



Municipality of Mississippi Mills

COUNCIL AGENDA

**Tuesday, April 3, 2018
6:00 p.m.**

Council Chambers, Municipal Office

PLEASE REMEMBER TO SET YOUR CELL PHONE TO SILENT AND THAT NO RECORDING DEVICES ARE PERMITTED.

A. CALL TO ORDER (5:30 p.m.)

B. CONSIDERATION OF A CLOSED SESSION

1. Minor Variance OMB Appeal - litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (*Municipal Act Section 239 (e)*).

REGULAR SESSION (6:00 p.m.)

C. O CANADA

D. ATTENDANCE

E. APPROVAL OF AGENDA

F. DISCLOSURE OF PECUNIARY INTEREST

G. APPROVAL OF MINUTES

Council Minutes dated March 20, 2018

Pages 6-12

H. PUBLIC MEETINGS

[None]

I. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

[None]

J. COMMITTEE OF THE WHOLE

Motion to resolve into Committee of the Whole.

(J.1) CONSENT ITEMS

[None]

Minutes

- Accessibility – March 20, 2018 Pages 13-14
- Joint Recreation and Culture Cost Sharing – February 28, 2018 Pages 15-18

(J.2) REPORTS**Planning and Development**

- a. Zoning Amendment Neville 952 Old Almonte Road** Pages 19-28

Recommendation:

THAT Council approve the necessary Zoning By-law Amendment to change the zoning of the retained agricultural parcel from Consent application B17/097 for part of the lands legally described as Concession 10, Part Lot 12, Plan 27R-5280, Part 1, Ramsay Ward, Municipality of Mississippi Mills, from the "Agricultural (A)" Zone to the "Agricultural Exception 29 (A-29)" Zone in order to reduce the minimum lot area requirement from 40ha (98.8ac) to 21.0ha (51.9ac) and to prohibit the construction of a residential use.

- b. Official Plan / Zoning Amendment J Jackson Lot 23 Ramsay County Road # 9 (Cameron Pit)** Pages 29-34

Recommendation:

THAT Council approve Community Official Plan Amendment (COPA) 20 to change the subject land's Community Official Plan designation from Aggregate Resource-Pit to Rural;

AND THAT Council approve Zoning By-law Amendment Z-08-17 to change the subject land's zoning from Mineral Aggregate Pit (MP) to Rural (RU) within the Comprehensive Zoning By-law #11-83;

AND THAT Council direct Staff to provide the recommendation to the County of Lanark to approve Sustainable Communities Official Plan (SCOP) amendment to change the designation from Licensed Aggregate Extraction Operation to Rural.

- c. Site Plan Control – Ziai Semi-detached Infill Harold Street** Pages 35-44

Recommendation:

THAT Council approve the site plans for Mr. Kazem Ziai for the property described as Plan 6262, Jamieson Section, Lot 9 subject to their revision to the satisfaction of the Municipality's Roads & Public Works and Planning Departments;

AND THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the proposed works.

Public Works

- d. Main Street Revitalization Initiative** Pages 45-46
(referred from January 30, 2018)

Recommendation:

THAT Council direct staff to utilize the funding under the Main Street Revitalization Initiative in the amount of \$49,290.22 to procure new benches, bike racks and waste receptacles for the downtowns of Almonte and Pakenham.

Finance and Administration

- e. Council Compensation Review** Pages 47-52

Recommendation:

THAT the annual salary be established for the Mayor at \$34,140, the Deputy Mayor at \$20,678 and Councillors at \$17,435, effective December 1, 2018;

AND THAT a discretionary fund be established for the Deputy Mayor in the amount of \$2,100 and Councillors in the amount of \$1,260 each, subject to an approved expenditure policy;

AND THAT the Deputy Mayor be provided with a cell phone funded by the Municipality;

AND THAT the Association and Convention budget for Council be established at \$3,000 per member effective January 1, 2019.

- f. Financing of Nugent Bridge, Almonte Arena Roof and Pakenham Library Expansion** Pages 53-54

Recommendation:

THAT the Treasurer be authorized to obtain financing from the Bank of Montreal in the amount of \$1,238,900 at a fixed rate of 3.31% for 10 years to finance the Nugent Bridge, the Almonte Arena Roof and the expansion of the Pakenham Library;

AND THAT the required borrowing by-law be passed.

(J.3) INFORMATION ITEMS

- Mayor's Report Page 55
- County Councillors' Report None
- Mississippi Valley Conservation Authority None
- Information List (*Motion to receive*) Pages 56-71
- Meeting Calendar Page 72

K. RISE AND REPORT

Motion to return to Council Session.

Recommendation:

That the recommendations of the Committee of the Whole for the meeting of April 3, 2018 be adopted as resolutions of Council.

L. BY-LAWS

That By-laws 18-39 and 18-43 be taken as read, passed, signed and sealed in Open Council.

18-39	Financing of the Nugent Bridge, Almonte Community Centre Roof and Pakenham Library Projects	Pages 73-81
18-40	Main Streets Revitalization Initiative Funding Agreement	Pages 82-100
18-41	Zoning Amendment Neville 952 Old Almonte Road	Pages 101-102
18-42	Official Plan Amendment Jackson Lot 23 Ramsay County Road #9 (Cameron Pit)	Pages 103-105
18-43	Zoning Amendment Jackson Lot 23 Ramsay County Road # 9 (Cameron Pit)	Pages 106-107

M. OTHER/NEW BUSINESS

1. OVRT – Other Options

Background Information:

1. Lanark County Media Release – County continues to move forward with OVRT Page 108
2. Lanark County OPP Analysis of the Proposed OVRT Bypass Town of Almonte Pages 109-131
3. Dr. Paula Stewart, Medical Officer of Health, Leeds Grenville and Lanark Health Unit Pages 132-133
4. Town of Carleton Place Resolution Page 134

N. NOTICE OF MOTION

1. User-Paid Daycare at AMO Conference – Councillor Lowry

Recommendation:

WHEREAS diversity and inclusion is critical for effective political representation; and

WHEREAS people with children provide an important voice in municipal government; and

WHEREAS removing barriers to learning and networking opportunities is a positive step towards inclusion of a wider range of demographics than has traditionally been seen in government;

THEREFORE BE IT RESOLVED THAT the Municipality of Mississippi Mills calls on the Association of Municipalities of Ontario to provide user-pay daycare services to delegates at their annual conference; and

THAT a copy of this Motion be sent to the Association of Municipalities of Ontario and all other Ontario Municipalities for their consideration.

O. ANNOUNCEMENTS AND INVITATIONS

P. CONFIRMATORY BY-LAW – 18-44

Q. ADJOURNMENT



The Corporation of the Municipality of Mississippi Mills

Council Meeting #06-18

MINUTES

A regular meeting of Council was held on Tuesday, March 20, 2018 at 6:00 p.m. in the Council Chambers.

A. CALL TO ORDER

Councillor Lowry called the meeting to order at 5:30 p.m.

B. CONSIDERATION OF A CLOSED SESSION

Resolution No. 158-18

Moved by Councillor Ferguson

Seconded by Councillor McCubbin

THAT Council enter into an in camera session at 5:30 p.m. re: proposed or pending acquisition or disposition of land by the municipality (*Municipal Act* s. 239 2(c)) - Update on Purchase of Land on Behalf of MRPC and Sale of Business Park Land Part Lot 23 Industrial Avenue.

CARRIED

Resolution No. 159-18

Moved by Councillor Ferguson

Seconded by Councillor McCubbin

THAT Council return to regular session at 6:01 p.m.

CARRIED

Council recessed at 6:01 p.m. and reconvened at 6:03 p.m.

Rise & Report

1. Update on Purchase of Land on Behalf of MRPC

Resolution No. 160-18

Moved by Councillor Watters

Seconded by Councillor Pulker-Mok

THAT the Acting CAO be directed to negotiate the final agreement of purchase and sale of lands described as part of PIN 05088-0213 LT, being Parts 2 and 3 Plan 27R-10118, Almonte Ward.

CARRIED

2. Sale of Business Park Land Part Lot 23 Industrial Avenue

Staff direction was provided in camera.

C. O CANADA

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

D. ATTENDANCE**PRESENT:**

Councillor Amanda Pulker-Mok
Councillor Denzil Ferguson
Councillor Christa Lowry
Councillor Jill McCubbin
Councillor Jane Torrance
Councillor Paul Watters
Councillor Val Wilkinson

ABSENT:

Mayor Shaun McLaughlin
Councillor Duncan Abbott
Councillor John Edwards
Councillor Alex Gillis

Shawna Stone, Acting CAO
Cynthia Moyle, Acting Clerk
Jennifer Russell, Acting Deputy Clerk
Rhonda Whitmarsh, Treasurer
Nicole Dwyer, Director of Planning (left at 6 19 pm)
Andrew Scanlan Dickie, Junior Planner (left at 6:19 pm)

E. APPROVAL OF AGENDA**Resolution No. 161-18**

Moved by Councillor Ferguson

Seconded by Councillor McCubbin

THAT the agenda be approved as amended, with the deletion of item M1 - Paving of Ottawa Valley Rail Trail (OVRT).

CARRIED

F. DISCLOSURE OF PECUNIARY INTEREST

[None]

G. APPROVAL OF MINUTES**Resolution No. 162-18**

Moved by Councillor Pulker-Mok

Seconded by Councillor Torrance

THAT the Council Minutes dated March 6, 2018 be approved as presented.

CARRIED

H. PUBLIC MEETINGS

1. Zoning Amendment Neville – 952 Old Almonte Rd.
The Junior Planner provided an overview of the proposed amendments. The Chair invited members of the public to comment. No one spoke.

2. Zoning Amendment and Official Plan Amendment
Jeff Jackson Contracting Inc. - Concession 1, Part Lot 23, Ramsay

The Director of Planning provided an overview of the proposed amendments. The Chair invited members of the public to comment. Steve Maynard asked how a pit is rehabilitated. Tracey Zander, representing the applicant, explained how the site was rehabilitated back into land uses.

I. DELEGATION, DEPUTATIONS, AND PRESENTATIONS

[None]

J. COMMITTEE OF THE WHOLE

Resolution No. 163-18

Moved by Councillor Ferguson

Seconded by Councillor McCubbin

THAT Council resolve into Committee of the Whole, with Councillor Lowry in the Chair.

CARRIED

J.1 CONSENT ITEMS

Budget Impacts of Excluded Expenses per Ontario Regulation 284/09

Resolution No. 164-18

Moved by Councillor Torrance

Seconded by Councillor Pulker-Mok

THAT the Budget Impacts of Excluded Expenses per Ontario Regulation 284/09 report be received.

CARRIED

Advisory Committee Minutes

Resolution No. 165-18

Moved by Councillor Wilkinson

Seconded by Councillor Torrance

THAT the minutes of the following committees be received:

- Mississippi River Power Corporation (MRPC) – January 31, 2018
- CEDC – February 20, 2018
- Riverwalk – February 21, 2018

CARRIED

Action: Staff to discuss with MRPC Charitable Donation Policy.

J.2 STAFF REPORTS

Finance and Administration

a. Support for Funding for Local Public Libraries in Ontario

Resolution No. 166-18

Moved by Councillor Wilkinson

Seconded by Councillor Pulker-Mok

THAT Council support the Ontario Library Association (OLA) and Federation of Ontario Public Libraries (FOPL) in their pre-budget submission for increased provincial funding, augmented each year going forward in line with the consumer price index, to ensure a modern, sustainable library sector in Ontario; with the three funding priorities being:

- Provide sustainable, predictable funding for all public and First Nation libraries across Ontario by increasing annual base funding by from \$33 million to \$50 million – an increase of \$17 million in annual funding.
- Dedicate \$25 million in new, annual funding for the development and implementation of Ontario's digital library.
- Mandate the use of funding allocated by the Ministry of Education for school libraries and teacher-librarians for its intended purpose. This will inject an estimated \$100 million in annual funding to school libraries across Ontario without requiring any new provincial funding, while ensuring that school libraries get their fair share.

