



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

**September 21, 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
Casey Munro, Deputy Clerk
Tyler Duval, Planner
Cory Smith, Acting Director of Public Works

A. CALL TO ORDER (immediately following Council)

Councillor Holmes called the meeting to order at 7:15 p.m.

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

C. APPROVAL OF AGENDA

Resolution No CW221-21

Moved by Councillor Dalgity

Seconded by Councillor Ferguson

THAT, the agenda be approved as presented.

CARRIED

D. APPROVAL OF MINUTES

Resolution No CW222-21

Moved by Mayor Lowry

Seconded by Councillor Dalgity

THAT, the minutes dated September 7th, 2021 be approved.

CARRIED

E. CONSENT REPORTS

Resolution No CW223-21

Moved by Councillor Dalgity

Seconded by Councillor Maydan

THAT, the following consent reports and committee minutes be received.

CARRIED

E.1 Parks and Recreation Advisory Committee Minutes Aug 31 2021

**E.2 Community Economic Development Advisory
Committee_Aug26_2021**

F. STAFF REPORTS

Building and Planning

F.1 Zoning Bylaw Amendment - 189 Snedden Farm Rd.

Resolution No CW224-21

Moved by Councillor Maydan

Seconded by Councillor Guerard

THAT, the Committee of the Whole recommend Council approve the Zoning By-law Amendment to change the zoning of the lands subject to Consent Application B20/127 described as Concession 9 Part Lot 26 and 27, Ramsay Ward, from "Rural (RU) Zone" to "Limited Service Residential (LSR) Zone".

CARRIED

F.2 Zoning Bylaw Amendment - Pakenham CON 1 PT LOT 24

Resolution No CW225-21

Moved by Councillor Ferguson
Seconded by Councillor Dalgity

THAT, the Committee of the Whole refer the Zoning Amendment - Pakenham CON 1 PT LOT 24 report back to staff, to provide staff with additional time to compile and present the new information in the staff report.

CARRIED

Road and Public Works

**F.3 Drinking Water Quality Management System Endorsement
September 2021**

Resolution No CW226-21

Moved by Deputy Mayor Minnille
Seconded by Councillor Dalgity

THAT, the Committee of the Whole recommend Council approve and endorse the Operational Plan for the Municipality of Mississippi Mills' Water Distribution System;
AND FURTHER THAT, the Mayor and Acting Clerk be authorized to endorse the Operational Plan on behalf of Council.

CARRIED

F.4 Final Acceptance - Riverfront Phase 4

Resolution No CW227-21

Moved by Councillor Maydan
Seconded by Councillor Dalgity

THAT, Committee of the Whole recommend that Council authorize final acceptance for the finalized portion of plan of subdivision 27M-78 Riverfront Estates Phase 4, to be known as Phase 4, in accordance with Section 15 of the subdivision agreement with Houchaimi Holdings inc.;

AND THAT, Committee of the Whole recommend that Council direct staff to prepare an assumption by-law for the roads and associated

infrastructure works constructed with the development of the portion plan of subdivision 27M-78 to be known as Phase 4.

CARRIED

F.5 Lease Agreement Pakenham Landfill 2022-2032

Resolution No CW228-21

Moved by Councillor Ferguson

Seconded by Councillor Maydan

THAT, the Committee of the Whole recommends that Council authorize the Mayor and Acting Clerk to execute a 10-year lease agreement with the current property owners for the purposes of operating and maintaining existing groundwater monitoring wells on Part of Lots 17 and 18 Concession 10, Pakenham.

CARRIED

Finance and Administration

F.6 Council Priorities Update

Resolution No CW229-21

Moved by Mayor Lowry

Seconded by Councillor Guerard

THAT, Committee of the Whole recommends to Council to accept this report as information.

CARRIED

F.7 RFI Housing

Resolution No CW230-21

Moved by Mayor Lowry

Seconded by Councillor Ferguson

THAT, Committee of the Whole recommend to Council that it direct staff to research initiatives and programs implemented by other municipalities including the issuance of a request for interest / expression of interest for partners in the development of creative housing options so that future

decisions can be made on the use of surplus lands owned by the Municipality. This report to be presented to Council no later than March 30, 2022.

CARRIED

F.8 Construction Financing Business Park Phase 3

Resolution No CW231-21

Moved by Councillor Ferguson

Seconded by Mayor Lowry

THAT, the CAO/Deputy Treasurer be authorized to obtain interim construction financing in an amount not to exceed \$1,300,00 from the Royal Bank of Canada at a fixed rate of 1.09%, term of 16 months with repayment from grant funding and revenue from the sale of building lots in the Business Park;

AND THAT, any two of the Mayor and Acting Clerk or CAO be authorized to execute the agreement with the Royal Bank of Canada.

