



Municipality of Mississippi Mills

COUNCIL AGENDA

Tuesday, December 1, 2015

6:00 p.m.

Council Chambers, Municipal Office

A. CALL TO ORDER

B. O CANADA

C. ROLL CALL

D. APPROVAL OF AGENDA

E. DISCLOSURE OF PECUNIARY INTEREST

F. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING(S)

Council Minutes dated November 17, 2015

Pages 1-4

G. PRESENTATIONS AND DELEGATIONS

AODA 10th Anniversary Champion Award – Jim Lowry

H. COMMITTEE REPORTS & CONSENT AGENDA

Committee of the Whole Consent Items

Last page of agenda package

Mayor's Report

Page 5

County Councillors' Report – Councillor Torrance

Verbal

Mississippi Valley Conservation – Councillors Abbott & Gillis

Verbal

I. OTHER/NEW BUSINESS

1. Report of the Striking Committee – November 17, 2015

Pages 6-7

2. Zoning Amendment 1463 Golden Line Road

- Memo from Marc Rivet, J.L.. Richards

Pages 8-9

- Memo from Daniel Brunton, Brunton Consulting Services

Pages 10-11

3. Letter from Municipal Solicitor re: 1463 Golden Line Road

In camera

Advice subject to solicitor-client privilege - *Municipal Act* s. 239 2(f)

4. Fairground Storage Building – North Lanark Agricultural Society

In camera

Litigation or potential litigation - *Municipal Act* s. 239 2(e)

5. Update on Recycling Contract

In camera

J. BY-LAWS

- 15-124 Lease Agreement Larry Gaines - Almonte Old Town Hall
- 15-125 Zoning Amendment 1463 Golden Line Road
- 15-126 Part Lot Control, 247-291 and 246-280 Merrithew Street

Pages 12
Pages 13-15
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K. NOTICE OF MOTION

L. ANNOUNCEMENTS AND INVITATIONS

M. CONFIRMATORY BY-LAW

- 15-127

N. ADJOURNMENT



The Corporation of the Municipality of Mississippi Mills

Council Meeting #25-15

MINUTES

A regular meeting of Council was held on Tuesday, November 17, 2015 at 6:00 p.m. in the Council Chambers.

A. CALL TO ORDER

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

B. O CANADA

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

C. ROLL CALL

PRESENT:

ABSENT:

COUNCIL:

Mayor Shaun McLaughlin
Councillor Bernard Cameron
Councillor John Edwards
Councillor Denzil Ferguson
Councillor Alex Gillis
Councillor Christa Lowry
Councillor Jill McCubbin
Councillor Jane Torrance
Councillor Paul Watters
Councillor Val Wilkinson

Councillor Duncan Abbott

STAFF:

Diane Smithson, CAO
Shawna Stone, Clerk
Troy Dunlop, Director of Roads & Public Works
Steve Stirling, Planner
Calvin Murphy, Manager of Recreation
Abby Barclay, Environmental Compliance Coordinator

D. APPROVAL OF AGENDA

Resolution No. 386-15

Moved by Councillor Ferguson

Seconded by Councillor Watters

BE IT RESOLVED THAT the agenda be approved as presented.

CARRIED

E. DISCLOSURE OF PECUNIARY INTEREST

None were declared.

F. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING

Resolution No. 387-15

Moved by Councillor Watters

Seconded by Councillor Ferguson

BE IT RESOLVED THAT the Council Minutes dated November 3, 2015 be approved as presented.

CARRIED

G. PRESENTATIONS AND DELEGATIONS

H. COMMITTEE REPORTS & CONSENT AGENDA

Resolution No. 388-15

Moved by Councillor Watters

Seconded by Councillor Cameron

BE IT RESOLVED THAT Council accept the Committee of the Whole Chairperson's report;

AND FURTHERMORE THAT Motion 1 on the Consent Agenda be approved.

