



**Municipality of Mississippi Mills**

**COUNCIL AGENDA**

**Tuesday, January 28, 2020  
6:00 p.m.**

**Council Chambers, Municipal Office**

- 
- A. CALL TO ORDER (6:00 p.m.)**
  - B. CONSIDERATION OF A CLOSED SESSION (None)**
  - C. O CANADA**
  - D. MOMENT OF SILENT MEDITATION**
  - E. ANNUAL DEDICATION TO INDIGENOUS PEOPLES'**

Council will acknowledge the traditional unceded territory of the Algonquin Anishnaabeg people.

NOTICE: Smudging will take place during the land acknowledgement ceremony.

- F. ATTENDANCE**
- G. APPROVAL OF AGENDA**
- H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**
- I. APPROVAL OF MINUTES**

Council Minutes dated January 14 and 16, 2020

Pages 3-7

- J. DELEGATION, DEPUTATIONS, AND PRESENTATIONS**

- 1. Deputation: Julie Stewart, County Planner  
Re: the role of the Lanark County in planning process, County Official Plan Amendment OPA # 8 (population projections), and Municipality of Municipal Mills Community Official Plan Amendment

Recommendation:

That the deputation by Julie Stewart, County Planner, be received for information.

**K. PUBLIC MEETINGS**

1. Block 70 in Riverfront Estates Pages 8-30  
Re: Official Plan and Zoning Amendment

**L. COMMITTEE OF THE WHOLE REPORT**

1. Committee of the Whole Report – January 14, 2020 Pages 31-32

Recommendation:

That the January 14, 2020 Committee of the Whole report, be adopted as presented.

**M. BY-LAWS**

That By-laws 20-007 and 20-008 be taken as read, passed, signed and sealed in Open Council.

- 20-007 Part Lot Control Lots 1-2 Henderson H Plan 6262 (Maude Street) Page 33  
20-008 Seasonal Road Closures Pages 34-35

**N. ANNOUNCEMENTS AND INVITATIONS****O. CONFIRMATORY BY-LAW – 20-009****P. ADJOURNMENT**



## The Corporation of the Municipality of Mississippi Mills

### Council Meeting #01-20

#### MINUTES

A regular meeting of Council was held on Tuesday, January 14, 2020 at 6:00 p.m. in the Council Chambers.

#### **A. CALL TO ORDER**

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

#### **B. CONSIDERATION OF A CLOSED SESSION**

None

#### **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.

#### **E. ANNUAL DEDICATION TO INDIGENOUS PEOPLES'**

Notice was given that Council will acknowledge the traditional unceded territory of the Algonquin Anishnaabeg people at the January 28, 2020 Council meeting.

#### **F. ATTENDANCE**

##### **PRESENT:**

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

##### **ABSENT:**

Ken Kelly, Chief Administrative Officer  
Jeanne Harfield, Acting Clerk  
Guy Bourgon, Director of Roads and Public Works (left at 7:20 p.m.)

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**G. APPROVAL OF AGENDA**

**Resolution No. 001-20**  
**Moved by Councillor Maydan**  
**Seconded by Councillor Dalgity**  
**THAT** the agenda be approved as presented.

**CARRIED****H. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF****I. APPROVAL OF MINUTES**

**Resolution No. 002-20**  
**Moved by Councillor Holmes**  
**Seconded by Councillor Ferguson**  
**THAT** the Council Minutes December 17, 2019 be approved as presented.

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

[None]

**K. PUBLIC MEETINGS**

[None]

**L. COMMITTEE OF THE WHOLE REPORT**

1. Appointment of Committee of the Whole Chair

**Resolution No. 003-20**  
**Moved by Councillor Ferguson**  
**Seconded by Councillor Maydan**  
**THAT** Council appoint Councillor Dalgity as Committee of the Whole Chair commencing January 1, 2020 until June 30, 2020 in accordance with section 22 of By-law No 19-127 Procedural By-law.

**CARRIED****M. BY-LAWS**

**Resolution No. 004-20**  
**Moved by Councillor Dalgity**  
**Seconded by Deputy Mayor Minnille**  
**THAT** By-laws 20-001, 20-003 and 20-004 be taken as read, passed, signed and sealed in Open Council;

**AND THAT** By-law 20-002 be pulled for further consideration**CARRIED**

By-Law 20-001

**Resolution No.005-20**

**THAT** By-law 20-001, being a by-law to provide for an interim tax levy in 2020.

**CARRIED**

By-law 20-003

**Resolution No. 006-20**

**THAT** By-law 20-003, being a by-law to remove certain lands from the part-lot control provisions of the *Planning Act*, for the land in Blocks 53 and 54, Plan 27M-88

**CARRIED**

By-law 20-004

**Resolution No. 007-20**

**THAT** By-law 20-004, being a by-law to remove certain lands from the part-lot control provisions of the *Planning Act*, for the land in Blocks 56 and 57, Plan 27M-88

**CARRIED**

**Resolution No. 008-20**

**Moved by Deputy Mayor Minnille**

**Seconded by Councillor Dalgity**

**THAT** By-law 20-002, being a by-law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2020.

**CARRIED**

**N. ANNOUNCEMENTS AND INVITATIONS**

**O. CONFIRMATORY BY-LAW**

**Resolution No. 009-20**

**Moved by Councillor Maydan**

**Seconded by Councillor Holmes**

**THAT** By-law 20-005 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 14<sup>th</sup> day of January, be read, passed, signed and sealed in Open Council this 14<sup>th</sup> day of January, 2020.

**CARRIED**

**P. ADJOURNMENT**

**Resolution No. 010-20**

**Moved by Councillor Ferguson**

**Seconded by Councillor Guerard**

**THAT** the meeting be adjourned at 6:19 p.m.

**CARRIED**

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Christa Lowry  
MAYOR

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Jeanne Harfield  
ACTING CLERK



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

**Council Meeting #02-20**

**MINUTES**

A special meeting of Council was held on Thursday, January 16, 2020 at 6:00 p.m. in the Council Chambers.

**A. CALL TO ORDER**

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

**B. ATTENDANCE**

**PRESENT:**

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

**ABSENT:**

Ken Kelly, CAO  
Jeanne Harfield, Acting Clerk  
Rhonda Whitmarsh, Treasurer  
Guy Bourgon, Director of Roads and Public Works  
Niki Dwyer, Director of Planning

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**C. APPROVAL OF AGENDA**

**Resolution No. 011-20**

**Moved by Councillor Ferguson**

**Seconded by Councillor Dalgity**

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

**CARRIED**

**D. DISCLOSURE OF PECUNIARY INTEREST OR GENERAL NATURE THEREOF**

[None]

**E. PUBLIC MEETINGS**

1. 2020 Budget

The Treasurer presented the draft 2020 budget and the Director of Public Works provided an overview of the proposed water storage infrastructure project. The Mayor opened up the meeting to comments and questions from the public. Where

possible the questions were answered by staff, follow-up items will be addressed by the appropriate staff member. The following individuals addressed Council:

- Steve Maynard: water storage facility; long term debt; working capital reserves; one-time expenses; bridge replacements; and debt reduction.
- Clive Addy: thanks for providing detailed budget information.
- Paul Crozier: increases in operating costs from 2019 (renumeration increases); and debt load per person.
- Ed Wilson: consider having the public meeting at the beginning of the budget process; budget efficiencies; rural road conditions; improvements to Appleton Side Road; 0% tax increase; reserves; water storage facility; and the long term financial plan.
- Susan Macaulay: thank you to staff for work on the budget.

Action: The final 2020 Budget will be brought forward to Committee of the Whole for further consideration

**F. CONFIRMATORY BY-LAW**

By-law 20-006

**Resolution No. 012-20**

**Moved by Councillor Guerard**

**Seconded by Deputy Mayor Minnille**

**THAT** By-law 20-006, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its special meeting held on the 16<sup>th</sup> day of January, 2020, be read, passed, signed and sealed in Open Council this 16<sup>th</sup> day of January, 2020.

**CARRIED**

**G. ADJOURNMENT**

**Resolution No. 013-20**

**Moved by Councillor Holmes**

**Seconded by Councillor Dalgity**

**THAT** the meeting be adjourned at 7:08 p.m.

**CARRIED**

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Christa Lowry  
MAYOR

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Jeanne Harfield  
ACTING CLERK

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## BACKGROUND REPORT

**DATE:** January 28, 2020

**TO:** Council

**FROM:** Niki Dwyer, Director of Planning

**SUBJECT: BACKGROUND REPORT – OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT OPA 23 and Z-16-19  
Block 70 Plan 27M-88, Part of Lot 14 Con 10  
Almonte Ward, Municipality of Mississippi Mills**

**KNOWN AS:** Block 70 in Riverfront Estates (PIN 05297-0507)

**OWNER:** Houchaimi Holdings Inc. (Agent: McIntosh Perry)

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### PURPOSE AND EFFECT

The purpose of the Community Official Plan Amendment is a site-specific amendment to recognize an increased net density on the proposed site to permit the development of a three-storey, 44-unit apartment dwelling unit on the subject lands. The Community Official Plan recognizes a general maximum net density of “medium density development[s]” of 35 units per ha (Policy 3.6.5). The proposed Amendment seeks a net site density of 94 units per ha.

The purpose of the Zoning By-law Amendment application is to change the zoning of the proposed subject lots from “Residential Fourth Density” (R4) Zone to “Residential Fourth Density – Special Exception” (R4-x) Zone to recognize a reduced setback to adjacent Agricultural lands in accordance with Section 6.20(8) from 10m to 6m; and to increase the maximum density of the property from one dwelling unit per 137m<sup>2</sup> to one dwelling unit per 106m<sup>2</sup> in accordance with Section 16.2A(a).

