



## Municipality of Mississippi Mills

### COUNCIL AGENDA

Tuesday, March 3, 2020

6:00 p.m.

Council Chambers, Municipal Office

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- A. **CALL TO ORDER** (6:00 p.m.)
- B. **CONSIDERATION OF A CLOSED SESSION** (None)
- C. **O CANADA**
- D. **MOMENT OF SILENT MEDITATION**
- E. **ATTENDANCE**
- F. **APPROVAL OF AGENDA**
- G. **DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**
- H. **APPROVAL OF MINUTES**

Council Minutes dated February 18, 2020

Pages 4-8

#### I. **DELEGATION, DEPUTATIONS, AND PRESENTATIONS**

1. OPP Inspector Karuna Padiachi  
Re: Update on OPP Strategic Plan and Operations

Recommendation:

That the deputation by OPP Inspector Karuna Padiachi re: Update on OPP Strategic Plan and Operations be received for information.

2. Councillor Ferguson  
Re: Changes to *Police Services Act*

Pages 9-11

Recommendation:

That the deputation by Councillor Ferguson re: Changes to *Police Services Act* be received for information.

3. Neil Caldwell, JP2G Pages 12-30  
Re: Almonte Downtown Revitalization

Recommendation:

That the deputation by Neil Caldwell, JP2G re: Almonte Downtown Revitalization be received for information.

**J. PUBLIC MEETINGS**

1. Bakers Quarry Subdivision Pages 31-54  
Re: Subdivision Application

**K. COMMITTEE OF THE WHOLE REPORT**

1. Committee of the Whole Report Page 55-58

Recommendation:

That Council approve the following Committee of the Whole motions from the February 18, 2020 meeting:

Motion No. CW041-20 Consent Reports  
Motion No. CW043-20 Appointment of Members to Parks and Recreation  
Motion No. CW044-20 Drainage Act Comments  
Motion No. CW045-20 Funding for Ramsay Recreational Halls 2020  
Motion No. CW046-20 Paterson Street Parking Restrictions  
Motion No. CW049-20 Community Engagement Strategies  
Motion No. CW052-20 Support Development of Independent Model for Mill of Kintail  
Motion No. CW053-20 Mayor Lowry Motion re: MOU between Municipality and MVTM re: Riverwalk Phase 2

Info List #04-20 Items:

#1 – Carleton Hospital Foundation Donor Wall  
#4 – Almonte Civitan Volunteer Appreciation Week  
#5 – Mississippi Mills Library Board Chair – Cost Sharing Agreement

2. Letter of Support – CRTC Application Storm Internet:

Recommendation:

That Council direct staff to submit a letter of support for Storm Internet's application to CRTC for grant funding for rural broadband access.

**L. BY-LAWS**

That By-laws 20-017 to 20-019 be taken as read, passed, signed and sealed in Open Council.

20-017 Waste Management Levy

Page 59

20-018 Water and Sewer Service Rates  
20-019 Part Lot Control (Ann Street)

Pages 60-61  
Page 62

**M. ANNOUNCEMENTS AND INVITATIONS**

**N. CONFIRMATORY BY-LAW – 20-020**

**O. ADJOURNMENT**



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

**Council Meeting #05-20**

**MINUTES**

A regular meeting of Council was held on Tuesday, February 18, 2020 at 5:00 p.m. in the Council Chambers.

**A. CALL TO ORDER**

Mayor Lowry called the meeting to order at 5:00 p.m.

**B. CONSIDERATION OF A CLOSED SESSION**

**Resolution No. 051-20**

**Moved by Councillor Ferguson**

**Seconded by Councillor Guerard**

**THAT** Council enter into an in camera session at 5:00 p.m. re: litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Municipal Act, 329 (e))

**CARRIED**

**Resolution No. 052-20**

**Moved by Deputy Mayor Minnille**

**Seconded by Councillor Dalgity**

**THAT** Council return to regular session at 5:36 p.m.

**CARRIED**

Council Recessed at 5:36 p.m. and resumed at 6:00 p.m.

**Rise and Report**

1. Community Official Plan Appeal Strategy

Staff direction was provided in camera.

2. Glen Isle Subdivision OMB Appeal

Staff direction was provided in camera.

**C. O CANADA**

The Council meeting was opened with the singing of O Canada.

**D. MOMENT OF SILENT MEDITATION**

Council observed a moment of silent meditation in dedication to the passing of former Mayor Shaun McLaughlin.

**E. ATTENDANCE****PRESENT:**

Mayor Christa Lowry  
Deputy Mayor Rickey Minnille  
Councillor John Dalgity  
Councillor Denzil Ferguson  
Councillor Cynthia Guerard  
Councillor Bev Holmes

**ABSENT:**

Councillor Janet Maydan

Ken Kelly, Chief Administrative Officer  
Jeanne Harfield, Acting Clerk  
Guy Bourgon, Director of Roads and Public Works  
Rhonda Whitmarsh, Treasurer (left at  
Abby Armstrong, Environmental Compliance Coordinator  
Tiffany MacLaren, Community and Culture Coordinator  
Niki Dwyer, Director of Planning (left at 5:28 p.m.)

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**F. APPROVAL OF AGENDA****Resolution No. 053-20**

**Moved by Councillor Ferguson**

**Seconded by Councillor Dalgity**

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

**CARRIED**

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

None were declared.

**H. APPROVAL OF MINUTES****Resolution No. 054-20**

**Moved by Councillor Holmes**

**Seconded by Deputy Mayor Minnille**

**THAT** the Council Minutes February 4, 2020 be approved as presented.

**CARRIED**

**I. DELEGATION, DEPUTATIONS, AND PRESENTATIONS – None**

**J. PUBLIC MEETINGS - None****K. COMMITTEE OF THE WHOLE REPORT**

## 1. Committee of the Whole Report – February 4, 2020

**Resolution No. 055-20****Moved by Councillor Holmes****Seconded by Councillor Dalgity****THAT** the February 4, 2020 Committee of the Whole report be adopted as presented.**CARRIED**A. Consent Reports:**Resolution No. 056-20****THAT** the following consent reports from the February 4, 2020 Committee of the Whole meeting be received as information:

- Library Board – Dec 18, 2019
- CEDC – Jan 21, 2020
- Heritage – Jan 22, 2020
- Agriculture – Jan 30, 2020

**CARRIED**B. Staff Reports:

## i. Roads and Public Works Report - Capital Priorities for Hard-Surfaced Roadways

**Resolution No. 057-20****THAT** Council receive the Capital Priorities for Hard-Surfaced Roadways report dated February 4th, 2020, prepared by the Public Works Technologist as information.**CARRIED**

## ii. Finance &amp; Administration - Mississippi Mills Bicentennial Celebrations 2023

**Resolution No. 058-20****THAT** Council direct staff to develop recommendations for Mississippi Mills Bicentennial Celebrations in the year 2023 including planning committee structure, workplan, budget and funding opportunities.**CARRIED**

2. Finance Staff Report - Financing of Victoria St. W&S, State/Martin W&S and Dasherboards at the Stewart Community Centre

**Resolution No. 059-20**

**Moved by Councillor Ferguson**

**Seconded by Councillor Dalgity**

**THAT** the Treasurer be authorized to obtain financing from the TD Bank in the amount of \$3,070,500 at a fixed rate of 2.417% (to be confirmed on Feb 18/20) for 10 years to finance water and sewer work on State/Martin and Victoria St. as well as the Dasherboard replacement at the Stewart Community Centre.

**CARRIED**

**L. BY-LAWS**

**Resolution No. 060-20**

**Moved by Councillor Holmes**

**Seconded by Councillor Dalgity**

**THAT** By-laws 20-014 and 20-015 be taken as read, passed, signed and sealed in Open Council

**CARRIED**

By-Law 20-014

**Resolution No.061-20**

**THAT** By-law 20-014, being a by-law to remove certain lands from the part-lot control provisions of the *Planning Act*, for the land Lot 2, Plan 27M-34.

**CARRIED**

By-law 20-015

**Resolution No. 062-20**

**THAT** By-law 20-015, being a by-law to authorize the borrowing from the TD Bank the principal amount of \$3,070,500 for the financing of water and sewer work and facility upgrades.

**CARRIED**

**M. ANNOUNCEMENTS AND INVITATIONS**

**N. CONFIRMATORY BY-LAW**

**Resolution No. 063-20**

**Moved by Councillor Ferguson**

**Seconded by Councillor Dalgity**

**THAT** By-law 20-016 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 4<sup>th</sup> day of February, be read, passed, signed and sealed in Open Council this 4<sup>th</sup> day of February, 2020.

**CARRIED**

**O. ADJOURNMENT**

**Resolution No. 064-20**

**Moved by Councillor Holmes**

**Seconded by Councillor Dalgity**

**THAT** the meeting be adjourned at 6:09 p.m.

**CARRIED**

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Christa Lowry  
MAYOR

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Jeanne Harfield  
CLERK



## **MEMORANDUM**

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**To:** Council  
**From:** Denzil Ferguson, Councillor and CPAC Chair  
**Date:** March 3, 2020  
**Re:** **Annual Community Policing Advisory Committee Report**

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The Government of Ontario started a process of reviewing the 1990 legislation, Police Services Act (PSA), that established the framework for our current Police Services several years ago. Since the process started there has been a change in government and as such the direction of the review process has changed and so has well as the timelines for the completion of the review.

In February of 2019 the current government repealed the changes that were made by the previous government.

The Ford Government has passed Bill 68, the Comprehensive Ontario Police Services Act, 2019 which received Royal Assent on March 26, 2019. This Act has not been proclaimed which means that the PSA of 1990 legislation is still in force.

The Act creates the Community Safety and Policing Act, 2019 (CSPA) and the Special Investigations Unit Act, 2019; it also amends the Mandatory Blood Testing Act, 2006 and the Coroners Act.

The amendments to the Police Services Act (1990) that added new community safety and well-being (CSWB) planning provisions, came into force on January 1, 2019. They will continue to be in force with a new provision requiring the participation of local police services in developing the plan. Municipalities have until January 1, 2021 to create a CSWB plan.

Duties under the PSA include: Determining Police Objectives / Priorities and establishing local policies in consultation with the Detachment Commander. The CSPA empowers Police Service Boards to determine local objectives, priorities and policies, however the objectives and priorities must not be inconsistent with the strategic plan prepared by the Solicitor General for the OPP. In addition the direction of Solicitor General has been that the Police Service Boards objectives and priorities:

- Must not relate to specific investigations / conduct of specific operations
- Must not require a member of the OPP to provide any policies not required as a component of adequate and effective policing.
- Support government's commitment to strengthen public confidence in policing.
- Demonstrate respect for front line policing.
- Deliver quality and effective policing while also realizing better value for money.

Currently the Province is engaging stakeholders to consult on the development of regulations that will allow the Act to be implemented.

The Province is now working under identified time frames with scheduled meetings etc. to address / discuss the proposed regulations. To provide an example of the magnitude of these changes the development of the new Act contains 50 – 70 matters to be addressed in the regulations in comparison to the existing Act having 13 regulations.

Generally, the new regulations are being developed in 3 phases spring 2020, fall 2020 and spring 2021 with an expected process time of another year and a half. Topics under review are diverse and include such items as: Special Constable Framework, First Nations Policing, Delivery of Policing, OPP Billing, Training, Equipment / Weapons and the most significant to Mississippi Mills is the composition and boundaries of OPP Detachment Boards.

Lanark County municipalities have individual PSB's however, the new governance regulations will define a Police Service Board per OPP Detachment which identifies one Board for Lanark County. The composition, terms of office, remuneration etc. are to be determined through the regulations.

With few exceptions and cost savings, Mississippi Mills has functioned as a CPAC quite well with dedicated members of the public and council, however, it could now fall under the jurisdiction of a Lanark County Police Services Board.

Membership is within the Ontario Association of Police Service Boards which hold an annual Conference. There are also scheduled meetings, within Zone 2 (Eastern Ontario), Lanark County PSB's and our own CPAC.

Attached for your information is a sample of the statistics / public information that is provided by OPP on a weekly basis and although not specific to Mississippi Mills do provide an overview of County activity and capture Mississippi Mills issues where applicable.

A regional roundtable was held in Brockville under sponsorship of the Ministry of Solicitor General on February 20<sup>th</sup> attended by Mayor Lowry, Councillor Dalgity and

myself, together with representation from across eastern Ontario police service boards.

Discussion at the roundtable included but not restricted to:

- Sequencing Regulatory Development,
- Engagement Overview,
- OPP related Changes, PSA – CSPA (2019),
- OPP Governance,
- OPP Detachment Board Member Governance,
- Principles of the OPP Framework,
- OPP Matter for Regulation – Detachment Boards, OPP Governance Advisory Council, Transition of OPP Billing.

There is a lot of information moving forward, however, these consultations provided significant discussion on how diverse and fragmented the issues are for the various Police Boards functions across the province, including training and board appointments.

Two takeaways:

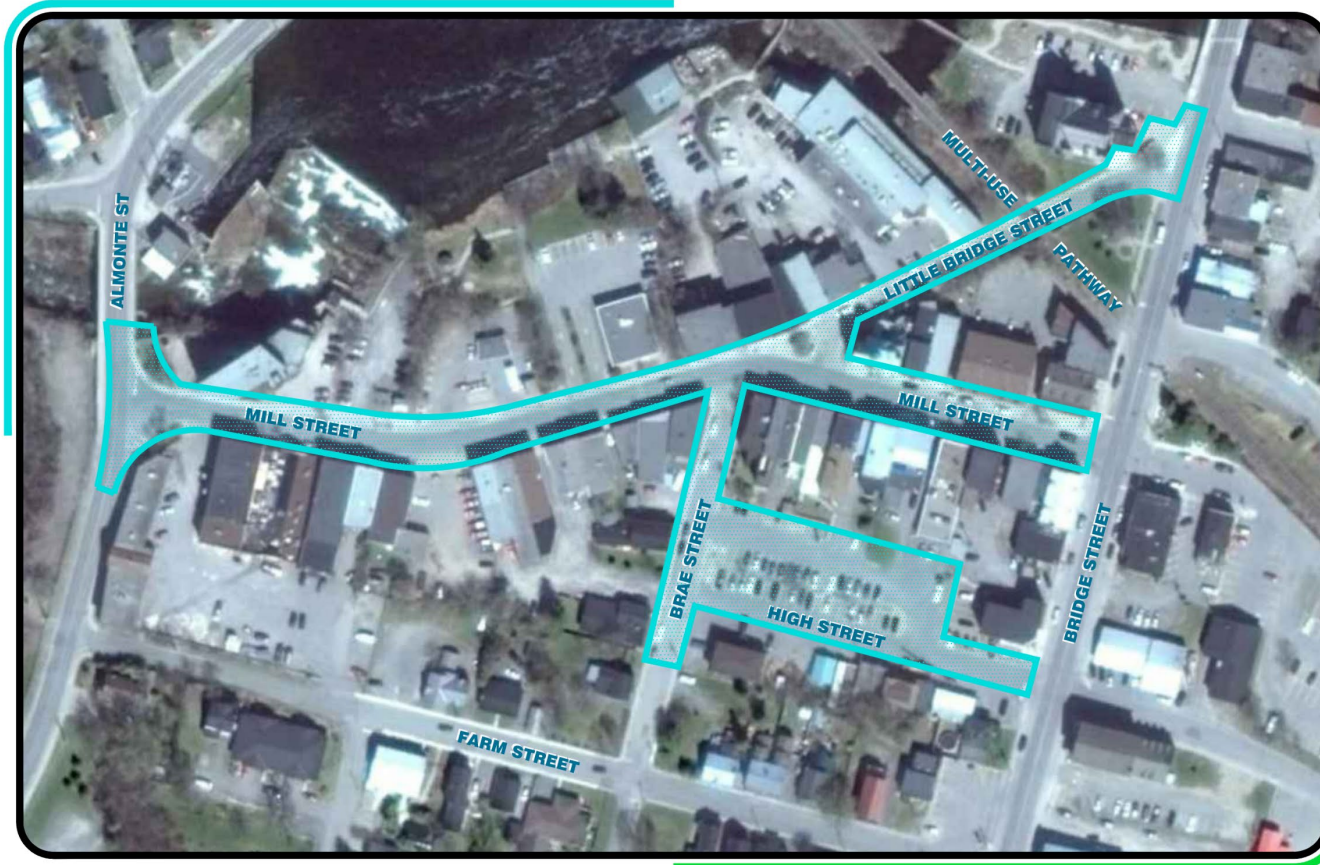
- Change is coming.
- Now is the time to initiate / meet with local existing boards (Lanark County) and be proactive to change, propose (if applicable) changes to size / composition / governance of OPP Detachment Board structure rather than be told how.

