



**The Corporation of the Municipality of Mississippi Mills**

**Council Meeting**

**MINUTES**

**April 6, 2021**

**6:00 p.m.**

**E-participation**

**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 1  
Calvin Murphy, Recreation Manager  
Rhonda Whitmarsh, Treasurer  
Cory Smith, A/Director of Roads and Public Works

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**A. CALL TO ORDER**

Mayor Lowry called the meeting to order at 6:00 p.m.

**B. CONSIDERATION OF A CLOSED SESSION**

None

**C. RISE AND REPORT**

None

**D. O CANADA**

Council stood for the playing of O Canada.

**E. MOMENT OF SILENT MEDITATION**

Council observed a moment of silent meditation.

**F. ATTENDANCE**

The Clerk announced attendance.

**G. APPROVAL OF AGENDA**

**Resolution No 053-21**

**Moved by** Councillor Dalgity

**Seconded by** Councillor Ferguson

**THAT** the agenda be approved as presented.

**CARRIED**

**H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

None

**I. APPROVAL OF MINUTES**

**Resolution No 054-21**

**Moved by** Councillor Holmes

**Seconded by** Councillor Maydan

**THAT** the Council minutes dated March 16, 2021 be approved as presented.

**CARRIED**

**J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS**

None

**K. PUBLIC MEETINGS**

None

**L. COMMITTEE OF THE WHOLE REPORT**

**L.1 March 16, 2021 Committee of the Whole**

**Resolution No 055-21**

**Moved by** Councillor Ferguson

**Seconded by** Councillor Holmes

**THAT** Council approve the Committee of the Whole motions L.1.a - L.1.p and L.1.r from the March 16, 2021 meeting.

**CARRIED**

**L.1.a Consent Reports**

- Mississippi River Power Corporation Minutes - December 17, 2020
- Drinking Water Quality Management Standards - 4th Quarter 2020
- 2020 By-law Enforcement Report

**L.1.b Zoning By-law Amendment - Houchaimi Seniors' Residence**

**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.

**L.1.c Draft Conditions - Baker's Quarry Subdivision**

**THAT** 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.

**L.1.d Zoning By-law Amendment Z-19-20 - 147 Malcolm Street (Simpson)**

**THAT** 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).

**L.1.e Zoning By-law Amendment Z-01-21 - 38 Carss Street (Potvin)**

**THAT** 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).

L.1.f **Site Plan Control – 33 Harold Street (Ziai)**

**THAT** 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.

L.1.g **Mill Run Subdivision – Draft Plan Revision Phase 6**

**THAT** 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.

L.1.h **Mill Run Park Development**

**THAT** 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.

L.1.i **Almonte Drinking Water System**

**THAT** 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.

- L.1.j      **Downtown Core Budget**
- THAT** 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.
- L.1.k      **Sandbag Policy**
- THAT** 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.
- L.1.l      **Contracting for Waste Services**
- THAT** 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.
- L.1.m      **2021 Waste Management Charge**
- THAT** 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.
- L.1.n      **Budget Impacts of Excluded Expenses per Ontario Regulation 284/09**
- THAT** Council accept the report prepared by the Treasurer regarding Excluded Expenses as required by the Municipal Act, 2001, O. Reg. 284/09.
- L.1.o      **Tax Rebate Program for Vacant Units**
- 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.

L.1.p      **Real Estate Services for Various Municipal Properties**

**THAT** Council 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.

L.1.r      **Information List #06-21 Item 2 - Lanark County Situation Table re: 2020 Progress Update for the Community Safety and Well-being Plan for Lanark County and Smiths Falls**

**THAT** the 2020 Progress Update for the Community Safety and Well-being Plan for Lanark County and Smiths Falls be published on the municipal website.

L.1.q      **Notice of Motion - Councillor Maydan - Mississippi Mills Library Board**

Deputy Mayor Minnille requested a recorded vote for item L.1.q - Notice of Motion - Councillor Maydan - Mississippi Mills Library Board.

**Resolution No 056-21**  
**Moved by** Councillor Maydan  
**Seconded by** Councillor Guerard

**THAT** Council of the Municipality of Mississippi Mills support the February 23, 2021 decision of the Mississippi Mills Library Board by terminating 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**, that Council support the Mississippi Mills Library Board in pursuing 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.

YAS (4): Councillor Dalgity, Councillor Maydan, Councillor Holmes, and Councillor Guerard

NAS (3): Mayor Lowry, Deputy Mayor Minnille, and Councillor Ferguson

**CARRIED (4 to 3)**

**L.2 March 23, 2021 Special Committee of the Whole - Library Board**

**Resolution No 057-21**

**Moved by** Councillor Maydan

**Seconded by** Councillor Dalgity

**THAT** Council approve the Committee of the Whole motions from the March 23, 2021 meeting.

**CARRIED**

L.2.a Cathy Peacock, Chair of Mississippi Mills Library Board, Deputation re: Future of Library Services in Mississippi Mills

L.2.b Status of Cost Sharing Discussions

**L.3 March 25, 2021 Special Committee of the Whole - Planning**

L.3.a Site Plan Control - Block 70, Riverfront Estates Subdivision

**Resolution No 058-21**

**Moved by** Councillor Holmes

**Seconded by** Councillor Dalgity

**THAT** Council approve the Committee of the Whole motion L.3.a Site Plan Control - Block 70, Riverfront Estates Subdivision from the March 25, 2021 meeting.