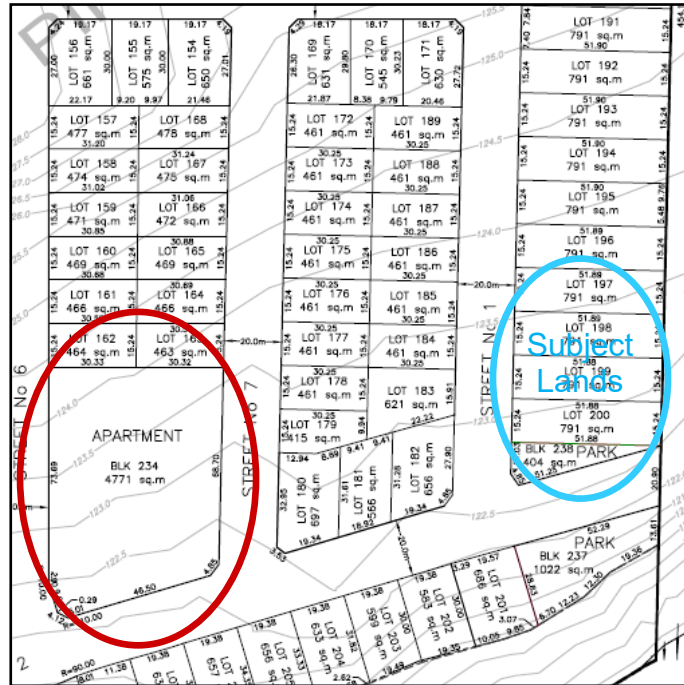
**Figure 1 – Context Map**





The subject lands were originally intended to be reserved for townhomes as part of the initial approval of the Riverfront Estates Subdivision in 2010, with a large apartment block located north of the subject site on Spring Street.

**Figure 2 – Previous Approved Apartment Dwelling Block Location**



In the fall of 2017, the developer filed a redline amendment application to the County of Lanark to amend the lot configuration of Phase V and relocated the apartment dwelling block to the present location. At that time the developer did not commit to a proposed number of units for the described “Condominium Apartment”.

**Figure 3 – Phase V Density Calculations at 2017 Red Line Revision<sup>1</sup>**

Housing Form	Previous Phase 5 Unit Count	Proposed Phase 5 Unit Count
Single-Detached	66.5	12
Semi-Detached		56
Townhouse	60	79
Condominium Apartment	TBD	TBD
<b>Total</b>	<b>126.5</b>	<b>147</b>

Previous Phase 5 Density	Proposed Phase 5 Density
126.5 units/9.5 ha = 13 units/ha	147 units/9.5 ha = 15.47 units/ha

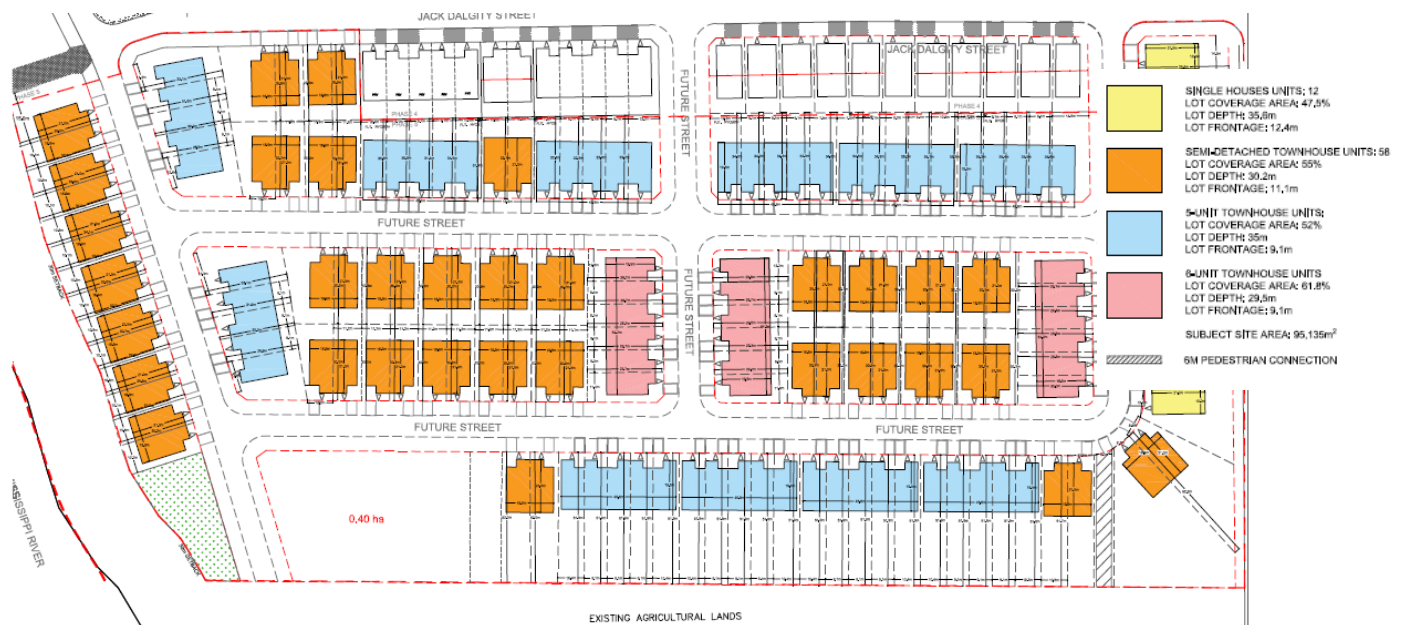
<sup>1</sup> As provided in correspondence from S Morris (FoTenn) to J Stewart (Lanark County) on September 11, 2017

## **DESCRIPTION OF SUBJECT LANDS**

The subject land represents an area of approximately 0.4 ha, with frontage on both Johanna and Spring Street, of 89m and 51.2m respectively. The lands are at the end of the open Spring Street allowance. The majority of land adjacent to the subject property is located within the Riverfront Estates Subdivision, with the exception of the holding to the south of the site which is an active agricultural operation. These agricultural lands are owned by Houchaimi Holdings and rented for agricultural purposes.

The property is immediately to the north of the Settlement and Ward Boundary for Almonte Ward.

**Figure 4 – Phase 5 Development Plan**



## **SERVICING & INFRASTRUCTURE**

The development is to be serviced by municipal water and sanitary services as part of the build out of Phase V. The municipal servicing and infrastructure demands are not anticipated to change as a result of the application and demand needs have been evaluated through a Servicing Options Report and Traffic Impact Study.

Vehicular access to the site is envisioned to be located on Johanna Street with additional secondary pedestrian access to the parkland space via Spring Street.

## **COMMUNITY OFFICIAL PLAN (COP)**

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 5 – Community Official Plan Designation**



Generally, “Residential” lands shall be used for low and medium density uses and accessory uses (Policy 3.6.2). The application seeks relief from the general maximum net density of “medium density development” of 35 units per ha (Policy 3.6.5). The proposed Amendment seeks a net site density of 94 units per ha.

The Residential Land Use objectives instruct that the Municipality should “*Promote and support development which provides for affordable, rental and/or increased density of housing types*” and where intensification is planned within existing neighbourhoods that the new development is “*compatible with surrounding uses in terms of design*”.

Affordable Housing provisions of the Community Official Plan describe that an “*adequate supply of affordable housing*” shall be encouraged and that “[*t*]he [*Municipality*] shall attempt to have 25% of all new residential construction affordable” based on a three-year average (Policy 3.6.3). The Plan also provides that the Municipality may leverage increased height and density provisions in order to achieve the affordable housing policies of this plan.

In accordance with the Provincial Policy Statements definition of “Affordable”, staff have analyzed the current market conditions for both ownership and rental housing within the prescribed “regional market area” (Lanark County).

The PPS defines affordable owner-occupied housing as the lesser of the following:

- *Where the purchase price results in an annual accommodation cost of less than 30% of the gross annual household income for low and moderate income<sup>2</sup> households:*
  - o The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County as less than \$323,700.00<sup>3</sup>.
- *Where the purchase price is at least 10% below the average purchase price for a resale unit in the regional market are:*
  - o The Ministry of Municipal Affairs and Housing reports this statistic to be \$368,000.00 in Lanark County<sup>4</sup>.

**Consequently, affordable owner-occupied housing is determined to be housing purchased as less than \$323,700.00.**

Staff similarly reviewed the average sales value of dwellings in Mississippi Mills as reported in the Housing Study published by the County of Lanark in October 2018<sup>5</sup>. The County reported that the average sales value of all owned dwellings within the County was \$324,400.00 while the median value of said homes was reported at \$296,772.00. These numbers increased when the scope of analysis was restricted to Mississippi Mills specifically, where the sales value was reported at \$380,403.00 and \$349,130.00 respectively. These contextual findings suggest that a dwelling purchased at less than 10% of the average purchase price in Mississippi Mills would be \$342,363.00.

The PPS defines affordable rental housing as the lesser of the following:

- *Rent not exceeding 30% of the gross annual household income for low and moderate income<sup>6</sup> households:*
  - o The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County as less than \$1,130 a month<sup>7</sup>.
- *Rent which is at or below the average market rent of a unit in the regional market area:*
  - o This is not a statistic which is accurately reported by the Ministry, however staff reviewed the average market rents reported by Lanark County in their recent Housing Study. The Study only reported rental values by Settlement Area (ie Almonte Ward) and is not consistent with the assessment of the “regional market area” in accordance with the PPS. The reported finds are included in the table below:

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<sup>2</sup> “in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*,” PPS Definition

<sup>3</sup> Based on 2016 Statistics Canada data.

<sup>4</sup> Based on 2016 Statistics Canada data.

<sup>5</sup> All reported values based on 2016 Statistics Canada data.

<sup>6</sup> “in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.” PPS Definition

<sup>7</sup> Based on 2016 Statistics Canada data.