Respectfully submitted,

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Denzil Ferguson, Councillor

# DOWNTOWN CORE INFRASTRUCTURE RENEWAL PROJECT



# **BACKGROUND**

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# **INFRASTRUCTURE RENEWAL REPORT**

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**Prepared by Parsons  
January 2016**

# **MASTER PLAN UPDATE REPORT**

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**Prepared by J.L. Richards &  
Associates Limited  
February 2018**

# PROJECT PHASING



# **PARKING & CROSSOVERS**

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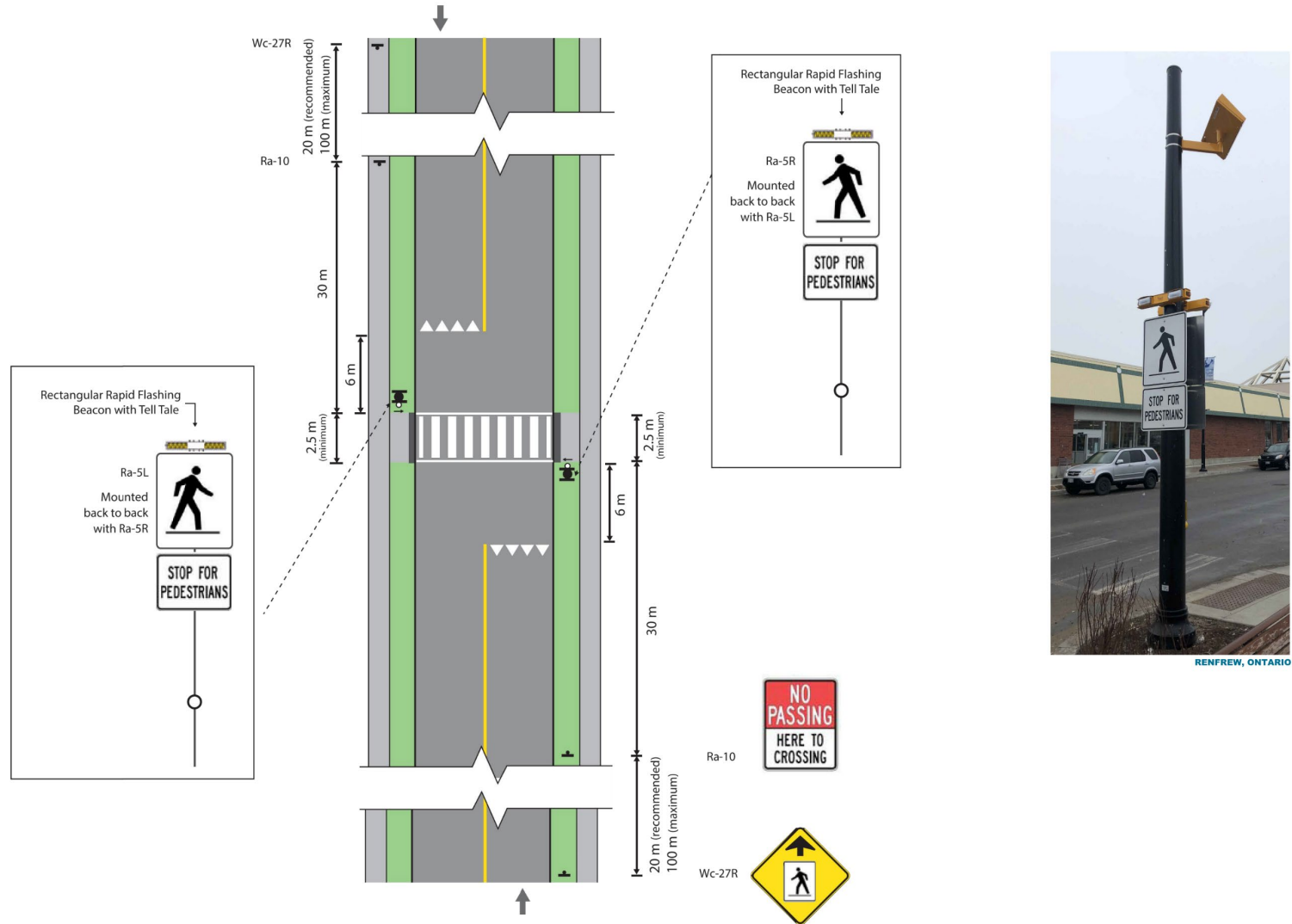
# **PARKING SPACES**

	<b><u>EXISTING</u></b>	<b><u>NEW</u></b>
<b>MILL ST</b>	<b>18</b>	<b>24</b>
<b>LITTLE BRIDGE ST</b>	<b>2</b>	<b>6</b>
<b>BRAE ST</b>	<b>5</b>	<b>5</b>
<b>HIGH ST</b>	<b>41</b>	<b>44</b>
<b>TOTALS ----&gt;</b>	<b>66</b>	<b>79</b>

**PARSONS reported potential for 96 parking spots.  
This is not possible as legal survey has shown that this would  
encroach on private property and block existing alleys.**

# TYPICAL PEDESTRIAN CROSSING

## MILL STREET - LEVEL 2 TYPE C

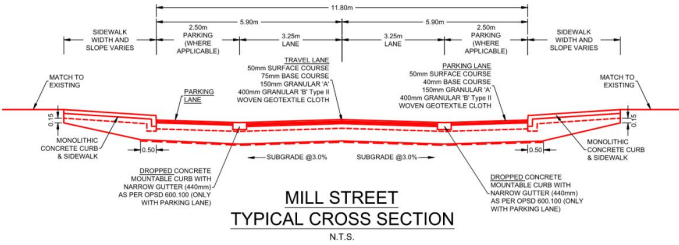
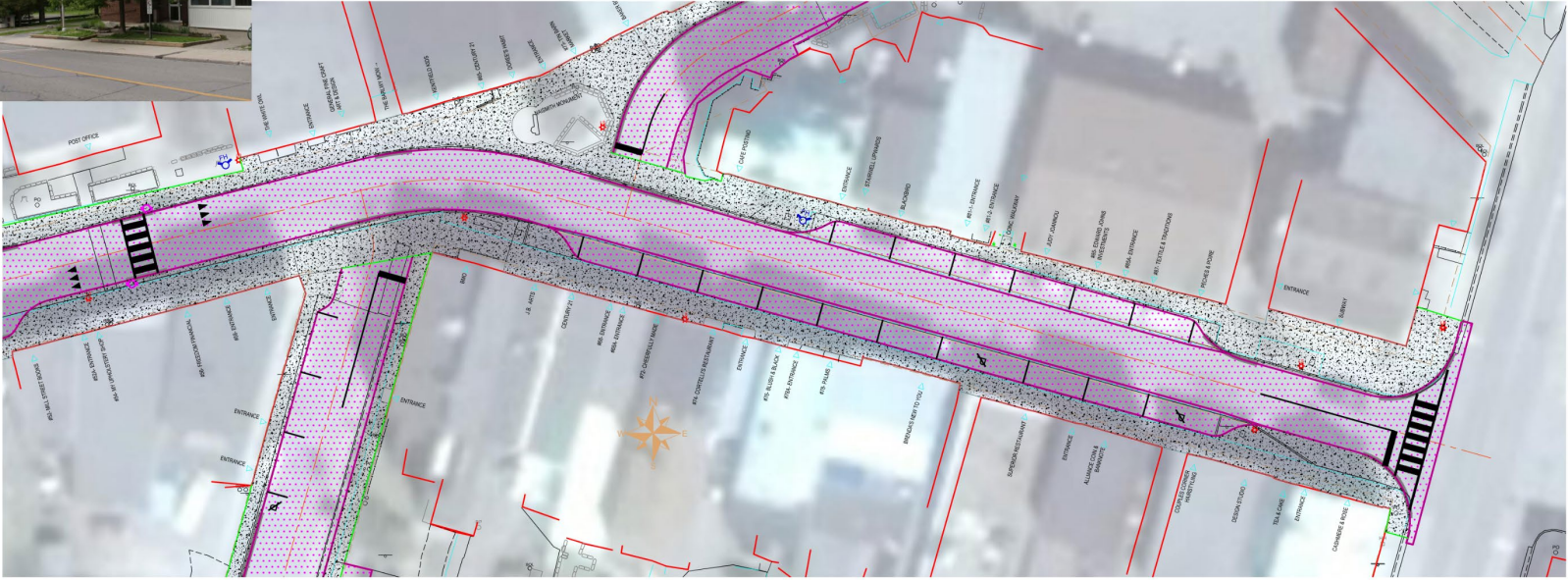


# DESIGN

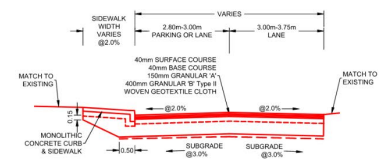
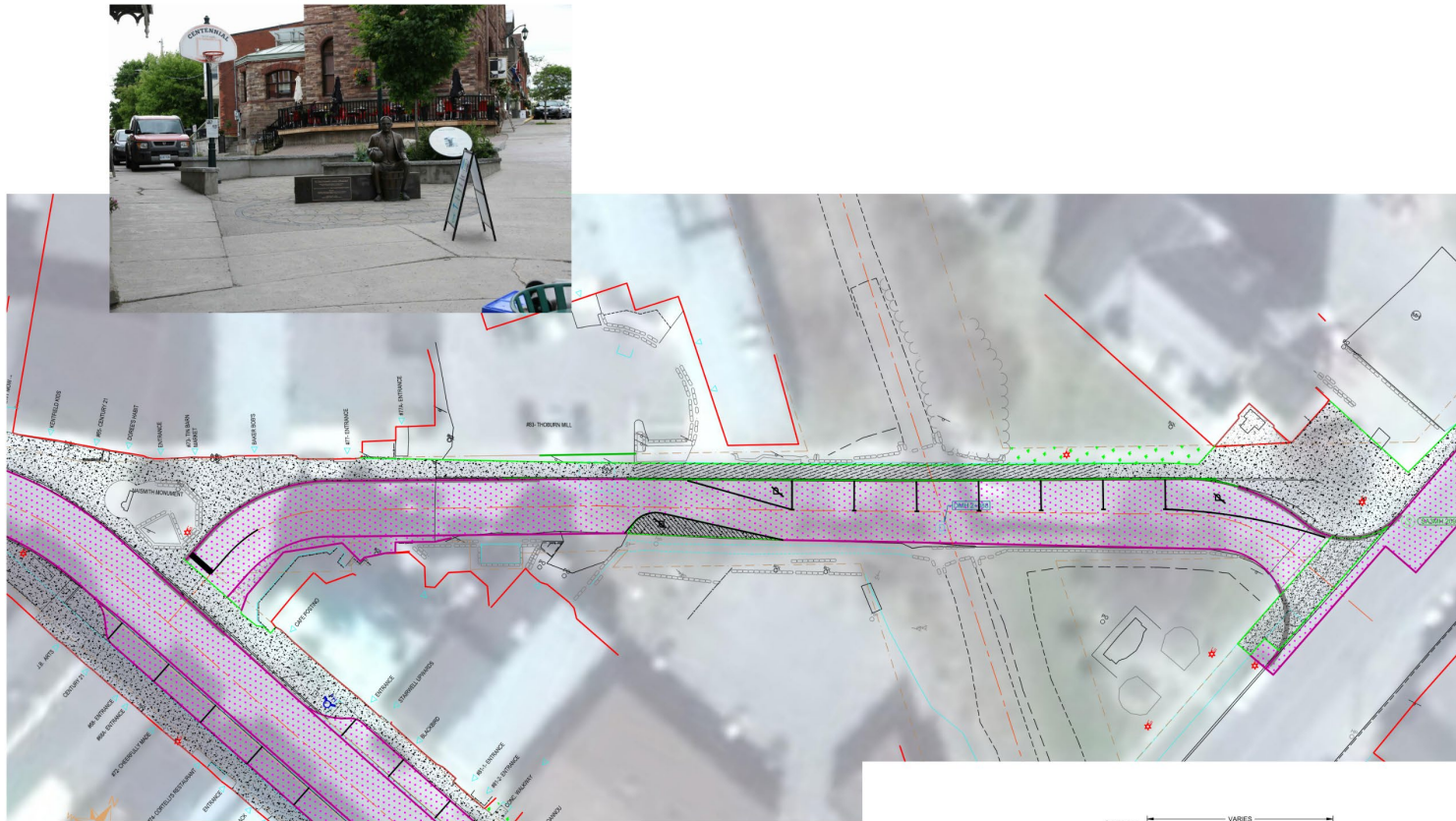
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# MILL STREET



# MILL STREET



LITTLE BRIDGE STREET  
 TYPICAL CROSS SECTION  
 N.T.S.

# LITTLE BRIDGE STREET

# LITTLE BRIDGE STREET



1 SIDEWALK ELEVATION  
STR.2 SCALE: NTS

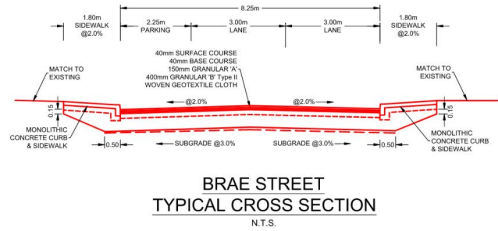
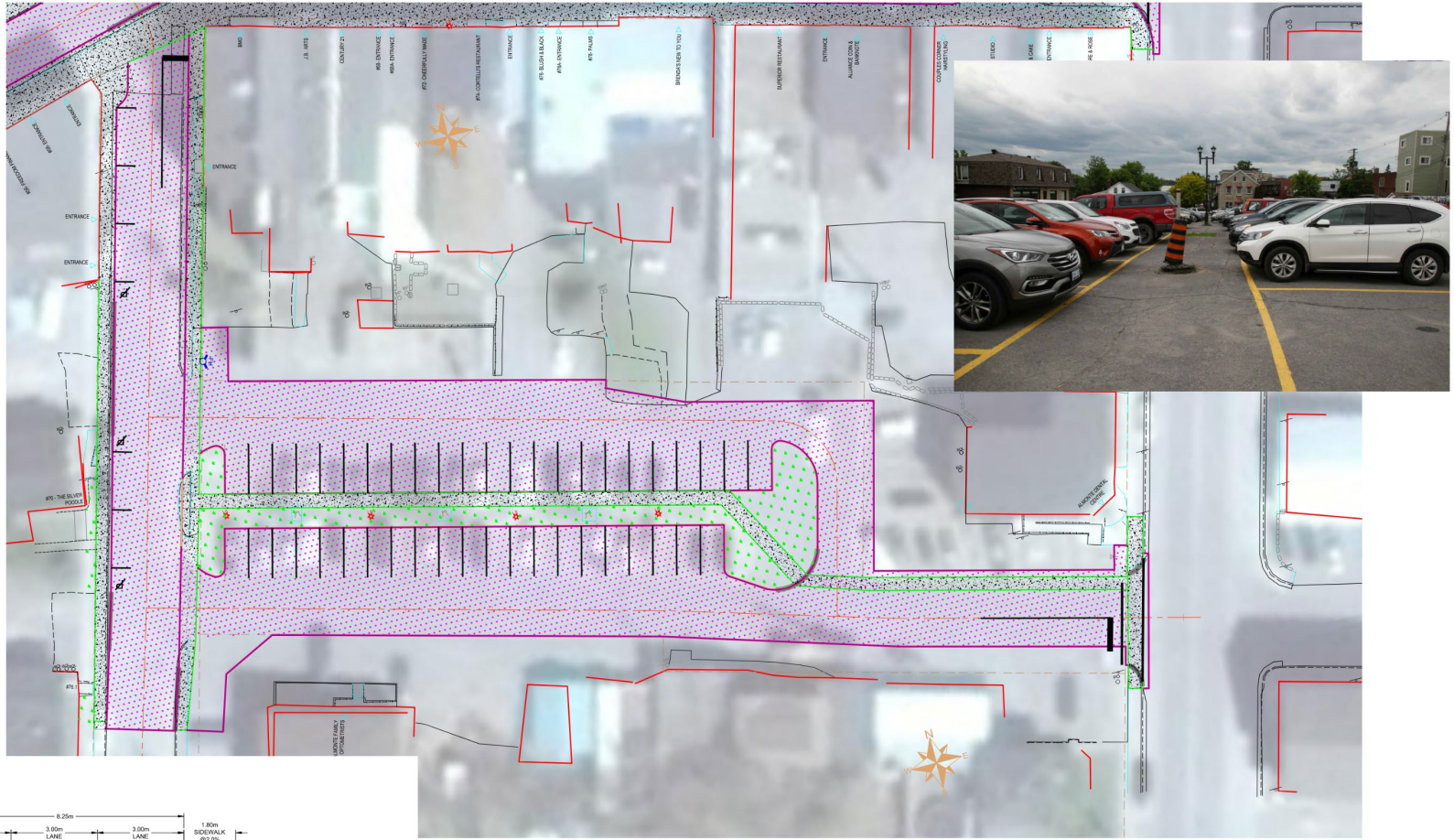