CARRIED

F.9 Truth and Reconciliation Commission (TRC) Calls to Action

Resolution No CW232-21

Moved by Mayor Lowry

Seconded by Councillor Maydan

THAT, Committee of the Whole recommends Council waive the administrative fee for commissioning documents for residential school Survivors and their families who reside in the Municipality of Mississippi Mills to reclaim their names changed by the residential school system for a period of five (5) years.

CARRIED

Resolution No CW233-21

Moved by Mayor Lowry

Seconded by Councillor Dalgity

THAT, Committee of the Whole recommends Council include The Indigenous Bicentennial Working Group (IBWG) as a working subcommittee to the Mississippi Mills Bicentennial Planning Committee.

CARRIED

G. NOTICE OF MOTION

G.1 Affordable Housing - Secondary Units - Mayor Lowry

Resolution No CW234-21

Moved by Mayor Lowry

Seconded by Councillor Ferguson

WHEREAS, access to safe, affordable and adequate housing promotes overall health and wellbeing, increases resident safety and creates a more liveable community;

AND WHEREAS, housing options and supply are needed at all income levels in an inclusive community;

AND WHEREAS, housing is considered affordable when housing costs do not exceed 30% of a household's before-tax income;

AND WHEREAS, the population in Mississippi Mills is projected to increase 60% by 2038;

AND WHEREAS, increasing the supply could lead to rent reductions, and greater opportunities to free up entry level rental units, making housing available for those at the lowest income levels and those at risk of homelessness;

AND WHEREAS, the Provincial Policy Statement now requires planning authorities to allow an additional residential unit within the dwelling and with an accessory structure, for a total of three (3) dwelling units per parcel;

AND WHEREAS, the Town of Perth has implemented a successful Additional Residential Unit Grant Program as part of an affordable housing strategy;

THEREFORE, be it resolved that Committee of the Whole direct staff to develop an Additional Residential Unit Grant pilot program to facilitate the construction of additional dwelling units or additional dwellings for homeowners in Mississippi Mills;

AND THAT, the Additional Residential Unit Grant pilot program be brought forward to 2022 Budget discussions.

H. INFORMATION ITEMS

H.1 Mayor's Report

No report.

H.2 County Councillor's Report

The following items were highlighted;

- Lanark County will be hosting on Thursday, September 30th at a celebration to recognize Truth and Reconciliation.
- The Lanark County Climate Action Plan Committee has put forward a plan to reduce emissions by 20%.
- Mississippi Mills Official Plan Amendment 22 (Lanark County Official Plan Amendment 11) will be discussed at the Lanark County Economic Development Committee meeting on Wednesday, September 22nd.

H.3 Mississippi Valley Conservation Authority Report

Report will be presented at the next meeting.

H.4 Library Board Report

Report will be presented at the next meeting.

H.5 Information List #16-21

Resolution No CW235-21

Moved by Councillor Guerard

Seconded by Councillor Ferguson

THAT, the information list #16-21 be received for information.

AND THAT, items c,d,f,h and j be pulled for future consideration.

CARRIED

H.5.a August 20 2021_City of Hamilton re Noise Concerns

H.5.b August 27 2021_City of Brantford re Year of the Garden

H.5.c September 7 2021_ Eastern Ontario Regional Network Seeking Board Member Press Release

- H.5.d September 8 2021_ 5 Arches Bridge Closure - Media Release 2
- H.5.e September 8 2021_ Mississippi Mills Letter of Support_Affordable_Internet
- H.5.f September 9 2021_Ministry of Municipal Affairs and Housing Minister's letter site plan guide_for translation
- H.5.g September 9 2021_Trent Lakes re OHIP Eye Care
- H.5.h September 10 2021_ Lanark County Situation Table 2020 Final Report
- H.5.i September 13 2021_2nd Qtr Drinking Water Quality Management Standard Report
- H.5.j September 15 2021_Mississippi Mills Fire Department 2020 Year End Summary and 2021 Summary to Date

H.6 Meeting Calendar

I. OTHER/NEW BUSINESS

J. PENDING LIST

Members reviewed the pending list.

K. ADJOURNMENT

Resolution No CW236-21

Moved by Deputy Mayor Minnille

Seconded by Mayor Lowry

THAT, the meeting be adjourned at 8:45 p.m.

CARRIED

Cynthia Moyle, Acting Clerk