**Figure 6 - Average Market Rent by Bedroom Size\* (Housing Study, 2018, Lanark County)**

<i>Almonte</i>	<b>Room</b>	<b>Bachelor</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>
<i>AMR</i>	\$575	\$624	\$709	\$951	\$1,190
<i>Annual Household Income to Afford Rent</i>	\$23,000	\$24,960	\$28,360	\$38,040	\$47,560

**For the purposes of this report, affordable rental housing is determined to be a one bedroom dwellings rented for less than \$710.00/month.**

The Official Plan does not recognize a distinction between rental and owner-occupied housing in the targeted supply of affordable housing. The Policy only encourages the Municipality to attempt to have 25% of all new residential construction be affordable. Consequently, a review of the total number of new residential “units” has been summarized below:

**Figure 7 – Number of Affordable Housing Units Constructed in Mississippi Mills (2017-19)**

<b>Construction Year</b>	<b>Number of Units Constructed</b>	<b>Number of Affordable Units<sup>8</sup></b>	<b>Total Percentage Affordable</b>
<b>2017</b>	165	92	56%
- Owned	165	92	56%
- Rented (Apt)	0	-	-
<b>2018</b>	232	66	28%
- Owned	171	54	32%
- Rented (Apt)	61	12	20%
<b>2019</b>	110	84	76%
- Owned	102	84	82%
- Rented (Apt)	8	0	0%
<b>Three Year Average</b>	<b>507</b>	<b>242</b>	<b>48%</b>
- Owned	438	230	53%
- Rented (Apt)	69	12	17%

As noted in the table above, the three-year average for new construction between 2017-2019 supports that 48% of all new units can be deemed affordable as defined by the Provincial Policy Statement. The majority of these units are owner-occupied townhomes in Riverfront Estates subdivision. The three-year average of newly constructed apartment dwellings indicates that the only new units that are rented for less than the regional market rent have been provided by Carebridge Community

<sup>8</sup> Owned Affordable Units Determined by Reported Construction Value of Dwelling + Market Serviced Land Value ≤ \$323,700.00; Rented Affordable Units Determined by advertised rental rate ≤ the average market rent of a unit in the regional market area as reported by Lanark County.

Support. There has been a notable increase in the number of apartment dwelling units in recent years and while the units are marketed at market rate, they provide housing options for residents who can afford market rent but may not be able to afford home ownership.

The applicant has indicated that the units in the proposed apartment dwelling in Riverfront Estates will be rented at market rates.

Affordable Housing can be generated through the establishment of a diverse housing base at mixed densities and housing types. Generally, dwelling units offered at a medium or high density can be offered at a more affordable price point as the cost to develop the land is less than lower density forms of development.

The Official Plan establishes a mixed density target of 70% low density (15 units per gross hectare) and 30% medium density (35 units per net hectare) (Policy 3.6.5). When evaluated by unit type, the entire subdivision represents a density ratio of 59:41, if the development proceeds with 44 apartment dwellings. If the apartment dwelling block was developed to meet the general density of 35 units/ha, the density ratio would be representative of a 60:40 distribution.

**Figure 8 – Density Distribution of Riverfront Estates**

<i>Density</i>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Phase 4</b>	<b>Phase 5</b>	<b>Total</b>
<i>Singles/Semis</i>	59	53	46	42	82	282
<i>Towns/Apartments</i>	21	12	22	41	102	198
<i>Total Units</i>	80	65	68	83	184	480
<i>Density Ratio</i>	<b>74:26</b>	<b>82:18</b>	<b>68:32</b>	<b>51:49</b>	<b>45:55</b>	<b>59:41</b>

The density ratio of 59:41 suggests that there is a higher potential to offer affordable dwellings than the targeted 70:30 distribution.

As previously described, the gross density of Phase V of the Subdivision was projected to be 15.36 units/ha. This calculation did not include the total number of units for the apartment/condominium development which would be considered a medium density development evaluated at net density. The current proposal for the development demonstrates a calculated net density of the site of 94 units/ha. The subject lands represent an area of approximately 0.4ha which could support 14 units in accordance with the Policy’s general density targets.

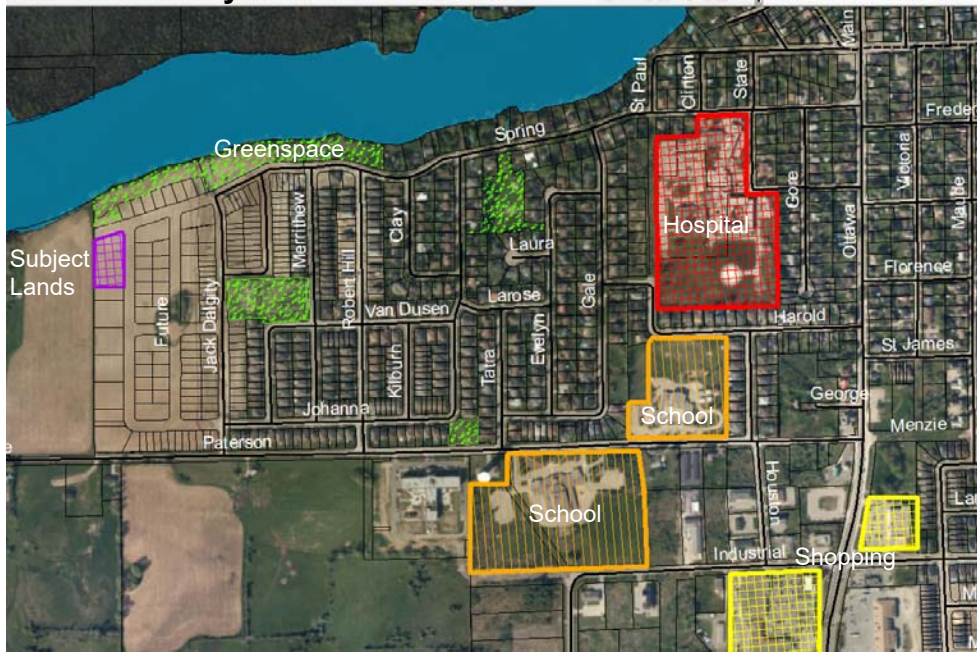
Medium density development proposal must also demonstrate compliance with the following criteria (Policy 3.6.5):

- (i) *Proximity to shopping, parkland, health care, education and other community amenities;*

The subject land is located on a local municipal road with direct pedestrian access to the passive greenspace along the Mississippi River and is within 300 m of the subdivision’s neighbourhood park. The site is serviced by two local elementary schools within 1km and is serviced by municipal amenities such as

the local hospital (1km), community centre (1.5 km -18 min walk), library (1.8 km – 21 min walk), and downtown core (1.4km – 17 min walk). The site is also within a 3-minute drive or 19-minute walk to the local drug store, grocery store and banks<sup>9</sup>.

**Figure 9 – Proximity to Services**



*(ii) compatibility with existing land uses in the immediate area and the historical character of existing buildings;*

The subject lands are located within the final phase of the Riverfront Estates Subdivision, which is currently under construction. The neighbourhood represents new constructed dwellings on small lots in a built form typical of most modern development. There is no historical character to the existing buildings in the neighbourhood.

*(iii) designed with a maximum of three (3) stories and where possible, a building profile which conforms visually with the surrounding residential structures;*

The proposed building complies with the maximum three storey height and has been designed to feature a step-back on the third floor in an effort to reduce the visual impact of the building on the adjacent bungalow dwellings. The site is also notably at the bottom of the sloped subdivision site which varies by as much as 5.5m from east to west along Johanna Street. As a result, the topography of the site suggests that the proposed three storey apartment dwelling (10.5m) would be 0.84m shorter than a bungalow (6.34m) at the top of the street.

<sup>9</sup> Walking and driving times generated by GoogleMaps

*(iv) availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;*

The site will have direct vehicular access to Johanna Street, a local road which is intended to provide access out of the subdivision onto Paterson Street or Spring Street. The site will have sidewalks along the Johanna Street frontage and pedestrian access to the parkland on Spring Street.

The site is required to provide a minimum of 62 spaces of tenants and visitors. The design proposes 41 spaces to be located in an underground parking garage and an additional 25 spaces at grade uncovered.

*(v) necessary buffering from abutting uses;*

The building has the potential to have the most significant impact on the semi-detached dwellings located immediately to the east of the site. The building's location is proposed to have a 7.5m setback to the property line.

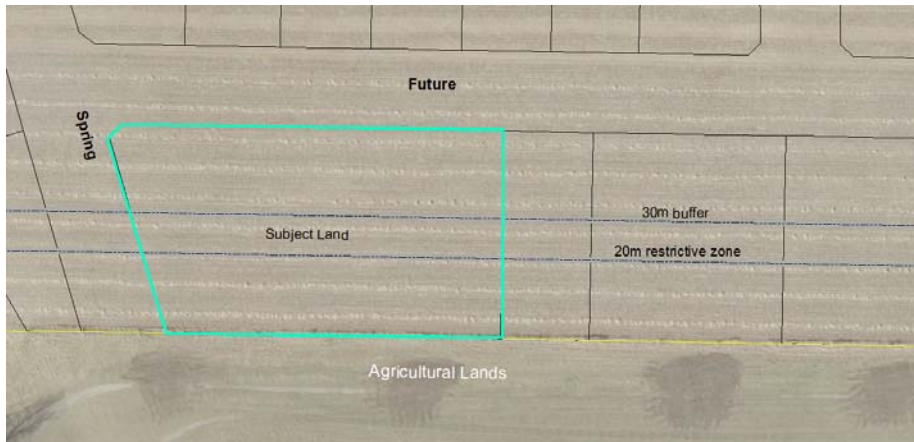
The Policy also recognizes a 30m setback from adjacent Agricultural lands to mitigate adverse impacts between non-complementary uses (Policy 3.6.16). The impact on residential uses in the subdivision on the agricultural lands were evaluated in the 2009 Agricultural Review. At the time the study recommended consideration be given to the following mitigative measures at the time of site design:

- Ensure that all residential buildings are setback at least 30m from the southern boundary/property line of the subdivision.
- Develop and register a restrictive covenant for placement on individual property titles for lots along the southern boundary of the subdivision. The covenant should state that the lot is adjacent to an agricultural area and may therefore be conducting normal farm practices. It should also contain provisions that prohibit the construction of accessory structures, including swimming pools and decks within 20m of the southern boundary.
- Construct a 2.45m high, sturdy, long lasting fence along the southern boundary of the subdivision. The fence should be climb resistant and there should not be any gates or openings in it to allow access to the adjacent farm property.
- Prepare and implement a landscape plan to establish a vegetative buffer and screening area along the southern boundary of the subdivision, just north of the fence. Trees and other vegetation should be selected to provide a dense visual and access buffer to the adjacent farm property.