1 RETAINING WALL ELEVATION  
STR.2 SCALE: NTS



1 RETAINING WALL DEMOLITION ELEVATION  
STR.2 SCALE: 1/2"

## SIDEWALK AND RETAINING WALL REPAIRS

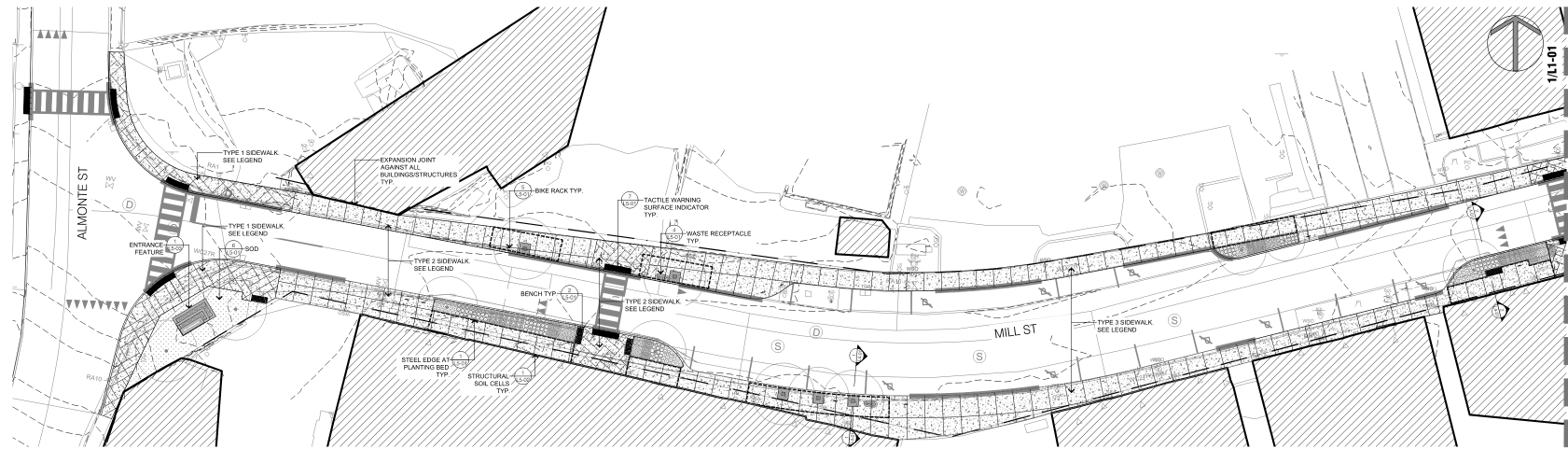


# BRAE STREET & HIGH STREET

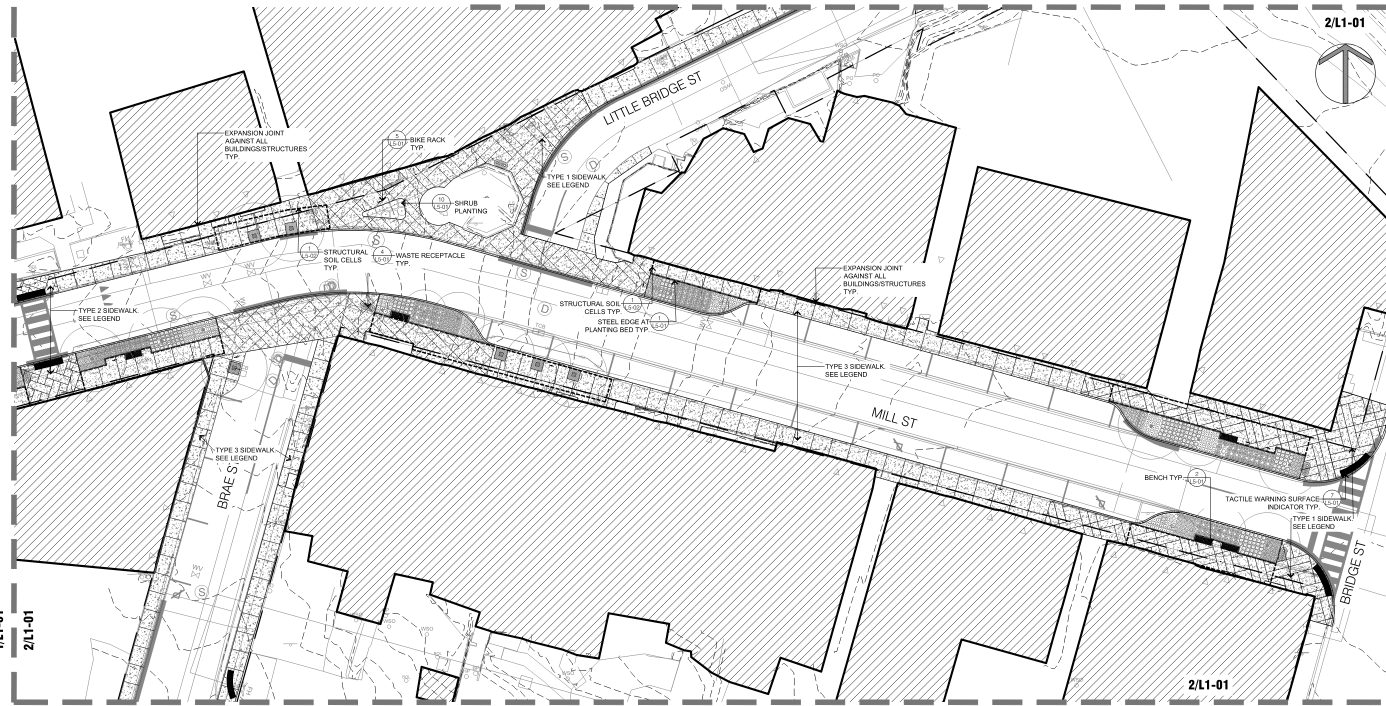


# **STREETSCAPING**

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1 MILL STREET (WEST) AT MAIN STREET

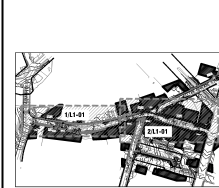


2 MILL STREET (EAST) AT BRAE STREET AND LITTLE BRIDGE STREET

- 1:250
- LEGEND**
- MATCHLINE
  - EXISTING BUILDING
  - PROPERTY LINE
  - EXISTING WATERMAIN
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING SANITARY SERVICE
  - EXISTING STORM SERVICE
  - EXISTING BELOW-GRADE HYDRO LINE - TO WATERMAIN
  - EXISTING BELOW-GRADE GAS LINE - TO WATERMAIN
  - EXISTING BELOW-GRADE BELL CABLES - TO WATERMAIN
  - EXISTING ANCHOR
  - EXISTING BELL PEDESTAL
  - EXISTING GAS VALVE
  - EXISTING WELL
  - EXISTING FIRE HYDRANT
  - EXISTING WATER BACKFLOW VALVE
  - EXISTING CATCH BASIN
  - EXISTING WATER VALVE
  - EXISTING WATER VALVE
  - EXISTING BOLTED
  - EXISTING POST
  - EXISTING SIGN
  - EXISTING FENCE LINE
  - EXISTING HANDRAIL
  - EXISTING RETAINING WALL
  - EXISTING CATCHOUT - SEE ENGINEERING DRAWINGS FOR PROPOSED CONDITION
  - EXISTING LIGHT STANDARD - TO REMAIN
  - NEW FIRE HYDRANT - REFER TO ENGINEERING DRAWINGS
  - NEW WATERMAIN - REFER TO ENGINEERING DRAWINGS
  - NEW SANITARY SEWER - REFER TO ENGINEERING DRAWINGS
  - NEW STORM SEWER - REFER TO ENGINEERING DRAWINGS
  - NEW 75mm CATCH BASIN - REFER TO ENGINEERING DRAWINGS
  - NEW CATCH BASIN - REFER TO ENGINEERING DRAWINGS
  - PROPOSED PAVEMENT MARKINGS - REFER TO ENGINEERING DRAWINGS
  - NEW CONCRETE SIDEWALK - REFER TO ENGINEERING DRAWINGS
  - TYPE 1 SIDEWALK - 0.91 x 2.44m CONCRETE SAWCUT PANELS
  - TYPE 2 SIDEWALK - 0.91 x 2.44m CONCRETE SAWCUT PANELS
  - TYPE 3 SIDEWALK - CONCRETE SAWCUTS AT 2m OFFSET
  - BENCH LOCATION
  - WASTE RECEPTACLE LOCATION
  - BIKE RACK LOCATION
  - CUR-TEN STEEL PLANTING EDGE
  - TREE GRATE
  - LIMIT OF SOIL CELLS - BELOW GRADE
  - LIMIT OF SOIL CELLS - BELOW GRADE
  - PLANTING BED
  - DECIDUOUS TREE
  - SHRUBS, PERENNIALS AND GRASSES

- GENERAL NOTES**
1. ALL GENERAL SITE INFORMATION AND CONDITIONS COPIED FROM EXISTING PLANS, SURVEY, AERIAL PHOTO, AERIALS AND THE NOTES, SURVEY AND TOPOGRAHY, AND INFORMATION PROVIDED TO DATE, FORMAT, DATE OF ISSUE, THE DRAWINGS, ARE BEING PROVIDED FOR INFORMATION. ALL NECESSARY REVISIONS AND CORRECTIONS WILL BE MADE TO THE DRAWINGS AS NECESSARY.
  2. REFER TO THE DRAWING FOR DIMENSIONS AND SPACING OF UTILITIES.
  3. THE LOCATION OF THE TREE CANOPY SHALL BE DETERMINED BY THE LOCATION OF THE TRUNK OF THE TREE. THE TRUNK OF THE TREE SHALL BE LOCATED AS SHOWN ON THE DRAWING. THE TRUNK OF THE TREE SHALL BE LOCATED AS SHOWN ON THE DRAWING. THE TRUNK OF THE TREE SHALL BE LOCATED AS SHOWN ON THE DRAWING.
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- LANDSCAPE NOTES**
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NO.	DATE	DESCRIPTION
7	2020-01-24	ISSUED FOR 100% REVIEW
6	2020-01-06	IFT #1 ADDENDUM
5	2019-12-20	ISSUED FOR TENDER
4	2019-12-13	ISSUED FOR 90% CD SUBMISSION
3	2019-12-05	ISSUED FOR 90% CD SUBMISSION
2	2019-02-21	ISSUED FOR CLIENT REVIEW
1	2018-12-10	ISSUED FOR CLIENT REVIEW