CARRIED

Motion #1

Resolution No. 389-15

Moved by Councillor Watters

Seconded by Councillor Cameron

BE IT RESOLVED THAT Council approve sole sourcing the installation of a UVMAX certified ultraviolet disinfection system and eco water softener at the Cedar Hill School House to Nelson's Regulation Water Services Ltd at a cost of \$5,200 plus H.S.T.

CARRIED

Moved by Councillor Ferguson

Seconded by Councillor Wilkinson

THAT the matter be deferred until March 1, 2016 to allow staff to investigate other options and report back to Council.

DEFEATED

MAYOR'S REPORT

The Mayor's report provided highlights of the Mayor's Forum, micro-grids, and electric vehicle charging.

COUNTY COUNCILLORS' REPORT

Councillor Torrance provided an update on the budget meeting, 1.6% tax increase for 2016, joint tendering of fleet vehicles, and upcoming roadworks to be completed.

MISSISSIPPI VALLEY CONSERVATION REPORT

No report.

I. BY-LAWS

By-law 15-122

Resolution No.390 -15

Moved by Councillor Wilkinson

Seconded by Councillor Lowry

BE IT RESOLVED THAT By-law 15-122, being a by-law to establish fees and charges for services provided by the Municipality of Mississippi Mills, be read, passed, signed and sealed in Open Council this 17th day of November, 2015.

CARRIED

J. OTHER/NEW BUSINESS

K. NOTICE OF MOTION

L. ANNOUNCEMENTS AND INVITATIONS

M. CONFIRMATORY BY-LAW

By-law 15-123

Resolution No. 391-15

Moved by Councillor Lowry

Seconded by Councillor Wilkinson

BE IT RESOLVED THAT By-law 15-123, 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 17th day of November, 2015 be read, passed, signed and sealed in Open Council this 17th day of November, 2015.

CARRIED

N. ADJOURNMENT

Resolution No. 392-15

Moved by Councillor Lowry

Seconded by Councillor Wilkinson

BE IT RESOLVED THAT the meeting be adjourned.

CARRIED

Council adjourned at 6:32 p.m.

Shaun McLaughlin
MAYOR

Shawna Stone
CLERK

Mayor's Report – December 1, 2015

The purpose of this report is to inform Council of activities undertaken by the Mayor on behalf of Mississippi Mills, issues may not come to Council or that have not yet come to Council. This report is for information.

More on Micro-grids

On Wednesday, October 7, 2015, I met with three founders of a small energy services firm based in Ottawa, New Energy Group. All three men, CEO Niraj Bhargava, Dr. Jasvinder Obhi, and Christian Siregar, are serial entrepreneurs with long experience in energy and technology. They specialize in energy management, energy integration and energy storage technologies. Their firm was a co-sponsor of the Carleton University workshop I reported on in the previous Mayor's Report (<http://www.thenewenergygroup.com/home.html>)

Like any new company, they are trying to establish clients. Because of the large amount of renewable power generated within our civic borders, plus our ownership of a hydro generator and partnership in a hydro distributor, New Energy Group sees us as a perfect partner to showcase their talents.

New Energy Group has proposed to work with Mississippi Mills to obtain funding through the provincial Smart Grid Fund to demonstrate how a so-called "smart micro-grid" could benefit Mississippi Mills. New Energy Group will be asking for \$1.2 million for a one-year study. We are not being asked to invest, only to lend our name to the submission.

CAO Smithson and I reviewed the proposal with Denis Montgomery of the Ottawa River Power Corporation. He sees nothing wrong with getting involved. He cautions that current power regulations and contracts do not permit us from creating a micro-grid but he feels the exercise may have future application.

As noted in the previous report: A micro-grid is a small electrical distribution area within a larger grid. It is a single controllable entity that can be connected widely or operate as an island. Creation of a micro-grid would provide resilience in case of a catastrophic loss of all or part of the main grid (remember the 1998 ice storm). Smart grid technology provides ways to cut costs (e.g. reduce power-use spikes) or increase profits.