CARRIED

b. Federation of Canadian Municipalities' Grant for Asset Management

Resolution No. 167-18

Moved by Councillor Ferguson

Seconded by Councillor Pulker-Mok

THAT staff be directed to apply for a grant opportunity from the Federation of Canadian Municipalities' Municipal Asset Management Program for the development of a strategic asset management policy;

AND THAT the Municipality of Mississippi Mills commits to the completion of the strategic asset management policy if funding is received from the Federation of Canadian Municipalities' Municipal Asset Management Program;

AND THAT the Municipality of Mississippi Mills commits \$15,300 from its 2018 budget towards the costs of this initiative.

CARRIED

c. Housekeeping Amendments to Procedural By-Law 17-03

Resolution No. 168-18**Moved by Councillor McCubbin****Seconded by Councillor Ferguson****THAT** the Acting Clerk's report on housekeeping amendments to the Procedural By-law to include the newly created position of Deputy Mayor be received;**AND THAT** the Procedural By-law be amended to include the position of Deputy Mayor and what constitutes a quorum of Council.**CARRIED**J. 3 **INFORMATION ITEMS**• **Mayor's Report**

[None]

• **County Councillors' Report**

Highlights: fire communication system and procedural by-law amendment.

• **Mississippi Valley Conservation Report**

[None]

• **Information List 03-18****Resolution No. 169-18****Moved by Councillor Watters****Seconded by Councillor Wilkinson****THAT** Information List 04-18 be received.**CARRIED**• **Meeting Calendars**

March and April 2018

Amendments - EAC April 9, 2018 at 6:30 p.m.; AAC April 17, 2018 at 2:30 p.m.

K. **RISE AND REPORT****Resolution No. 170-18****Moved by Councillor McCubbin****Seconded by Councillor Ferguson****THAT** the Committee rise and return to Council to receive the report on the proceedings of the Committee of the Whole.**CARRIED**

Resolution No. 171-18**Moved by Councillor Torrance****Seconded by Councillor Wilkinson****THAT** the recommendations of the Committee of the Whole for the meeting of March 20, 2018 be adopted as resolutions of Council.**CARRIED****L. BY-LAWS****Resolution No. 172-18****Moved by Councillor Watters****Seconded by Councillor Wilkinson****THAT** By-law 18-36 to 18-37 inclusive be taken as read, passed, signed and sealed in Open Council.**CARRIED**

By-law 18-36

Resolution No. 173-18**THAT** By-law 18-36, being a by-law to authorize the purchase of certain lands described as part of PIN 05088-0213 LT, being Parts 2 and 3 Plan 27R-10118, Almonte Ward, Municipality of Mississippi Mills (Coleman Island) on behalf of Mississippi River Power Corporation (MRPC).**CARRIED**

By-law 18-37

Resolution No. 174-18**THAT** By-law 18-37, being a by-law to appoint an Integrity Commissioner, Cunningham, Swan, Carty, Little & Bonham LLP, for the Corporation of the Municipality of Mississippi Mills.**CARRIED****M. OTHER/NEW BUSINESS**

1. Paving of Ottawa Valley Rail Trail (OVRT) – Item removed from agenda.

N. NOTICE OF MOTION

[None]

O. ANNOUNCEMENTS AND INVITATIONS

Union Hall Spring Pancake Breakfast on Sunday, March 25, 2018, 8:00 a.m. to 12:00 (noon).

P. CONFIRMATORY BY-LAW

By-law 18-38

Resolution No. 175-18

Moved by Councillor McCubbin

Seconded by Councillor Ferguson

THAT By-law 18-38, 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 20th day of March 2018, be read, passed, signed and sealed in Open Council this 20th day of March 2018.

CARRIED

Q. ADJOURNMENT

Resolution No. 176-18

Moved by Councillor Pulker-Mok

Seconded by Councillor Watters

THAT the meeting be adjourned at 6:45 p.m.

CARRIED

Christa Lowry
ACTING MAYOR

Cynthia Moyle
ACTING CLERK

A meeting of the **Mississippi Mills Accessibility Advisory Committee** was held on **Tuesday, March 20, 2018 at 2:30 p.m.** at the Municipal Office.

PRESENT:

Committee: Councillor Jill McCubbin, Chair
Myrna Blair
Araina Clark
Jim Lowry
Betty Preston
Paul Crozier

Staff/Others: Jennifer Russell, Acting Deputy Clerk
Cynthia Moyle, Acting Clerk

Regrets:

Councillor McCubbin called the meeting to order at 2:30 p.m.

A. APPROVAL OF AGENDA

Moved by Betty Preston
Seconded by Araina Clark
THAT the agenda be accepted as presented.

CARRIED

B. DISCLOSURE OF PECUNIARY INTEREST

None were declared.

C. DELEGATIONS/PRESENTATIONS/TOURS

None

D. APPROVAL OF MINUTES

Moved by Araina Clark
Seconded by Myrna Blair
THAT the minutes dated January 9, 2018 be approved as presented.

CARRIED

E. BUSINESS ARISING OUT OF MINUTES

None

F. ROUND TABLE

The Acting Deputy Clerk to distribute email from the Accessibility Directorate of Ontario requesting innovative accessibility pictures that demonstrate the use of Accessibility for Ontarians with Disabilities Act (AODA) in the community.

G. REPORTS

1. OVRT – Mississippi Mills Proposed Bypass and Map

Members reviewed and discussed the accessible road options.

Moved by Betty Preston

Seconded by Paul Crozier

THAT 5/8" Granular M is not a suitable, firm and stable surface for an accessible recreational trail;

AND THAT an accessible portion of the Ottawa Valley Recreational Trail within the boundary of Almonte should include a paved surface or at a minimum be a stone dust trail.

CARRIED

H. INFORMATION/CORRESPONDENCE

None

I. OTHER/NEW BUSINESS

None

J. MEETING ANNOUNCEMENTS

April 17, 2018 at 2:30 p.m.

K. ADJOURNMENT

Moved by Betty Preston

Seconded by Myrna Blair

THAT the meeting be adjourned.

CARRIED

The meeting adjourned at 3:11 p.m.

Jennifer Russell, Acting Deputy Clerk

RECREATION AND CULTURE COST SHARING COMMITTEE

MINUTES

Wednesday February 28th 2018

10:00 A.M.

MUNICIPALITY OF MISSISSIPPI MILLS – COUNCIIL CHAMBERS
3131 OLD PERTH ROAD

PRESENT:

Mississippi Mills

Calvin Murphy, Recreation Manager
Val Wilkinson, Councillor
Paul Watters, Councillor

Carleton Place

Ross Trimble, Councillor
Trisa McConkey, Treasurer
Joanne Henderson, Manager of Recreation & Culture

Beckwith

Richard Kidd, Reeve
Faye Campbell, Councillor
Cassandra McGregor, Recreation Director

Chairperson Councillor Paul Watters called the meeting to order at 10:10 a.m.

A. APPROVAL OF AGENDA

**Moved by Ross Trimble
Seconded by Richard Kidd
That the agenda be accepted as presented.**

CARRIED

B. DISCLOSURE OF PECUNIARY INTEREST

The Chairperson requested that any member having a pecuniary interest declare it now or at the time of discussion. There were no disclosures by Committee members at this time.

C. APPROVAL OF MINUTES

**Moved by Ross Trimble
Seconded by Richard Kidd
That the minutes of the meeting held on October 3rd, 2017 be approved as
circulated and read.**

CARRIED

D. BUSINESS

1. Town of Carleton Place

- 2018 Budget

Minimum wage increase will have an affect over costs associated with programs etc. Info has been forwarded to all municipal Treasurers' regarding this matter.

- Mississippi Little League

Mississippi Little League has been in contact with all surrounding Municipalities and have indicated that there usage will increase in the summer 2018. They are looking to get as much field use as possible in all municipalities. Beckwith is looking at making certain field adjustments to accommodate the needs of Mississippi Little League.

- OVRT

A working committee has been established in Carleton Place to discuss developing the trail in their area. A "Look Out" is currently being discussed on part of the trail.

- Development Charges

Development charges review is taking place in C.P. Discussions as to what should be added in the D.C plan over the next 5 years is being looked at.

2. Municipality of Mississippi Mills

- Recreation and Culture Service Delivery review

The Recreation and Culture Department in Mississippi Mills is going through a Service Delivery review. Blackline Consulting has been awarded the tender to complete the review.

The consultants have visited Mississippi Mills and have interviewed staff, Council and some of the user groups in the community. The review is scheduled to be completed by the end of May or early June 2018.

- Updates to the current booking system for the Recreation and Culture Department.

Upgrades will be completed for the booking registration system for the Recreation and Culture Department in Mississippi Mills. The upgrades are scheduled to take place in the spring of 2018.

3. Township of Beckwith – Updates

- An increase in football teams in Beckwith. (composed of 18-19 year olds) and is part of the Ontario football league. A second team is for Girls touch football, composed of 13-14 year olds.
- The indoor turf in Beckwith is continuing to see lots of usage including bookings of lacrosse, football, a walking program, Mississippi Little League and Birthday parties.
- Rick Lotan is starting a Track and Field program in Beckwith using the Indoor facility in Beckwith.
- The Youth Committee in Beckwith is running a Leadership conference. The topics of discussion will include mental health before exams and how to deal with these pressures.
- Rural Recreation Association will be holding their spring event on March 29th, 2018 at the Algonquin College Perth Campus. Topics include Social Enterprise and Youth Engagement.
- The Township of Beckwith Council will be officially declaring Beckwith as a community that will “Build positive vibes in the Community”, using the slogan “be there and be positive”, celebrating the accomplishments of youth throughout Beckwith which includes using the Beckwith Beaver magazine that is mailed out to residents in Beckwith.
- June 16th, 2018 Beckwith will be hosting the Fireman’s games.
- Cassandra McGregor will be going on maternity leave as of April 1st, 2018. Ross Trimble will be taking over the Clerk/administrator duties during her absence.

E. NEW BUSINESS

F. MEETING ANNOUNCEMENT

The next meeting will be held on Wednesday, June 20th, 2018 at 10:00 a.m in Beckwith.

ADJOURNMENT

**Moved by Ross Trimble
Seconded by Faye Campbell
That the meeting be adjourned.**

CARRIED

The meeting adjourned at 11:15 a.m.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: April 3, 2018
TO: Committee of the Whole
FROM: Andrew Scanlan Dickie – Junior Planner
SUBJECT: **ZONING BY-LAW AMENDMENT APPLICATION Z-01-18**
Concession 10, Part Lot 12, Plan 27R-5280, Part 1
Ramsay Ward, Municipality of Mississippi Mills
Locally known as 952 Old Almonte Road

OWNER/APPLICANT: Lillian Joy & Wade Peter Neville

RECOMMENDATION:

THAT Council approve the necessary Zoning By-law Amendment to change the zoning of the retained agricultural parcel from Consent application B17/097 for part of the lands legally described as Concession 10, Part Lot 12, Plan 27R-5280, Part 1, Ramsay Ward, Municipality of Mississippi Mills, from the “Agricultural (A)” Zone to the “Agricultural Exception 29 (A-29)” Zone in order to reduce the minimum lot area requirement from 40ha (98.8ac) to 21.0ha (51.9ac) and to prohibit the construction of a residential use.

BACKGROUND

In October 2017, a surplus-farm dwelling consent application – B17/097 – was submitted to Lanark County for the property legally known as Concession 10, Part Lot 12, Plan 27R-5280, Part 1, Ramsay Ward, Municipality of Mississippi Mills. The consent was provisionally approved in January 2018, with a requirement that the landowners fulfil conditions set by the Municipality, one of which is to amend the zoning of the now vacant agricultural parcel to prohibit the construction of a dwelling. The associated Community Official Plan policy (Section 3.2.7) states the following:

The [Municipality] shall impose a condition on the severance of the surplus farm dwelling which shall require a zoning by-law amendment prohibiting the construction of a new residential dwelling on the farm land parcel rendered vacant as a result of the severance.