The concept plan includes the erection of a fence along the boundary line.



**Figure 10 – Agricultural Lands Setback 2008 imagery (per 2007 Agricultural Assessment)**



*(vi) suitable landscaping, lot grading, drainage and on-site amenities; and,*  
The development proposes to work with the sloping topography by building into the hill and utilizing the low point of the site for the entrance to the below grade parking garage. Drainage is proposed to surface drain to the street and northwest to the drainage outlet into the Mississippi River. Preliminary landscaping of the site shows a garden separating the residential units from the parking area as well as tree plantings throughout the front yard to give presence and frame the pedestrian pathways.

*(vii) the availability of full municipal services to accommodate the proposed density of development.*

The site is proposed to be serviced by municipal water and sanitary services. A Servicing Options Report has been submitted and reviewed by the Director of Public Works. There are no concerns pertaining to the availability of services to accommodate the proposed increase density.

Range of housing provisions also encourage the adherence of a 70:30 housing tenure target. The proposed development assists in meeting the 30% rental housing stock as all 44 of the dwelling units are proposed to be rented. The developer has also indicated that approximately 50-60 of the existing units within the Riverfront Estates Subdivision are rented at this time.

With respect to the developments ability to improve access to special needs housing, the development does not expressly propose to build universally accessible units however the building will be serviced by elevators and level entry points to the building. As is the case with all new construction, the design will comply with current Ontario Building Code and Accessibility for Ontarians with Disabilities Act, which will establish a housing stock which is more compatible for residents with mobility challenges.

**ZONING BY-LAW #11-83**

The subject property is presently zoned “Residential Fourth Density” (R4) in the Municipality of Mississippi Mills Zoning Bylaw 11-83. The Fourth Density Zone permits a mix of medium density residential uses including townhomes and 3 storey apartments.

The following table represents the proposed developments adherence to the prescribed zone provisions:

**Figure 11 – Zone Provisions of the Residential Fourth Density Zone**

Provisions	Dwelling, Apartment (low-rise)	Proposed Development
Lot Area, Minimum (m2)	600	4,689
Lot Frontage, Minimum (m)	30	51.22
Front Yard, Minimum (m)	5	5
Rear Yard, Minimum (m)	7.5	7.5
Side Yard, Minimum (m)	6	6
Exterior Side Yard, Minimum (m)	6	2 7
Maximum Height (m)	11	10.7
Lot Coverage, Maximum (%)	45	29.7
Courts	(c)	Not applicable
Privacy Yards	6m setback from ground floor units to parking areas or driveways	6m
Equipped Children’s Play Area	(e)	

The Zone provisions prescribe a maximum density of one dwelling unit per 137m<sup>2</sup> of lot area, and the proposed development represents one dwelling unit per 106m<sup>2</sup>. Request is being sought to relieve the maximum prescribed density.

Policy 6.20(8) of the Zoning Bylaw also requires that development adjacent to Agricultural lands be setback a minimum of 10m from the zone boundary. The proposed development seeks relief to set the building back 6m from the Agricultural lands located to the south of the site.

**Figure 12 – Zoning By-law #11-83**



**PUBLIC COMMENTS RECEIVED:**

Staff 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 or posted in the local newspaper. As the only owner of land within 120m of the subject land is the applicant, staff elected to post the notice in the paper instead of mail the notice. The applicant and agent were provided copies of the notice electronically.

To date, the municipality has received one general inquiry from a resident within the Riverfront Estates Subdivision requesting copies of the building elevations and inquiring as to the ownership model of the proposal. Staff received correspondence from Ms. Tracy Julien, resident of Almonte, respecting the proposals contribution to affordable housing. Comments were also received from Ms. Susan Cannon who expressed concerns related to the appropriateness of the requested reduction in setback from the Agricultural lands. A copy of all written comments received are attached for consideration.

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.

All of which is respectfully submitted,



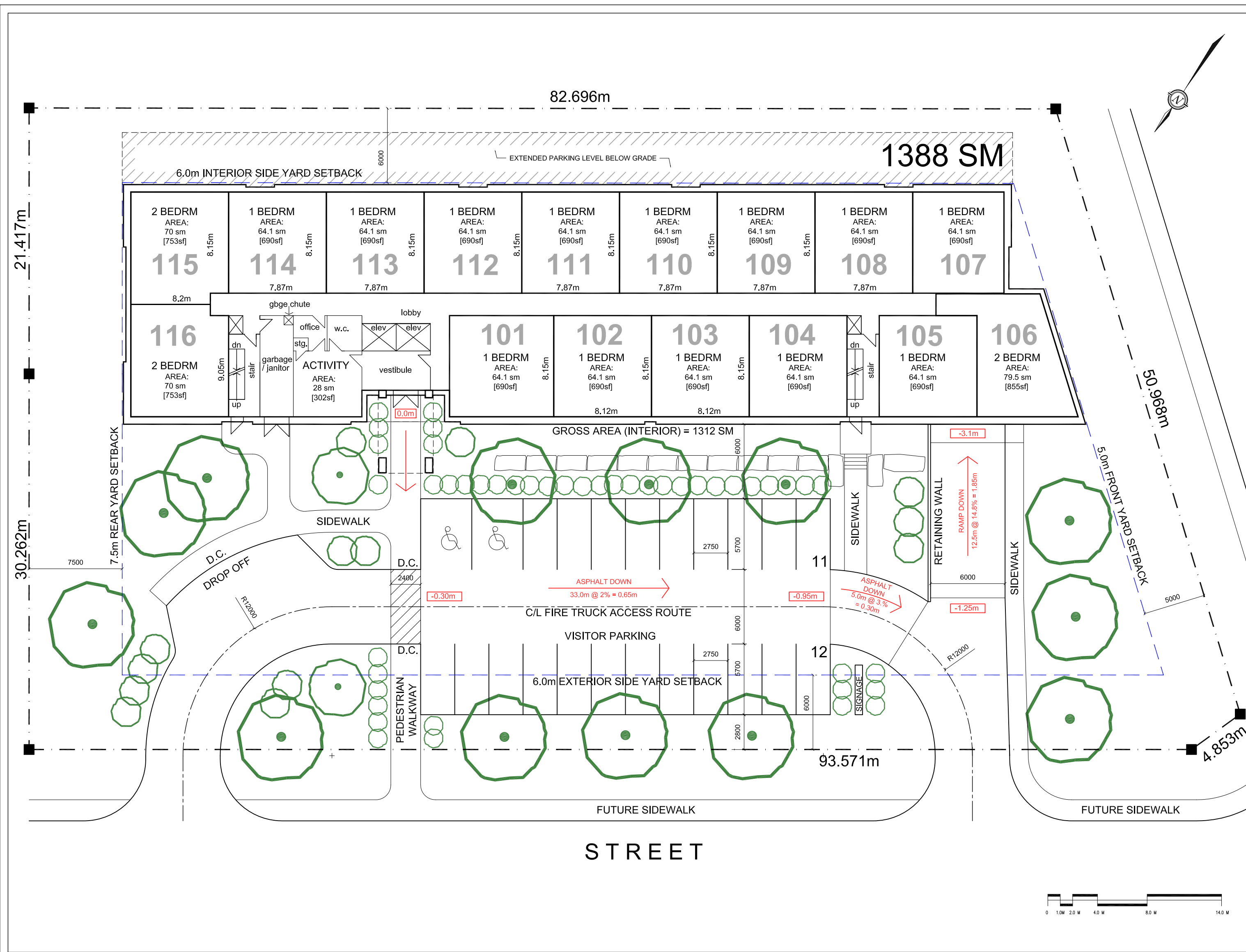
Niki Dwyer, MCIP RPP MA BES  
Reviewed by Director of Planning

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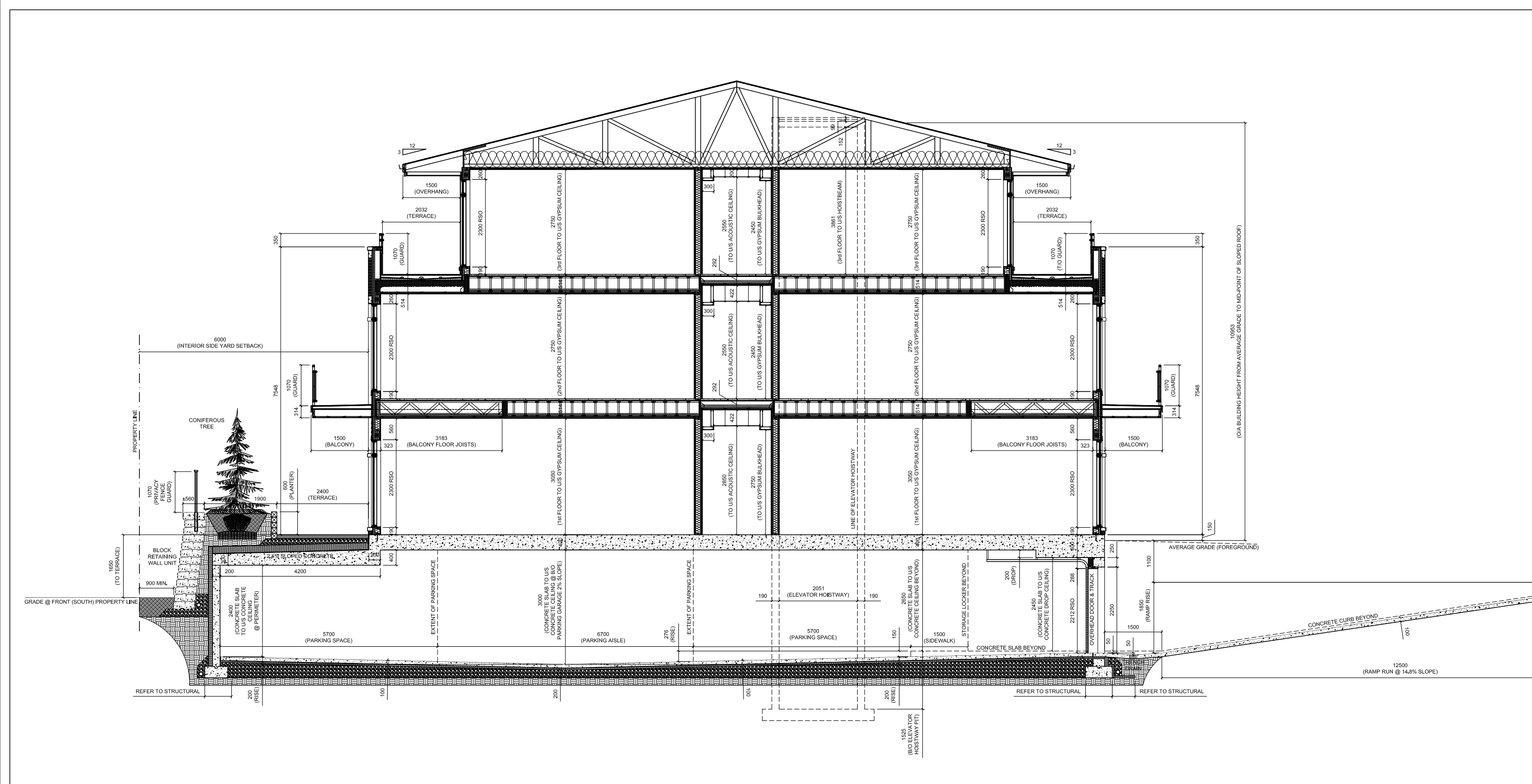
Ken Kelly  
Chief Administrative Officer