The proposal is still in draft form. More updates to follow.

A meeting of the Striking Committee was held on Tuesday, November 17, 2015 at 5:30 p.m. in the Ramsay Meeting Room at the Mississippi Mills Municipal Office.

PRESENT

Committee: Mayor Shaun McLaughlin
Councillor Denzil Ferguson
Councillor Jane Torrance
Councillor Christa Lowry

Staff: Shawna Stone, Clerk
Diane Smithson, CAO

Mayor McLaughlin called the meeting to order at 5:30 p.m.

A. APPROVAL OF AGENDA

**Moved by Councillor Ferguson
Seconded by Councillor Torrance
THAT the agenda be accepted as presented.**

CARRIED

B. APPROVAL OF MINUTES

**Moved by Councillor Lowry
Seconded by Councillor Ferguson
THAT the minutes dated May 12, 2015 be approved.**

CARRIED

C. DISCLOSURE OF PECUNIARY INTEREST

None

D. OTHER/NEW BUSINESS

1. Appointment for Committee of the Whole Chair

**Moved by Councillor Torrance
Seconded by Councillor Ferguson
THAT the Striking Committee recommend that Council approve Councillor Edwards as Committee of the Whole Chair for the next six month period beginning December 1, 2015 ending May 31, 2016.**

CARRIED

E. ADJOURNMENT

**Moved by Councillor Lowry
Seconded by Councillor Ferguson
THAT the meeting be adjourned.**

CARRIED

The meeting adjourned at 5:35 p.m.

Shawna Stone, Recording Secretary

MEMORANDUM

PAGE 1 OF 2

TO: Diane Smithson, B. Comm, Dipl.M.M., CMO
Chief Administrative Officer
Town of Mississippi Mills

DATE: November 19, 2015

FROM: Marc Rivet, MCIP, RPP

JOB NO.: 26587 – rezoning

RE: Location of private road
Application for Rezoning (D-14-YO-15/Z-01-15)
1463 Golden Line Road, East Half Lot 14,
Concession 12 Ramsay

CC: Timothy F. Chadder, MCIP RPP
Jim McIninch, Solicitor
W. Troy Dunlop, C.E.T.

J.L. Richards & Associates Limited has been retained by the Town of Mississippi Mills to coordinate the review of a Zoning By-Law Amendment application submitted by Novatech Engineering Consultants Ltd. on behalf on their clients, Chad & Lisa Young.

The proposed rezoning is required in accordance with Condition #11 of Lanark County Land Division Committee Decisions for a conditional approval of a Cluster Lot Development (files B13/070 to B13/073 (inclusive)). Provisional consent was granted for the creation of four new lots, together with a private right-of-way to provide access. The property is located on the East Half of Lot 14, Concession 12, Geographic Township of Ramsay, Town of Mississippi Mills. There is an existing dwelling on the property known municipally as 1463 Golden Line Road.

During the November 17, 2015 Committee of the Whole meeting, there was discussion in regards to the location of the private road.

The following is being provided to explain the location of the private road.

Municipal Standards

The Municipality does not have standards for the construction of private roads. The Community Official Plan (COP) has policies and standards for cluster lot development and private roads.

Section 3.3.7.2 of the COP reads “the single internal road serving the cluster lot development shall be a private road built and maintained to standards set by the Town in accordance with the private road policies of this Plan found in Section 4.6.9.”

Section 4.6.9.2 of the COP reads “new private roads shall be developed under agreement with the Town and will be required to meet a minimum standard of construction and maintenance to ensure that access can be gained for emergency vehicles in accordance with Section 3.2.5.6 of the Ontario Building Code and detailed in Appendix C.”