PURPOSE AND EFFECT

The purpose and intent of the Zoning By-law Amendment is to change the zoning from Agriculture (A) to Agriculture Exception 29 (A-29) to fulfil a condition for the severance of a surplus farm-dwelling property. As per the Community Official Plan, the rezoned property – vacant agricultural land – would not be permitted to have a new dwelling or associated accessory structures and uses. The amendment would also address the existing lot size deficiency to legally permit an agricultural use.

DESCRIPTION OF SUBJECT LANDS

The subject lands are located approximately 700 metres from the southeastern boundary between the Almonte and Ramsay Wards. The lands are described as Concession 10, Part Lot 12, Plan 27R-5280, Part 1, and are known locally as 952 Old Almonte Road. The surplus farm dwelling lot size is $\pm 1.63\text{ha}$ (4.03ac) and the retained property, to be rezoned, is $\pm 21.03\text{ha}$ (51.96ac). Each lot would have $\pm 160.0\text{m}$ (524.9ft) and $\pm 297.0\text{m}$ (974.4ft) of frontage, respectively. Neighbouring lands are predominantly agricultural. The location of the subject lands is depicted in the following Aerial Photo:

Figure 1 – Aerial Photo (2017)



SERVICING & INFRASTRUCTURE

The properties, severed and retained, are exterior of the Almonte Ward's municipal services boundary. Consequently, the farm dwelling utilizes private water and septic. The subject lands are accessed from Old Almonte Road, a municipally owned and maintained road. The servicing and infrastructure demands would not change as a result of the application.

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

Acting CAO: No concerns or objections.

Acting Clerk: No comments received.

CBO: No concerns or objections.

Fire Chief: No comments received.

Director of Roads and Public Works: No concerns or objections.

Recreation Coordinator: No concerns or objections.

COMMENTS FROM EXTERNAL AGENCY CIRCULATION

No objections were received from external agencies as of the date this report was prepared.

COMMENTS FROM THE PUBLIC

The Municipality held a Public Meeting on March 20, 2018 to provide an opportunity for the public to comment on the application. During the Public Meeting, no one spoke in support of or in opposition to the proposal. No comments have been received as of the date this report was prepared.

EVALUATION

PROVINCIAL POLICY STATEMENT (PPS), 2014

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As per Section 3(5)(a) of the *Planning Act, R.S.O. 1990*, all planning decisions must be consistent with the PPS. The following is a list of applicable sections of the PPS as well as a review of the proposal against these policies:

2.3.4 Lot Creation and Lot Adjustments

Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- c) a residence surplus to a farming operation as a result of farm consolidation, provided that:*
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
 - 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.*

The proposed severed lot size is ±1.63ha (4.03ac), which is sufficient size to accommodate the home, well and septic, and an accessory shed. The proposed lot dimensions do not keep the area to an absolute minimum, electing to provide additional yard space at the southern corner. This additional land has historically never been tilled and serves as a buffer between the two non-farm residential properties. Thus, the severance negligibly impacts the potential workable land of the agricultural parcel.

The subject Zoning By-law Amendment would rezone the consolidated agricultural parcel to prohibit a residential dwelling on the lands in order to ensure that the proposal would not result in the creation of an additional residential building lot.

In speaking with the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA), the Ministry does not object to severances occurring prior to a sale of land for farm consolidation as long as the two subsequent criteria are met regarding size and prohibition of residential uses. This flexibility allows current landowners to sell off the retained agricultural land without having to leave their home. As such, Staff is of the opinion that the proposal is consistent with the policies of the PPS and specifically addresses Section 2.3.4(c)2 to amend the lot's zoning.

COMMUNITY OFFICIAL PLAN (COP)

The subject lands are designated as “Agriculture” in the Municipality’s Community Official Plan (COP). The Agriculture designation permits agricultural operations and accessory residential dwellings, non-farm residential dwellings, and home-based businesses (among others), set out in and subject to the Zoning By-law.

Agriculture Consent Policies

Section 3.2.7 of the COP provides the policies for Consents related to surplus farm dwelling severances in the Agriculture designation. The following are those relevant to this application:

- 3.2.7.1 *Farm-related severances may be considered for a farm dwelling, built prior to the adoption of the Community Official Plan (December 13, 2005), made surplus to a farming operation as a result of farm consolidation. [...] The lot area and frontage for surplus farm dwelling lots should be kept to a minimum in order to keep as much land in agricultural production as possible, but generally should not be less than 0.4 ha in size.*
- 3.2.7.2 *Farm consolidation severances on undersized agricultural properties may be considered provided the severed agricultural lands are consolidated with an abutting agricultural property.*
- 3.2.7.3 *Farm-related severances may be considered for the creation of a new agricultural holding provided that:*
 - i. *Generally, the minimum lot area for agricultural parcels shall be approximately 100 acres.*
 - ii. *The size of the parcels to be severed and retained is appropriate for the type of agriculture being carried out in the area.*
 - iii. *The minimum lot area shall be sufficiently large to ensure the long-term flexibility of the land to accommodate future agricultural uses.*

The subject farm dwelling was built in 1998 according to the Municipal Property Assessment Corporation (MPAC). The dwelling is intended for the current owner of the property, who is expected to sell the vacant agricultural land to a farmer looking to expand their operations. OMAFRA does not object to severances occurring prior to farm consolidation, granted that the surplus dwelling lot size is minimized and there is a zoning by-law amendment condition. The amendment, which would prohibit a residence, ensures that the potential agricultural use remains unhindered.

Section 3.2.7.2 indicates that undersized lots require a consolidation with an abutting agricultural property. However, there is no definite measurement of “undersized.” When referring to farm severances, the COP requests a general holding size of 40.5ha (100ac), with flexibility provided via Section 3.2.7.3(iii) which stipulates that the minimum lot area is what can be regarded sufficient to accommodate future agricultural uses. The lot, although 21.03ha (51.96ac), has historically been used as an agricultural use and would continue to do so unhindered by the surplus farm dwelling severance. Thus, Staff believe that this is sufficient to accommodate the long-term flexibility for future agricultural practices.

The subject Zoning By-law Amendment application would rezone the consolidated agricultural parcel to reduce its minimum lot area requirement from 40ha (98.8ac) to 21.0ha (51.9ac), legally recognizing the ongoing operations that have and are occurring on the property. As

required by provincial and municipal policy, the rezoning would prohibit a residential use on the agricultural parcel. Based on the above, Staff views the proposal to meet the relevant policies of the COP.

ZONING BY-LAW #11-83

The subject properties are currently zoned “Agricultural (A)” by the Municipality’s Comprehensive Zoning By-law #11-83. The “A” Zone permits agricultural and non-farm residential uses.

Agricultural (A) Zone

As noted, the severance is for a surplus farm dwelling, thus the severed land would include the non-farm residential building; whereas, the retained parcel would be used strictly for agriculture. The following table outlines the minimum lot area and lot frontage requirements of the A Zone against the dimensions of the proposed lots:

Table 1: RU Zone Development Standards vs. Proposed Lot Dimensions

12.2 ZONE PROVISIONS	MINIMUM LOT AREA (ha)	MINIMUM LOT FRONTAGE (m)
By-law requirement (non-farm residential lot)	0.4	45
Non-Farm Residential Lot (severed)	1.63	160.0
By-law requirement (agricultural)	40	150
Agricultural Lot (retained)	21.03	297.0

The lot to be severed would meet the minimum lot requirements, exceeding the minimum area by 1.23ha and the frontage by 115.0m. Agricultural severance policies encourage small lots to ensure the maximum quantity of workable land remains under production. Due to the positioning of the dwelling at the property’s southern corner and the distribution of the dwelling and accessory structures, the severed parcel is limited in how small it could become. Nonetheless, the land that it contains cannot be used for agriculture as it is already developed.

The purpose of the prohibition of a new residential dwelling is to satisfy Subsection 2.3.4(c)(2) of the PPS, which states that new residential dwellings are prohibited on the farmland parcel. The COP and the Ontario Ministry of Agriculture, Food and Rural Affairs’ (OMAFRA) draft “Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas” generally recommend 40.5ha (100ac) as the minimum size for new parcels where livestock and cash cropping operations are the dominant forms of agriculture, but also state that these parcels be sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations. The lot to be retained will not meet the minimum lot area with 21.03ha. However, the property has remained almost entirely under agricultural production, save for land directly adjacent to the creek running parallel to the northwestern lot line. Since the surplus dwelling severance would not alter the total tillable land, the retained property would continue to be appropriate for current and future agricultural use. Given that the severance would not hinder the remaining availability of agriculturally viable land, Staff is of the opinion that the retained

parcel maintains a sufficient size that is adaptable to future changes in the type or size of an agricultural operation.

Thus, to meet PPS requirements and legally recognize the lot size for an agricultural practice, the applicant proposes to rezone the property from the “Agricultural (A)” Zone to the “Agricultural Exception 29 (A-29)” Zone in order to prohibit the construction of a new residential dwelling and to reduce the minimum lot area requirement from 40ha (98.8ac) to 21.0ha (51.9ac).

CONCLUSION

Overall, Staff supports the subject Zoning By-law Amendment application. As the purpose of rezoning the new agricultural parcel is to prohibit a new residential dwelling, the proposal is consistent with both Provincial and local policy regarding the long-term protection of prime agricultural land. A reduction of the minimum lot area requirement for the agricultural parcel in order to finalize the approval of the Consent application is viewed by Staff to be a logical and orderly form of development that would still allow for flexibility for future changes in the type or scale of agricultural operations. Staff views the proposal to conform to the agricultural policies of the Community Official Plan, to be consistent with the PPS, and to generally satisfy the development standards of Zoning By-law #11-83. Therefore, Staff recommends that the subject Zoning By-law Amendment application be approved.