**Attachments:**

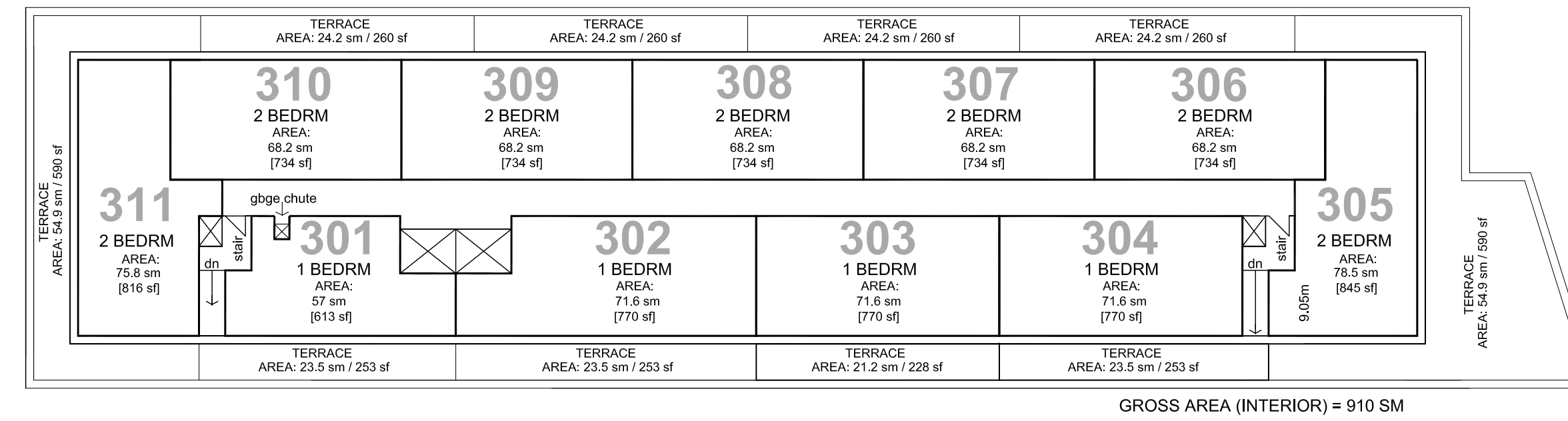
- Appendix A – Proposed Site Plan**
- Appendix B – Proposed Elevations**
- Appendix C – Comments Received**



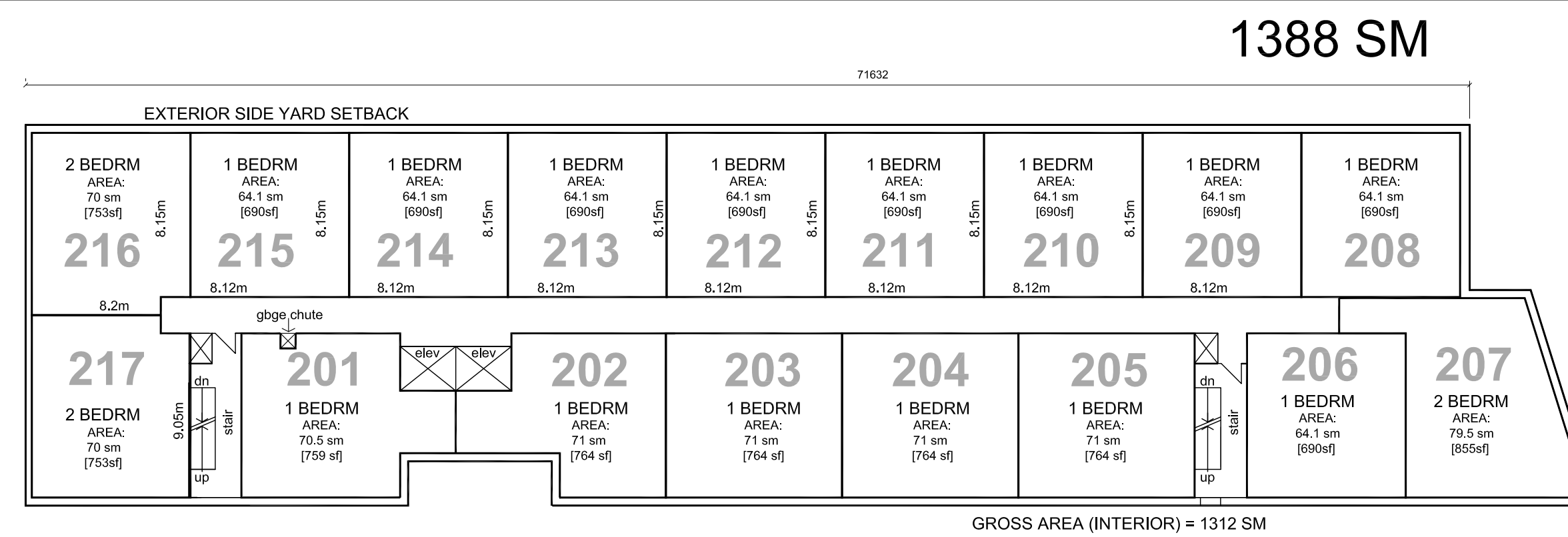
1 SITE PLAN / MAIN FLOOR PLAN  
A1.0 1:250



