



The Corporation of the Municipality of Mississippi Mills

Committee of the Whole Meeting

MINUTES

March 16, 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
Cynthia Moyle, Acting Clerk
Jennifer Russell, Deputy Clerk
Maggie Yet, Planner I
Calvin Murphy, Recreation Manager
Cory Smith, A/Director of Roads and Public Works
Rhonda Whitmarsh, Treasurer

A. CALL TO ORDER (immediately following Council)

Councillor Guerard called the meeting to order at 6:43 p.m.

B. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

C. APPROVAL OF AGENDA

Resolution No CW066-21

Moved by Councillor Dalgity

Seconded by Councillor Holmes

THAT the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Resolution No CW067-21

Moved by Councillor Dalgity

Seconded by Councillor Holmes

THAT the minutes dated March 2, 2021 be approved.

CARRIED

E. CONSENT REPORTS

Resolution No CW068-21

Moved by Councillor Ferguson

Seconded by Mayor Lowry

THAT the following consent reports and committee minutes be received.

CARRIED

E.1 Mississippi River Power Corporation Minutes - December 17, 2020

E.2 Drinking Water Quality Management Standards - 4th Quarter 2020

E.3 2020 By-law Enforcement Report

F. STAFF REPORTS

F.1 Zoning By-law Amendment - Houchaimi Seniors' Residence

Resolution No CW069-21

Moved by Councillor Dalgity

Seconded by Councillor Maydan

THAT Committee of the Whole recommends that Council enacts and passes Zoning By-law Amendment No. 21-xxx being a site-specific amendment to change the zoning of the (proposed) subject property from "Development" (D) Zone to "Community Facility Subzone Exception X - holding" (I-X "h") Zone to permit an aging-in-place development consisting

of an apartment dwelling, townhouse and semi-detached dwellings units and addressing site-specific zone exceptions.

CARRIED

F.2 Draft Conditions - Baker's Quarry Subdivision

Resolution No CW070-21

Moved by Councillor Ferguson

Seconded by Deputy Mayor Minnille

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

CARRIED

F.3 Zoning By-law Amendment Z-19-20 - 147 Malcolm Street (Simpson)

Resolution No CW071-21

Moved by Councillor Dalgity

Seconded by Councillor Maydan

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

CARRIED

F.4 Zoning By-law Amendment Z-01-21 - 38 Carss Street (Potvin)

Resolution No CW072-21

Moved by Councillor Holmes

Seconded by Councillor Ferguson

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

CARRIED

F.5 Site Plan Control – 33 Harold Street (Ziai)

Resolution No CW073-21

Moved by Councillor Maydan

Seconded by Deputy Mayor Minnille

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

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

CARRIED

F.6 Mill Run Subdivision – Draft Plan Revision Phase 6

Resolution No CW074-21

Moved by Councillor Dalgity

Seconded by Councillor Maydan

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

CARRIED

Recreation and Culture

F.7 Mill Run Park Development

Resolution No CW075-21

Moved by Councillor Dalgity

Seconded by Councillor Ferguson

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

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

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

CARRIED

Roads and Public Works

F.8 Almonte Drinking Water System

Resolution No CW076-21

Moved by Councillor Holmes

Seconded by Mayor Lowry

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

CARRIED

F.9 Downtown Core Budget

Resolution No CW077-21

Moved by Deputy Mayor Minnille

Seconded by Mayor Lowry

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

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

CARRIED

F.10 Sandbag Policy

Resolution No CW078-21

Moved by Mayor Lowry

Seconded by Councillor Dalgity

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

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

CARRIED

F.11 Contracting for Waste Services

Resolution No CW079-21

Moved by Councillor Holmes

Seconded by Councillor Maydan

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

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

CARRIED

Finance and Administration

F.12 2021 Waste Management Charge

Resolution No CW080-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Ferguson

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

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

CARRIED

F.13 Budget Impacts of Excluded Expenses per Ontario Regulation 284/09

Resolution No CW081-21

Moved by Councillor Holmes

Seconded by Councillor Maydan

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

CARRIED

F.14 Tax Rebate Program for Vacant Units

Resolution No CW082-21

Moved by Deputy Mayor Minnille

Seconded by Councillor Dalgity

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

CARRIED

F.15 Real Estate Services for Various Municipal Properties

Resolution No CW083-21

Moved by Councillor Holmes

Seconded by Councillor Maydan

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

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

CARRIED

G. NOTICE OF MOTION

G.1 Councillor Maydan - Mississippi Mills Library Board

Resolution No CW084-21

Moved by Councillor Maydan

Seconded by Councillor Dalgity

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

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

CARRIED

H. INFORMATION ITEMS

H.1 Mayor's Report - Verbal

Mayor Lowry provided an overview of the Public Health Unit's virtual meetings, current active cases of COVID in the area, vaccination booking system, and eligibility to receive vaccinations.

H.2 Rural Ontario Municipal Association Report - Verbal

Mayor Lowry provided highlights from the meeting including possible municipal templates for vaccination policies, services provided by LAS, statistics regarding an increase in attendance for ROMA conferences, and ROMA's communication opportunities.

H.3 County Councillor's Report

Deputy Mayor Minnille provided highlights of the meeting including the National Day of Observance for COVID 19, support for proposed High-Frequency Rail Project, and Family Caregiver Day proclamation.

H.4 Mississippi Valley Conservation Authority Report

None

H.5 Information List #06-21

Resolution No CW085-21

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT the information list #06-21 be received for information;

AND THAT item 2 - Lanark County Situation Table re: 2020 Progress Update for the Community Safety and Well-being Plan for Lanark County and Smiths Falls, be pulled for further consideration.

CARRIED

H.6 Meeting Calendar (March / April)

Special Committee of the Whole Mississippi Mills Library Board Joint meeting - Tuesday March 23, 2021 at 2:30 pm

Special Committee of the Whole Planning meeting - Thursday March 25, 2021 at 10:00 am

Joint Cost Sharing Recreation meeting - Wednesday <March 31, 2021 at 1:00 pm

I. OTHER/NEW BUSINESS

None

J. PENDING LIST

Members reviewed the pending list.

K. ADJOURNMENT

Resolution No CW086-21

Moved by Councillor Ferguson

Seconded by Councillor Dalgity

THAT the meeting be adjourned at 9:03 p.m.

CARRIED

Cynthia Moyle, ACTING CLERK