



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

November 3, 2020
Council Chambers, Municipal Office
3131 Old Perth Road

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

Staff Present: Ken Kelly, CAO
Jennifer Russell, Deputy Clerk
Rhonda Whitmarsh, Treasurer
Maggie Yet, Planner I
Cynthia Moyle, Acting Clerk

A. CALL TO ORDER (immediately following Council)

Councillor Dalgity called the meeting to order at 8:57 p.m.

B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

C. APPROVAL OF AGENDA

Resolution No CW164-20

Moved by Mayor Lowry

Seconded by Councillor Ferguson

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Resolution No CW165-20

Moved by Councillor Ferguson

Seconded by Mayor Lowry

THAT the minutes dated October 20, 2020 be approved.

CARRIED

E. CONSENT REPORTS

Resolution No CW167-20

Moved by Councillor Ferguson

Seconded by Councillor Maydan

THAT the following consent reports and minutes be received.

CARRIED

E.1 MRPC Minutes and Operations Report - August 21, 2020

E.2 Building Permit Activity Report - Q3 2020

F. STAFF REPORTS

Building and Planning

F.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)

Resolution No CW168-20

Moved by Deputy Mayor Minnille

Seconded by Councillor Ferguson

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.

CARRIED

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

Resolution No CW169-20

Moved by Councillor Holmes

Seconded by Councillor Ferguson

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

CARRIED

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

Resolution No CW170-20

Moved by Councillor Maydan

Seconded by Mayor Lowry

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.

CARRIED

F.4 Proposed Uses for Mississippi Mills Business Park Almonte

Resolution No CW171-20

Moved by Councillor Maydan

Seconded by Councillor Holmes

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

CARRIED

Finance and Administration

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

Item was discussed and voted on after item D. Approval of Minutes.

Resolution No CW166-20

Moved by Councillor Holmes

Seconded by Councillor Ferguson

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.

CARRIED

F.6 Addition to the Municipality's Names Reserve List - Blakeley

Resolution No CW172-20

Moved by Councillor Guerard

Seconded by Councillor Ferguson

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.

CARRIED

G. NOTICE OF MOTION

None

H. INFORMATION ITEMS

H.1 Mayor's Report

None

H.2 County Councillor's Report

Highlights included: purchase of a trishaw for Lanark Lodge, amended procedures for Warden/Committee Chair election, Cost-Sharing Agreement with Smiths Falls, update on County priorities.

ACTION ITEM - The Last Mile Broadband Project – CAO/Treasurer, Special Budget Meeting scheduled for November 24, 2020.

H.3 Mississippi Valley Conservation Authority Report

None

H.4 Information List

Resolution No CW173-20

Moved by Councillor Maydan

Seconded by Councillor Holmes

THAT the information list #12-20 be received for information.

CARRIED

H.5 Meeting Calendar (November)

Library Board – November 19, 2020 at 3:00 p.m.

Heritage Committee – November 19, 2020 at 3:00 p.m.

I. OTHER/NEW BUSINESS

None

J. PENDING LIST

Members reviewed the pending list.

K. ADJOURNMENT

Resolution No CW174-20

Moved by Mayor Lowry

Seconded by Deputy Mayor Minnille

THAT the meeting be adjourned at 10:30 p.m.

CARRIED

Cynthia Moyle, ACTING CLERK,
Recording Secretary