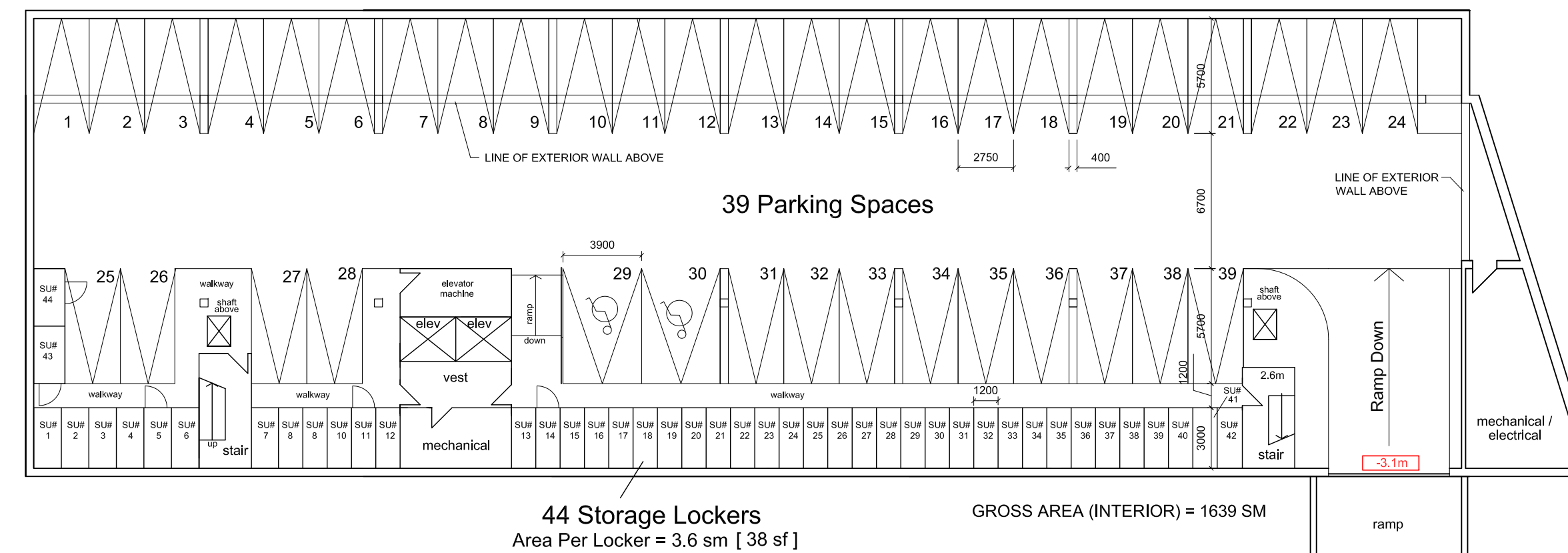
2 SCHEMATIC SECTION  
A1.0 1:100



3 THIRD LEVEL PLAN  
A1.0 1:250



4 SECOND LEVEL PLAN  
A1.0 1:250



5 LOWER LEVEL PLAN  
A1.0 1:250

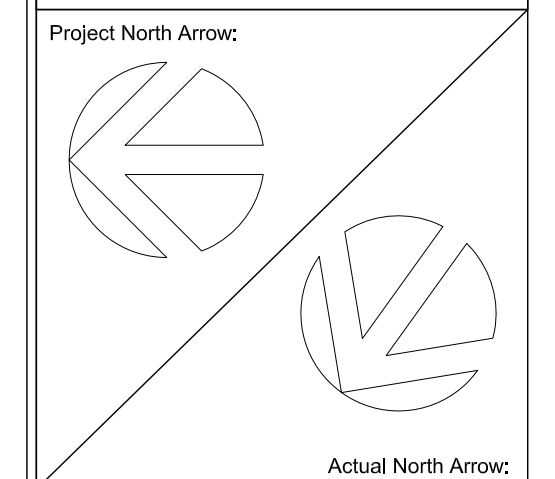
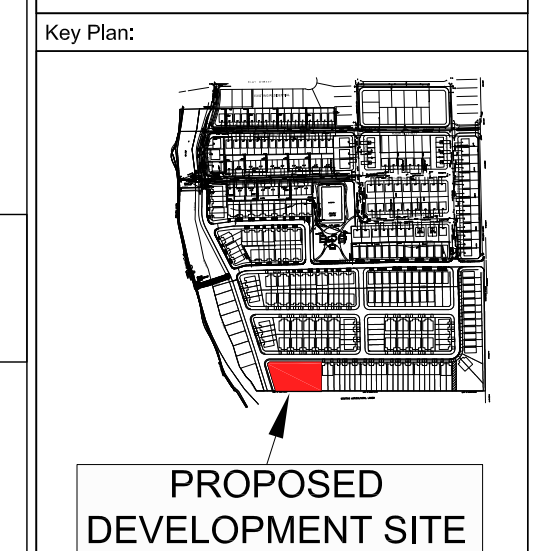
ZONING & SITE STATISTICS

LEGAL DESCRIPTION:	BLOCK 70, PART OF LOT 14, CONCESSION 10, TOWN OF ALMONTE, 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):	3,782m <sup>2</sup>
CURRENT ZONING:	R4 - FOURTH DENSITY RESIDENTIAL	TOTAL GROSS FLOOR AREA (GFA):	5,503m <sup>2</sup>
PROPOSED ZONING:	R4 - FOURTH DENSITY RESIDENTIAL SPECIAL EXCEPTION * (* INCREASED DENSITY)	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> (0.4670ha)	TOTAL ASPHALT AREA:	21.0% (982m <sup>2</sup> / 4,670m <sup>2</sup> )
MAXIMUM DENSITY:	1 UNIT / 137m <sup>2</sup> OF LOT AREA	TOTAL LANDSCAPE AREA:	48.6% (2,268m <sup>2</sup> / 4,670m <sup>2</sup> )
MAXIMUM NUMBER OF UNITS:	4,670m <sup>2</sup> / (137m <sup>2</sup> / UNIT) = 34 UNITS	TOTAL PARKING REQUIRED:	44 UNITS x 1.2 RESIDENT + 44 x 0.2 VISITOR = 62 SPACES
PROPOSED DENSITY:	1 UNIT / 106 m <sup>2</sup> OF LOT AREA	TOTAL PARKING PROVIDED:	62 SPACES
PROPOSED NUMBER OF UNITS:	4,670m <sup>2</sup> / (106m <sup>2</sup> / UNIT) = 44 UNITS	BELOW GRADE PARKING PROVIDED:	(37) REGULAR SPACES @ 2.75m x 5.75m + (2) ACCESSIBLE @ 3.9m x 5.75m
LOT FRONTAGE:	50.968m	ABOVE GRADE PARKING PROVIDED:	(21) REGULAR SPACES 2.75m x 5.75m + (2) ACCESSIBLE @ 3.9m x 5.75m
MINIMUM FRONT YARD SETBACK:	5.0m	BICYCLE PARKING PROVIDED:	17 SPACES
MINIMUM EXTERIOR SIDE YARD SETBACK:	6.0m		
MINIMUM INTERIOR SIDE YARD SETBACK:	6.0m		
MINIMUM REAR YARD SETBACK:	7.5m		
MAXIMUM BUILDING HEIGHT:	11.0m		
PROPOSED BUILDING HEIGHT:	10.95m (TO MID-POINT OF SLOPED ROOF)		

No.	Issued For:	Date:
1	For Review	Oct 30-2019
2	For Review	Oct 31-2019
3	For Review	Dec 13-2019

It is the responsibility of the appropriate Contractor to verify all dimensions on site and report all errors and/or omissions to the Architect.  
All Contractors must comply with pertinent codes & by-laws.  
Do not scale drawings. This drawing may not be used for construction until signed. Architect's copyright reserved.  
Metric Scale Drawing: 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 PAVING
  - DENOTES CONCRETE SURFACE
  - DENOTES EXISTING BUILDING TO BE REMOVED
  - DENOTES PROPERTY LINE
  - DENOTES SITE SETBACK
  - DENOTES CL STREET AND/OR FIRE ACCESS ROUTE
  - DENOTES BUILDING ENTRANCES
  - DENOTES DEPRESSED CURB
  - DENOTES ACCESSIBLE PARKING SPACE
  - DENOTES 300mm (W) x 450mm (H) ALUMINUM SIGN
  - DENOTES 610mm (D) TACTILE WALKING SURFACE INDICATOR (TWIN SET 150mm BACK FROM EDGE OF DEPRESSED CURB)
  - DENOTES HIGH COLOUR CONTRAST DIAGONAL PAVEMENT MARKING (ACCESSIBLE & NO PARKING AREAS)
  - DENOTES BICYCLE RING RACK
  - DENOTES BOLLARD



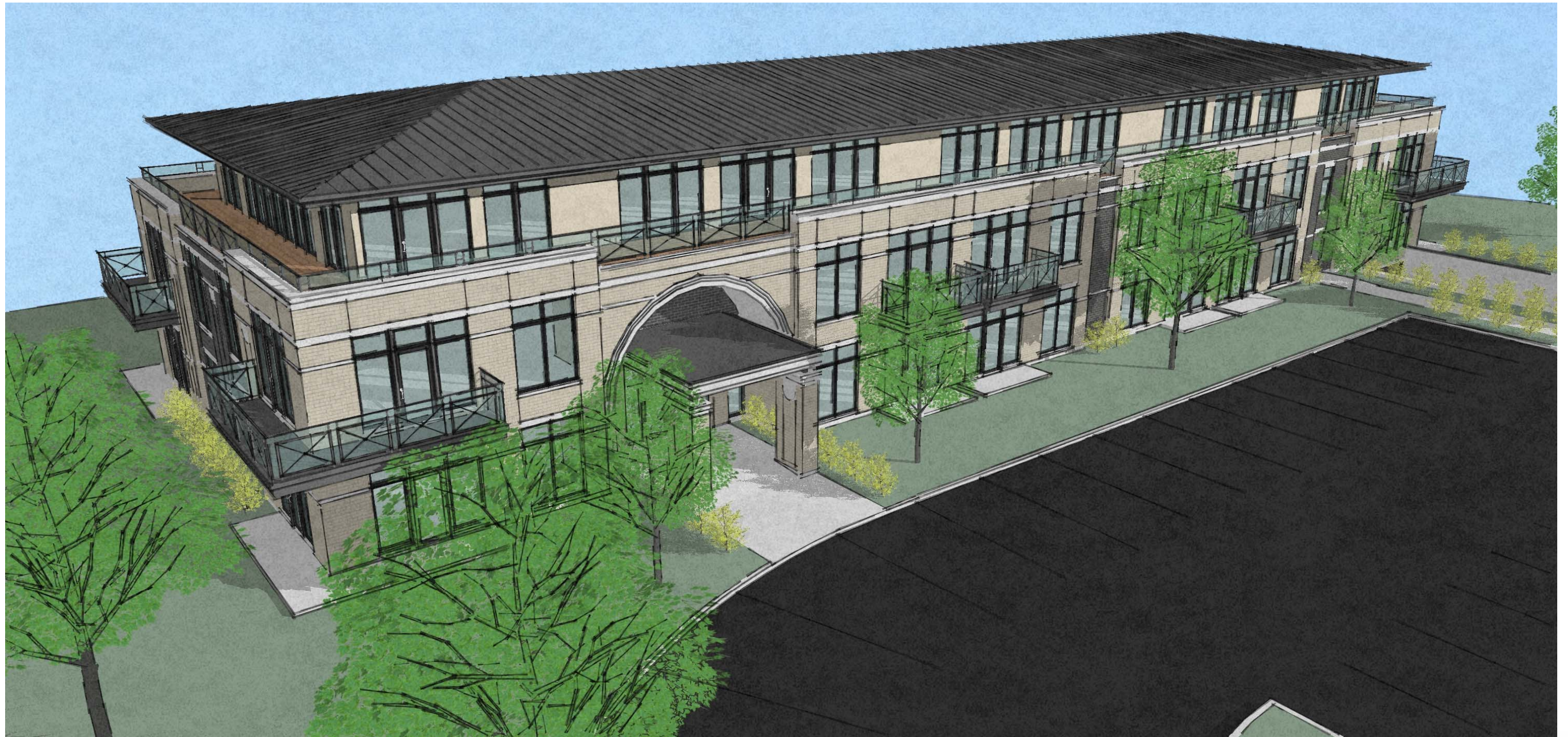
Architect:  
**Peter Mansfield, Architect**  
B. Tech., M. Arch., O.A.A.  
122 Bridge Street, Almonte, ON  
613-356-2513

Project Title:  
Proposed 44 Unit Apartment Building  
**Block 70, Part of Lot 14, Concession 10**  
**Billy Houchaimi, Almonte, ON**

Drawing List:  
Site Plan

Job No.: 1803 Drawing No.:  
Scale: As Noted  
Date: Sept 25-2019  
Drawn By: PM Reviewed By: PM