All of which is respectfully submitted,

Andrew Scanlan Dickie
Junior Planner

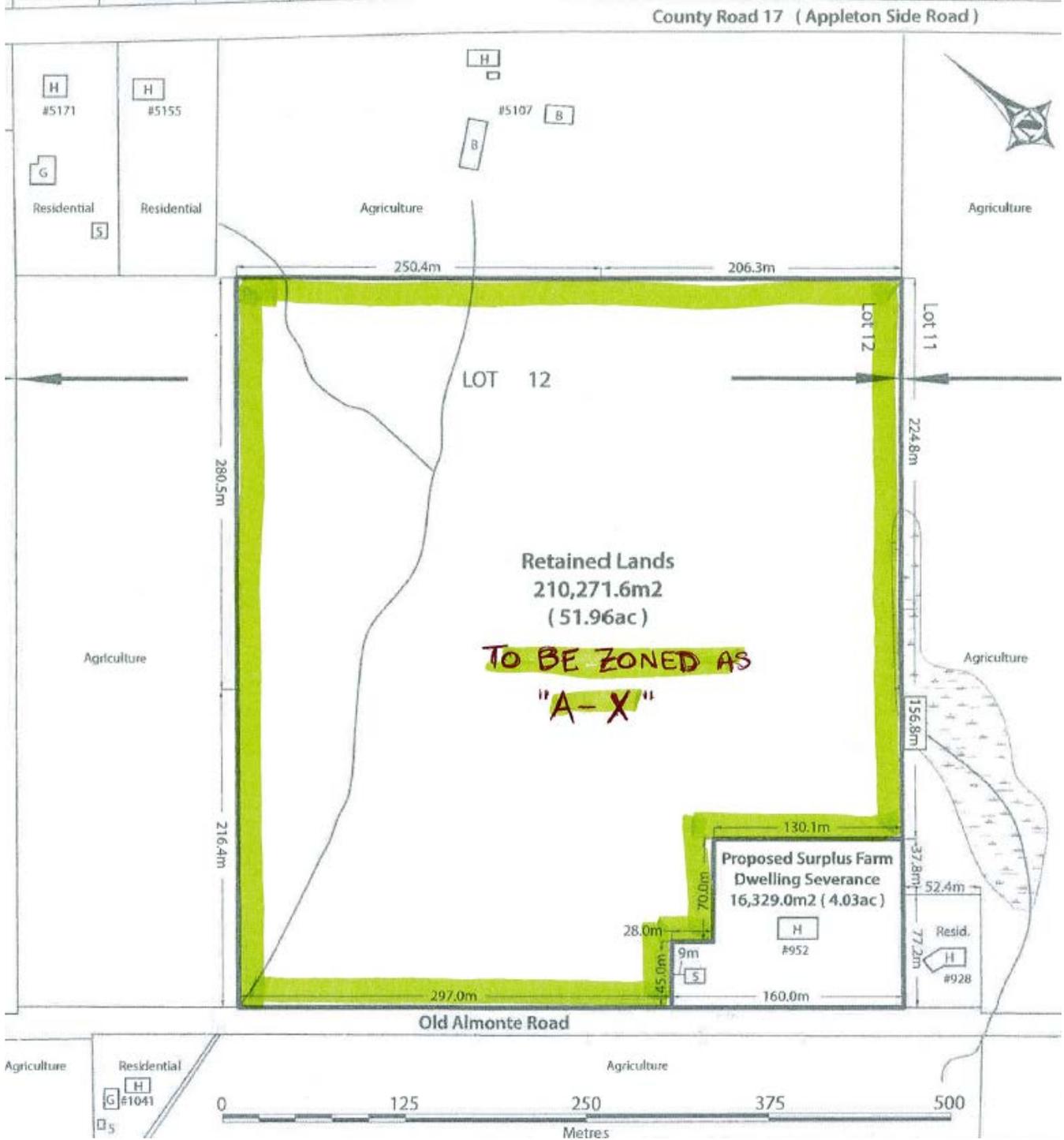
Shawna Stone
Reviewed by Acting CAO

Nicole Dwyer
Reviewed by Director of Planning

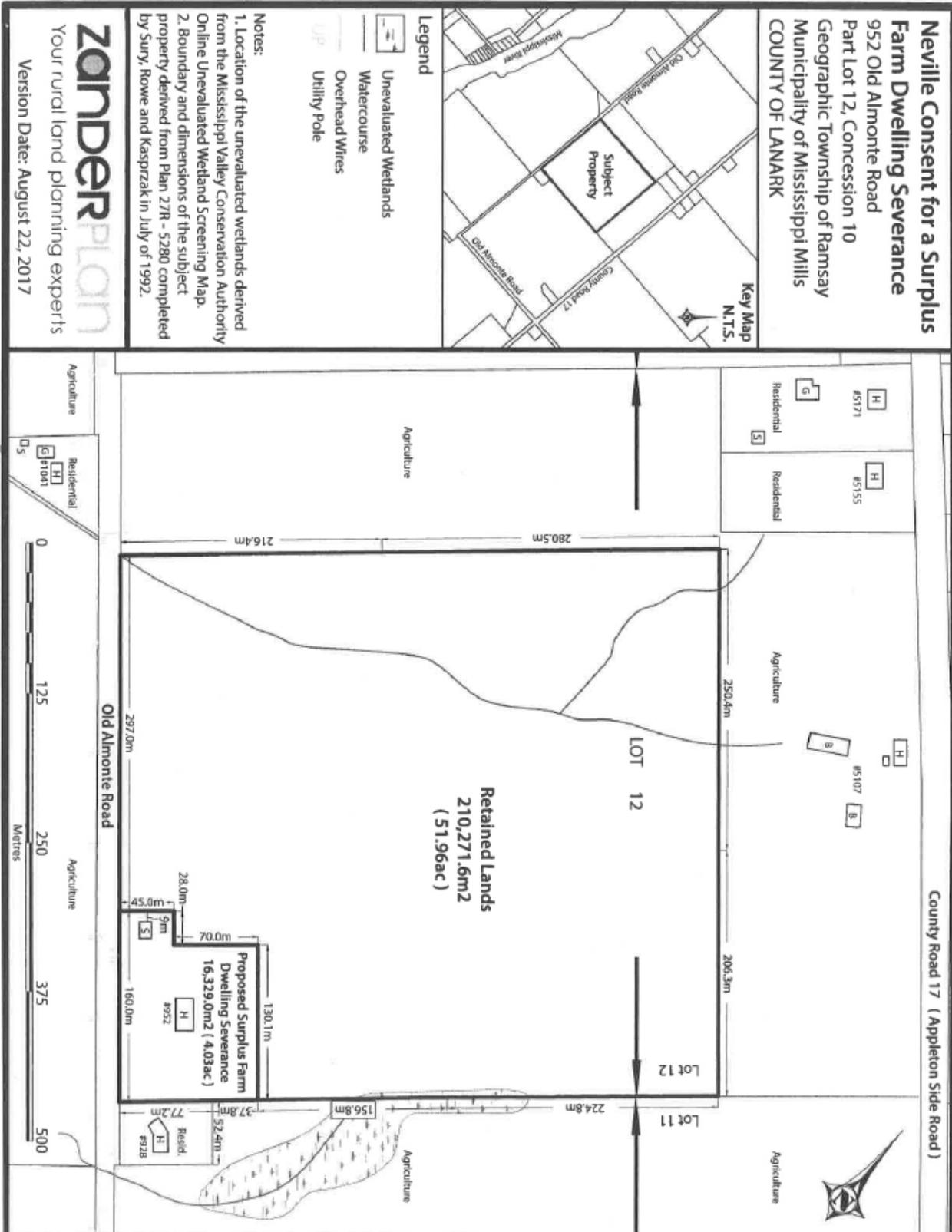
ATTACHMENTS:

- Schedule A – Zoning Sketch
- Schedule B – Provisionally Approved Lot
- Schedule C – Draft By-law

SCHEDULE A – Zoning Sketch



SCHEDULE B – Sketch of Provisionally Approved Lots (Provided by Applicant)



SCHEDULE C – Draft By-law

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-XX

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

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

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. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 29 (A-29)" Zone for the lands identified on the attached Schedule 'A', which is described as part of Concession 10, Part Lot 12, Plan 27R-5280, Part 1, Ramsay Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.28 *Notwithstanding their 'A' zoning designation, lands designated as 'A-29' on Schedule 'A' to this By-law, may be used in compliance with the A Zone provisions contained in this by-law, excepting however, that:*

 - i) *all residential uses are prohibited; and*
 - ii) *the minimum lot area shall be 21.0ha*
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, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this **3rd day of April, 2018.**

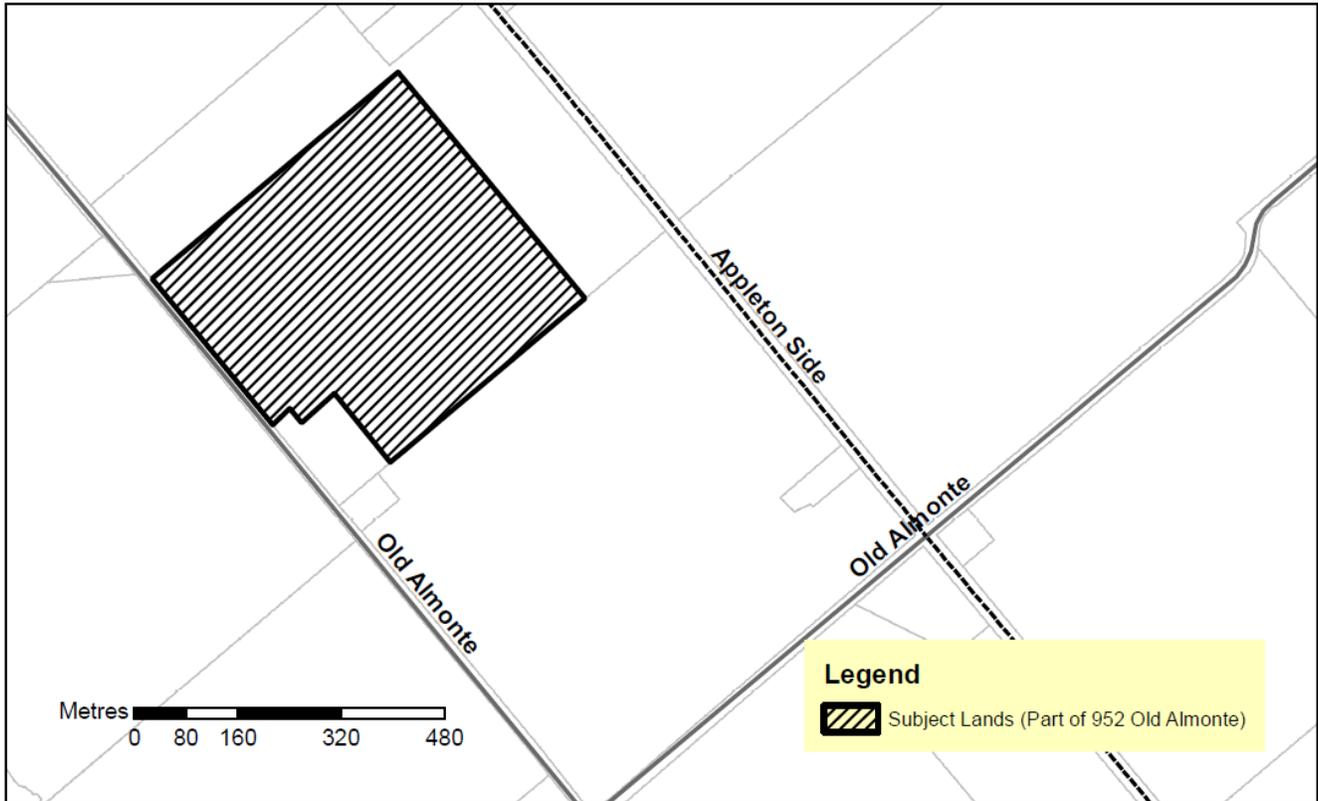
Shaun McLaughlin, Mayor

Cynthia Moyle, Acting Clerk

SCHEDULE 'A' TO BY-LAW NO. 18-XX



Zoning By-law Amendment Application D14-NE-18; Z-01-18
Concession 10, Part Lot 12, Plan 27R-5280, Part 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 952 Old Almonte Road



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: April 3, 2018
TO: Committee of the Whole
FROM: Niki Dwyer, Director of Planning
SUBJECT: **Community Official Plan Amendment #20 and Zoning By-law Amendment Z-08-17
Cameron Pit
Concession 1, Part Lot 23, Ramsay Ward**
OWNER: Jeff Jackson Contracting Inc.
APPLICANT: ZanderPlan Inc.

RECOMMENDATION:

THAT Council approve Community Official Plan Amendment (COPA) 20 to change the subject land's Community Official Plan designation from Aggregate Resource-Pit to Rural;

AND THAT Council approve Zoning By-law Amendment Z-08-17 to change the subject land's zoning from Mineral Aggregate Pit (MP) to Rural (RU) within the Comprehensive Zoning By-law #11-83;

AND THAT Council direct Staff to provide the recommendation to the County of Lanark to approve Sustainable Communities Official Plan (SCOP) amendment to change the designation from Licensed Aggregate Extraction Operation to Rural.

BACKGROUND:

The application pertains to a former sand and gravel pit (Cameron Pit) to the west of the Village of Clayton owned by J Jackson Contracting. The pit was operated as a Class B Pit Above the Water Table, with an extraction limit of 20,000 tonnes/year. The owner, having extracted all usable material from the site, filed for a "Surrender of Aggregate Resource Act License" which was granted by the Ministry of Natural Resources effective December 31, 2016. The Ministry concluded that the owner had met their obligations for restoration and reporting requirements under the Ontario Aggregate Corporation and thereby the site is ready for repurposing to an alternative use.

The owner has since applied to the County of Lanark and the Municipality of Mississippi Mills to lift the Aggregate land use designations from the Sustainable Communities Official Plan (Lanark), Community Official Plan (MM) and the Comprehensive Zoning Bylaw 11-83. The application seeks to replace the Aggregate designation with a "Rural" designation.

At this time there are no immediate plans to develop the property.

The subject lands are approximately 27 ha in area, of which 10.3 ha were designated and used for aggregate extraction purposes. The property has frontage and an existing driveway on County Rd 9 (Tatlock Rd) and shares part of the eastern property boundary with Ramsey Concession 2B. The remaining 16.7ha of land not used for aggregate extraction are currently designated and zoned Rural in all three land use policy documents, but are located within the influence area of the site. A portion of the property is also located within the Clayton settlement boundary.