**NO.**      **DATE**      **DESCRIPTION**

**SEAL:**      **NORTH:**



**PROJECT:**

**ALMONTE DOWNTOWN REVITALIZATION**

MILL / LITTLE BRIDGE / BRAE / HIGH STREETS  
ALMONTE, ON  
MUNICIPALITY OF MISSISSIPPI MILLS

**DRAWING TITLE:**

LAYOUT AND MATERIALS PLAN 1

**DATE:** 2020-01-24      **DRAWING NO.:**

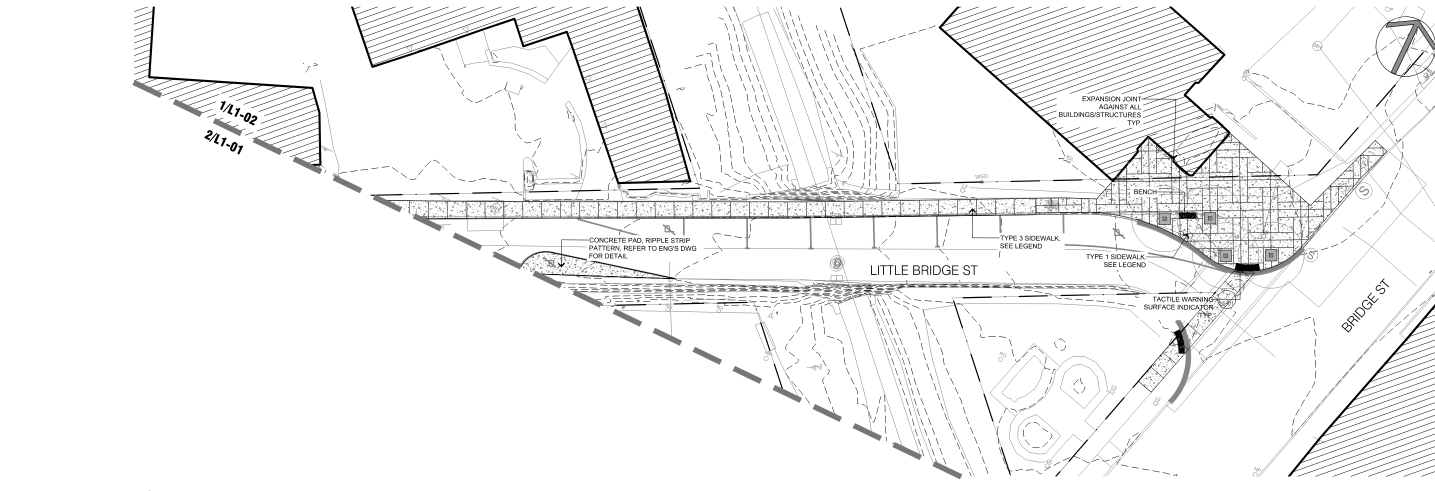
**SCALE:** 1:250

**DRAWN BY:** JCG/GP

**LA PROJECT NO.:** 187022-1

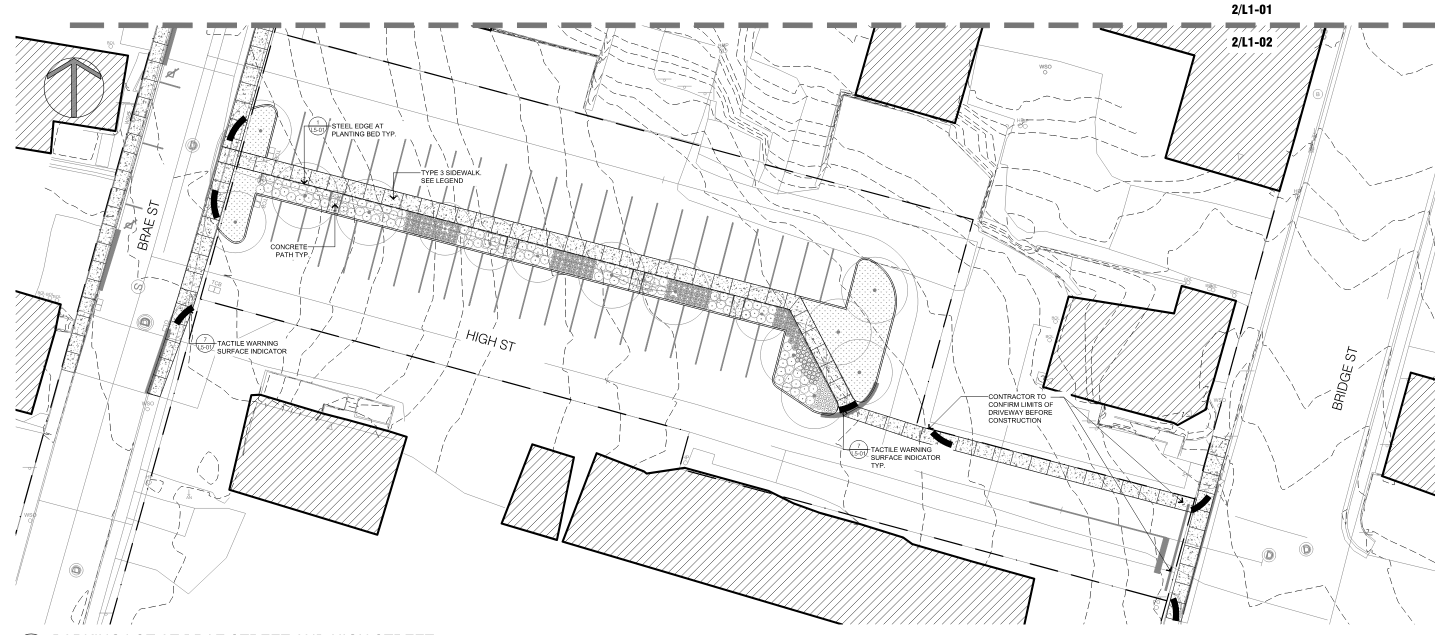
**L1-01**

- LEGEND**
- MATCH LINE
  - EXISTING BUILDINGS
  - PROPERTY LINE
  - EXISTING WATERMAIN
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING SANITARY SERVICE
  - EXISTING STORM SERVICE
  - EXISTING BELOW-GRADE HYDRANT
  - EXISTING BELOW-GRADE GAS LINE TO REMAIN
  - EXISTING BELOW-GRADE BELL DIAL - TO REMAIN
  - EXISTING ANCHOR
  - EXISTING WELL/PEDESTAL
  - EXISTING GAS VALVE
  - EXISTING WELL
  - EXISTING FIRE HYDRANT
  - EXISTING WATER SHUT-OFF VALVE
  - EXISTING CATCH BASIN
  - EXISTING HYDRANT
  - EXISTING WATER VALVE
  - EXISTING BOLLARD
  - EXISTING POST
  - EXISTING SIGN
  - EXISTING FENCE LINE
  - EXISTING HOVWAY
  - EXISTING FENCING WALL
  - EXISTING OUTLINE - SEE ENGINEERING DRAWINGS FOR PROPOSED CONDITION
  - EXISTING LIGHT STANDARD - TO REMAIN
  - NEW FIRE HYDRANT - REFER TO ENGINEERING DRAWINGS
  - NEW WATERMAIN - REFER TO ENGINEERING DRAWINGS
  - NEW SANITARY SEWER - REFER TO ENGINEERING DRAWINGS
  - NEW STORM SEWER - REFER TO ENGINEERING DRAWINGS
  - NEW TRAP CATCH BASIN - REFER TO ENGINEERING DRAWINGS
  - NEW CATCH BASIN - REFER TO ENGINEERING DRAWINGS
  - NEW CATCH BASIN - REFER TO ENGINEERING DRAWINGS
  - DEPRESSIO CURB - REFER TO ENGINEERING DRAWINGS
  - PROPOSED PAVEMENT MARKINGS - REFER TO ENGINEERING DRAWINGS
  - NEW CONCRETE SIDEWALK - REFER TO ENGINEERING DRAWINGS
  - TYPE 1 SIDEWALK: BRICK & 4" CONCRETE SANDOUT PANELS
  - TYPE 2 SIDEWALK: CONCRETE SANDOUT PANELS
  - TYPE 3 SIDEWALK: CONCRETE SANDOUTS AT 2" OFFSET
  - RENCH LOCATION
  - WASTE RECEIPTABLE LOCATION
  - BIKE RACK LOCATION
  - CORNER/STREET PLANTING EDGE
  - TREE GRATE
  - LIMIT OF SOIL CELLS - BELOW GRADE
  - SDP
  - PLANTING BED
  - DEODOROUS TREE
  - SHRUBS, PERENNIALS AND GRASSES



1 LITTLE BRIDGE STREET

1:250



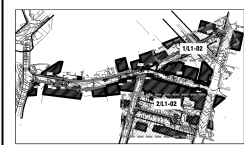
2 PARKING LOT AT BRAE STREET AND HIGH STREET

1:250

- GENERAL NOTES**
1. ALL GENERAL SITE INFORMATION AND CONDITIONS COPIED FROM EXISTING PLANS.
  2. EXISTING UTILITIES, MATERIALS AND CONDITIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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- LANDSCAPE NOTES**
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  2. PLANT MATERIAL TO BE USED SHALL BE APPROVED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
  3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS.
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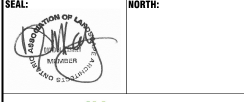
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KEY PLAN - 1:4000

NO.	DATE	DESCRIPTION
7	2020-01-24	ISSUED FOR 100% REVIEW
6	2020-01-06	IFT #1 ADDENDUM
5	2019-12-20	ISSUED FOR TENDER
4	2019-12-13	ISSUED FOR 90% CD SUBMISSION
3	2019-12-05	ISSUED FOR 90% CD SUBMISSION
2	2019-02-21	ISSUED FOR CLIENT REVIEW
1	2018-12-10	ISSUED FOR CLIENT REVIEW

NO.	DATE	DESCRIPTION
7	2020-01-24	ISSUED FOR 100% REVIEW
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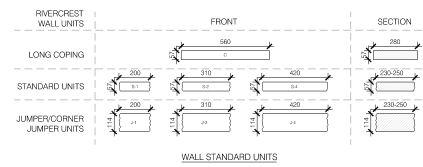
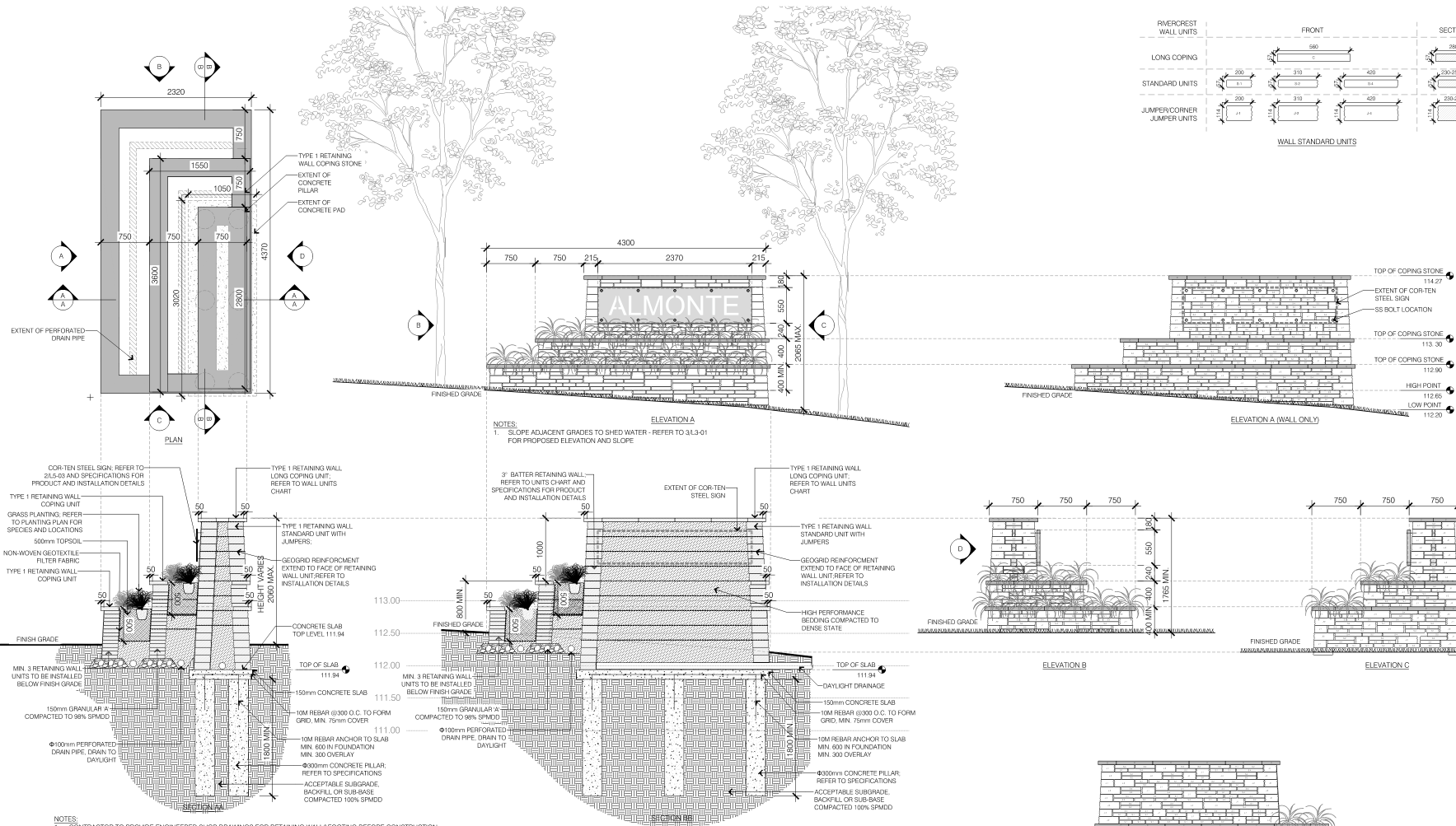


**PROJECT:**  
**ALMONTE DOWNTOWN REVITALIZATION**  
 MILL / LITTLE BRIDGE / BRAE / HIGH STREETS  
 ALMONTE, ON  
 MUNICIPALITY OF MISSISSIPPI MILLS

**DRAWING TITLE:**  
 LAYOUT AND MATERIALS PLAN 2

<b>DATE:</b>	2020-01-24	<b>DRAWING NO.:</b>	
<b>SCALE:</b>	1:250		
<b>DRAWN BY:</b>	JC/GP		
<b>LA PROJECT NO.:</b>	18702-1		

**L1-02**



**GENERAL NOTES**

1. ALL CONCRETE, SITE INFORMATION AND CONDITIONS COVERED FROM EXISTING PLANS, SURVEY, MODEL, PHOTO, AERIALS, AND THE FIELD. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO DATE, FORMAT, AND SCALE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
3. REFER TO THE DRAWING FOR DIMENSIONS FOR GRADING AND EXISTING CONDITIONS.
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**NO. DATE DESCRIPTION**

SEAL: NORTH:

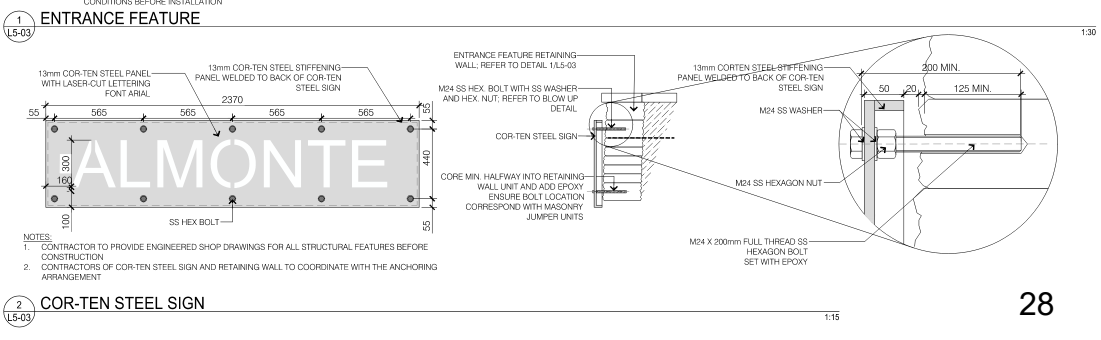
**LASHLEY ASSOCIATES, INC.**  
 REGISTERED PROFESSIONAL ENGINEERS  
 1218 BROADWAY, SUITE 200, GRENADA, MISSISSIPPI 39232  
 PHONE: 662-930-0000  
 FAX: 662-930-0001  
 WWW.LASHLEYASSOCIATES.COM

**MISSISSIPPI MILLS**

**PROJECT:** ALMONTE DOWNTOWN REVITALIZATION  
 MILL / LITTLE BRIDGE / BRAE / HIGH STREETS  
 ALMONTE, ON  
 MUNICIPALITY OF MISSISSIPPI MILLS

**DRAWING TITLE:** ENTRANCE FEATURE DETAILS

**DATE:** 2020-01-24 **DRAWING NO.:** L5-03  
**SCALE:** AS NOTED  
**DRAWN BY:** JC/GP  
**LA PROJECT NO.:** 18702-1



## **SUMMARY OF PROBABLE COSTS**

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<b>PH 1A - MILL ST</b>	<b>\$1,917,146</b>
<b>PH 1B - MILL ST</b>	<b>\$859,220</b>
<b>PH 2 - LITTLE BRIDGE ST</b>	<b>\$1,016,689</b>
<b>PH 3 - BRAE ST</b>	<b>\$490,439</b>
<b>PH 3 - HIGH ST &amp; PARKING LOT</b>	<b>\$386,080</b>
<b>TOTAL:</b>	<b>\$4,669,574</b>

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**THANK YOU**

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## BACKGROUND REPORT

**DATE:** March 3, 2020  
**TO:** Council  
**FROM:** Niki Dwyer, Director of Planning  
**SUBJECT:** **BACKGROUND REPORT – SUBDIVISION APPLICATION No.09-T-20001  
Lots 7-16 Malloch Section PLAN 6262  
Almonte Ward, Municipality of Mississippi Mills**

**KNOWN AS:** Bakers Quarry (Martin Street North)  
**OWNER:** Carrs Street Properties Inc. (Agent: McIntosh Perry)

---

### **PURPOSE AND EFFECT**

The purpose of the Subdivision Application is to divide the residential land holding into 9 single detached dwelling lots and one larger multi-unit medium density development block. The multi-unit block is proposed to have an area of 1.89 acres with 55.4m of frontage on Martin Street. The single detached dwelling lots range in size from 0.23 acres to 0.47 acres, with frontages between 22.9m and 26m.

The application has been received and screened for completeness by the County of Lanark (the Approval Authority) and has been circulated to the municipality to host a local public meeting as well as to screen the application for compliance with local policy.

Tonight's public meeting is intended to provide the opportunity for members of the public to ask questions and review the application prior to staff's commencement of a more technical review and recommendation on a decision for Draft Approval.

It is noted that unlike most Planning Act applications that Council is asked to approve, applications filed under Section 51 (Subdivision of Land) of the Planning Act occur in two phases: Draft Approval and Final Acceptance.

The Approval Authority, with input from agency partners (including the local municipality), will grant a conditional approval wherein the concept of the development is agreed to in principal but will not be awarded final acceptance until certain conditions have been met and further applications have been approved.