**A1.0**



## Proposed 44-Unit Apartment Building • Almonte, ON

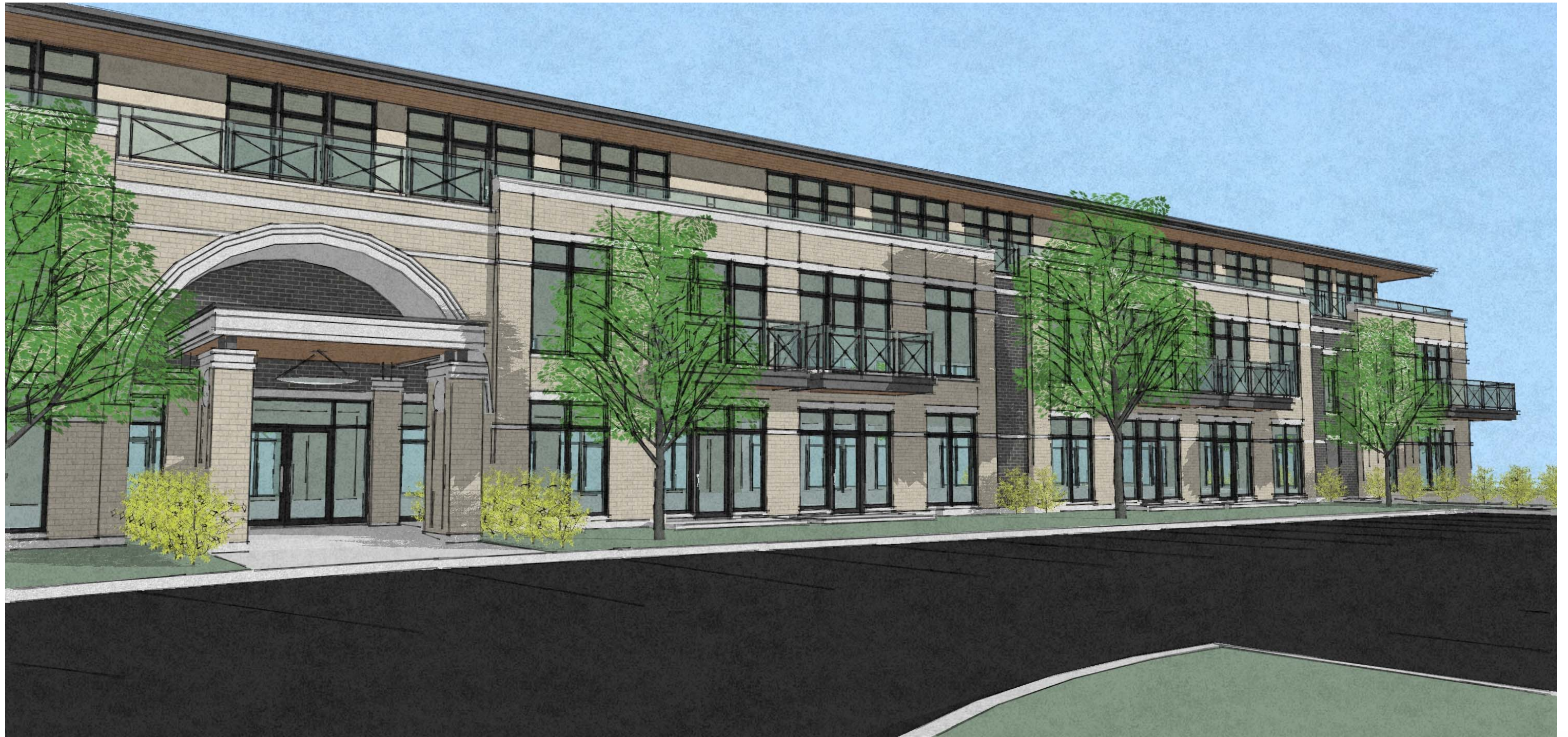
October 31<sup>st</sup>, 2019

Perspective View



Peter Mansfield Architect

122 Bridge Street,  
Almonte, Ontario, K0A 1A0  
[www.pmansfieldarchitect.ca](http://www.pmansfieldarchitect.ca)



## Proposed 44-Unit Apartment Building • Almonte, ON

October 31<sup>st</sup>, 2019

Perspective View



Peter Mansfield Architect

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## Proposed 44-Unit Apartment Building • Almonte, ON

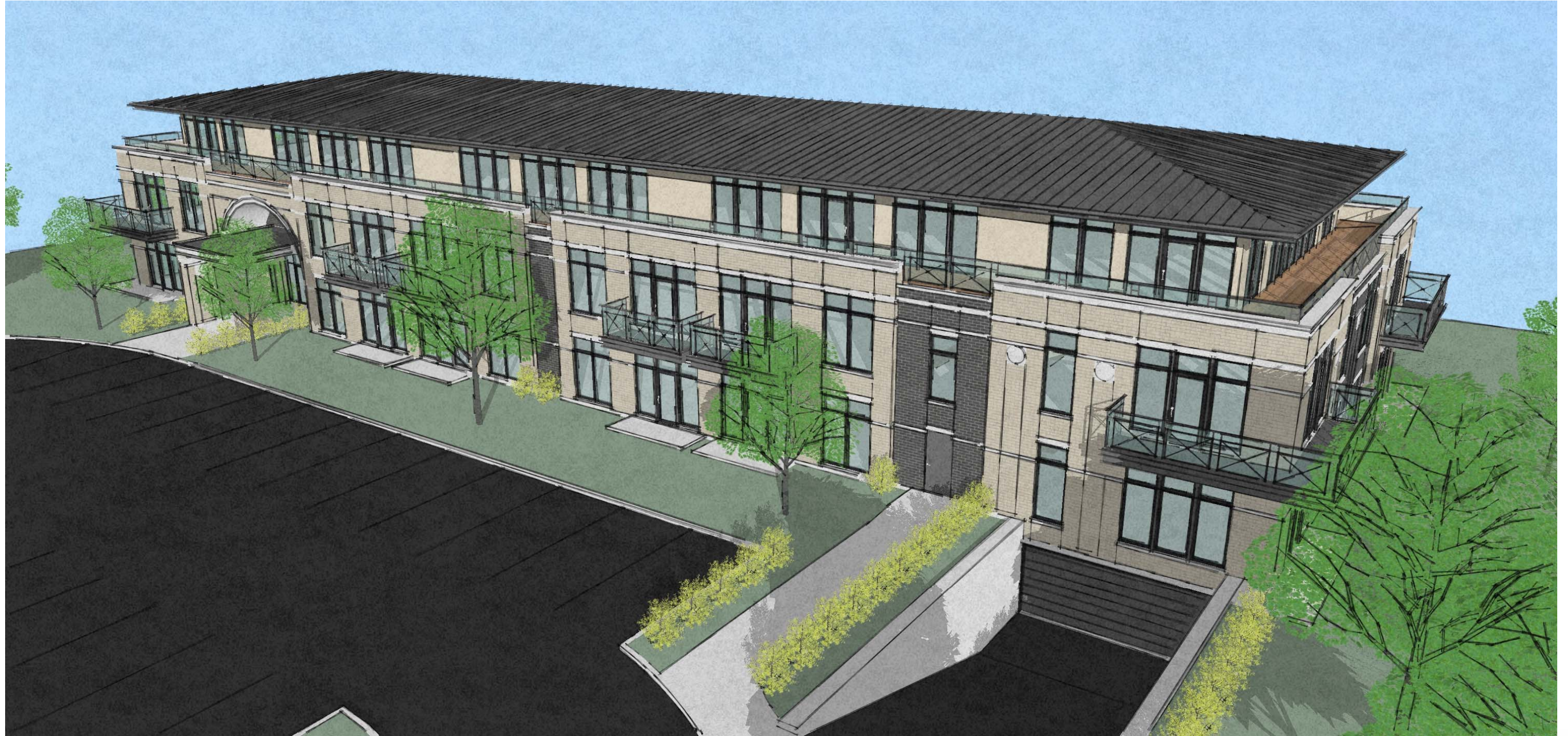
October 31<sup>st</sup>, 2019

Perspective View



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## Proposed 44-Unit Apartment Building • Almonte, ON

