



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

**Council Meeting #29-17**

**MINUTES**

A regular meeting of Council was held on Tuesday, December 5, 2017 at 5:00 p.m. in the Council Chambers.

**A. CALL TO ORDER**

Mayor McLaughlin called the meeting to order at 5:02 p.m.

**B. CONSIDERATION OF A CLOSED SESSION**

**Resolution No. 645-17**

**Moved by Councillor Torrance**

**Seconded by Councillor Ferguson**

**THAT** Council enter into an in camera session at 5:02 p.m. re: proposed or pending acquisition or disposition of land by the municipality (*Municipal Act* s. 239 2(c)) – sale of Business Park Land Part Lot 15 Conc 10; and personal matters about an identifiable individual, including municipal or local board employees (*Municipal Act* s. 239 2(b)) and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (*Municipal Act* s. 239 2(e)) - update on legal matter.

**CARRIED**

**Resolution No.646-17**

**Moved by Councillor Abbott**

**Seconded by Councillor Ferguson**

**THAT** Council return to regular session at 5:59 p.m.

**CARRIED**

Council recessed at 6:00 p.m. and reconvened at 6:03 p.m.

**Rise & Report**

1. Sale of Business Park Land Part Lot 15 Conc 10

Staff direction was provided in camera.

2. Update on Legal Matter

Staff direction was provided in camera.

**C. O CANADA**

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

**D. ATTENDANCE****PRESENT:**

Mayor Shaun McLaughlin  
Councillor Duncan Abbott  
Councillor John Edwards (arrived at 6:00 pm)  
Councillor Denzil Ferguson  
Councillor Alex Gillis  
Councillor Christa Lowry  
Councillor Jill McCubbin  
Councillor Amanda Pulker-Mok  
Councillor Jane Torrance  
Councillor Paul Watters  
Councillor Val Wilkinson

**ABSENT:**

Diane Smithson, CAO  
Shawna Stone, Clerk  
Jeanne Harfield, Deputy Clerk  
Andrew Scanlan Dickie, Junior Planner

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**E. APPROVAL OF AGENDA****Resolution No. 647-17**

**Moved by Councillor Gillis**

**Seconded by Councillor Ferguson**

**THAT** the agenda be approved as amended, with the deletion of Item M.1 and addition of Item M.2.

**CARRIED**

**F. DISCLOSURE OF PECUNIARY INTEREST**

Mayor McLaughlin and Councillor Edwards declared a pecuniary interest on Item B.2 due to personal involvement. They were not present during that portion of the in camera session.

**G. APPROVAL OF MINUTES****Resolution No. 648-17**

**Moved by Councillor Lowry**

**Seconded by Councillor Ferguson**

**THAT** the Council Minutes dated November 21, 2017 be approved as presented.

**CARRIED**

## H. PUBLIC MEETINGS

### 1. Zoning Amendment Houchaimi Holdings Inc. - Riverfront Estates Phase 5

The Junior Planner provided overview of the proposed amendments. The Chair invited members of the public to comment. The following members of the public spoke:

- Cameron Shields – infrastructure to support density, water pressure, traffic signs
- Louise Powers – parking, sidewalks
- Georgina Wigley – traffic and speeding on Spring Street, impact of density on aquifer
- David Benson – parking for condo unit, new location of unit
- Greg Doyle – change in market conditions
- Tracey Julian – affordable housing

### 2. Zoning Amendment Princiotta Construction and Development - Orchard View, 219 Paterson Street

The Junior Planner provided overview of the proposed amendments. The Chair invited members of the public to comment. The following members of the public spoke:

- Tracey Julian – affordable housing
- Scott Newton – parking, traffic congestion on Paterson Street

## I. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

### 1. Scott Newton, General Manager and Paul Virgin, Chair Mississippi River Power Corporation (MRPC) Re: Rehabilitation Plans for Millfall and Earthen Dams

Scott Newton provided an overview of the deterioration of both the Millfall and Earthen Dams and the proposed rehabilitation plans.

Paul Virgin presented Mayor McLaughlin with a dividend cheque for \$225,000.

#### **Resolution No. 649-17**

**Moved by Councillor Abbott**

**Seconded by Councillor Wilkinson**

**THAT** the delegation by Scott Newton, MRPC, re: Rehabilitation Plans for Millfall and Earthen Dams, be received;

**AND THAT** the request to authorize MRPC to proceed with the intent to make a follow up presentation to Council seeking approval once final project costs are determined be referred to New Business for consideration.