APPENDIX C (COP)
PRIVATE ROAD STANDARD
Road Width - 4 m (13.1 ft)
Shoulder Width - 1 m (3.3 ft) on both sides
Right-of-way Width - flexible but generally no less than 15 m (49 ft)
Brushing Out - 6 m (19.7 ft) wide and 5 m (16.4 ft) high
Road Slope - maximum of 8%
Centre Line Radius - not less than 12 m (39.4 ft)
Where the Road is greater than 90 m (295 ft) long there needs to be a turnaround (cul-de-sac or T turn).

The applicant had retained the consulting firm JP2G to prepare a private road design. The design meets or exceeds these standards.

According to the Municipality's Director of Roads and Public Works, Mr. W. Troy Dunlop, the development of the road cross sections on the Young Severance was a collaborative effort with Novatech (applicant's consultant). This standard is almost a mirror image of the previous two cluster lots developed in Mississippi Mills.

Lanark County Land Division Decision

In regards to the existing private laneway, Condition 9 of B13/069 required that this laneway "be removed and rehabilitated to a condition appropriate to complement the requirements of the EIS. Confirmation shall be provided by the Public Works Department of the Town of Mississippi Mills."

Condition 8 (which the Youngs have appealed) reads "the private right-of-way shall meet the required road geometric and infrastructure requirements as set out by the Town of Mississippi Mills. The applicant shall consult directly with the Town of Mississippi Mills in this regard."

The location of the private road was therefore approved as part of the conditional approval. The Community Official Plan private road standards will be complied with as minimum standards and the development agreement will contain mitigation measures to rehabilitate the existing private laneway.

Ecological Implications

Brunton Consulting Services has provided a supplemental memo to their peer review to clarify the "expression and intention" of his recommendation (#2). Copy of the Brunton memo dated November 18, 2015 is attached.

Brunton concludes that "a new roadway was identified as being ecological less preferable than utilizing all or some the existing road, if a waiver of the need for a ditch could be obtained."

Conclusion

As noted above, the location of the private road was approved as part of the Lanark County Land Division Committee's conditional approval. Furthermore, one of the conditions of approval dealt with rehabilitating the existing private laneway.

Brunton did identify a preference to maintain access via the existing gravel laneway however the Municipality's Community Official Plan has Private Roads Standards that need to be met as a minimum including requirements for proper grading and drainage.

The Youngs did appeal the requirement that the private road meet specific road geometric and infrastructure requirements as set out by the municipality. The location of the private road is not in question. However, the road's geometric and infrastructure requirements are subject to appeal. The private road will need to meet the Community Official Plan's Private Road Standards. Based on Committee of the Whole's recommendation to Council that the Zoning By-law amendment not be approved based on the recommendation that the existing laneway be upgraded if lesser standards were accepted, we could put forward to the Board a recommendation that the private road be built to the Municipality's Private Road standards – as maximums.

Prepared by:

J.L. RICHARDS & ASSOCIATES LIMITED



Marc Rivet, MCIP, RPP
Senior Planner

Attach.

Brunton Consulting Services

216 Lincoln Heights Road, Ottawa, Ontario K2B 8A8

Phone: (613) 829-7307 Fax: (613) 829-4688
e-mail: bruntonconsulting@rogers.com

18 November 2015

Marc Rivet, MCIP, RPP
Senior Planner, J.L. Richards & Associates Limited
864 Lady Ellen Place,
Ottawa, ON K1Z 5M2

Re: ecological implications of access road placement, 1463 Golden Line Road Property

The MVFN letter to Mississippi Mills Council of 16 November 2015 reports that I have recommended the access road into the proposed cluster development not be moved from its present route. As is documented below, that letter misrepresents both the expression and intention of my recommendation.

Discussions were held during all three site visits in 2015 about the access road and the associated construction requirements for a new or upgraded roadway. The following is taken from my documentation of the second (8 July 2015) site visit:

There was considerable discussion about the potential impact of the gravel access road. It was a continuation of the May site visit discussions where we promoted the idea of the municipality being open to [emphasis added] construction conditions that minimize negative impacts (e.g. utilizing portions of the existing roadway if possible [emphasis added], excluding ditches to encourage surface water to remain on site, etc.). Considerable consensus appears to have developed on this matter and there may be a mutually agree-upon proposal coming to the municipality.