The lands are not presently serviced by well and septic and are not eligible for municipal servicing.

DISCUSSION:

1. Official Plan Amendment Application (OPA #20):

The application seeks to lift the Aggregate Resource – Pit designation and replace it with a Rural Area designation for the purpose of repurposing the lands. The Provincial Policy Statement places great importance on the protection of aggregate resource deposits as community assets, while also recognizing that their extraction is an interim process that concludes with thorough rehabilitation to mitigate negative impacts for future land uses (Policy 2.5.3.1).

In evaluating the removal or expansion of aggregate resource designations, the COP instructs that: “...*Council shall take into account the following: ... (v) the aggregate resource has been depleted and the site fully rehabilitated in accordance with the conditions of the Aggregate Resource Act license and site plan*” (Section 3.5.5). The Ministry of Natural Resources and Forestry has verified that the resource has been depleted and all conditions of the license have been satisfied; therefore it is appropriate for the municipality to evaluate the repurposing of the site.

Section 3.5.3 of COP also recognizes that small pit operations (Class B licenses), where the output is less than 20,000 tonnes of material per year, may be permitted on lands designated Rural or Agricultural, but will still be subject to licensing requirements from MNRF and MOECC as well as the buffer area provisions of Section 3.5.4 of the COP. Licensed pits operating above the watertable are subject to influence areas, or separation distances, of 150m to sensitive land uses.

The requested designation of the subject site as Rural Area is consistent with the designation of the rest of the property, and is therefore a logical land use for the former aggregate lands. Permitted uses in the Rural Area designation may include: various agricultural uses and businesses, farm gate retailing; forestry; conservation; residential dwellings; small scale rural commercial and industrial uses; tourism

commercial. These uses may be further regulated and permitted through the Zoning Bylaw.

2. Zoning Amendment Application (Z-08-17):

In conjunction with the Official Plan Amendment, the application seeks to rezone the subject lands Rural (RU), similarly to the rest of the property. The consistency of the designation with the framelands around the property is logical and appropriate to ensure a cohesive reuse of the lands for a future purpose. While the applicant has indicated there are currently no plans for development of the site, Council must consider the future sensitivities of a new use on the property. With the passing of the current change of use, the owner (or future owner) would be eligible to file a building permit to construct buildings for any of the permitted uses without further planning application. As such, consideration must be given to determine if it is reasonable and appropriate to permit a more sensitive land use on the property with the information presented today.

In circulation of the application to applicable agencies, the Municipality received comments from the Mississippi Valley Conservation Authority who have recommended that:

“...prior to the zoning of the subject property for residential use (private serviced), the applicant demonstrate that the MOECC’s “environmental land use planning guides” can be upheld. It should be shown that an ample groundwater supply of suitable quality is available and sustainable; and that the site is suitable for the disposal of septic effluent.”

The MVCA similarly recommend that the Municipality consider the need for a Record of Site Condition, or Environmental Site Assessment, given the history of an aggregate pit on the lands.

In reviewing the application, the Planning Department requested confirmation from the agent of any groundwater or environmental studies applicable to the lands. The agent confirmed that as there was no requirement from MNRF for any studies as part of the surrender of the license. The agent has provided the aggregate site plan information submitted for the license approval, which does not appear to indicate uses on the site which would have included potential contaminants in accordance with EPA standards.

Staff have also reviewed the MOECC’s guidelines for wells and septic systems and have found that MOECC does not review development proposals consisting of five or fewer private residential services, but suggests that the “Ontario Drinking Water Objectives” standards for quality of drinking water be applied at the time of Official Plan Amendment or consent applications.

To this end, the Planning Department is of the opinion that it is a reasonable risk to permit the construction of a single residential dwelling (or comparable sensitive use) on the site without the additional studies. The Building Code requires the owner to verify that potable water is available onsite; however this does not occur until occupancy permit stages, which would result in an un-occupiable building on the lands until such time that potable water can be sufficiently supplied.

Should more intensive development be proposed in the future, additional Planning Act applications (i.e. consent applications) would be required, at which time additional study requirements would be requested as part of a complete application package.

FINANCIAL IMPLICATIONS:

None

SUMMARY:

Overall, Staff supports the proposed Official Plan and Zoning By-law amendments. The consistency of the amended designation with the rest of the property and those neighbouring is logical and appropriate to ensure a cohesive reuse of the lands for a future purpose with minimal contamination risk as determined through MNRF. As such, Staff recommend that Council approve the by-laws for the OPA #20 and Z-08-17 as proposed by the applicant and direct staff to recommend that the County of Lanark approve the associated SCOP amendment.

Respectfully submitted,

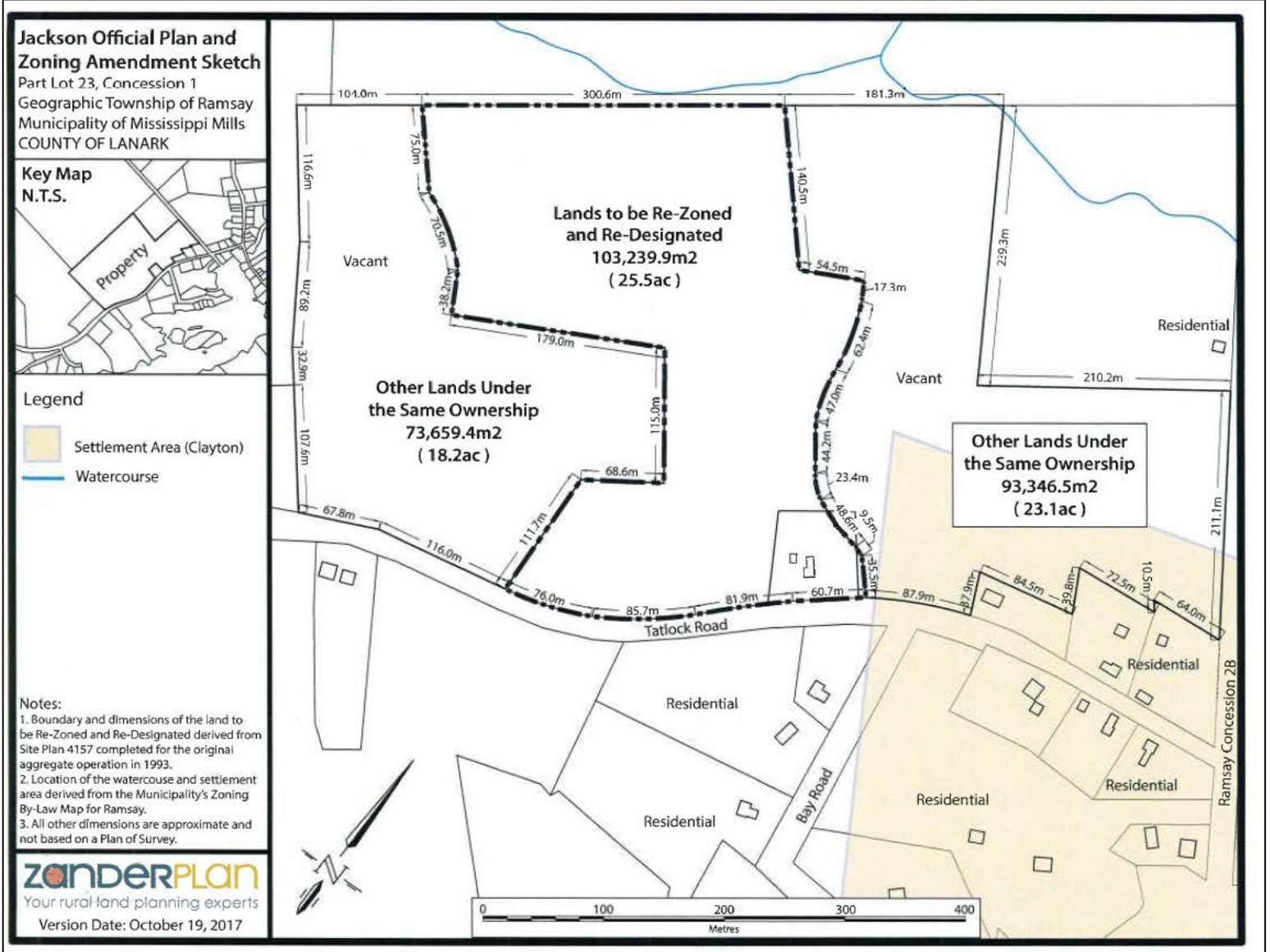
Niki Dwyer, MA BES
Director of Planning

Shawna Stone
Reviewed by Acting CAO

ATTACHMENTS:

1. Contextual Map
2. Comments from Mississippi Valley Conservation Authority

ATTACHMENT 1 - CONTEXT MAP



ATTACHMENT 2 – Comments from MVCA

Nicole Dwyer

From: Diane Reid <DReid@mvc.on.ca>
Sent: Friday, March 16, 2018 2:56 PM
To: Nicole Dwyer
Subject: RE: Jackson Aggregate OPA/ZBLA - Ramsey

Hi Nicole,

Following is the feedback that we have regarding the subject applications. I will provide a formal letter next week.

We recommend that, prior to zoning the subject property for residential use (privately serviced), the applicant demonstrate that the MOECCs 'environmental land use planning guides' can be upheld (<https://www.ontario.ca/page/environmental-land-use-planning-guides>). It should be shown that an ample groundwater supply of suitable quality is available and sustainable; and that the site is suitable for the disposal of septic effluent. In addition, it should be known that all planning constraints associated with adjacent land uses are compatible (proximity to industrial, aggregate, waste management etc.). A Record of Site Condition and/or an Environmental Site Assessment may also be needed to evaluate the suitability of the site for the proposed zoning change. This site assessment is particularly important on the subject property given its use as a pit operation.

Regards,
Diane

THE CORPORATION OF THE TOWN OF MISSISSIPPI MILLS

STAFF REPORT

DATE: April 3, 2018
TO: Committee of the Whole
FROM: Andrew Scanlan Dickie, Junior Planner
SUBJECT: **Site Plan Control – Ziai Semi-detached Infill (D11-ZI-18)
Plan 6262, Jamieson Section, Lot 9
Almonte Ward, Municipality of Mississippi Mills
Located on Harold Street**
OWNER/APPLICANT: Kazem Ziai

RECOMMENDATION:

THAT Council approve the site plans for Mr. Kazem Ziai for the property described as Plan 6262, Jamieson Section, Lot 9 subject to their revision to the satisfaction of the Municipality’s Roads & Public Works and Planning Departments;

AND THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the proposed works.

SITE PLAN CONTROL APPLICATION SUMMARY

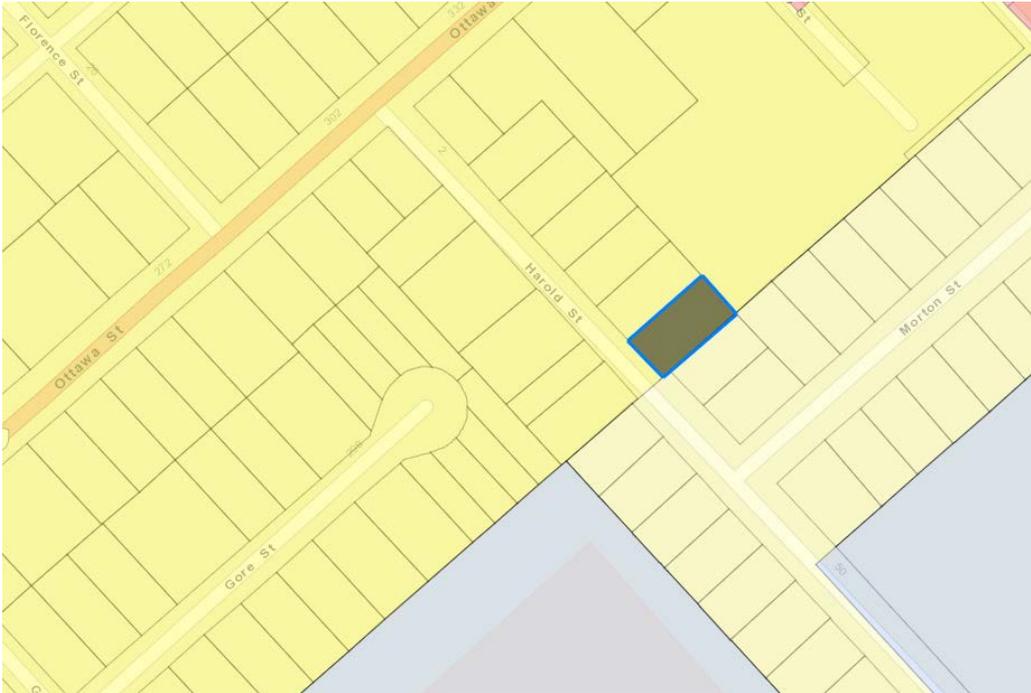
Kazem Ziai has filed a Site Plan Control Application for the approval of a semi-detached infill development on a vacant property previously owned by the Municipality on Harold Street. The proposal would be subject to the development standards of the “Residential Second Density (R2)” Zone and would use municipal water and sewer.