**CARRIED**

**J. COMMITTEE OF THE WHOLE****Resolution No. 650-17****Moved by Councillor Pulker-Mok****Seconded by Councillor Ferguson****THAT** Council resolve into Committee of the Whole, with Councillor Lowry in the Chair.**CARRIED****J.1 CONSENT ITEMS**

CAO Report – December 2017

**Resolution No. 651-17****Moved by Councillor Wilkinson****Seconded by Mayor McLaughlin****THAT** the CAO's Report – December 2017 report be received.**CARRIED**

Advisory Committee Minutes

**Resolution No. 652-17****Moved by Councillor Gillis****Seconded by Councillor Ferguson****THAT** the minutes of the following committees be received:

- Beautification – September 28 and October 19, 2017
- Heritage – October 25, 2017

**CARRIED**

Beautification

- a. Riverwalk Fundraising

**Resolution No. 653-17****Moved by Councillor McCubbin****Seconded by Councillor Ferguson****THAT** Council support the Beautification Committee transferring \$500 from the Beautification fundraising reserves to the Riverwalk fundraising.**CARRIED**

Heritage

- b. Union Almonte and Ramsay Contagious Hospital

**Resolution No. 654-17****Moved by Councillor Abbott****Seconded by Councillor Edwards****THAT** Council approve the Union Almonte and Ramsay Contagious Hospital be included on the heritage registry.**DEFERRED - DECEMBER 19, 2017**

## J.2 STAFF REPORTS

### Planning and Development

- a. Zoning Amendment: Martin, Plan 26R-2179, Pakenham

**Resolution No. 655-17**

**Moved by Councillor Ferguson**

**Seconded by Councillor Gillis**

**That** Council approve the Zoning Amendment to change the zoning of the property described as Concession 11, East ½ Part Lot 3, Plan 26R-2179, Part 1 from Rural (RU) to Rural Commercial Exception X (C5-X) to allow added flexibility to the use of the property, inclusive of a commercial storage use.

**DEFEATED**

### Finance and Administration

- b. Amendments to Student Pay Scale

**Resolution No. 656-17**

**Moved by Mayor McLaughlin**

**Seconded by Councillor Pulker-Mok**

**THAT** Council approve amendments to the Student Non-Union Pay Scale effective January 1, 2018 and January 1, 2019 in accordance with changes to the Ontario Minimum Wage Rates;

**AND THAT** existing employees be moved to the step on the level of the respective new pay scales that is equal to or higher than their current pay rate.

**CARRIED**

## J. 3 INFORMATION ITEMS

- **Mayor's Report**

The Mayor provided an update on the December 1<sup>st</sup> Rural Mayors' Forum - discussion items included MM2020; OPP billing practices; centralize RMFEO meetings.

- **County Councillors' Report**

Highlights: advanced care paramedic program; portable housing benefit; 2018 Warden, John Fenik (Perth Mayor) and new committee chairs.

- **Mississippi Valley Conservation Report**

Highlights: two main themes at the Latournal Conference - LID (low impact development) and loss of species.

- **Information List 21-17**

**Resolution No. 657-17**

**Moved by Councillor Ferguson**

**Seconded by Councillor Edwards**

**THAT** Information List 21-17 be received;

**AND THAT** Item 2 – resolution re: authority to approve landfill projects, be brought forward to the next meeting for consideration.

**CARRIED**

- **Meeting Calendar**

December 2017

**K. RISE AND REPORT**

**Resolution No. 658-17**

**Moved by Mayor McLaughlin**

**Seconded by Councillor Watters**

**THAT** the Committee rise and return to Council to receive the report on the proceedings of the Committee of the Whole.

**CARRIED**

**Resolution No. 659-17**

**Moved by Councillor Watters**

**Seconded by Councillor Ferguson**

**THAT** the recommendations of the Committee of the Whole for the meeting of December 5, 2017 be adopted as resolutions of Council.