This conversation, involving the proponent and his ecological consultants Bernie Muncaster and Chris Ellingwood and MVFN consultant Rob West, was repeated during the third site visit on 8 September 2015. On both occasions I stated that while utilizing some or all of the existing access road appeared to offer opportunities for ecological function enhancement (especially surface water retention), it apparently would require the municipality to waive some of its normal roadway requirements (e.g. roadside ditch construction). I stated that while inviting the Town to consider flexibility in this matter would be ecologically worthwhile, it would not be worth pursuing if there was significant discomfort for the municipality. That was, simply put, because the ecological impact of construction of a new access road would not be particularly significant at any point along the front of development footprint.

Subsequent to the EIS Update Peer Review I was asked by Town lawyer Jim McIninch if I was prepared to speak with MVFN consultant Rob West on this matter. I expressed my willingness to speak with West to remind him of our earlier conversations. No communication from Rob West was received, however.

My opinion on the access road route was documented again in the 16 October 2015 EIS Update Peer Review where the development of a new roadway was identified as being ecological less preferable than utilizing all or some the existing road, if a waiver of the need for a ditch could be obtained. That latter, critical 'if' was omitted in the 16 November 2015 MVFN letter.

It is clear then, that if a waiver of normal roadway ditch construction requirements could be secured, using most or all of the existing access road rather than constructing a new roadway would represent a net ecological function gain. As is also clear and as has been documented, the habitat to be destroyed by a new roadway is not of particular ecological significance. Without a waiver of ditch construction requirements, however, the ecological cost of either roadway option is approximately equivalent.

A handwritten signature in black ink that reads "Daniel F. Brunton". The signature is written in a cursive, slightly slanted style.

Daniel F. Brunton

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 15-124

BEING a by-law to authorize the signing of a one-year agreement between the Corporation of the Municipality of Mississippi Mills and Larry Gaines Architect for lease of space at the Almonte Old Town Hall.

WHEREAS Section 5.3 of the Municipal Act, 2001 (S.O. 2001, c.25) authorizes that municipal powers, including municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS Section 9 of the Municipal Act, 2001 (S.O. 2001, c.25), provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS the Council of the Municipality of Mississippi Mills deems it expedient to enter into a one-year lease agreement with Larry Gaines Architect from February 1st, 2016 to January 31st, 2017;

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

1. **SHORT TITLE**

This By-Law is short titled "Larry Gaines Architect Lease (2016)"

2. **AGREEMENT**

(a) **THAT** the Mayor and Clerk shall be and is hereby authorized on behalf of the Corporation of the Municipality of Mississippi Mills to execute an agreement between the Corporation of the Municipality of Mississippi Mills and Larry Gaines Architect.

(b) **THAT** the Clerk shall be and is hereby authorized to affix the corporate seal of the Corporation of the Municipality of Mississippi Mills to the said contract.

BY-LAW READ, passed, signed and sealed in open Council this 1st day of December, 2016.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 15-125

BEING a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills.

NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, enacts as follows:

1. Schedule "A" to By-law No. 11-83, as amended, is hereby further amended by changing thereon from "RU – Rural" to "RU-29 – Rural Special Provision 29" those lands identified on the attached Schedule "A", which are described as Part Lot 14, Concession 12, being Part 1 on Plan 27R-10447, Ramsay Ward, Municipality of Mississippi Mills (municipally known as 1463 Golden Line Road).
2. By-law No. 11-83, as amended, being the Zoning By-law for the Municipality of Mississippi Mills, is hereby further amended by adding the following subsections to Section 12.3 thereof:

"12.3.29 Notwithstanding their "RU" zoning designation, lands designated as "RU-29" on Schedule "A" to this By-law, may be used in compliance with the RU zone provisions contained in this by-law, excepting however, that:

