



Municipality of Mississippi Mills

SPECIAL COUNCIL AGENDA

Tuesday, June 21, 2022

IMMEDIATELY FOLLOWING COMMITTEE OF THE WHOLE

Hybrid

3131 Old Perth Road.

Pages

A. CALL TO ORDER

B. ATTENDANCE

C. APPROVAL OF AGENDA

Recommended Motion:

THAT the agenda be approved as presented.

D. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

E. CONSIDERATION OF A CLOSED SESSION
None

F. DELEGATION, DEPUTATIONS, AND PRESENTATIONS
None

G. PUBLIC MEETINGS
None

H. SPECIAL REPORTS

Recommended Motion:

THAT Council approve Committee of the Whole motions from the June 21, 2022 meeting.

6 - 10

H.1. Committee Minutes

H.2. Animal Control By-law

H.3. Agreement with Almonte Curling Club 2022-2023

H.4. Community Services Strategic Plan – Options for Discussion

H.5. Award Supply of Maintenance Gravel Tender 22-07

H.6. Award Winter Sand Tender 22-06

H.7. Award of 2022 Surface Treatment Contract

H.8. Award of 2022 Sidewalk Replacement Program

- H.9. Sale of Non-Viable Lands Appleton
- H.10. C8669 – Request for Concurrence –Telecommunications Tower 725
- H.11. C8723 - Request for Concurrence Telecommunications Tower 1111
- H.12. Zoning By-Law Amendment - Z-07-22 Secondary Dwelling Units
- H.13. Zoning By-law Amendment - Z-05-22 Concession 8 West Part Lot 1
- H.14. Zoning By-law Amendment - Z -06-22 Concession 12 West Part Lot 12
- H.15. Request for permanent use of Dunn Street right-of-way
- H.16. Modernizing Council Chambers
- H.17. Bicentennial Planning 2023
- H.18. 2022 Budget Restatement – O. Reg 284/09
- H.19. Ministerial Zoning Order Appleton Side Road
- H.20. Allocation of Unplanned Revenue from Asset Sales
- H.21. Update on Projects Completed by Staff
- H.22. Information List #12-22
- H.23. Ottawa River Power Corporation Annual General Meeting
- H.24. Resignation - Tiffany MacLaren, Community, Economic & Culture
- H.25. Support for Mayor Lowry - AMO Board of Directors Nomination

I. BY-LAWS

- | | | |
|------|--|---------|
| I.1. | By-law 22-046 Zoning By-law Amendment Z-05-22 Watson | 08 - 09 |
| I.2. | By-law 22-047 Zoning By-law Amendment Z-06-22 Weldon | 10 - 11 |
| I.3. | By-law 22-048 Zoning By-law Amendment Z-07-22 - Secondary Dwelling Units | 12 - 14 |
| I.4. | By-law 22-049 Amendment to Animal Control By-law | 15 - 16 |

J. CONFIRMATORY BY-LAW

Recommended Motion:

THAT By-law 22-050 being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its special meeting held on the 21st day of June 2022, be read, passed, signed and sealed in Open Council this 21st day of June 2022.

K. ADJOURNMENT

Recommended Motion:

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



REPORT OF THE COMMITTEE OF THE WHOLE JUNE 21, 2022

The following is the Committee of the Whole report from the June 21st, 2022 meeting.

Consent Reports

E.1 Committee Minutes

Resolution No

THAT the following consent reports and committee minutes be received.

- Library Board Minutes – May 13, 2022
- Bicentennial Working Group – June 8, 2022

Staff Reports

F.1 Animal Control By-law

Resolution No

THAT Council pass a resolution to accept the change of a definition in the Animal Control Bylaw 14-21

F.2 Agreement with Almonte Curling Club 2022-2023

Resolution No

THAT Council 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 2022-2023 curling season.

F.3 Community Services Strategic Plan – Options for Discussion

Resolution No

Recommendation #1

THAT Council award a sole source contract for a public consultation for the Recreation and Culture and Daycare Departments for the Municipality of Mississippi Mills to Goss Gilroy Inc. Management Consultants

Resolution No.

Recommendation #2

THAT Council approve option _____

F.4 Award Supply of Maintenance Gravel Tender 22-07

Resolution No

THAT Tender 22-07 for the supply of Maintenance Gravel from 2023-2026 be awarded to Thomas Cavanagh Construction Ltd.