**CARRIED**

L.3.b Official Plan Amendment (OPA) No. 29 – Agricultural Lands LEAR

**Resolution No 059-21**

**Moved by** Councillor Ferguson

**Seconded by** Councillor Dalgity

**THAT** Council to direct Staff to proceed with an Open House and Public Meeting for Official Plan Amendment (OPA) No. 29 in accordance with Planning Act notification procedures.

**CARRIED**

Other Items to Council

**L.4 Notice of Motion - Councillor Holmes - Joint Recreation Cost Sharing Agreement Public Survey**

Deputy Mayor Minnille requested a recorded vote for item L.4 Notice of Motion - Councillor Holmes - Joint recreation Cost Sharing Agreement Public Survey.

**Resolution No 060-21**

**Moved by** Councillor Holmes

**Seconded by** Councillor Guerard

**WHEREAS** recreation facilities, programs and services play a vital role in our community and in the lives of our residents;

**AND WHEREAS**, it is deemed important to Council to make an informed decision on the level of recreation services offered in our community;

**AND FURTHERMORE THAT** Council appoint a Steering Committee to oversee the project;

**AND THAT** Staff be directed to engage a consulting company to develop, conduct, and analyze the survey results under the direction of the Steering Committee;

**AND THAT** the process and price for the public survey be brought to Council for approval.

YAS (4): Councillor Dalgity, Councillor Maydan, Councillor Holmes, and Councillor Guerard

NAS (3): Mayor Lowry, Deputy Mayor Minnille, and Councillor Ferguson

**CARRIED (4 to 3)**

**L.5 Volunteer Week Proclamation April 18-24, 2021**

**Resolution No 061-21**

**Moved by** Councillor Maydan

**Seconded by** Councillor Dalgity

**WHEREAS** National Volunteer Week is celebrated across Canada;

**AND WHEREAS** volunteers are essential people in our community who donate their time and energy to their fellow citizens;

**AND WHEREAS** in Mississippi Mills, we are proud of and wish to recognize these members of our community who enrich the lives of those around them and help make our community a strong and vital place to live;

**THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of Mississippi Mills does hereby proclaim April 18-24, 2021 as National Volunteer Week.

**CARRIED**

**M. BY-LAWS**

**Resolution No 062-21**

**Moved by** Deputy Mayor Minnille

**Seconded by** Councillor Guerard

**THAT** By-laws 21-017 to 21-027 be taken as read, passed, signed and sealed in Open Council.

**CARRIED**

**M.1 By-law 21-017 Discontinue the Vacant Tax Rebate Program**

**M.2 By-law 21-018 Waste Management Levy**

**M.3 By-law 21-019 Assumption of Road Allowance Dedication - Parts 3, 4, 5 27R-11608**

**M.4 By-law 21-020 Zoning By-law Amendment - Houchaimi Seniors' Residence**

**M.5 By-law 21-021 Zoning By-law Amendment - 38 Carss (Potvin)**

**M.6 By-law 21-022 Zoning By-law Amendment - 147 Malcolm Street (Simpson)**

**M.7 By-law 21-023 Part Lot Control Block 26 Plan 27M-88 (Riverfront)**

**M.8 By-law 21-024 Part Lot Control Block 31 Plan 27M-88 (Riverfront)**

**M.9 By-law 21-025 Part Lot Control Block 32 Plan 27M-88 (Riverfront)**

**M.10 By-law 21-026 Part Lot Control Block 33 Plan 27M-88 (Riverfront)**

**M.11 By-law 21-027 Part Lot Control Block 34 Plan 27M-88 (Riverfront)**

**N. ANNOUNCEMENTS AND INVITATIONS**

Councillor Maydan - Fire Ban in effect as of April 5, 2021, vaccination program open to people 60 years and older.

**O. CONFIRMATORY BY-LAW**

**Resolution No 063-21**

**Moved by** Councillor Ferguson

**Seconded by** Councillor Holmes

**THAT** By-law 21-028 being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its regular meeting held on the 6th day of April 2021, be read, passed, signed and sealed in Open Council this 6th day of April 2021.

**CARRIED**

**P. ADJOURNMENT**

**Resolution No 064-21**

**Moved by** Deputy Mayor Minnille

**Seconded by** Councillor Guerard

**THAT** the meeting be adjourned at 6:32 p.m.

**CARRIED**

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Christa Lowry, MAYOR

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Cynthia Moyle, ACTING CLERK