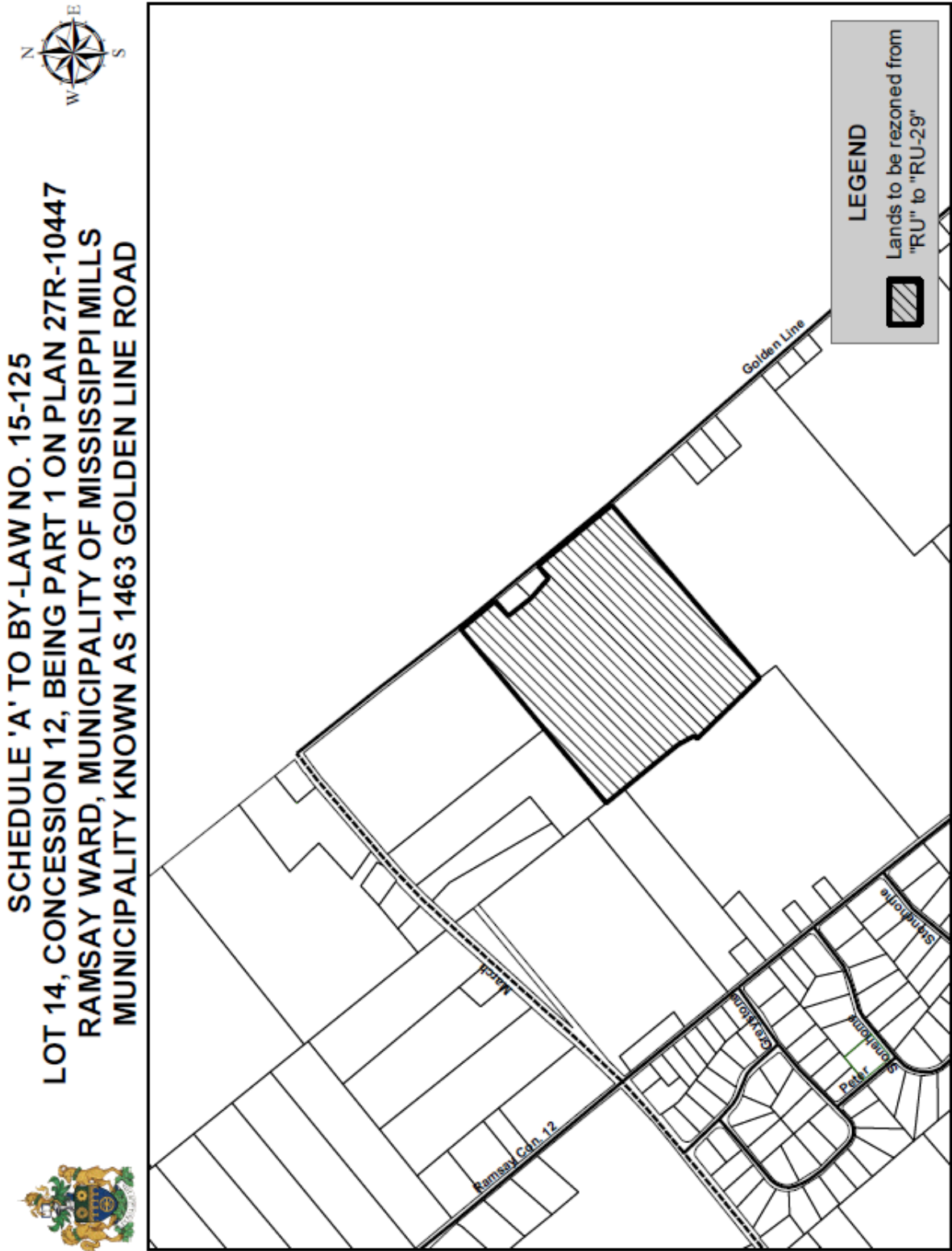
 - i) Section 6.7 of the Zoning By-law, frontage on a public street shall not apply; and
 - ii) All buildings, septic systems and wells shall be permitted only in those areas identified on Schedule "B" of this By-law.
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the *Planning Act, R.S.O 1990*.