F.5 Award Winter Sand Tender 22-06

Resolution No

THAT Tender 22-06 for the supply of Winter Sand from 2023-2026 be awarded to Arnott Brothers Construction Ltd.

F.6 Award of 2022 Surface Treatment Contract

Resolution No

THAT Council Award the Contract for Tender No. 22-02, Surface Treatment Program and Camelon Culvert to Thomas Cavanagh Construction Limited, in the amount of \$1,267,268.64 Plus HST.

F.7 Award of 2022 Sidewalk Replacement Program

Resolution No

THAT Council award Tender 22-08 for the 2022 Sidewalk Replacement Program to Neptune Security Services Inc. in the amount of \$112,850.00 plus HST

F.8 Sale of Non-Viable Lands Appleton

Resolution No.

THAT Council direct staff to stop up and sell Lands described as being Parts 2, 7-8, 10-11, 13, a portion of 14, 15-16, 19-21, and 23-25 on Plan 26R-2678, as an unsolicited request for sale of Non-Viable Lands as per the procedures for sale of land as set out in By-Law 19-125.

AND THAT Council direct staff to proceed without an appraisal for the land and to sell the unopened road allowance to Southwell Homes Ltd., for the amount of \$1000.00.

F.9 C8669 – Request for Concurrence – Telecommunications Tower 725 Blakeney Road

Resolution No

THAT Council authorize staff to provide a letter of concurrence for the proposed location of a 91.5 m guyed communication tower and a walk-in equipment cabinet located within an enclosed compound for Rogers Communication Inc. at the property at legally described as CON 10 E PT LOT 1, locally known as 725 Blakeney Road.

F.10 C8723 - Request for Concurrence Telecommunications Tower 1111 Bellamy Road

Resolution No

THAT Council authorize staff to provide a letter of concurrence for the proposed location of a 90 m guyed communication tower and a walk-in equipment cabinet located within an enclosed compound

for Rogers Communication Inc. at the property at legally described as CON 3 E PT LOT 13, locally known as 1111 Bellamy Road.

F.11 Zoning By-Law Amendment - Z-07-22 Secondary Dwelling Units Municipal-Wide Amendment

Resolution No

THAT Council approve the Zoning By-law Amendment, contained in Attachment C, to align Comprehensive Zoning By-law #11-83 with the amendments made to the Planning Act in 2019 and with the Community Official Plan policies regarding Secondary Dwelling Units (Additional Residential Units).

F.12 Zoning By-law Amendment - Z-05-22 Concession 8 West Part Lot 1 Ramsay Ward, Municipality of Mississippi Mills Municipally known as 7307 and 7317 County Road 29 Road

Resolution No

THAT Council approve the Zoning By-law Amendment to amend the zoning of the lands municipally known as 7307 and 7317 County Road 29 from “Rural Commercial” Zone (C5) to “Rural Commercial Special Exception” Zone (C5-13) to add “Automotive Sales Establishment” as an additional permitted use as detailed in Attachment A.

F.13 Zoning By-law Amendment - Z -06-22 Concession 12 West Part Lot 12 Ramsay Ward, Municipality of Mississippi Mills Municipally known as 1562 Ramsay Concession 12 Road

Resolution No

THAT Council approve the Zoning By-law Amendment to amend the zoning of the subject lands which are municipally known as part of 1562 Ramsay Concession 12 Road from “Rural” Zone (RU) to “Rural Special Exception” Zone (RU-39) in order to implement a 30-metre setback from lands which are being utilized as part of an active agricultural operation as required by the Community Official Plan Rural-Agriculture Overlay policies, as detailed in Attachment A.

F.14 Request for permanent use of Dunn Street right-of-way
Resolution No

THAT Council provide Staff with direction on the developer’s request to use of the unopened Dunn Street right-of-way for a private lane.

F.15 Modernizing Council Chambers

Resolution No.

THAT Council approve modernizing Council Chambers in two phases at the total cost of \$93,490.38 + HST;

AND THAT fees associated with modernizing Council Chambers come from account 2-111-0121-0149 (Modernization projects from provincial funds).

F.16 Bicentennial Planning 2023

Resolution No.

THAT Council provide pre-budget approval in the amount of \$58,000.00 for Bicentennial related activities;

AND THAT any savings from the Economic Development operating budget be put towards offsetting the cost of the 2023 Bicentennial activities.

