



REPORT OF THE COMMITTEE OF THE WHOLE

November 17, 2020

The following is the Committee of the Whole report from November 3, 2020 meeting.

A. Consent Reports

A.1 MRPC Minutes and Operations Report – August 21, 2020

A.2 Building Permit Activity Report – Q3 2020

B. Staff Reports

Building and Planning

B.1 Zoning By-law Amendment Z-12-20 Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445, 430 Ottawa Street (2241497 Ontario Limited)

Motion No CW168-20

THAT Council approve the Official Plan Amendment to recognize a net density of up to 50 units per ha for medium to high density residential uses to permit a total of 124 units within two four-storey apartment buildings and apartment dwellings in the upper storeys of a non-residential use in addition to highway commercial uses on the subject lands known as Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445, Almonte Ward, Municipality of Mississippi Mills (PIN05089-0147), municipally known as 430 Ottawa Street;

AND THAT Council approve the Zoning By-law Amendment subject to a holding provision to be lifted with site plan approval to change the zoning on the lands known as Concession 10, Lot 16, being Part 1 on RP 27R-6990, Parts 1-4, 9-12 on RP 27R-8445, Almonte Ward, Municipality of Mississippi Mills (PIN 05089-0147), municipally known as 430 Ottawa Street from "Shopping Centre Commercial – Special Exception 4" (C4-4) to "Shopping Centre Commercial – Special Exception" (C4-x) to recognize medium to high density residential uses in addition to highway commercial uses; a mid-rise apartment building; dwelling unit or units in the form of apartments in the upper storeys of a non-residential building; for residential uses, a maximum height of 15m and maximum density of 50 units per net hectare; and for a standalone apartment building, a minimum front yard setback from Ottawa Street of 60m and a minimum rear yard setback of 26m.

B.2 Zoning By-law Amendment Application Z-17-20 Plan 6262 MS PT Lots 7 and 8; RP 27R10569 Part 2, Carss St. Almonte (Ortt)

Motion No CW169-20

THAT Council approve the Zoning By-law Amendment to change the zoning on the lands describe as PLAN 6262 MS PT LOTS 7 and 8; RP 27R10569 PART 2, Almonte Ward, Municipality of Mississippi Mills from “Residential First Density (R1)” to “Residential Second Density – Subzone D (R2D)”, to permit and facilitate the construction of a semi-detached bungalow fronting onto Carss Street.

B.3 Encroachment Agreement - 136 Brougham Street (Sweetman and Schmidt)

Motion No CW170-20

THAT Council approve the encroachment request for the lands legally described as Part Lot 97, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 136 Brougham Street and direct staff to prepare the encroachment agreement.

B.4 Proposed Uses for Mississippi Mills Business Park Almonte

Motion No CW171-20

THAT Council receive the report titled “Proposed Uses for Mississippi Mills Business Park Almonte” as information.

Finance and Administration

B.5 2020 Amendment to the Development Charges Background Study and By-law

Motion No CW166-20

THAT Committee of the Whole recommends that Council approve an amendment to the Development Charges background study and by-law to address changes made by the Province of Ontario to the *Development Charges Act* by Bill 108;

AND FURTHERMORE THAT the amendment be completed by Watson and Associates Economists Ltd. at a cost of \$8,650 including non-recoverable HST to be funded first from development charges in the amount of \$7,785 and the balance of \$865 from other professional fees in the 2020 administration budget.

B.6 Addition to the Municipality's Names Reserve List - Blakeley**Motion No CW172-20**

THAT the Committee of the Whole recommend that Council approve the addition of "Blakeley" to the Municipality's Names Reserve List for consideration for future naming of a street within the municipality.

C. Notice of Motion

None

D. Information List #12-20

None

Submitted by,

Reviewed by,

John Dalgity,
Committee of the Whole Chair

Cynthia Moyle,
Acting Clerk