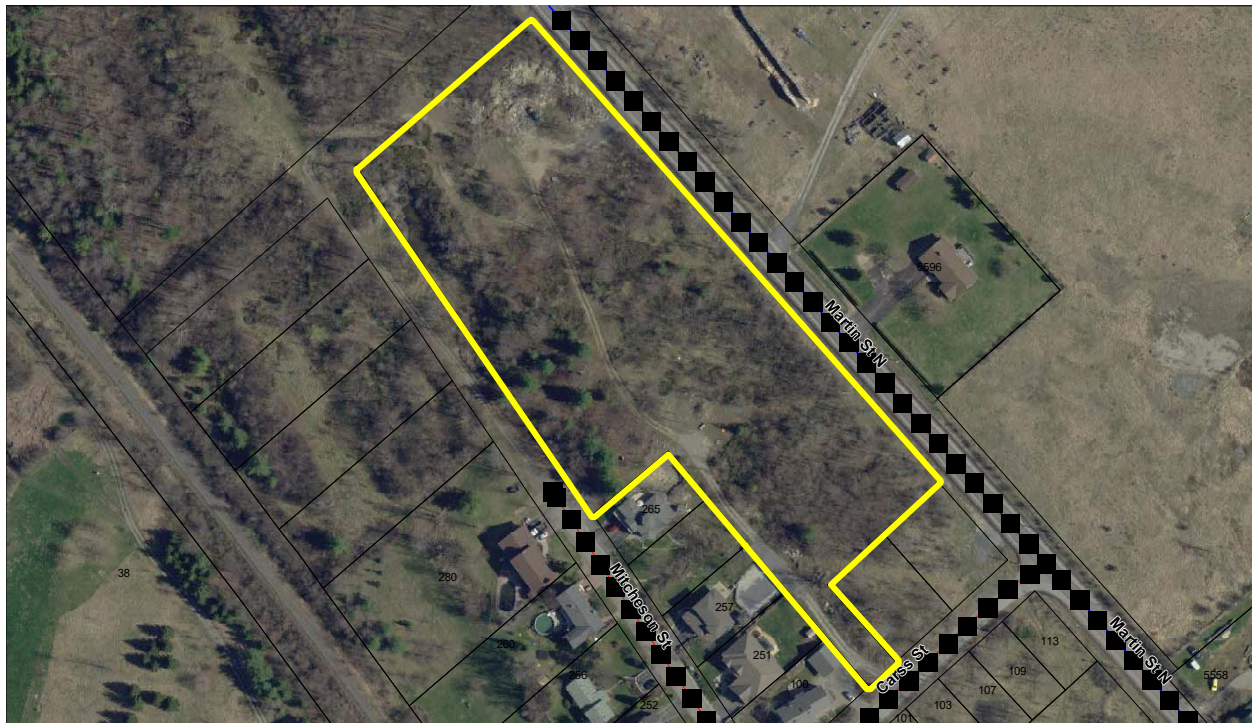
## **DESCRIPTION OF SUBJECT LANDS**

The subject land represents an area of approximately 2.09 ha and is representative of 10 lots on the original plan of subdivision for the Town of Almonte. The lands have since merged as a result of their uniform ownership. It is understood from conversations with the applicant that the site was once a former aggregate site, Baker's Quarry, and has thus been heavily modified from an undisturbed state.

The property is within the Almonte Ward Settlement and Ward Boundary and has frontage on Mitcheson Street (partially opened Local road), Martin Street North (County road), Carss Street (Local road) and Lansdowne Street (unopened Local road).

The land is adjacent to a mix of Open Space, low density residential uses, and rural lands.

**Figure 1 – Context Map**



## **SERVICING & INFRASTRUCTURE**

The development is to be serviced by municipal water and sanitary services. The applicant has submitted a conceptual Servicing Brief and a preliminary Stormwater Management Plan for the proposed development which has been reviewed and commented on by the Director of Public Works. Revisions to the proposed configuration are anticipated and studies will be resubmitted for review prior to further staff reports to Council.



The Superintendent of Public Works for the County has also verified that there is no requirement for a Traffic Impact Assessment for the proposals access on Martin Street and has requested that driveways for lots fronting on Martin Street are paired.

The development proposal will also see the extension of Mitcheson Street to service two new dwellings. This build out will include the construction of a cul-du-sac for proper turnaround for trucks and commercial vehicles.

## **LAND USE POLICIES**

Schedule B of the Official Plan identifies the subject lands as “Residential”.

### **3.3.1 Goal and Objectives**

#### ***It is a goal of this Plan to:***

*Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.*

**Figure 2 – Community Official Plan Designation**



As part of the Draft screening for compliance with the Community Official Plan policies, staff have assembled a preliminary policy review table located in Appendix B.

The Municipality’s Zoning Bylaw presently identifies the lands as “Residential First Density – Special Exception” (R1-4) which will be required to be amended as a condition of draft approval. The special exception provision presently recognizes the following:

*“Notwithstanding their ‘R1’ zoning designation, on those lands delineated as ‘R1-4’ to this By-law, the permitted uses shall be restricted to one single detached dwelling.”*

## **PUBLIC COMMENTS RECEIVED:**

County staff have circulated the application in accordance with the provisions of the Planning Act. The Planning Act prescribes that notice be placed on site and mailed to all property owners within 120m of the subject lands.

To date, the municipality has received comments from Bell Canada indicating no objection to the application. Comments were received from Ms Judith DiFruscio requesting confirmation of relocation of a hydro pole and fire hydrant and if the County intends to approve access to Martin Street. Comments pertaining to Affordable Housing were received from Ms Tracy Julian. Comments were also received from Mr. Doug Sonnenburg, an adjacent property owner, wishing to confirm the build out of a cul-de-sac on Mitchenson Street and details on the proposed grading and drainage plans for the development. A copy of all written comments received are attached for consideration.

Comments were also received from the Director of Public Works requesting numerous changes to the stormwater management report and conceptual servicing plans.

The Manager of Parks and Recreation confirmed that in this case acceptance of cash-in-lieu of parkland was the preferred contribution to parkland.

Staff also sought confirmation from the County of Lanark's Public Works Department to verify that Traffic Studies or Noise Studies were not required, and that the location of the proposed entrances on Martin Street was agreeable in principal. The Superintendent of Public Works confirmed the assumptions by local staff.

Draft Conditions have also been provided by the Mississippi Valley Conservation Authority, a copy of which has been included in Appendix C.

A staff report analyzing the merits of the application will be prepared following the public meeting in order to fully consider any and all public comments received.

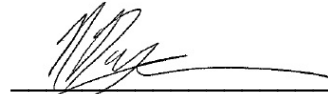
## **SUPPORTING DOCUMENTATION**

In support of the Plan of Subdivision and Zoning By-law Amendment applications, the Applicant has submitted the following documents:

1. Draft Plan of Subdivision
2. Planning Rationale
3. Servicing Options and Conceptual Stormwater Management Report
  - a) Conceptual Servicing Drawings Package

All documents are available for public review and can be viewed by the Municipal Office during regular business hours, or in some cases can be provided electronically.

All of which is respectfully submitted,



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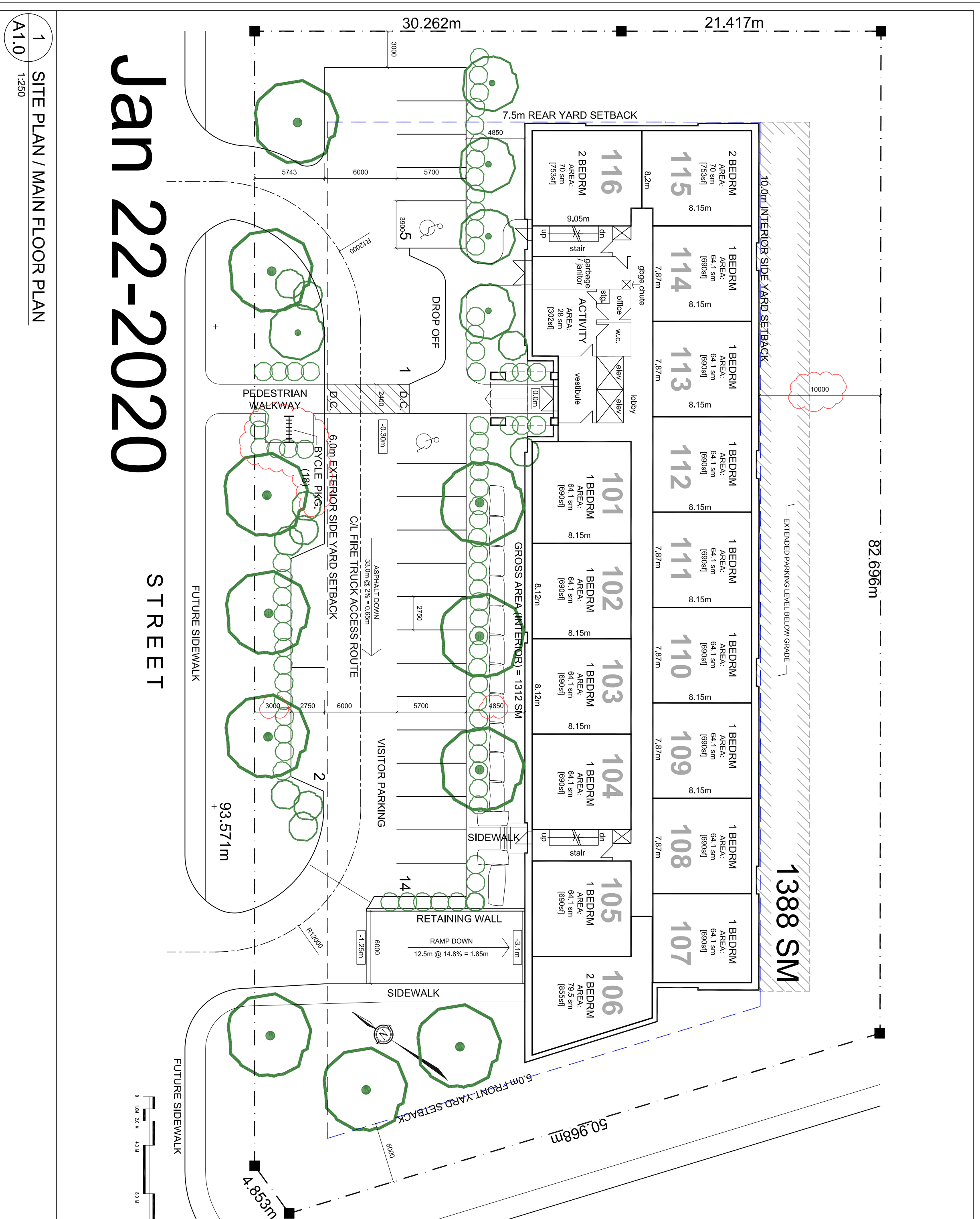
Niki Dwyer, MCIP RPP MA BES  
Reviewed by Director of Planning

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Ken Kelly  
Chief Administrative Officer

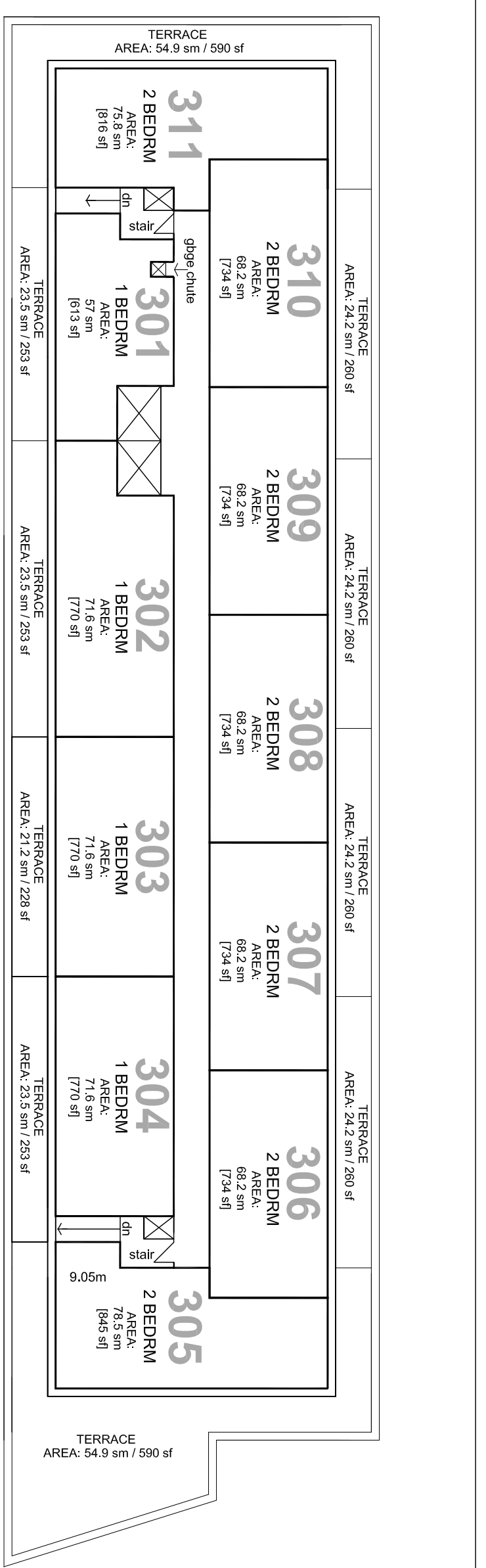
**Attachments:**

- Appendix A – Proposed Subdivision Plan**
- Appendix B – Compliance with COP Policy**
- Appendix C – Comments Received**

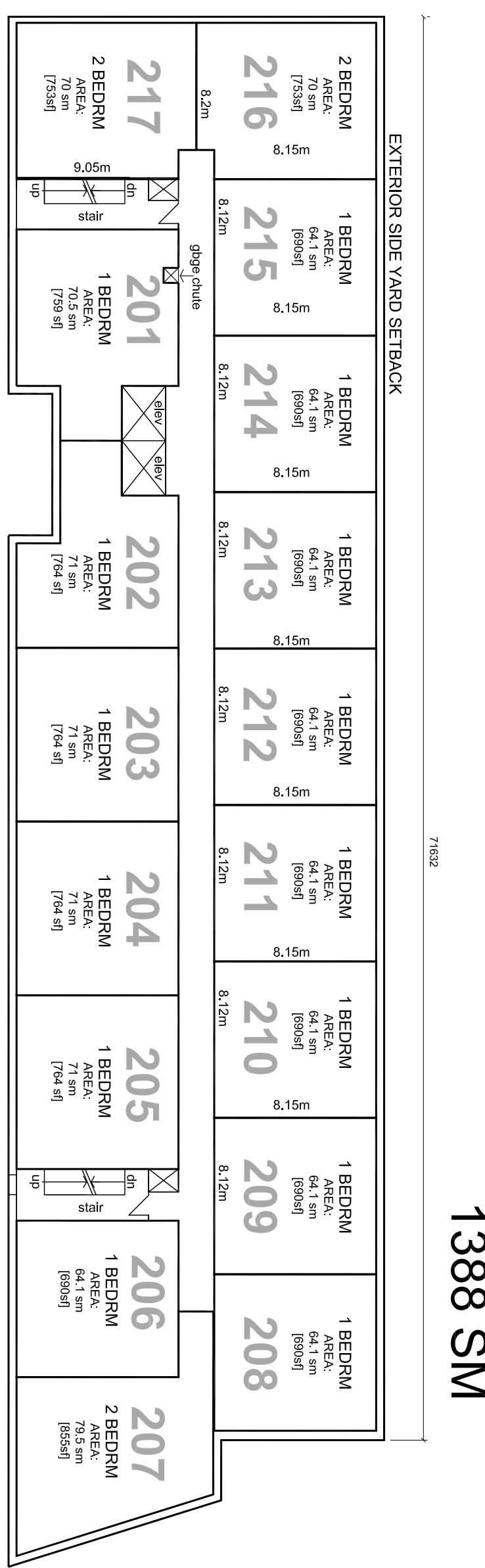


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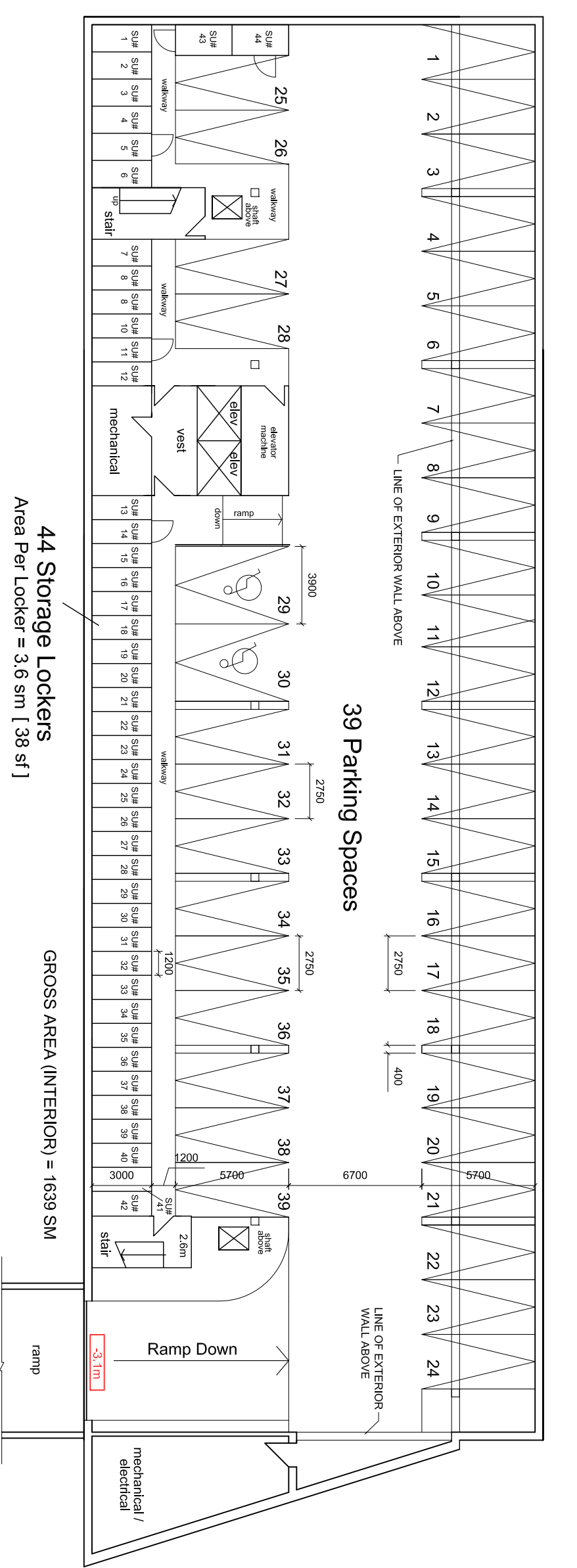
1 SITE PLAN / MAIN FLOOR PLAN  
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3 THIRD LEVEL PLAN  
A1.0 1:250