LOCATION AND DESCRIPTION OF SUBJECT LANDS AND SURROUNDING AREA

The lands subject to the application are located on Harold Street, a municipally owned and maintained road within the Almonte Ward, and are legally described as Plan 6262, Jamieson Section, Lot 9. The lot is approximately 687.35m² (7,398.60ft²) in area with access from Harold Street. The Community Official Plan designates the lands as “Residential”. Notable characteristics of the surrounding area include:

- It is predominantly residential, with higher density (from semi-detached to triplex dwellings) encouraged along and around the nearby Ottawa Street main thoroughfare.
- There are two (2) nearby institutional uses, being the Holy Name of Mary Catholic School (to the southeast) and the Almonte General Hospital (to the west).
- Highway Commercial uses begin within approximately 150m (492ft) of the subject property, starting at Paterson Street and continuing until Appleton Side Road.

Figure 1 – Site Location



COMMUNITY OFFICIAL PLAN (COP)

The subject lands are designated “Residential” in the local Community Official Plan, which aims to direct development to provide for a broader range of housing options in terms of housing types and rental opportunities. The goal of residential land use policies is to “*promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.*” The proposed development introduces a low-density alternative housing type on a street that is predominantly single-detached dwellings. The development would fulfil the following objectives:

Objectives

1. *Promote and support development which provides for affordable, rental, and/or increased density of housing types.*
4. *Direct the majority of new residential development to areas where municipal sewer and water services are/will be available and which can support new development.*
5. *Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design.*

Although the development is occurring in an area predominantly occupied by single-detached dwellings, the designation provides flexibility regarding housing types – such as the proposed semi-detached dwelling – specifically around major thoroughfares such as Ottawa Street. Adding a new housing form to the area increases the number of units available while maintaining the low-density character, introduces a potentially more affordable dwelling option, and ensures new development uses municipal servicing.

The neighbourhood has an eclectic variety of single-detached dwelling designs, with no clearly defined character (see Schedule C for site photos). Homes between Ottawa and Morton Street are older, with some dating back to the early 1900's; whereas, south of and along Morton Street are newer builds from the early 2000's. Further, homes along Harold vary between one and two storeys. As such, Staff believes the development to be generally compatible with the surrounding area.

3.6.5 Range of Housing Types

1. *The [Municipality] shall support a wide range of housing types, zoning standards and subdivision design standards.*
2. *The [Municipality] has established the following housing mix targets:*
 - Low density - 70%
 - Medium density - 30%
3. *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).*

As discussed, the addition of a semi-detached dwelling provides added variety to housing types within the immediate neighbourhood, but also contributes to the total low-density housing stock within the Municipality. According to Staff estimates, the addition of two (2) units to Harold Street would result in a gross density of approximately 12.1 units per hectare – calculated by dividing the number of homes facing onto Harold Street by the total land area that they occupy, inclusive of the street. The low-density maximum target of 15 units per hectare is thereby maintained.

ZONING BY-LAW

The subject property is zoned “Residential Second Density (R2)” within the Municipality’s Zoning By-law #11-83. The R2 Zone allows for all forms of low density housing, inclusive of single-detached, semi-detached, duplex, and triplex dwellings, as well as related accessory uses. The R2 Zone contains various development standards. The following table outlines the associated zoning provisions and the proposed development specifications. The property would have two (2) dwelling units which must be individually compared to the standards. The northern and southern units are identified as “Proposed (N)” and “Proposed (S)”, respectively.

Zoning Provisions			
Development Standard	R2 Provisions	Proposed (N)	Proposed (S)
Lot Area, min. (m ²)	320 (Note A)	337.74	353.09
Lot Frontage, min. (m)	10 (Note A)	9.04 (Note B)	9.04 (Note B)
Front Yard, min. (m)	6	6.36	6.05
Side Yard, min. (m)	1.2	1.76	3.12
Exterior Side Yard, min. (m)	6	n/a	n/a
Rear Yard, min. (m)	7.5	15.0	15.0
Building Height, max. (m)	11	~8.5	~8.5
Lot Coverage, max. (%)	40	29.27	26.30
Dwelling Unit Area, min. (m ²)	65	>98.88	>92.88

Note A – The lot area and frontage required as part of the R2 provisions are for each separate dwelling unit, hence why each of the two lots are being assessed individually.

Note B – Although the proposed units would not have adequate frontage as per the Zoning By-law, Section 6.9 (1) indicates that those lots with lesser area, lot depth, and/or frontage than that required by Zoning, wherein they existed at the date of the passing of the By-law, may be used and a building may be erected provided that all other requirements of the By-law are met.

The proposal meets all required zoning standards, save for the legally non-complying lot frontage. As such, Staff believe the development to be generally compatible with the R2 Zone requirements; thus, meet the Municipality's development expectations of said zone and ensuring adequate living and amenity space for future homeowners.

REVIEW

Comments received based on the circulation of this application have been summarized below.

Internal circulation:

Acting CAO: No concerns or objections.

Chief Building Official: No concerns or objections

Director of Roads and Public Works: Although the swales are illustrated, there are no grades provided to assess whether water can be contained or will travel. Based on the slope shown (2%), the rear swale would not exist. The height of the swale if a 2% grade is used would be approximately 138.16, which is higher than the rear lot line. This causes unwanted drainage to the rear. The proposed slope would have to be amended so that water containment actually occurs at the center of the backyard. Alternatively, water can be collected in a rear lot line swale and directed to the side yard swales from there. However, proposed grades would have to reflect that.

Fire Chief : No comments received.

Recreation Coordinator: No concerns or objections.

External Agency circulation:

Enbridge: No objections.

Ottawa River Power Corp.: Please advise the Owner of the property to contact the ORPC to discuss the connecting power.

Parking

The Zoning By-law requires one (1) parking space per semi-detached dwelling unit. The northern unit would provide a double driveway with a double garage, providing space for upwards of four (4) vehicles; whereas the southern unit would have a single driveway and garage, accommodating maximum two (2) vehicles. Both proposals meet the required minimum set out by the Comprehensive Zoning By-law #11-83.

Servicing and Grading

The proposal would use municipal water and sewer, and is thus subject to an assessment by the Roads & Public Works Department. As such, the applicant submitted a grading and servicing plan completed by an Ontario Land Surveyor. The review concluded that the

servicing would be adequate; however, deficiencies were identified regarding drainage. The Grading Plan (see Schedule A) did not sufficiently indicate slopes and grades that would avoid drainage onto neighbouring properties. Thus, the plan, as it was, was not to the satisfaction of the Director of Roads & Public Works.

If approved, the applicant would be required to enter into Site Plan Agreement with the Municipality. Prior to a final agreement being signed, a new grading/drainage plan would need to be submitted to and approved by Public Works. Thus, Staff recommend Council approve the development with the condition that said grading plan be approved prior to development occurring.

Landscaping

The Municipality understands that planting trees and shrubs beautifies home properties, adds value, reduces heating and cooling costs, and produces numerous environmental benefits. As such, the Municipality aims to address the loss of vegetation from development. Since being sold, the subject property has undergone site preparation, meaning trees have been removed to prepare for construction (see Schedule C). Consequently, no vegetation is left for the benefit of future homeowners or neighbours. If and when the applicant or homeowner wishes to plant a tree, a Special Condition of the Site Plan Agreement will stipulate that the applicant must contact the Municipality to uphold tree planting standards, as set out in the Municipality's *Guidelines for Tree Conservation & Planting*. Namely, that the tree species be indigenous to the region, that it be located away from important infrastructure, and that the tree is of adequate caliper size to ensure healthy growth.

Building Configuration/Façade

The elevation drawings for the proposed semi-detached dwelling depicts a two-storey building with stone veneer along the first-floor façade, particularly along the projecting garages. Vinyl siding covers the remaining of the first floor and the entirety of the second. Front and side building profiles show gable roof peaks filled with decorative shakes and covered by asphalt shingles, which is the most noticeable deviation from the immediate neighbourhood primarily characterized as using a combination of vinyl siding, brick veneer façades, and gable roofs of similar pitch. Nonetheless, Staff believe that the proposal does not significantly deviate from the neighbourhood character, specifically since there is a wide variety of materials used along Harold Street.

CONCLUSION

The proposed site plans satisfy the provisions of the Zoning By-Law #11-83 and are consistent with relevant planning policies of the Community Official Plan. Revisions of submitted plans have been conducted and comments have been provided. However, changes require further approval from Mississippi Mills Staff prior to commencing construction.

