upheld on appeal by unanimous decision of the Federal Court of Appeal, while the Supreme Court of Canada and the Federal Cabinet declined to review it;

Whereas on May 27, 2021, the CRTC decided to reverse its 2019 Rates Order, effectively guaranteeing that internet prices will continue to rise for consumers;

Now therefore be it resolved that the Municipality of Chatham-Kent call on the Federal Cabinet, Prime Minister Justin Trudeau, and ISED Minister Francois-Phillippe Champagne to overrule the CRTC's reversal and immediately implement the evidence-based 2019 Rates Order.

Be it further resolved that the Premier of Ontario, Ontario Minister of Industry, local MPPs, the Association of Municipalities of Ontario, all 444 Ontario municipalities and the Federation of Canadian Municipalities be sent correspondence of Council's resolution along with the attached letter.

MPP Randy Pettapiece
randy.pettapiece@pc.ola.org

August 16, 2021

RE: Relationship with MPAC

Dear MPP Pettapiece,

At the regular meeting of Council held on August 5, 2021, Perth County Council passed the following resolution brought forward from a Notice of Motion:

WHEREAS municipal governments in Ontario are obliged to receive property assessment services from the Municipal Property Assessment Corporation (MPAC); and

WHEREAS municipalities are funding the mandatory services of MPAC; and

WHEREAS the work of MPAC directly affects the equitability of property taxation in Perth County and in Ontario; and

WHEREAS the Government of Ontario has announced in its 2021 Ontario Budget, that it will be undertaking a Property Assessment and Taxation Review which will address MPAC's performance and will seek the input from all benefiting municipalities; and

WHEREAS the Council of the County of Perth endorses Ontario's expressed intention for a review, including a review of the accuracy and stability of property assessments and the strengthening of governance and accountability of MPAC; and

WHEREAS the County of Perth acknowledges that an evaluation of MPAC is warranted given there have been a number of performance and level of service concerns that need to be addressed;

NOW THEREFORE, be it resolved by the Council of the County of Perth:

THAT Staff be given direction to research and prepare a report in anticipation of the Province's request for input that achieves the following:

- Reviews the details of the financial performance (e.g., balance sheet and income statement reviews) of the Municipal Property Assessment Corporation to support our understanding of the viability of the Corporation and its alignment of spend and assets for their defined mission, mandate and objectives;

- Reviews level of service parameters and performance levels (e.g., key indicators related to accuracy, timeliness, process efficiencies, consistency of outcomes, land use classification revisions, and missed properties) of MPAC efforts in Perth County, collaborating with the lower tier municipalities of Perth County to support with data collection; and
- Clarifies the current governance model and accountabilities of MPAC's Board of Directors, including accountabilities for their performance and means of complaint submission and resolution.

AND THAT, a letter, including a copy of this resolution, be distributed to MPP Randy Pettapiece, Perth-Wellington; Hon. Steve Clark, the Minister of Municipal Affairs and Housing; and all municipalities in Ontario.

We thank you for your advocacy on this matter and look forward to supportive responses from our municipal counterparts and officials from all levels of government.

Sincerely,



Jim Aitcheson, Warden
The Corporation of the County of Perth

CC:

Hon. Steve Clark – Steve.Clark@pc.ola.org
Ontario Municipalities



COUNCIL CALENDAR

August 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Civic Holiday	3	4	5	6 10:30AM Library Board	7
8	9	10 6PM Council 7PM COW	11	12	13	14
15 AMO London	16 AMO London	17 AMO London	18 AMO London	19	20	21
22	23	24 6PM Council 7PM COW	25 6PM OPA 22 Lanark County	26 8AM CEDC	27	28
29	30	31	29	30	31	



Mississippi
Mills

COUNCIL CALENDAR

September 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 Labour Day	7 6PM Council 7PM COW	8	9	10 10:30AM Library Board	11
12	13	14	15	16	17	18
19	20	21 6PM Council 7PM COW	22	23	24	25
26	27	28 6PM COW Special Budget	29	30	31	



COUNCIL CALENDAR

October 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 6PM Council 7PM COW	6	7	8	9
10	11 Thanksgiving	12 Half Day Budget	13	14 All Day Budget	15	16
17	18	19 6PM Council 7PM COW	20 OEMC Day 1	21 OEMC Day 2	22	23
24 31	25	26	27	28	29	



Municipality of Mississippi Mills
PENDING LIST
August 24, 2021

Title	Department	Comments/Status	Report to Council (Date)
Almonte Downtown Revitalizations - Follow-up Report on Cost Breakdown	Treasurer/Public Works	Special meeting and report detailing breakdown of costing to reflect water and sewer costs and other costs	Q2 2021
Pedestrian Safety and Speed Limits on Gravel Roads	Public Works	Councillor Holmes Notice of Motion	Q2 2021
Review of ATV By-law	Public Works	Bring forward options for Schedule "A" of By-law 13-108 to determine appropriate roadway restrictions in Mississippi Mills. Focus on OVRT	Q4 2021
Integrated Vegetation Management Plan	Public Works	Staff to review Lanark County's plan and propose plans for Council to review (potentially including input from Agriculture Advisory Committee)	Q2 2021
Wild Parsnip Plan - Monarch Pledge	Public Works	To form part of the 2021 Wild Parsnip Management Plan	Q2 2021
Mill of Kintail Independent Model	CAO	\$10,000 for legal to set up model for independent model for Mill of Kintail	Q2 2021
Master Fire Plan Review	Fire	Strike a committee to review MFP and assess standards	Q2 2021

Review of Procedural By-law	Clerks	Postponed as a result of COVID-19	Q2 2021
Film Policy	Ec Dev/Culture	Recommendation from CEDC	Q2 2021
Public Consultation - Dog Park	Recreation and Parks and Recreation Advisory Committee	Conduct public consultation on potential new dog park in Mississippi Mills and report findings back to Committee of the Whole	May/June 2021
Museum Funding Review	Ec Dev/Culture	Review of Museum funding before 2022 budget approval	Q3 2021
Update Debt Management Policy	Finance	Referred to staff at Dec. 17, 2019 Council meeting. Likely to be brought forward with Long Term Financial Plan	December 2021
Communication of Downtown Revitalization Project	Public Works	Meeting with downtown businesses regarding revitalization project	TBD
Priorities of Council for the Remainder of Term of Office	CAO	Updated list to be brought forward in August	Q3 2021