F.17 2022 Budget Restatement – O. Reg 284/09

Resolution No.

THAT Council adopt this report to comply with Ontario Regulation 284/09 passed under the Municipal Act, 2001.

F.18 Ministerial Zoning Order Appleton Side Road

Resolution No.

THAT Council receive this report for information.

AND THAT Council confirm its position that it will not request a Ministerial Zoning Order or other exemption from the normal planning process for this parcel of land which is outside of the settlement area of the municipality on Appleton Side Road without public consultation and submission of the studies and documents that would normally be required by the Municipality to consider a development of this magnitude.

F.19 Allocation of Unplanned Revenue from Asset Sales

Resolution No.

THAT Council that funds derived from the sale of Municipal assets be placed in the Business Park Reserve account for future economic development initiatives.

F.20 Update on Projects Completed by Staff

Resolution No

THAT Council accept the attached report as information.

Information Items

- H. Information List #12-22 item
Resolution No.
THAT

Other/New Business

- I.1 **Ottawa River Power Corporation Annual General Meeting**
Resolution No.
THAT Council accept the ORPC notice of 2022 AGM as information;
AND THAT Council appoint Councillor NAME to represent Mississippi Mills at the virtual meeting on June 23rd.
- I.2 **Resignation - Tiffany MacLaren, Community Economic & Cultural Coordinator**
Resolution No.
THAT Council accept the resignation of Tiffany MacLaren, Community, Economic and Culture Coordinator with regret.
- I.3 **Support for Mayor Lowry – AMP Board of Directors Nomination**
Resolution No.
THAT Mississippi Mills Council support the nomination of Mayor Christa Lowry for the Director to the Association of Municipalities of Ontario (AMO) Board of Directors Rural Caucus for the 2022-2024 term.

Submitted by,

Reviewed by,

Councillor Jan Maydan,
Committee of the Whole Chair

Jeanne Harfield,
Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 22-046

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 35.1 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 Commercial" (C5) Zone to "Rural Commercial Special Exception (C5-13) for the lands identified in Schedule 'A', which are legally described as Concession 8 West Part Lot 1, Ramsay Ward, Municipality of Mississippi Mills and municipally known as 7307 and 7317 County Road 29 Road, Municipality of Mississippi Mills.
2. That Section 23 to By-law No. 11-83, as amended, is hereby further amended by adding the following:

"23.3.13 On those lands zoned 'C5-13', in addition to the permitted Non-Residential Uses, the following use shall also be permitted:

 - *Automotive Sales Establishment"*
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 **21st day of June, 2022.**