**CARRIED**

**L. BY-LAWS**

**Resolution No. 660-17**

**Moved by Councillor Abbott**

**Seconded by Councillor Gillis**

**THAT** By-laws 17-107 to 17-113 inclusive be taken as read, passed, signed and sealed in Open Council.

**AND THAT** By-law 17-107 be pulled to be voted on separately.

**CARRIED**

By-Law 17-107

**Resolution No. 661-17**

**Moved by Councillor Abbott**

**Seconded by Councillor Gillis**

**THAT** By-law 17-107, being a by-law to regulate Election Signs.

**REFERRED – CLERK**

Action: Clerk to review and propose wording around signs in the road allowance and on highways.

By-law 17-108

**Resolution No. 662-17**

**THAT** By-law 17-108, being a by-law to remove certain lands from the Part Lot Control provisions of the *Planning Act*, R.S.O. 1990, of Subdivision 27M-43, Block 1, described as Parts 1 through 12 on Reference Plan 27R-10990, Almonte Ward.

**CARRIED**

By-law 17-109

**Resolution No. 663-17**

**THAT** By-law 17-109, being a by-law to remove certain lands from the Part Lot Control provisions of the *Planning Act*, R.S.O. 1990, of Subdivision 27M-75, Block 43, described as Parts 1 through 9 on Reference Plan 27R-10983, Almonte Ward.

**CARRIED**

By-law 17-110

**Resolution No. 664-17**

**THAT** By-law 17-110, being a by-law to remove certain lands from the Part Lot Control provisions of the *Planning Act*, R.S.O. 1990, Plan of Subdivision 27M-75, Part of Block 44, described as Parts 1 through 9 on Reference Plan 27R-10991, Almonte Ward.

**CARRIED**

By-law 17-111

[Resolution No. 655-17]

**THAT** By-law 17-111, being a by-law to amend By-law No. 11-83 being the Zoning By-law for the Municipality of Mississippi Mills for the property described as Concession 11, East ½ Part Lot 3, Plan 26R-2179, Pakenham Ward.

*Defeated in Committee of the Whole. By-law 17-111 not considered.*

By-law 17-112

**Resolution No. 665-17**

**THAT** By-law 17-112, being a by-law to appoint a Deputy Clerk for the Corporation of the Municipality of Mississippi Mills.

**CARRIED**

By-law 17-113

**Resolution No. 666-17**

**THAT** By-law 17-113, being a by-law to authorize the borrowing from the Toronto-Dominion Bank of the principal amount of \$665,200 for the financing of a loader and a fire truck.

**CARRIED**

**M. OTHER/NEW BUSINESS**

1. Final Designs Mill Workers' Staircase

Item to come forward to December 19, 2017 Council Meeting.

2. Community Official Plan – Additional Support

**Resolution No. 667-17**

**Moved by Councillor Gillis**

**Seconded by Councillor Ferguson**

**THAT** Council authorizes an additional expenditure of \$5,000 to JL Richards & Associates Ltd. for preparation work prior to the Open House on the Community Official Plan, and additional mapping and staffing levels for the meeting scheduled for December 14, 2017;

**AND THAT** Council authorize an additional expenditure of up to \$2,000 to have planning staff from JL Richards & Associates Ltd. provide 8 hours of a drop-in service to address individual questions by the public on the Community Official Plan.

**CARRIED**

3. MRPC – Rehabilitation of Millfall and Earthen Dams

**Resolution No. 668-17**

**Moved by Councillor Gillis**

**Seconded by Councillor Ferguson**

**THAT** Council authorize MRPC to proceed with the intent to make a follow up presentation to Council seeking approval once final project costs.

**CARRIED**

**Resolution No. 669-17**

**Moved by Councillor Edwards**

**Seconded by Councillor Lowry**

**THAT** MRPC consider the borrowing capacity of the Municipality as an alternative financing option.

**CARRIED**



**N. NOTICE OF MOTION**

[None]

**O. ANNOUNCEMENTS AND INVITATIONS**

**P. CONFIRMATORY BY-LAW**

By-law 17-114

**Resolution No. 670-17**

**Moved by Councillor Lowry**

**Seconded by Councillor Ferguson**

**THAT** By-law 17-114, 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 5<sup>th</sup> day of December, 2017, be read, passed, signed and sealed in Open Council this 5<sup>th</sup> day of December, 2017.

**CARRIED**

**Q. ADJOURNMENT**

**Resolution No. 671-17**

**Moved by Councillor Lowry**

**Seconded by Councillor Abbott**

**THAT** the meeting be adjourned at 8:49 p.m.

**CARRIED**

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Shaun McLaughlin  
MAYOR

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Shawna Stone  
CLERK