All of which is respectfully submitted,

Andrew Scanlan Dickie
Junior Planner

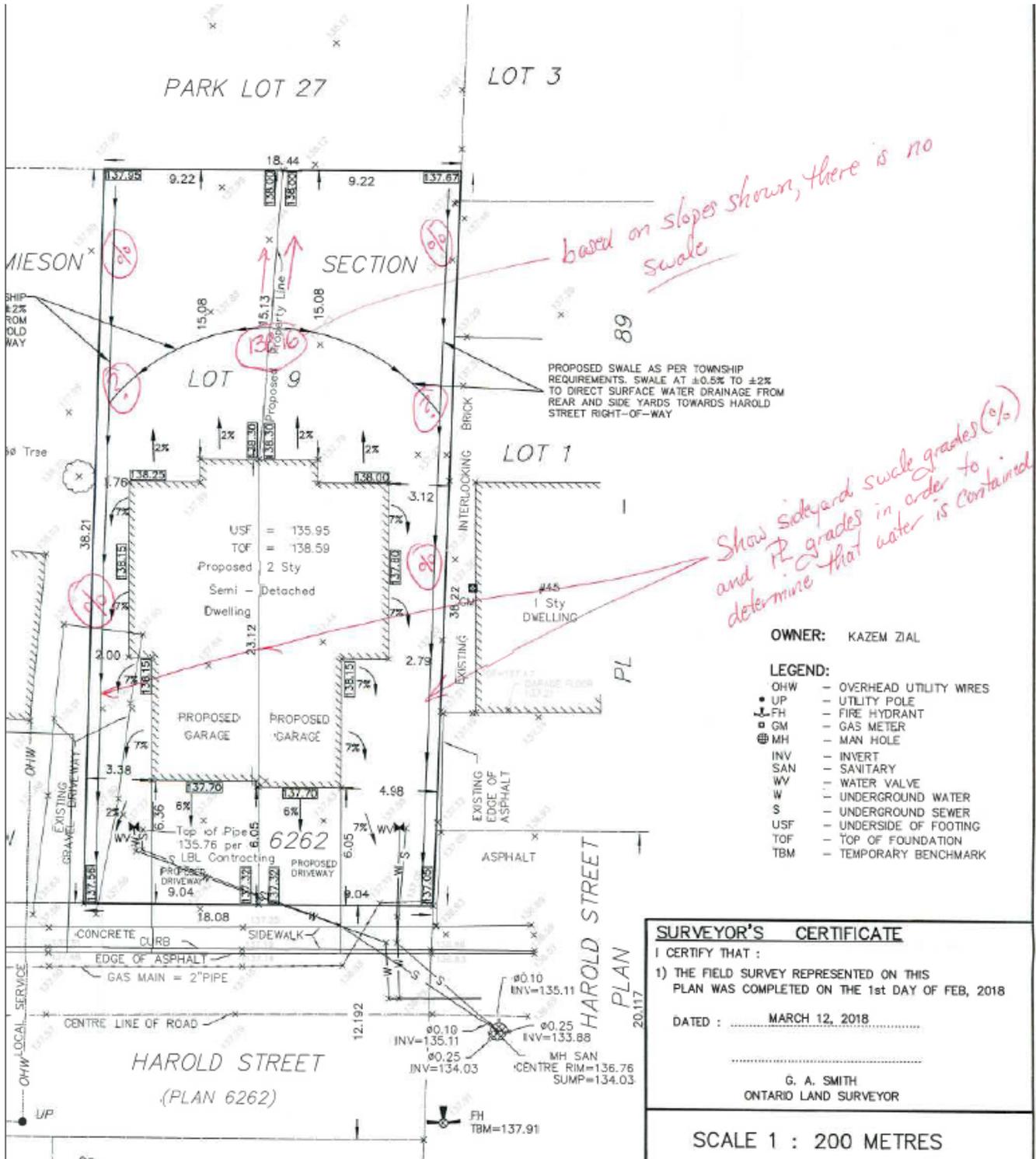
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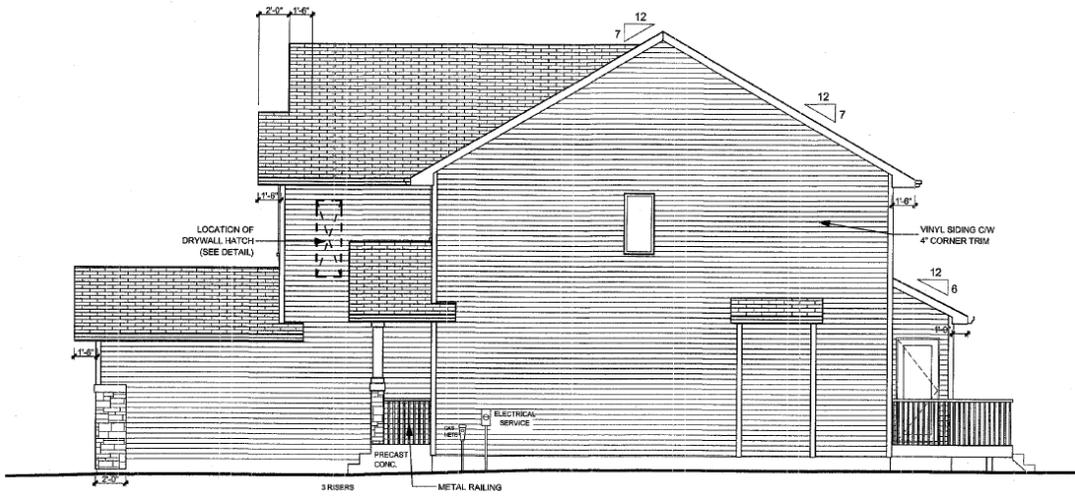
ATTACHMENTS:

Schedule A – Submitted Plans
Schedule B – Elevations
Schedule C – Site Photos

SCHEDULE A – Site, Servicing, & Grading/Drainage Plan



Side Elevation – Unit B – Southern Wall



Rear Elevation – Unit A & B – Eastern Wall



SCHEDULE C – Site Photos

SUBJECT PROPERTY



HAROLD & MORTON (SOUTHWEST)



HAROLD & MORTON (NORTHWEST)



HAROLD & MORTON (NORTHEAST)



HAROLD TO OTTAWA (NORTHWEST)



HAROLD TO OTTAWA (NORTHEAST)



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: April 3, 2018
TO: Committee of the Whole
FROM: Guy Bourgon, P.Eng., Director of Roads and Public Works
SUBJECT: Main Street Revitalization Initiative

RECOMMENDATION:

THAT Council direct staff to utilize the funding under the Main Street Revitalization Initiative in the amount of \$49,290.22 to procure new benches, bike racks and waste receptacles for the downtowns of Almonte and Pakenham.

BACKGROUND:

The Minister for the Ontario Ministry of Agriculture Food, Rural Affairs and Small Business recently announced the Main Street Revitalization Initiative, the government's approach to the distribution of the \$26 million support for Ontario's main streets and their business communities. Eligible activities were defined as "revitalization activities that will support small businesses through activities undertaken to revitalize main streets." The work must be identified as a priority in an existing Community Improvement Plan or other municipal land use planning document for the municipality's main streets. As part of this initiative, the Municipality of Mississippi Mills will receive \$49,290.22 in funding.

DISCUSSION:

With respect to the Almonte Downtown Core, the Municipality completed the Almonte Downtown Environmental Assessment (EA) for the revitalization of the Downtown Core in 2017. As part of the 2018 budget, Council approved funding for the detailed design of Phases 1 and 2 of the project. This project has recently been awarded to Jp2g Consultants under standing offer. The Almonte downtown revitalization will see the replacement of aged underground infrastructure, sidewalk and roadways. As per Council direction, the streetlights will be protected for re-use in the reconstructed downtown.

As the bulk of the Almonte downtown will be dug up at some point in the short term as phases of the downtown are revitalized, it is important that anything that is done at this stage not be considered "throw away" costs. Staff therefore recommends that the Main Street Revitalization Initiative funding be put towards features that could be re-used as part of the downtown reconstruction. Items that staff would recommend proceeding with

in 2018 are new benches, bike racks and waste receptacles as indicated in the Almonte Downtown EA. These items could be acquired now for immediate beautification of the downtown and then removed and re-installed during reconstruction of the various phases in future years. The styling would be selected to be complimentary to the streetlights that are to be preserved.

The Community Official Plan speaks to directing businesses to the downtowns of both Almonte and Pakenham and to develop and promote business in these areas. The addition of benches and bicycle racks in both areas will attract pedestrian and cycling customers to the respective downtowns and assist in the economic prosperity of the businesses situated there. Staff would strategically select locations in both downtown areas for these new installations to best service existing businesses.

FINANCIAL IMPLICATIONS:

Staff would use only up to the maximum of the \$49,290.22 in funding from the Main Street Revitalization Initiative to procure benches, bike racks and waste receptacles.

SUMMARY:

With the recent announcement of the Main Street Revitalization Initiative, the Municipality has the opportunity to make use of funding in the amount of \$49,290.22 to advance the purchase of benches, bike racks and waste receptacles in the downtowns of Almonte and Pakenham.

Respectfully submitted,

Reviewed by,

Guy Bourgon, P.Eng.
Director of Roads and Public Works

Shawna Stone, Acting CAO

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: April 3, 2018
TO: Committee of the Whole
FROM: Cynthia Moyle, Acting Clerk
SUBJECT: Council Compensation Review

RECOMMENDATION:

THAT the annual salary be established for the Mayor at \$34,140, the Deputy Mayor at \$20,678 and Councillors at \$17,435, effective December 1, 2018;

AND THAT a discretionary fund be established for the Deputy Mayor in the amount of \$2,100 and Councillors in the amount of \$1,260 each, subject to an approved expenditure policy;

AND THAT the Deputy Mayor be provided with a cell phone funded by the Municipality;

AND THAT the Association and Convention budget for Council be established at \$3,000 per member effective January 1, 2019.

BACKGROUND:

The size of Council will be reduced from the current eleven (11) members to seven (7) members effective with the 2018 election. The new Council complement will include a Mayor, Deputy Mayor and 5 Councillors (two from Almonte Ward, two from Ramsay Ward and one from Pakenham Ward). In the fall of 2017, Council agreed to a market compensation comparison to be completed by Allan and Partners. The comparison of similar municipalities was to include annual remuneration, benefits, mileage and professional development. The information from the benchmark municipalities is attached and was used to develop recommended changes to the remuneration and benefits offered to the newly elected Council and specifically for the new position of Deputy Mayor.

DISCUSSION:

Mississippi Mills presently offers its Council members remuneration along with other items detailed in the annual Council budget such as mileage, per diems, ipads, cell phones, etc. Please refer to the study completed by Allan and Partners for the full details of all items. This report only addresses areas where a change is recommended for the newly elected Council in 2018.

Remuneration

The following is a summary of the remuneration comparisons with the benchmark municipalities:

Municipality	Population	Household	# of Council Members	Honorarium \$		
				Mayor	Deputy Mayor	Councillor
Mississippi Mills	13,163	5,536	11*	33,471		17,093
Arnprior	8,795	4,794	7	31,324		16,359
Renfrew	8,220	4,005	7	33,783	17,601	14,548
Carleton Place	10,644	4,873	7	38,760	24,225	19,380
Smiths Falls	8,780	4,387	7	31,242		15,821
Perth	5,930	3,169	7	25,673	14,975	13,901
North Grenville	16,451	6,658	5	31,394	18,836	18,836
Loyalist Twp	16,971	6,710	7	29,918	20,794	16,172
Greater Napanee	15,511	7,206	7	28,101	18,182	16,489

*Council size reduced to 7 members with the 2018 municipal election.

The methodology for the determination of the Mayor's, Deputy Mayor's and Council compensation was determined using an average based on the actual remuneration of the benchmarked municipalities excluding the Deputy Mayor's remuneration for the Municipality of North Grenville as it is the same as a Council member.

	Mayor \$	Deputy Mayor \$	Council \$
Average Remuneration	31,518	19,155	16,511
Median (50 percentile)	31,324	18,182	16,359

Staff is recommending the annual remuneration be established based on the above data. The impact is as follows:

Position	Current Remuneration \$	Recommended Remuneration \$	Increase \$
Mayor	33,471	34,140	699*
Deputy Mayor (New)		20,678	
Councillor	17,093	17,435	342*

*annual increased by 2% cost of living

The Deputy Mayor position will receive an additional \$3,243 annually in recognition of the extra duties and responsibilities over and above that of a Councillor.

Discretionary Fund

The Mayor currently has a discretionary fund in the amount of \$3,500 for extra-ordinary expenditures over and above remuneration, mileage, association and convention expenses etc. Approved expenses are detailed in a policy passed by Council. There is no recommended change to this amount at this time.

The Staff recommendation however is to provide the Deputy Mayor with a discretionary fund of \$2,100 and Councillors with a discretionary fund of \$1,260 each. A policy would need to be developed similar to the approved Policy for the Mayor's Honorarium.

Cell Phone-Ipads

The Mayor currently has a cell phone that is paid for by the Municipality. The role to the Deputy Mayor is to fulfil his/her normal duties as a member of council and assist the Mayor in carrying out the Mayoral responsibilities pursuant to Section 225 of the *Municipal Act* therefore the recommendation is to provide the Deputy Mayor with a cell phone paid for by the Municipality.

The current policy is to provide members of Council with an ipad which the municipality pays for along with the associated data plan. There is no recommended change to this policy however the 2019 budget will need to increase for the purchase of ipads.

Association and Convention:

The annual association and convention budget enables Members of Council to attend meetings, seminars and conferences and is included in the 2018 budget at \$16,000. With 11 members, this is an allocation of approximately \$1,455 per member which limits the ability to attend more than one conference. It is recommended that the association and convention allocation be established at \$3,000 per member following the 2018 election which would increase the budget by \$5,000 starting in 2019.

OMERS and Health Benefits

Staff conducted a survey of area Lanark County municipalities with respect to Council's participation in OMERS and health benefit plan. The results of the survey are indicated below:

MUNICIPALITY	OMERS	Health Benefit Plan
County of Lanark	Yes	No
Drummond/North Elmsley	Yes	No
Beckwith	Yes	Yes
Lanark Highlands	Yes	No
Montague	No	No
Tay Valley	No	No
Carleton Place	No	Yes*
Perth	No	Yes
Smiths Falls	No	No
Mississippi Mills	No	No

**self-insured*

Council members cannot participate in the OMERS Plan without the Head of Council. Council may choose to enroll all Council members or the Head of Council only.