4 SECOND LEVEL PLAN  
A1.0 1:250

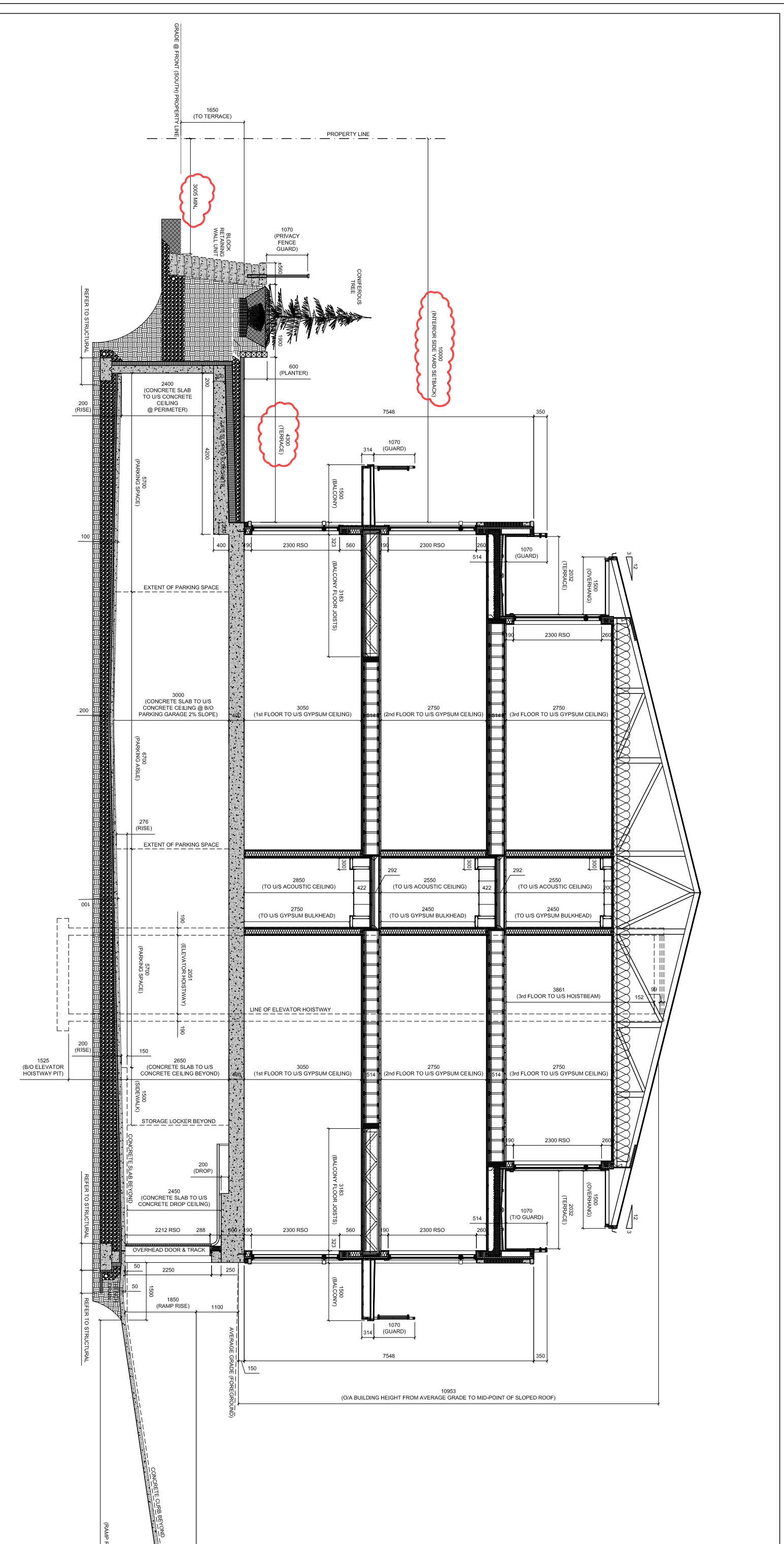


5 LOWER LEVEL PLAN  
A1.0 1:250

ZONING & SITE STATISTICS

LEGAL DESCRIPTION:	BLOCK 70, PART OF LOT 14, CONCESSION 10, TOWN OF ALMONTÉ, MUNICIPALITY OF THE TOWN OF MISSISSIPPI MILLS	BUILDING AREA (ABOVE GRADE):	1,420m <sup>2</sup>
CIVIC ADDRESS:	TBD	GROSS FLOOR AREA (GFA) ABOVE GRADE, EXCLUDING BELOW GRADE PARKING:	3,783m <sup>2</sup>
CURRENT ZONING:	R4 - FOURTH DENSITY RESIDENTIAL	TOTAL GROSS FLOOR AREA (GFA), INCLUDING BELOW GRADE PARKING:	5,509m <sup>2</sup>
PROPOSED ZONING:	R4 - FOURTH DENSITY RESIDENTIAL SPECIAL EXCEPTION *	TOTAL BUILDING COVERAGE (MAXIMUM ALLOWABLE COVERAGE = 45%):	30.4% (1,420m <sup>2</sup> / 4,670m <sup>2</sup> )
OVERALL SITE AREA:	4,670m <sup>2</sup> (0.6670ha)	TOTAL LANDSCAPE AREA:	21.0% (982m <sup>2</sup> / 4,670m <sup>2</sup> )
MAXIMUM DENSITY:	1 UNIT / 137m <sup>2</sup> OF LOT AREA	42 UNITS x 1.2 RESIDENT + 44 x 0.2 VISITOR	48.6% (2,288m <sup>2</sup> / 4,670m <sup>2</sup> )
MAXIMUM NUMBER OF UNITS:	4 UNITS / 1112 m <sup>2</sup> OF LOT AREA	TOTAL PARKING REQUIRED:	60 SPACES
PROPOSED DENSITY:	1 UNIT / 1112 m <sup>2</sup> OF LOT AREA	TOTAL PARKING PROVIDED:	60 SPACES
MINIMUM FRONT YARD SETBACK:	5.0m	BELOW GRADE PARKING PROVIDED:	60 SPACES
MINIMUM INTERIOR SIDE YARD SETBACK:	6.0m	ABOVE GRADE PARKING PROVIDED:	18 SPACES
MINIMUM REAR YARD SETBACK:	7.5m	BIKE PARKING PROVIDED:	18 SPACES
MAXIMUM BUILDING HEIGHT:	11.0m		
PROPOSED BUILDING HEIGHT:	10.95m (TO MIDPOINT OF SLOPED ROOF)		

2 SCHEMATIC SECTION  
A1.0 1:100



No.:	Revised For:	Date:
1	For Review	Oct 30-2018
2	For Review	Oct 31-2018
3	For Review	Dec 13-2018
4	For Review	Jan 22-2020

It is the responsibility of the appropriate Consultant to verify all dimensions on site and upon all drawings by the architect.

Our work shall remain copyright with our firm unless otherwise stated. This drawing may only be used for construction and related activities. Copyright © Peter Mansfield Architect, 2019. All measurements are in millimeters (mm) unless otherwise noted.

Symbol Legend:

- Denotes Proposed Building
- Denotes Existing Building
- Denotes Line of Construction Above
- Denotes Landscape Area
- Denotes Unit Parking
- Denotes Concrete Surface
- Denotes Existing Building to be Removed
- Denotes Property Line
- Denotes Site Setback
- Denotes Oil Street And/or Fire Access Route
- Denotes Building Entrances
- Denotes Depressed Curb
- Denotes Accessible Parking Space
- Denotes Signage (400mm H)
- Denotes Formed Bitumastic Walking Surface Indication
- Denotes High Colour Contrast Tactile Accessible Surface Indication
- Denotes High Colour Contrast Tactile Accessible Surface Indication
- Denotes Bicycle Rack Back
- Denotes Hardscape

Key Plan:

Proposed Development Site

Actual North Arrow

Project Name: Block 70, Part of Lot 14, Concession 10, Town of Almonté, Mississauga, Ontario

Architect: Peter Mansfield, Architect  
B. Peter, M. Arch., C.A.A.  
122 Bloor Street, Toronto, ON M5S 1A5  
416-593-9413

Project Title: Proposed 41 Unit Apartment Building Block 70, Part of Lot 14, Concession 10, Mississauga, Ontario

Drawing Title: Site Plan

Scale: As Noted

Date: Sept 25-2019

Drawn By: [Name]

Reviewed By: [Name]

Job No.: 1810

Drawing No.: A1.0

## Appendix B – Compliance with COP Policy

Applicable sections	Conformity (Y/N)	More info needed (Y/N)	Conditions of Approval
<i>Policy 3.1 Environment</i>			
3.1.1 (7) <i>Direct development away from areas having inherent environmental hazards, such as flooding, erosion, steep slopes or other physical conditions which could endanger human life and property.</i>	-	Y	Submission of Slope Stability Analysis Required.
3.1.2.3.1 (3) <i>Vegetation Cover and Significant Woodlands - In urban areas, selective protection of significant trees or shrubs shall be promoted. Provisions relating to protection of vegetation may be incorporated into subdivision or site plan agreements.</i>	-	Y	Submission of Landscape Plan required.
3.1.2.3.1 (5) <i>Applications for subdivisions, OP and ZBA, MV or site plan control shall be supported by a Landscaping Plan. Such a plan shall:</i> <i>(i) Retain as much vegetation as possible, especially along watercourses, steep slopes, in valued woodlots, in areas linking greenspaces and along roadways;</i> <i>(ii) determine which stands of trees or individual trees warrant retention based on a preliminary assessment;</i> <i>(iii) outline measures for the protection of those trees or stands of trees being retained during construction;</i> <i>(iv) describe the area and nature of tree loss and compensation measures proposed e.g. offsite planting</i> <i>(v) indicate tree planting or vegetative cover required to provide protection for steep slopes;</i> <i>(vi) investigate the use of native species in tree planting strategies;</i> <i>(vii) provide guidelines for property owners on the importance and care of trees on their properties;</i> <i>(viii) consider the impact on environment during and after construction and propose mitigation measures where there is substantial alteration of the existing tree cover on site</i>	-	Y	Submission of Landscape Plan required.

<i>Section 3.6 Residential Policies</i>				
3.6.2	<i>Residential lands to be predominantly used for low and medium density development</i>	Y	N	
3.6.3(2)	<i>Encourage an adequate supply of affordable housing (25%)</i>	-	Y	Amended Planning Justification Report to evaluation 3 year housing trends.
3.6.5(2)	<i>The Town has established the following housing mix targets: Low Density - 70%                      Medium Density - 30%</i>	Y	N	
3.6.5(3)	<i>Low density residential development shall include single detached, semi-detached, duplex, converted dwellings, and triplex housing. In general, the gross density for low density residential development shall be 15 units per hectare (6 units per acre).</i>	Y	N	
3.6.5(4)	<i>Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing. In general, medium density residential development shall have a maximum net density of 35 units per net hectare (15 units per net acre).</i>	-	Y	Rezoning Application Required to Determine appropriate medium density.
3.6.5(5)	<i>All medium density residential development proposals shall address the following criteria: (i) Proximity to shopping, parkland, health care, education and other community amenities; (ii) compatibility with existing land uses in the immediate area and the historical character of existing buildings; (iii) designed with a maximum of three (3) stories and where possible, a building profile which conforms visually with the surrounding residential structures; (iv) availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles; (v) necessary buffering from abutting uses; (vi) suitable landscaping, lot grading, drainage and on-site amenities; and, (vii) the availability of full municipal services to accommodate the proposed density of development.</i>	Y	Y	Submission of Site Plan Control Application required.  Entrance Permits required.

3.6.5(6)	<i>Medium density residential development shall be placed in separate zones in the Zoning By-law and shall be subject to Site Plan Control.</i>	-	Y	Submission of Zoning Amendment and Site Plan Control Application required.
3.6.5(7)	<i>The Town shall strive to maintain the existing mix of housing tenure. To this end, the Town establishes the following housing tenure targets: Ownership - 70%                  Rental - 30%</i>	-	Y	Amended Planning Justification Report to evaluation 3 year housing trends.
3.6.6.	<i>The Town shall seek to improve access to housing for people with special needs, including assisted housing for low income people, seniors housing and housing for physically and developmentally handicapped individuals.</i>	Y	Y	Amended Planning Justification Report to evaluate medium density development proposal's for special needs housing.
3.6.7(1)	<i>The Town shall give priority to the infilling of existing residential areas as a means of efficiently meeting anticipated housing demand. Infilling shall be considered small scale residential development within existing residential neighbourhoods involving the creation of new residential lots or the development/redevelopment of existing lots.</i>	Y	Y	Submission of Site Plan Control Application required.
3.6.7(2)	<i>Infilling development proposals in existing residential neighbourhoods should be in character with the surrounding building form and setbacks of existing development in an effort to blend in with the residential neighbourhood. Specific design policies for infill development are found in the design section of this Plan.</i>	-	Y	Submission of Site Plan Control Application required.
3.6.7(3)	<i>Infilling development proposals shall be required to prepare "lot grading and drainage plans" that take into consideration potential drainage impacts on abutting properties.</i>	Y	Y	Final Grading and Drainage Plans required.
3.6.7(4)	<i>Infilling development may be subject to site plan control.</i>	Y	Y	Submission of Site Plan Control Application required.
<b>Policy 3.7.10 Parkland Acquisition Policies</b>				
3.7.10(1)	<i>The Town, as a condition of the subdivision of land for residential purposes shall require that 5% of the land proposed for development be conveyed to the Town for park purposes, pursuant to the provisions of the Planning Act. Alternatively, the Town may require cash-in-lieu of parkland in accordance with the provisions of the Planning Act.</i>	Y	Y	*Note: Manager of Parks and Rec verified that cash-in-lieu of parkland is acceptable in this proposal.
3.7.10(3)	<i>Where the lands to be dedicated are too small to create an appropriate sized park or where there is already sufficient parkland in the vicinity, the Town may require a cash-in-lieu of parkland payment to be made. Such payments shall be used for acquiring, developing or maintaining parkland.</i>	Y	Y	Appraisal of land prior to registration to be provided. Payment of 5% value to be conveyed to municipality.