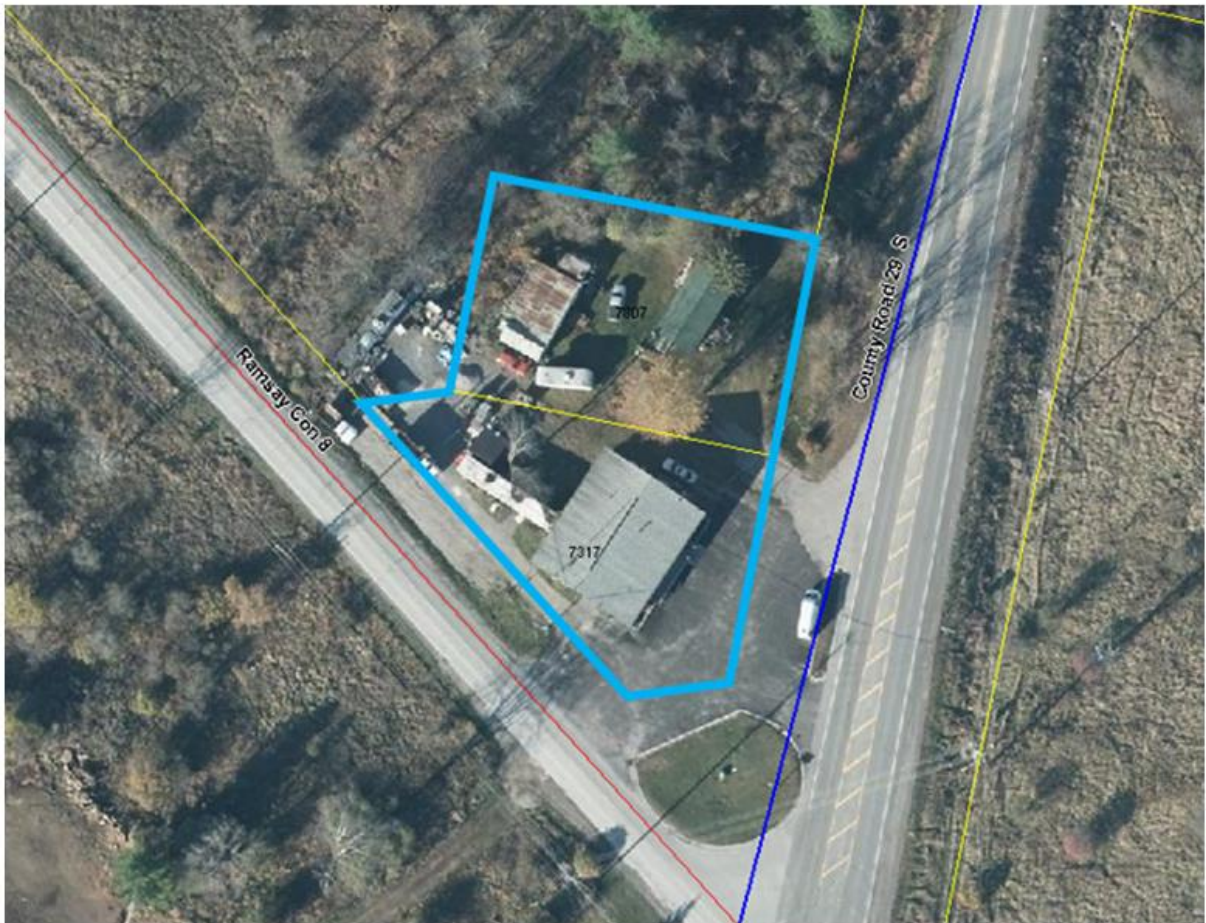
Christa Lowry, Mayor


Jeanne Harfield, Clerk

**By-law No. 22-046
Schedule "A"**

Lands Subject to the Amendment

Concession 8 West Part Lot 1, Ramsay Ward, Municipality of Mississippi Mills and
municipally known as 7307 and 7317 County Road 29 Road



 Area to be rezoned from *Rural Commercial Zone (C5)* to *Rural Commercial Special Exception Zone (C5-13)*

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 22-047

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 35.1 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" (RU) Zone to "Rural Special Exception 39 (RU-39) for the lands identified in Schedule 'A', which are legally described as Concession 12 West Part Lot 12 Ramsay 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:

"12.3.39 Notwithstanding their 'RU' zoning, on those lands delineated as 'RU-39' 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. The minimum rear yard setback is 30 metres*
 - ii. The minimum southerly interior side yard setback is 30 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 **21st day of June, 2022.**

Christa Lowry, Mayor


Jeanne Harfield, Clerk

**By-law No. 22-047
Schedule "A"**

Lands Subject to the Amendment

Concession 12 West Part Lot 12 Ramsay Ward, Municipality of Mississippi Mills



 Area to be rezoned from *Rural Zone* (RU) to *Rural Special Exception Zone* (RU-39)

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 22-048

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 35.1 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That Section 5 to By-law No. 11-83, as amended, is hereby further amended by deleting the definition for “SECONDARY DWELLING UNIT” and replacing it with the following:

“SECONDARY DWELLING UNIT” means a separate dwelling unit subsidiary to an associated principal dwelling unit in size and located either within the same building as the associated principal dwelling unit or in a building or structure ancillary to the associated principal dwelling unit.

2. That Section 6.1 (6) to By-law No. 11-83, as amended, is deleted.
3. That Section 6.1 (7) to By-law No. 11-83, as amended, is renumbered to Section 6.1 (6).
4. That Table 9.2 to By-law No. 11-83, as amended, is further amended, by replacing the Minimum Number of Parking Spaces Required for a Secondary Dwelling Unit in all areas with the following:

“One (1) per secondary dwelling unit, on a lot containing a single detached dwelling or semi-detached dwelling and in all other cases, one (1) per secondary dwelling unit which can be located in tandem to the required principal dwelling unit parking rate.