October 31<sup>st</sup>, 2019

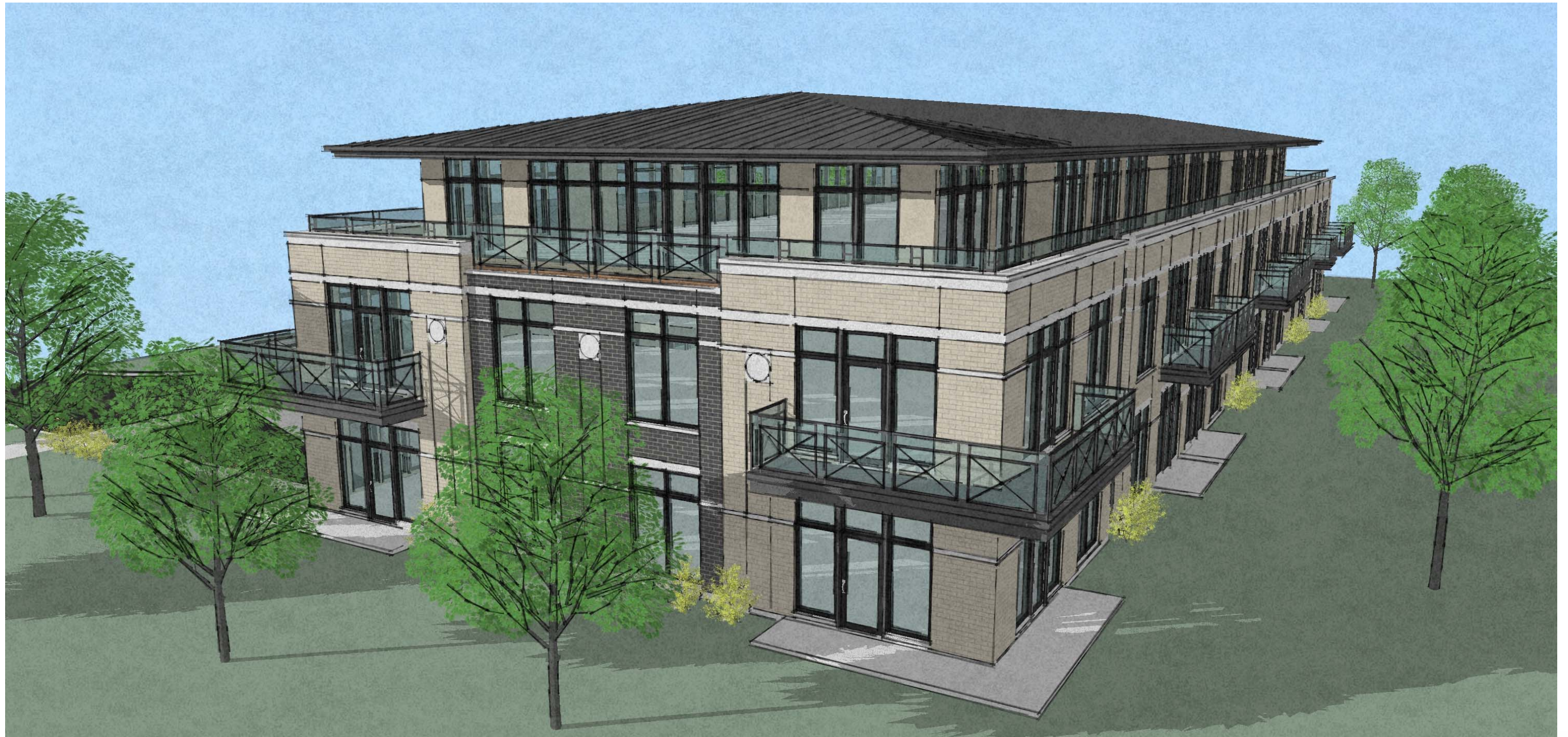
Perspective View



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## Proposed 44-Unit Apartment Building • Almonte, ON

October 31<sup>st</sup>, 2019

Perspective View



Peter Mansfield Architect

122 Bridge Street,  
Almonte, Ontario, K0A 1A0  
[www.pmansfieldarchitect.ca](http://www.pmansfieldarchitect.ca)

This is my written objection to the following Community Official Plan Amendment and the Zoning By-Law Amendment :

Planning File Nos. OPA 23 and Z-16-19 that apply to portions of the lands described as Block 70, Subdivision Plan 27M-88, Riverfront Estate Subdivision, Almonte Ward, Municipality of Mississippi Mills. My objections are:

- 1) There has been no information given as to what the rental charge will be for these 44 units so how can a decision possibly be made as to whether they will part of our 25 percent Affordable Housing target?
- 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.
- 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 either in the given year or by a 3 year average.

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

**Nicole Dwyer**

---

**From:** Susan Cannon <[REDACTED]>  
**Sent:** January 16, 2020 12:12 PM  
**To:** Nicole Dwyer  
**Subject:** Jan. 28th Council meeting and proposed OP and zoning by-law amendments

*Please share this missive Ms. Dwyer with all staff and Council members as should be. Thank you.*

Dear Mississippi Mills Council and Planning Department,

I have concerns about some of the proposed amendments for the Riverfront Estate Subdivision in Almonte. I do not really have any complaints with regard to increased density so much as for the significant set back reduction proposed adjacent to agricultural lands. Set backs are researched, discussed and determined for the mutual benefit of agricultural goals and adjacent residential developments. They are set to minimize contentious issues that are resultant with the very different "needs" of the two land use proponents. A reduction from 10m to 6m for the apartment building is HUGE. The adjacent land is currently cropped but this may not always be the case. Will residents living in this "high end" rental apartment unit be appreciative of late night harvesting, manure spreading, cultivating, spraying and the noise and lights and odours so related? Or of grazing animals? The major density increase proposed means a greater number of apartment residents to take issue with normal farming practices.

The Official Plan should be adhered to unless there is a serious reason to change the rulings originally established by the local public and government bodies with experience and related knowledge of the "whys" and "whats" for these same determinations. Members of this community came and gave their time and opinions as to optimal

development in the future. The information and experiences and opinions were encapsulated in the Official Plan. It seems disrespectful of the caring public to make changes without major rationale. While the developers understandably want to make MORE money, this will always be the case and using this as a default reasoning to allow changes to their gain is not necessarily justifiable. I live on Van Dusen Street and the number of notices we have received about proposed changes in zoning amendments from the developers has been astonishing. This developer has made so many "asks" of the town and local residents.

Please consider carefully what is best. If you value the public's contribution to the future development of our town, you need to act respectfully.

Thank you.

Sue Cannon

451 Van Dusen St., Almonte





## **REPORT OF THE COMMITTEE OF THE WHOLE** **January 14, 2020**

The following is the Committee of the Whole report from the January 14, 2020.

### **A. Consent Reports**

"THAT, the following consent reports from the January 14, 2020 Committee of the Whole meeting be received as information:

- Minutes of the Library Board dated November 27, 2019."

### **B. Staff Reports**

1. Roads and Public Works Report:  
Seasonal Road Closure

#### **Motion CW005-20**

"THAT Council enact the necessary by-law to close Seasonal Roads within the Municipality from November 1st of the year to April 15th of the following year as outlined in the Director of Roads and Public Works' report dated January 14, 2020."

### **C. Information Items**

1. Information List # 02-20

#### **Motion CW008-20**

"That the following items from Information List #01-20 be considered by Council:

#### Info List Item # 2

That Council receive the information from the Ministry of Municipal Affairs and Housing regarding the creation of a new administrative authority to deliver a suite of enhanced and new user-driven services;

And that Council direct staff to share relevant information on the municipal website.

Info List Item # 3

That Council receive the information from the Ministry of Energy, Northern Development regarding the Natural Gas Expansion Support Program;

And that Council direct staff to inquire if there will be any focus on expanding services to farming operations.

Info List Item # 4

That Council receive the information from AMO regarding the transition of the Municipality's Blue Box program to full producer responsibility;

And that Council direct staff to further investigate the appropriate timing to transition the blue box program in Mississippi Mills to full producer responsibility.

Info List Item # 7

That Council receive the information from the Ministry of Municipal Affairs and Housing regarding changes to the Development Charges Act.”

*Note: The regulation identified in the information from the Ministry of Municipality Affairs and Housing has already been enacted as of December 2019, as a result the Municipality is following this new piece of Legislation.*

Submitted by,

Reviewed by,

---

John Dalgity,  
Committee of the Whole Chair

---

Jeanne Harfield,  
Acting Clerk



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

**BY-LAW NO. 20-007**

**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 Lot 1 and Lot 2 in Henderson Section Block H, Plan 6262, in order to recognize two independent parcels of land;

**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 Subdivision 6262, Lots 1 and 2 in Henderson Section Block H, described as Parts 1-2 inclusive on Reference Plan 27R-11370, 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 28<sup>th</sup> day of January, 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 28<sup>th</sup> day of January, 2020.

---

Christa Lowry, Mayor

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Jeanne Harfield, Acting Clerk

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

**BY-LAW NO. 20-008**

**BEING** a by-law relating to the seasonal closure of municipal roads.

**WHEREAS** Section 11(2) of the Municipal Act, 2001 (S.O. 2001, c.25), as amended, authorizes a municipality to pass by-laws within the jurisdictional sphere of highways, including parking and traffic on highways;

**AND 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;

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

1. That all Seasonal Roads within the Municipality of Mississippi Mills as identified in Schedule 'A' are hereby closed from November 1<sup>st</sup> of any given year to April 15<sup>th</sup> of the following year.
2. Every person who uses a seasonal road so closed does so at their own risk and the Municipality of Mississippi Mills is not liable for any damage sustained by a person using the seasonal road so closed to traffic.
3. No person is authorized to perform maintenance on a road closed by this By-law. Any person who performs maintenance on a road closed by this By-law is not acting as an agent of the Municipality and shall be responsible for all costs and consequences of said maintenance.
4. This By-law may be registered on title to any road it affects.

**BY-LAW READ**, passed, signed and sealed in open Council this 28<sup>th</sup> day of January, 2020.

---

Christa Lowry, Mayor

---

Jeanne Harfield, Acting Clerk

**SCHEDULE 'A' TO BY-LAW NO. 20-008**

<b>WARD</b>	<b>ROADNAME</b>	<b>FROM</b>	<b>TO</b>
Pakenham	Concession 3	Bayview Lodge Rd.	End of Roadway
Pakenham	Maple Ridge	485 m W of CR 29	End of Roadway
Pakenham	Concession 2B	Marshall Lake Rd.	End of Roadway
Pakenham	Young Rd.	Moreau Rd.	End of Roadway
Ramsay	Marshall Lake Rd.	Concession 2B	End of Roadway
Ramsay	Short St.	Tatlock Rd.	End of Roadway
Ramsay	Concession 5B	Rae Rd.	End of Roadway
Ramsay	Concession 3C	1250 m N of Bellamy Mills Rd.	End of roadway
Pakenham	Concession 9 S.	1700 m N of Cedar Hill Rd.	End of Roadway
Ramsay	Concession 12	1790 m N of March Rd.	End of Roadway
Ramsay	Concession 11A	1690 m N of March Rd.	End of Roadway
Ramsay	Concession 5A	850 m S of Hwy. 7	160 m S then 110 m SE
Pakenham	Robert Murray Rd.	640 m W of Bellamy Rd.	End of Roadway
Ramsay	Old Perth Rd.	Concession 1	Forest Rd.
Ramsay	Joe Baye Trail	Tatlock Rd.	Entirety
Pakenham	Concession 5 N.	520m S of Campbell's Side Rd.	End of Roadway
Ramsay	Concession 3B	710m S of Clayton Rd.	End of Roadway
Ramsay	Concession 4C	840m S of Clayton Rd.	End of Roadway
Ramsay	Concession 6D	470 m S of Clayton Rd.	End of Roadway