BY-LAW READ, passed, signed and sealed in open Council this 1st day of December, 2016.

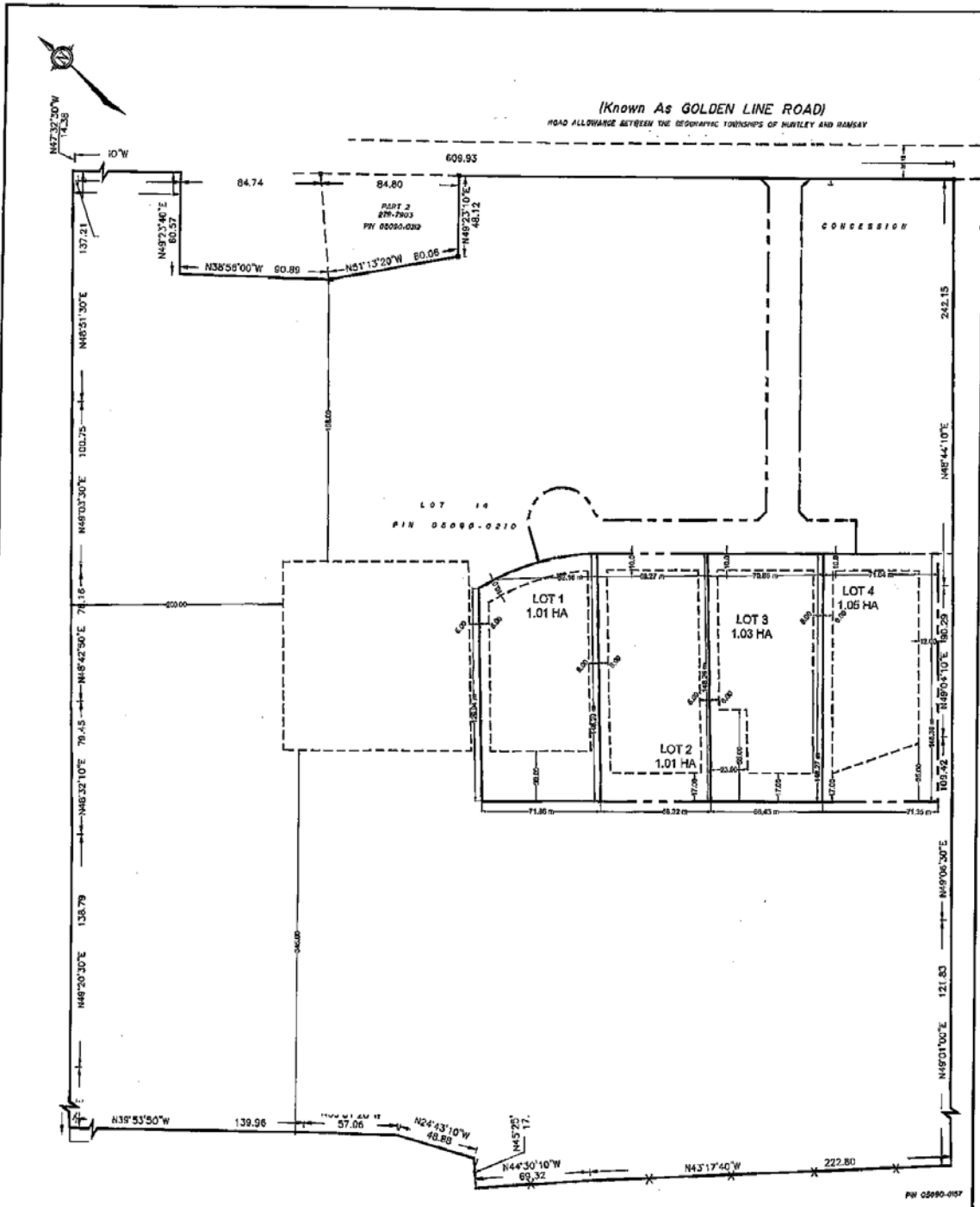
Shaun McLaughlin, Mayor

Shawna Stone, Clerk

SCHEDULE A TO BY-LAW 15-125



SCHEDULE B TO BY-LAW 15-125



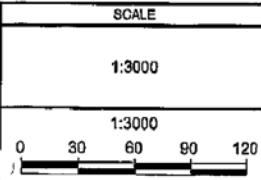
NOVATECH
 Engineers, Planning & Landscape Architects
 Suite 200, 240 Michael Compend Drive
 Ottawa, Ontario, Canada K2M 1P6

Telephone: (613) 254-6643
 Facsimile: (613) 254-5967
 Website: www.novatech-eng.com

LEGEND:

--- APPROVED PROPERTY BOUNDARY

--- BUILDING, SEPTIC SYSTEM AND WELL ENVELOPE



1463 GOLDEN LINE ROAD

ZONING AMENDMENT

OCT 28/16 113097 113097-ZBA

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 15-126

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 Section 50(7) of the *Planning Act*, R.S.O. 1990 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 resubdivision of the land in Plan 27M-68 to accommodate the development of twenty (20) residential townhouse lots over five (5) townhouse dwelling blocks and twelve (12) semi-detached lots over six (6) semi-detached dwelling blocks;

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

1. That Section 50(5) of the Act, does not apply to the following lands within the Municipality of Mississippi Mills:
 - i) Registered Plan of Subdivision 27M-68, Blocks 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 and 47, described as Parts 1 through 69 on Reference Plan 27R-10682, municipally known as 247-291 and 246-280 Merrithew Street, Almonte Ward, Municipality of Mississippi Mills, County of Lanark.
2. This By-law shall come into full force and take effect after the requirements of Section 50(24) have been complied with.