5. That Section 8.16 to By-law No. 11-83, as amended, is deleted and replaced with the following:

“8.16 SECONDARY DWELLING UNITS

- (1) *A secondary dwelling unit is permitted in any detached, semi-detached, vertically separated triplex or fourplex, townhouse or duplex dwelling, or in a building or structure ancillary to a detached, semi-detached or duplex*

dwelling in any zone that permits any one or more of these dwelling types subject to the following provisions:

- a) The entrance (doorway) to the Secondary Dwelling Unit contained within a single detached dwelling or semi-detached dwelling is provided in the side or rear yard and is not permitted within the front wall of the principal dwelling unit. For the purpose of single detached or semi-detached dwelling on an exterior lot, the location of the entrance to the principal dwelling is considered the front wall;*
- b) The secondary dwelling unit is located on the same lot as a principal dwelling unit and is not a standalone, principal use capable of being severed;*
- c) The lot containing the principal dwelling unit and secondary dwelling unit has frontage on a road which is an improved road and is part of the Corporation's approved road system;*
- d) A maximum of one secondary dwelling unit is permitted per lot, except in the case of vertically attached principal dwelling units, one secondary dwelling unit is permitted per principal dwelling unit.*
- e) The gross floor area of a secondary dwelling unit located at or above grade is limited to an amount equal to 40% of the gross floor area of the principal dwelling unit except in the case of a secondary dwelling unit located in a basement, with only the entrance at grade, may occupy the entire basement.*
- f) The principal dwelling unit shall be considered whichever dwelling unit has the greatest gross floor area.*
- g) A detached secondary dwelling unit must be located within 40 metres of the principal dwelling unit and is subject to the performance standards outlined in Table 6.1 – Provisions for Accessory Uses, Buildings or Structures.*
- h) The secondary dwelling unit must be connected to the existing public or private water and sewer services for the principal dwelling unit subject to the following:*
 - i. In the case of a lot connected to municipal services, servicing of the secondary dwelling unit must be provided through the principal dwelling unit; or*
 - ii. In the case of private services (well and septic system), at least one of the private services must be shared with the principal dwelling unit.*

- (2) *A secondary dwelling unit is not permitted on a lot that is legally non-complying with respect to lot width or lot area.*
 - (3) *A secondary dwelling unit is not permitted where the existing residential use is a legal non-conforming use.*
 - (4) *Where a secondary dwelling unit is located on a lot, neither a garden suite nor any rooming units are permitted on that lot.*
6. That Section 8.7 Garden Suites is amended by adding the following after (4):
- (5) A garden suite is not permitted on a lot containing a secondary dwelling unit.*
7. That Section 8.15 Rooming Units in Private Dwellings is amended by adding the following after (4):
- (5) Rooming units are not permitted on a lot containing a secondary dwelling unit.*
8. 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 **21st day of June, 2022.**

Christa Lowry, Mayor

Jeanne Harfield, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 22-049 (amends bylaw 14-21)

BEING a by-law to amend Animal Control By-law 14-21

WHEREAS pursuant to The Municipal Act 2001(S.O. 2001, c.25), as amended, authorizes the municipality to pass a by-law regarding the prohibition or regulation of animals;

AND WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills deems it desirable to enact a by-law respecting the regulation and control, protection and identification of animals and for prohibiting the keeping of animals of any class thereof;

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills **ENACTS AS FOLLOWS:**

1. That the following sections be amended to reflect the following.

DEFINITIONS:

1. For the purposes of this by-law, the following definitions shall apply:

(r) "Service Animal" means:

- an animal that can be readily identified as one that is being used by the person for reasons relating to the person's disability, as a result of visual indicators such as the vest or harness worn by the animal; or
- an animal for which the person provides documentation from one of the following regulated health professionals confirming that the person requires the animal for reasons relating to the disability:
 - A member of the College of Audiologists and Speech-Language Pathologists of Ontario.
 - A member of the College of Chiropractors of Ontario.
 - A member of the College of Nurses of Ontario.
 - A member of the College of Occupational Therapists of Ontario.
 - A member of the College of Optometrists of Ontario.
 - A member of the College of Physicians and Surgeons of Ontario.
 - A member of the College of Physiotherapists of Ontario.
 - A member of the College of Psychologists of Ontario.
 - A member of the College of Registered Psychotherapists and Registered Mental Health Therapists of Ontario

ENACTMENT

6. This By-law shall come into force and take effect on the day of its passing.

BY-LAW READ passed, signed and sealed in open Council this 21st day of June, 2022.

Christa Lowry, Mayor

Jeanne Harfield, Clerk