*Section 4.2 Design*

4.2(3)	<i>Require residential intensification, infilling and redevelopment within existing neighbourhoods to be compatible with surrounding uses in terms of density and design.</i>	Y	Y	Submission of Site Plan Control Application required.
4.2.2(1)	<i>Development proposals will need to demonstrate how the following aspects of the built environment are addressed through design:</i> <i>(i) natural features including trees, vegetation, rivers and waterways, ravine lands, rock outcrops and variations in topo;</i> <i>(ii) historical development patterns and cultural landscapes;</i> <i>(iii) the physical character of the surrounding built environment;</i> <i>(iv) connected network or grid of roads, pathways and corridors that are modified to fit the environment and surrounding patterns of development;</i>	- Y Y Y	Y N Y N	Submission of Site Plan Control Application required.
4.2.2(2)	<i>Development proposals will need to consider the impact they may have on the character and quality of the surrounding built and natural environment and will:</i> <i>(i) ensure sites are large enough to accommodate the scale and intensity of the proposed development and amenity areas;</i> <i>(ii) mitigate impacts from noise, odours, traffic, outdoor storage and dust originating from the subject property;</i> <i>(iii) demonstrate the density, form, bulk, height, setbacks, spacing and materials of development are compatible with the surrounding area;</i> <i>(iv) recognize public street as the basic public element of design;</i> <i>(v) demonstrate how the development supports the pedestrian focus of the Plan;</i> <i>(vi) minimize the shadowing of adjacent properties, particularly outdoor amenity areas;</i> <i>(vii) design and locate lighting to control spillage on adjacent properties; and</i> <i>(viii) identify and protect significant natural environmental features.</i>	Y - - - - - - Y	N N Y Y Y Y N	Submission of Site Plan Control Application required.
4.2.3(3)	<i>To create visually appealing buildings and enhance the special quality of our streets and public spaces, development proposal will:</i> <i>(i) design new buildings that help define streets, community gateways, intersections, parks and publicly accessible open spaces;</i> <i>(ii) design buildings so as to maintain or enhance the established</i>	- -	Y Y	Submission of Site Plan Control Application required.



4.2.3(4)	<p><i>architectural integrity, heritage value and decorative elements that are present in the community;</i></p> <p><i>(iii) design buildings to be pedestrian-friendly and directly accessible from the street;</i></p> <p><i>(iv) demonstrate that the orientation to the street of new buildings and the height of the buildings are consistent with the community (exceptions will be considered in areas where existing situations allow for more compact form of development to occur in accordance with the general design policies of the Plan);</i></p> <p><i>(v) design new buildings to maximize the direct exposure to natural light and minimize the reduction of natural light exposure to surrounding uses;</i></p> <p><i>(vi) establish mechanical apparatus and other site servicing requirements with the overall architectural and site design, so as not to occupy prominent visible locations;</i></p> <p><i>(vii) discourage building types with garages and service elements that dominate the streetscape in new and infill development;</i></p> <p><i>(viii) consider façade and skyline details that enhance or complement existing situations; and,</i></p> <p><i>(ix) consider the incorporation of public art into the design of public spaces and buildings.</i></p>	-	Y	
		-	Y	
		-	Y	
		-	Y	
		-	Y	
		-	Y	
		-	Y	
		-	Y	
		-	Y	
		-	Y	
	<p><i>To connect and enhance natural features and landscapes and make them accessible to everyone, development proposals and public works will:</i></p> <p><i>(i) define the edge of rivers, ravines and other natural features with public roads or pedestrian walkways and preserve public access points and views of the features;</i></p> <p><i>(ii) design, install and maintain all landscaped areas so that significant trees on the site are protected during construction and are maintained;</i></p> <p><i>(iii) provide street trees and other planting areas in association with decorative lighting and fencing on both public and private lands (such features should work together to define the street and pedestrian areas and to soften the impacts of parking and development);</i></p> <p><i>(iv) provide public amenity spaces, such as plazas, parks, community gardens and green spaces;</i></p> <p><i>(v) design stormwater management facilities to be integrated with landscape features;</i></p>	-	Y	Submission of Site Plan Control Application required.
	-	Y	Submission of Landscape Plan required.	
	-	Y	Submission of Landscape Plan required.	
	Y	Y	Payment of cash-in-lieu	
	-	Y	Submission of final Stormwater Management Plan	
	-	N		

	<p>(vi) design open spaces with sufficient frontage on the street and other public areas so as to provide for visibility and access from public spaces;</p> <p>(vii) prevent the location of large parking lots between the street and the front façade of buildings that face the street within downtown commercial areas (the location, amount and position of parking areas and their potential to erode the qualities of the public streetscape shall be assessed in order to lessen their visual impact);</p> <p>(viii) divide large parking areas into smaller components with landscaping;</p> <p>(ix) provide a clearly defined network of sidewalks, pathways and cycle routes that are linked to established public areas;</p> <p>(x) provide traffic control devices to protect and provide priority to cyclists and pedestrians at locations where sidewalks and pathways may conflict with traffic; and,</p> <p>(xi) link buildings, parking areas and public spaces with onsite networks of pathways and sidewalks that are linked to public sidewalks and/or pathways.</p>	-	Y	Submission of Site Plan Control Application required.
		-	Y	Submission of Site Plan Control Application required.
		-	N	
		-	N	
		-	Y	Submission of Site Plan Control Application required.
	<i>Section 4.6 Transportation Policies</i>			
4.6.3(1)	<i>Any development adjacent to a County road will be carried out in accordance with the setback requirements, access and building permit controls of the County of Lanark.</i>	Y	N	
4.6.3(3)	<i>Direct access onto a county road should be minimized and subject to the requirements and permits of the County of Lanark.</i>	Y	Y	Entrance Permits Required
4.6.3(4)	<i>The County of Lanark may require the use of shared entrances for two or more properties as a means to provide for a safe entrance.</i>	Y	N	
4.6.3(5)	<i>Transportation studies may be required by the County of Lanark as a prerequisite to the approval of any new access or a change to an existing access, entrance or intersection on a County road or to assess the impact of new development on the county road.</i>	-	N	
4.6.3(6)	<i>Noise Impact studies may be required by the County of Lanark as a prerequisite to approval of the creation of lots or change in use adjacent to County roads.</i>	-	N	
4.6.4.1(1)	<i>Direct access onto a local municipal road shall be subject to the approval of the Town of Mississippi Mills.</i>	Y	Y	Entrance Permits Required

4.6.4.1(3)	<i>The Town may require the use of shared entrances for two or more properties as a means of providing safe access.</i>	Y	N	
4.6.4.3(1)	<i>New local municipal roads extended to existing lots or which are established under a plan of subdivision or consent may be assumed by the Town, provided the standards for road construction have been met.</i>	Y	Y	Detailed design drawings of extension of Mitcheson Street required
4.6.7	<i>The use of public and private laneways may be permitted subject to an evaluation by the Town of the functional, operational, servicing and financial issues.</i>	-	Y	Developer to confirm intended use of Blocks 11-15.
4.6.10(1)	<i>Where Council considers it appropriate, new development or redevelopment will be expected to provide pedestrian walkways and sidewalks constructed to an appropriate standard. The location, size and nature of the development will determine whether sidewalks are needed on both sides or one side of the street. In some cases, sidewalks may not be required.</i>	Y	N	
4.6.11(1)	<i>Where Council considers it appropriate, new development or redevelopment will be expected to provide bike racks.</i>	-	Y	Submission of Site Plan Control Application required.
4.6.11(13)	<i>The Council shall establish a cycling plan for urban and rural areas which identifies cycling routes. Such a plan shall encourage the interconnections between bike routes and open space areas. Such a plan shall be designed to improve the viability of cycling as an alternative to car use.</i>	-	N	
4.6.13	<i>A Transportation Impact Assessment may be required for official plan amendments, plans of subdivision, zoning by-law amendments or major site plan development, where it is believed that the development proposal could have a significant impact on the existing transportation system.</i>	-	N	
<b>Section 4.9 Accessibility</b>				
4.9(7)	<i>Sites and at-grade portions of buildings shall be designed to ensure direct accessibility from the street</i>	-	Y	Submission of Site Plan Control Application required.
4.9(8)	<i>The needs of persons with disabilities shall be considered in each development</i>	-	Y	Submission of Site Plan Control Application required.
<b>Section 5.3 Implementation – Plans of Subdivision</b>				
5.3.10(2)	<i>Prior to permitting the development of a Plan of Subdivision, the Town shall be satisfied that the development can be supplied with municipal services, such as fire protection, water supply, storm drainage, sewage disposal facilities and road maintenance. Such development should not adversely</i>	Y	Y	Amended Servicing Brief and Stormwater Management Plan required.

	<i>affect the finances of the Town.</i>			
5.3.10(3)	<i>The Town shall enter into Subdivider’s Agreements as a condition of the approval of Plans of Subdivision. Such agreements shall ensure that the necessary internal or external services will be provided by the developer to the specifications established by the Town</i>	Y	Y	Subdivision Agreement to be executed.
5.3.11	<i>The following lot creation policies apply to all land uses whether development takes place by consent or plan of subdivision.</i>			
	<i>i) The size of the lots must be in accordance with the requirements for the type of use and servicing method proposed. The size of lot may be dependent on servicing studies which will be in accordance with the requirements of the municipality and other agencies.</i>	Y	Y	Final Servicing Plans required.
	<i>ii) Nothing in this Plan shall prohibit severance applications which result in the creation of original township lots. For the purpose of this Plan an original township lot shall be considered a holding.</i>	-	N	
	<i>iii) Information will be provided to substantiate that an adequate and suitable water supply and conditions for a proper sewage system exist, all of which can meet the requirements of the municipality and other agencies.</i>	Y	Y	Final Servicing Plans required.
	<i>iv) Lots will not be created on lands which are unsuitable for development because of environmental conditions.</i>	Y	Y	Slope Stability Analysis required.
	<i>v) All lots will have suitable road access in accordance with the relevant policies of this Plan. Proposals which result in the creation of land-locked parcels of land shall be strongly discouraged.</i>	Y	N	
	<i>vi) In the creation of lots, regard must be given to appropriate separation distances from incompatible uses and natural resources, including agricultural lands.</i>	Y	N	
	<i>vii) The lot must be in an appropriate location for the use proposed and contain a suitable building site, where applicable. Where lots are proposed for residential, commercial or industrial purposes, a site plan may also be required.</i>	Y	Y	Submission of Site Plan Control application required.
	<i>viii) In reviewing any application to create new lots, the convenience, safety and welfare of the future residents of these lots will be a major consideration.</i>	Y	N	
	<i>ix) In the Rural designation, the maximum number of lots created per land holding will be two plus the remnant lot, except where otherwise specifically provided for in this Plan. A holding is defined as a parcel of land held in a conveyable ownership as of July 1, 1973 or an original township lot. Consents identified in Subsection</i>	-	N	

	<p><i>5.3.11.2.#7 will not be counted as a consent for the purposes of this section.</i></p> <p><i>x) All sections of the Plan dealing with the creation of lots shall apply where appropriate including but not limited to the general policy for development under Section 4 of the Plan, environmental policies under Section 3.1, wellhead protection policies under Section 3.1.4.16, agricultural and rural policies under Section 3.2 and 3.3 respectively and the following sections related to consent policies and plans of subdivision.</i></p>	Y	Y	Various.
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## Nicole Dwyer

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**From:** Julie Stewart  
**Sent:** February 19, 2020 8:27 AM  
**To:** Nicole Dwyer; Guy Bourgon; Adam O'Connor; Stephen Brathwaite; Marko Cekic  
**Subject:** FW: 09-T-20001 ,Baker's Quarry Subdivision  
**Attachments:** Public Meeting Notice - Feb 12, 2020.pdf

Please see the comments below from Mr. Sonnenburg.

Thank you  
Julie

Julie Stewart, MCIP RPP  
County Planner  
99 Christie Lake Road  
Perth, ON K7H 3C6  
(613)267-4200 ext. 1520  
[jstewart@lanarkcounty.ca](mailto:jstewart@lanarkcounty.ca)  
[www.lanarkcounty.ca](http://www.lanarkcounty.ca)

---

**From:** Julie Stewart  
**Sent:** February 19, 2020 8:25 AM  
**To:** Doug Sonnenburg [REDACTED]  
**Subject:** RE: 09-T-20001 ,Baker's Quarry Subdivision

Hi Doug – thank you for your e-mail. I will provide this to the municipality as well as the agent to address these comments.

I do believe you would have or will be receiving the attached Notice of Public Meeting as you are on the mailing list, however I have attached as well.

Thank you  
Julie

Julie Stewart, MCIP RPP  
County Planner  
99 Christie Lake Road  
Perth, ON K7H 3C6  
(613)267-4200 ext. 1520  
[jstewart@lanarkcounty.ca](mailto:jstewart@lanarkcounty.ca)  
[www.lanarkcounty.ca](http://www.lanarkcounty.ca)

---

**From:** Doug Sonnenburg [REDACTED]  
**Sent:** February 18, 2020 9:31 PM  
**To:** Julie Stewart <[jstewart@lanarkcounty.ca](mailto:jstewart@lanarkcounty.ca)>  
**Cc:** Doug Sonnenburg [REDACTED]  
**Subject:** 09-T-20001 , Baker's Quarry Subdivision

Julie Stewart

I have two points of concern.

1. Surface water run-off, since the five lots of phase one have been approved , water has ran across the street and drains on to my property.

A proper curb or or drain should be installed before further development. To keep the surface water on the east side of Mitcheson St.

2. A Proper turn-around should be created to allow school bus, snow plow, garbage truck, recycle truck, delivery truck, the ability to turn around.

Since Mitcheson St. Is a dead end going north these heavy trucks would not have to turn on private driveway's.

I would like to be notified of the decision of Lanark County in respect of this proposed plan of subdivision .

Thank you

Doug Sonnenburg  
280 Mitcheson St.  
P.O.Box 118  
Almonte,ON  
K0A1A0  
[REDACTED]

09-T-20001; PMMSB-23

February 19, 2020

Julie Stewart  
County of Lanark  
99 Christie Lake Rd.  
Perth, Ontario K7H 3C6

Dear Ms. Stewart:

**Re: 09-T-20001, Baker's Quarry Subdivision  
Lot 17, Con 9, Town of Mississippi Mills (Almonte)  
CARSS STREET PROPERTIES INC.**

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The Mississippi Valley Conservation Authority (MVCA) has been in receipt of the *Draft Plan of Subdivision* (McIntosh Perry Surveying Inc., July 2019) and the *Conceptual Servicing and Stormwater Management Report, Baker's Quarry Subdivision* (McIntosh Perry Consulting Engineers Ltd, August 2019), for the proposed subdivision. These reports have been reviewed by MVCA within the context of the Natural Hazards, Natural Heritage and Water Quality and Quantity policies of the Provincial Policy Statement under Section 3 of the Planning Act. We note that the Ministry of Natural Resources and Forestry (MNRF) is responsible for comments related to the Endangered Species Act.

**PROPOSAL**

According to the information provided, the purpose of the subject application is to obtain approval for a plan of subdivision to develop (9) blocks for single detached dwellings and (1) block for medium density residential.

**PROPERTY CHARACTERISTICS**

No significant natural heritage features or natural hazards were identified on the subject property.



### **STORMWATER MANAGEMENT PLAN (SWMP)**

The Conceptual SWMP provided with the subject application has been reviewed by MVCA's Water Resources Engineer with a focus on stormwater quantity and quality management.