3. This By-law shall be automatically repealed on the 1st day of December, 2018 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 1st day of December, 2015.

Shaun McLaughlin, Mayor

Shawna Stone, Clerk

CONSENT AGENDA

December 1, 2015

Special Committee of the Whole (Strategic Planning CEDC)

November 10, 2015

1. **BE IT RESOLVED THAT** Council accept Fraser View Group's termination of the contract to complete a Strategic Plan.

Committee of the Whole

November 17, 2015

2. **BE IT RESOLVED THAT** Council award the request for proposal to provide professional services to complete a peer review of the draft Natural Heritage Plan and draft Community Official Plan policies to Dillon Consulting;

AND FURTHERMORE THAT the additional amount of \$1,410 be funded from Planning revenues.

3. **BE IT RESOLVED THAT** Council authorize pre-budget approval to advance with quotations for the purchase of a replacement steamer unit for the Ramsay ward;

AND FURTHERMORE THAT the referenced capital replacement be funded with \$13,000 from reserves as outlined in the draft 2016 Transportation Budget.

4. **BE IT RESOLVED THAT** Council accept the lowest qualifying bid from Antrim Truck Centre of \$147,433 plus HST for the supply of a 2017 Model Western Star Truck (chassis);

AND FURTHERMORE THAT the lowest qualifying bid from Gin-Cor Industries of \$104,796 plus HST for the supply of a Viking Cives combination dump body/spreader and plow gear;

AND FURTHERMORE THAT the additional financing in the amount of \$16,700 be approved to cover the budget shortfall.

5. **BE IT RESOLVED THAT** Council declare surplus the parcel of land described as Plan 6262, Lot 9, Town of Mississippi Mills, County of Lanark;

AND FURTHERMORE THAT the parcel be listed for sale by the Municipality at a price of \$85,000.00.