The following **recommendations** are provided:

1. Water quality protection required for the subject site is now an enhanced level of protection (80% TSS removal). We request that the SWMP be updated to achieve this level of protection.
2. Include the following in the detailed SWMP:
  - Detailed design and calculations for the chosen outlet control structure should be included in the appendix and should be shown in the post-development SWM plan.
  - Design details and calculations of the proposed Swale should be included in the appendix, in terms of both the quantity/storage and quality requirements.
  - Swale design details should be shown on the SWM plan.
3. MVCA recommends Low Impact Development (LID) measures as part of the stormwater management plan should be implemented where feasible. Please refer to *Runoff Volume Control Targets for Ontario Final Report* (MOECC, October 2016) for LID Stormwater management guidelines. The guideline discusses the following hierarchy: Retention (Infiltration, evapotranspiration, rainwater harvesting and reuse), Volume Capture and Release at reduced rate, and Other Volume Detention and Release measures.

In addition to the above recommendations, we also provide the following recommended **Draft Plan Conditions**:

The Owner shall prepare a detailed stormwater management design. The stormwater design shall demonstrate how stormwater drainage from the subdivision will be accommodated, and shall address both water quantity and quality, and erosion and sedimentation control both during and after construction. The design shall include, but not be limited to the following:

- a. A review of the proposed development and stormwater management system to confirm that the stormwater conveyance facilities have been sized to accommodate the post-development flows per the design guidelines of the *Stormwater Management and Planning Design Manual* (MECP, 2003);
- b. A review of the proposed development and stormwater management system to confirm that the proposed stormwater strategy will provide quality treatment corresponding to an Enhanced level of protection per the design guidelines of the *Stormwater Management and Planning Design Manual* (MECP, 2003);

- c. A Grading and Drainage Plan showing the 1:100-year ponding elevations and limits;  
and
- d. A Sediment and Erosion Control Plan to be used during construction.

If you have any questions, please contact the undersigned.

Yours truly,



Diane Reid  
Environmental Planner

cc. Niki Dwyer, Town of Mississippi Mills, email  
Marko Cekic, McIntosh Perry, Agent, email

February 16, 2020

Please accept this as my written objection to the proposed subdivision application on the lands legally known as Part of Lots 7, 8, 9, 10, and 11 and all of Lots 12, 13, 14, 15, and 16, Malloch Section, Registered Plan 6262, Formerly Town of Almonte, now in the Municipality of Mississippi Mills, County of Lanark.

- 1) There has been no information given as to what the purchase price and or the rental price of these units will be. How can a decision possibly be made as to whether they will part of our 25 percent Affordable Housing target in the Community Official Plan of Mississippi Mills without this information?
- 2) There has been no data provided that shows whether or not these units within our region of Lanark County conform to either the Provincial Policy statement or the Community Official Plan of Mississippi Mills in regards to the definition of Affordability.
- 3) There has been no data provided which shows what the Affordable housing thresholds are for both owner occupied and rental accommodations and what they should be. Although in a previous background report submitted by staff a figure of 323,700 was given as an Affordable Housing purchase price threshold there is no indication as to whether this figure will be used in this case.
- 4) There has been no data provided which shows that in constructing these new units that the Municipality has attempted to have 25 percent of all new residential construction Affordable as defined by the Provincial Policy Statement either in the given year or by a 3 year average.

Respectfully submitted,  
Tracy Julian, 375 Tait McKenzie Drive, Almonte Ontario

## Nicole Dwyer

---

**From:** Julie Stewart  
**Sent:** January 30, 2020 11:51 AM  
**To:** Nicole Dwyer; Guy Bourgon  
**Subject:** FW: File No. 09-T-20001 Baker's Quarry Subdivision  
**Attachments:** PP-18-9551 - Signed Subdivision Application.pdf; 18-4257-Baker's Quarry\_Draft Plan.pdf; PP-19-9551- Baker's Quarry Subdivision - Planning Rationale.pdf

RE: Baker's Quarry as an fyi

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**From:** Julie Stewart  
**Sent:** January 30, 2020 11:49 AM  
**To:** 'Judith DiFruscio' [REDACTED]  
**Subject:** RE: File No. 09-T-20001 Baker's Quarry Subdivision

Hi Judith

Please find attached a copy of the application, draft plan and planning report.

In regards to questions 2 and 3, these will be directed to the applicant and the agent.

Question 4 – entrance permits have been submitted by the owner to the Lanark County Public Works Department for review and consideration throughout this process.

If you have further questions, please feel free to contact me.

Thank you  
Julie

**From:** Judith DiFruscio [REDACTED]  
**Sent:** January 28, 2020 10:50 AM  
**To:** Julie Stewart <[jstewart@lanarkcounty.ca](mailto:jstewart@lanarkcounty.ca)>  
**Subject:** File No. 09-T-20001 Baker's Quarry Subdivision

I have a few questions.

- 1) Document sent to us indicates " a copy of the application, draft plan and planning report is attached". It is not.
- 2) Will the hydro pole be moved
- 3) A fire hydrant is on property up for sale will that be moved
- 4) Notices posted requesting access from Martin Street. Is this being approved?

Very hard to tell what property is being sold from info provided.

Thank you in advance

## Nicole Dwyer

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**From:** circulations@wsp.com  
**Sent:** January 28, 2020 2:00 PM  
**To:** Nicole Dwyer  
**Subject:** Draft Plan of Subdivision (09-T-15002), Ottawa St., west of Concession 11A, Ottawa

2020-01-28

Julie Stewart

Mississippi Mills

''

Attention: Julie Stewart

Re: Draft Plan of Subdivision (09-T-15002), Ottawa St., west of Concession 11A, Ottawa; Your File No. 09-T-15002

Our File No. 86338

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville  
Access Network Provisioning Manager  
Municipal Relations  
Phone: 416-570-6726  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmlHhHzdJzBITWfa4Hgs7pbKI



## **REPORT OF THE COMMITTEE OF THE WHOLE** **February 18, 2020**

The following is the Committee of the Whole report from the February 18, 2020.

### **A. Consent Reports**

1. **Motion No. CW041-20**

THAT, the following consent reports from the February 18, 2020 Committee of the Whole meeting be received as information:

- CAO Report – February 2020
- Library Board – Dec 18, 2019
- CEDC – Jan 21, 2020
- Heritage – Jan 22, 2020
- Agriculture – Jan 30, 2020

2. Parks and Recreation Advisory Committee

**Motion No. CW043-20**

“THAT Council appoint two new members to the Parks and Recreations Advisory Committee.”

3. Agriculture Advisory Committee

**Motion No. CW044-20**

“THAT Council send correspondence to the Province supporting the proposed changes to the Drainage Act.”

### **B. Staff Reports**

1. Parks and Recreation:  
Funding for Ramsay Recreational Halls 2020

**Motion CW045-20**

“THAT Council approve 2020 funding for Union Hall and the Clayton Hall based on 35% of their respective 2019 operating;

AND FURTHERMORE THAT Council require both organizations to develop a five-year business plan to be submitted by the end of July, 2020;

AND FURTHERMORE THAT a review of the funding model for 2021-2024 occur in October 2020 upon review of business plans from both facilities.

2. Roads and Public Works:  
Paterson Street Parking Restrictions

**Motion CW046-20**

“THAT Council direct staff to amend By-law 02-27 Traffic and Parking to restrict parking on Paterson Street in proximity to the Orchardview Estates development as detailed in the report by the Director of Roads and Public Works dated February 18th, 2020.

AND THAT Council direct staff with respect to public consultation in accordance with the options identified in this report.”

3. Finance and Administration:  
Community Engagement Strategies

**Motion No. CW049-20**

THAT Council direct staff to develop a community engagement strategy as part of the strategic plan;

AND THAT Council direct staff to formalize plans for ward open houses/town halls;

AND THAT Council direct staff to incorporate cost effective online community engagement tools into the website development;

AND THAT Council direct staff to obtain quotes for online community engagement software as part of the community engagement strategy;

AND THAT Council provide direction to staff regarding the option of facilitating council drop-ins or office hours and including more detailed information about Councillors on the new municipal website.

4. Finance and Administration:  
Support Development of Independent Model for Mill of Kintail

**Motion No. CW052-20**

THAT Council direct the Mayor and staff to work with the Mississippi Valley Conservation Authority, the Mill of Kintail Special Advisory Committee, the Provincial Government and other private parties to



develop an independent and sustainable model for the R. Tait McKenzie and Dr. James Naismith Collections.

AND THAT Council allocate \$10,000 to support the professional legal advice for a governance structure;

AND THAT Council direct staff to keep Council informed.

### **C. Notice of Motion**

1. Mayor Lowry Motion:  
Memorandum of Understanding Between the Municipality of Mississippi Mills and the Mississippi Valley Textile Museum

#### **Motion No. 053-20**

THAT Whereas the Municipality will be undertaking Phase 2 of the Riverwalk which includes the Mill Workers' staircase;

AND WHEREAS the Municipality owns or has agreements in place for all lands related to Phase 2 of Riverwalk;

AND WHEREAS the mandate of the Mississippi Valley Textile Museum includes preserving and sharing the history of mill workers in the area;

AND WHEREAS the Mississippi Valley Textile Museum has secured grant funding for projects connected to the Riverwalk Expansion;

THEREFOR BE IT RESOLVED THAT Council direct staff to draft and execute a Memorandum of Understanding between The Municipality of Mississippi Mills and The Mississippi Valley Textile Museum for projects pertaining to the Riverwalk and Millworkers' Staircase.

### **D. Information List # 04-20**

1. Item #1:  
Carleton Place Hospital Foundation – Donor Wall

THAT Council direct staff to send correspondence to the Carleton Place Hospital Foundation re: Donor Wall and name on wall.

- 2. Item #4  
Almonte Civitan – Volunteer Appreciation Week

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 19-25, 2020 as National Volunteer Week.

- 3. Item #5  
Mississippi Mills Library Board Chair – Cost Sharing Agreement

THAT Council receive the letter from the Library Board Chair re: Cost Sharing Agreement as information.

Submitted by,

Reviewed by,

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John Dalgity,  
Committee of the Whole Chair

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Jeanne Harfield,  
Clerk

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

**BY-LAW NO. 20-17**

**BEING** a by-law to charge an annual rate in the same manner and the same time as municipal taxes, for waste collection, removal and disposal of waste, other refuse and recyclable materials from within the Municipality of Mississippi Mills at the expense of the owners, householders or occupants of any building in the municipality.

**WHEREAS** the Municipal Act, 2001 (S.O.2001, c.25) Section 391(a) provides the authority to municipalities to pass by-laws imposing fees or charges on any class of persons for services or activities provided or done by or on behalf of it.

**NOW THEREFORE** the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. **THAT** this By-law is short titled "Waste Management Levy By-Law".
2. **THAT** the entire area of the Municipality of Mississippi Mills be designated as a "Waste Collection Area".
  - a. **THAT** an annual rate of \$240.00 shall be charged to the owners, householders or occupants of any building within the Municipality of Mississippi Mills, except those owners, householders or occupants who have "Opted Out" as permitted by the rules set out in By-law 14-33, and such rate shall be added to and collected in the same manner and at the same time as municipal taxes, *Municipal Act, 2001*, S.O. 2001, c.25, s. 391(a).
  - b. **THAT** the annual rate of \$240.00 is comprised of waste collection, recycling, tipping charges and landfill site maintenance costs.
  - c. **THAT** churches will not be charged an annual rate as described in paragraph 2(a).
3. **THAT** By-law 19-57 and all other By-laws or parts of By-laws inconsistent with this By-law are hereby repealed.

**BY-LAW READ** passed, signed and sealed in open Council this 3rd day of March, 2020

\_\_\_\_\_  
Christa Lowry, Mayor

\_\_\_\_\_  
Jeanne Harfield, Clerk

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## BY-LAW NO. 20-18

**BEING** a by-law to impose water and sewer rates.

**WHEREAS** under section 326 (4) of the Municipal Act, 2001 (S.O.2001, c.25), a municipality may by by-law levy a special local municipality levy under section 312 on the rateable property in the area of an identified special service to raise the costs determined by this service;

**AND WHEREAS** under section 391(1) a municipality may pass by-laws imposing fees or charges on any class of persons for services or activities provided by it;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. This By-law shall be short-titled: "Water and Sewer Services Rates By-law".
2. A water and sewer services annual base charge of \$632.00 to provide fixed annual funding to the Municipality to ensure a safe, clean water supply in accordance with Ontario's clean drinking water standards and for the collection and treatment of wastewater shall be imposed upon the owners of lands for each residential or non-residential unit.
3. A residential unit is defined as an owned housing unit or a unit under separate lease or rental agreement that has access to municipal water and/or sewer services. The unit (s) is a single family home, a duplex, a row house, a multi-residential unit, an apartment, a condominium or any other place designed for human occupancy. The residential unit may have its own water meter or share a meter (s).
4. A non-residential unit is defined as a unit providing a commercial or industrial activity that may or may not have a separate entrance (internal or external to the building) and has access to municipal water and/or sewer services. The non-residential unit may have its own water meter or share a meter (s).
5. Hospitals and Schools shall be charged one base charge per facility.
6. For each account, the rate charged for consumption shall be \$12.09 for every 1,000 gallons or 4.55 cubic meters. An account may include one unit or many units.
7. A late payment charge of 1.25% of the outstanding balance will be added to the water account following the due date. Interest will continue to be charged at 1.25% per month until the water account is paid in full. If the water account is not paid in full by the due date of the next billing period, the Municipality has the authority under Section 398 (2) of the Municipal Act, 2001 (S.O. 2001, c.25) to transfer such water and sewer arrears to the tax roll. Interest at 1.25% per month will continue to be applied to the tax account for any outstanding arrears including water and sewer arrears.

8. All payments to a water and sewer account will be applied first to any outstanding penalties and interest and then to the outstanding water and sewer charges.
9. When a water meter reading cannot be determined an owner will be charged their Water and Sewer Services Base Charge in accordance with article 2 above plus a consumption charge based on a system estimate at the rate of \$12.09 for every 1,000 gallons or 4.55 cubic meters. If a reading cannot be obtained for three billing periods (6 months) the owner will be charged a consumption charge based on a system estimate and a service charge of \$25.00 will apply.
10. When the Municipality's officials have requested an owner continuously run their water to prevent freezing during the winter months, an owner will be charged their Water and Sewer Services Base Charge in accordance with article 2 above **plus** a consumption charge of \$12.09 for every 1,000 gallons or 4.55 cubic meters of water based on the lowest of 1) actual consumption 2) an average of the last three summer meter readings (May to August) and 3) 7,000 gallons or 31.82 cubic meters.
6. That By-law No.19-39 shall be and is hereby repealed.

**BY-LAW READ** passed, signed and sealed in open Council this 3<sup>rd</sup> day of March,2020.

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Christa Lowry, Mayor

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Jeanne Harfield, Clerk

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

**BY-LAW NO. 20-019**

**BEING** a by-law to remove certain lands from the part-lot control provisions of the *Planning Act*, R.S.O. 1990, Chapter P.13 (the 'Act').

**WHEREAS** subsection 50(7) of the *Planning Act* states in part that the Council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such Registered Plan of Subdivision or parts thereof as is designated in the By-law, and where the By-law is approved by the County of Lanark, subsection (5) ceases to apply to such lands;

**AND WHEREAS** the Municipality of Mississippi Mills is in favour of the re-subdivision of the land in Block 4 on 27M-42 in order to recognize one row of five (5) townhome dwelling units;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Mississippi Mills enacts as follows:

1. That subsection 50(5) of the Act, does not apply to the following lands within the Municipality of Mississippi Mills:
  - i) Registered Plan of 27M-43, Block 4, described as Parts 1-10 inclusive on Reference Plan 27R-11368, Municipality of Mississippi Mills, County of Lanark.
2. This By-law shall come into full force and take effect after the requirements of subsection 50(7.1) have been complied with.
3. This By-law shall be automatically repealed on the 3<sup>rd</sup> day of March, 2022, unless the Council of the Municipality of Mississippi Mills has provided an extension by amendment to this by-law prior to its expiry.

**BY-LAW READ**, passed, signed and sealed in open Council this 3<sup>rd</sup> day of March, 2020.

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Christa Lowry, Mayor

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Jeanne Harfield, Clerk