At the effective date of Council participation, existing Council members may individually elect to join the OMERS Plan. An existing Council member who did not join on the initial effective date may choose to participate at a future date.

All new Council members must join the OMERS Plan, as long as the enrolment occurs before December 1st of the year he/she reaches age 71.

Council members who are re-elected for consecutive terms are not considered to be new Council members and would not have to re-enroll in the OMERS Plan.

The period of time between terms of office, if any, cannot be purchased.

Council members who are retired OMERS members must join the OMERS Plan unless they elect not to join. Council members may not receive a pension and contribute to the OMERS Plan at the same time.

In order to ensure that all Council members across Ontario are treated equally and consistently, for the purposes of enrollment, OMERS assumes that all Council members are Continuous, Full-Time.

Currently, three of the local area municipalities, plus the County, provide OMERS to their elected officials.

Where one-third of Council's remuneration is non-taxable, only the remaining two-thirds would be included in the contributory earnings.

If Council should wish to pursue participation in the OMERS Plan, additional information on the requirements and financial impact will need to be considered in a separate Staff Report.

Furthermore, two of the local area municipalities offer Council Members to participate in their health benefit plan. The other local area municipality is self-insured and Council Members may participate in this plan. Staff recommendation is to accept this as information, only.

FINANCIAL IMPLICATIONS:

The following table outlines the financial implications of the above recommendations:

Description	2018 Budget \$	Proposed 2019 Budget \$	Change \$
Remuneration including per diems less refundable HST	205,625	145,288	(60,337)
Other Honorariums (discretionary expense)	3,500	11,900	8,400
CPP	3,000	3,000	0
EHT	3,000	2,800	(200)
Other M&S (meals for meetings, promo items, etc.)	5,000	5,000	0
Telephone (cell phones, ipads plus data plans)	4,200	10,900	6,700
Mileage Expense (no change as less Councillors in 2019 but potentially more meetings)	6,500	6,500	0
Association and Convention	16,000	21,000	5,000
Memberships (based on population and paid to AMO)	4,200	4,200	0
Receptions (breakfast meetings, Christmas party, Town Halls, etc.)	5,500	5,500	0
Total	256,525	216,088	(40,437)

SUMMARY

Staff recommends that the council compensation report be received and that a Council Remuneration By-Law be presented at the April 17, 2018 Council meeting.

Respectfully submitted

Cynthia Moyle, Acting Clerk

Approved by:

Shawna Stone, Acting CAO

Reviewed by:

Rhonda Whitmarsh, Treasurer

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
STAFF REPORT

DATE: April 3, 2018
TO: Council
FROM: Rhonda Whitmarsh, Treasurer
SUBJECT: FINANCING OF NUGENT BRIDGE, ALMONTE ARENA ROOF
AND PAKENHAM LIBRARY EXPANSION

RECOMMENDATION:

THAT the Treasurer be authorized to obtain financing from the Bank of Montreal in the amount of \$1,238,900 at a fixed rate of 3.31% for 10 years to finance the Nugent Bridge, the Almonte Arena Roof and the expansion of the Pakenham Library;

AND THAT the required borrowing by-law be passed.

BACKGROUND:

The 2017 budget approved long term financing for the replacement of the Nugent Bridge and the Almonte Arena Roof along with financing for the remaining balance on the Pakenham Library expansion project after utilizing all other funding sources such as development charges, reserves and fundraising. The amounts for being financed are as follows:

Nugent Bridge	\$811,700
Almonte Arena Roof	\$260,800
Pakenham Library	\$166,400
Total	\$1,238,900

DISCUSSION:

A formal letter for quotations with respect to terms, rates, etc. was issued on March 16, 2018 with a closing date of March 26, 2018. The request for quotation was sent to the Royal Bank, the Bank of Montreal, the TD bank, Scotiabank and the Canadian Imperial Bank of Commerce (CIBC). The following chart summarizes the quotes received:

	Royal Bank	TD Bank	Bank of Montreal	Scotiabank	CIBC
10 year fixed rate amortized over 20 years	3.58% -rate guaranteed to April 25, 2018 -no additional fees	3.31% -rate guaranteed to April 3, 2018 -no additional fees	3.31% -rate guaranteed to April 18, 2018 -no additional fees	4.29% as of March 16, 2018 -can only provide a fixed term of 5 years -other fees would be applicable	4.11% as of March 23, 2018 -no additional fees

From the above table, the TD bank and the Bank of Montreal's quotes are identical and as a result Section X (4) of the procurement policy was followed. It reads "When two equal bids are received, the names of the tied bidders shall be placed in a container and a bid recommended for award shall be drawn by a Municipal staff member in the presence of the Department Head, the CAO or the Treasurer." In this case, I personally contacted both banks to advise them of the requirements of the procurement policy before proceeding. Both bank names were placed in a container and drawn by the Acting Clerk, Cynthia Moyle, in the presence of Shawna Stone, Acting CAO and the Treasurer. The Bank of Montreal was the one chosen.

FINANCIAL IMPLICATIONS:

The loan payments were included in the 2018 budget so there are no further budget implications.

SUMMARY:

It is recommended that the long term financing for Nugent Bridge, the Almonte Arena roof and the Pakenham Library expansion be obtained from the Bank of Montreal for a fixed rate of 3.31% for 10 years and that the necessary by-law be passed.

Respectfully Submitted

Reviewed By

Rhonda Whitmarsh,
Treasurer

Shawna Stone,
Acting, CAO

Mayor's Report for April 3, 2018

On March 2, I attended a meeting of RMFEO in North Frontenac, hosted by Ron Higgins, mayor and county warden in their newly renovated town hall in Plevna. Seven mayors/reeves attended.

Guest speakers Stacie Lloyd, Lanark EDO, and Richard Schooley discussed the economic and societal importance of healthcare services recruitment, retention & repatriation. Mr. Schooley has an impressive reservoir of statistics and data at his disposal. The group discussed methods of attracting and retaining primary care personnel.

John Hall, Deputy Mayor of Lanark Highlands, presented data showing the massive inequity of school taxes applied to industrial/commercial properties. Whereas the ratio to municipal taxes for commercial property compared to residential is 1.8, the ratio for school taxes is 7.2 in Lanark County. For a property assessed at \$300,000, a residence would pay \$537 but a business would pay \$3,857. Another problem is the disparity between counties and cities. The Renfrew ratio is 7.8 but the Ottawa ratio is 6.3—that makes rural counties less competitive.

Kathy Blake from MPAC explained to the forum that the ratios are old rates set during the Mike Harris days and never changed. The Liberals promised to both reduce the ratio and even them out, but have not fulfilled that yet. RMFEO will prepare letters to the three party leaders asking for a level playing field on education taxes.

North Frontenac Fire Chief Eric Korhonen spoke about a new training standard, NFD 10.01. It requires 4 weeks of training usually out of town. The time commitment will be difficult for a volunteer firefighter who also has a full time job. The exact method of meeting the standard for existing firefighters is still being worked out. New graduates from the fire college already meet the standard.

Chief Meunier says Mississippi Mills is ahead of the curve and in good shape. Some of our firefighters are grandfathered. Thanks to investments made in the last few years, newer recruits have the required training. If you have questions, ask him for details.

INFORMATION LIST #05-18 April 3, 2018

The following is a list of information items received as of March 27, 2018.

Item #	Date	Originator	Subject
1	12-Mar-18	City of Stratford	Resolution: 2018 National Public Works Week, May 20 – 26, 2018, <i>“The Power of Public Works”</i>
2	13-Mar-18	City of Hamilton	Resolution: Offering School Property to Municipalities
3	15-Mar-18	Carleton Place & District Memorial Hospital	Media Release – Function Program for New Emergency Department sent to Ministry
4	15-Mar-18	Township of South Stormont	Resolution: Landfill Approval – We Demand the Right
5	15-Mar-18	Township of South Stormont	Resolution: supporting Township of Norwick with regards to the intent of legislation & regulations relative to the Ontario Building Code
6	19-Mar-18	Almonte General Hospital – Fairview Manor	Media Release – Paralympic Torch Bearer Visits Fairview Manor
7	20-Mar-18	Lanark Federation of Agriculture	Invitation – Farm Tour 2018 of local agricultural business
8	20-Mar-18	Ministry of Tourism, Culture and Sport	Re: Safe Cycling Education Fund 2017-18
9	27-Mar-18	Allan Lowry, Chairperson – Agriculture Advisory Committee	Thank you- Agriculture Luncheon held on March 22, 2018
10	Mar-18	Minister of Senior Affairs	Invitation to submit nomination for 2018 Senior of the Year Award



82 Erie Street, 3rd Floor
Stratford ON N5A 2M4

519-271-0250 Ext. 222
Fax: 519-271-1427
TTY: 519-271-5241
www.stratfordcanada.ca

March 12, 2018

Via Email

Dear Mayor and Council:

**Re: 2018 National Public Works Week
May 20 – 26, 2018
"The Power of Public Works"**

Since 1960, public works officials in Canada and the United States have celebrated National Public Works Week. This annual observance, which takes place during the third full week in May, is designed to educate the public regarding the importance of our nation's public infrastructure and services. It serves, moreover, as a time to recognize the contributions of public works professionals who work in the public interest to build, manage and operate the essential infrastructure and services of our communities. The week is organized by the Canadian Public Works Association (CPWA) and the American Public Works Association (APWA) and is being celebrated for its 58th year in 2018.

The theme for the 2018 National Public Works Week is **"The Power of Public Works."** This theme gives voice to the impact the many facets of public works have on modern civilization. From providing clean water to disposing of solid waste, to building roads and bridges or planning for and implementing mass transit, to removing snow on roadways or devising emergency management strategies to meet natural or manmade disasters, public works services determine a society's quality of life.

As a steward of your municipality's public interest, we appeal to you to lend your support to our efforts by issuing a proclamation officially recognizing May 20–26, 2018 as National Public Works Week. Enclosed for your consideration is a draft proclamation. We hope to have all proclamations in our possession by April 13, 2018.

Together, the more than 30,000 members of CPWA and APWA in North America design, build, operate, and maintain the transportation, water supply, sewage and refuse disposal systems, public buildings, and other structures and facilities essential to our economy and way of life. Their dedication and expertise at all levels of government are a capital investment in the growth, development, economic health—and ultimate

stability—of the nation. Therefore, we believe it is in the national interest to honour those who devote their lives to its service.

An effective public works program requires the confidence and informed support of all our citizens. To help public works professionals win that confidence and support, it is the mission of CPWA and APWA to promote professional excellence and public awareness through education, advocacy and the exchange of knowledge.

Through a variety of public education activities conducted by CPWA, its chapters and individual public works agencies—particularly during National Public Works Week—tens of thousands of adults and children have been shown the importance of the role of public works in society. The program also seeks to enhance the prestige of the professionals, operators and administrators serving in public works positions and to arouse the interest of young people to pursue careers in the field.

We respectfully request that you join other Canadian and U.S. Municipalities in proclaiming the importance of public works to the quality of life in our nations and affirm the contributions of public works professionals.

Should you have questions, please contact me at:

Ed Dujlovic
President, Ontario Chapter
Canadian Public Works Association
Director of Infrastructure and Development Services
City of Stratford
82 Erie Street, 3rd Floor
Stratford ON N5A 2M4
edujlovic@stratford.ca
519-271-0250 ext. 224

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Dujlovic', with a long horizontal flourish extending to the right.

Ed Dujlovic
President
Ontario Chapter, Canadian Public Works Association

National Public Works Week
May 20–26, 2018
"The Power of Public Works"

Municipal Proclamation

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Ontario; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees from provincial and municipal governments and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Canada to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities,

WHEREAS, the year 2018 marks the 58th annual National Public Works Week sponsored by the American Public Works Association and Canadian Public Works Association be it now,

RESOLVED, We, the Mayor and Council of *MUNICIPALITY* do hereby designate the week May 20–26, 2018 as National Public Works Week; I urge all our people to join with representatives of the Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Municipality to be affixed,

DONE at the _____, Ontario this _____ the day of _____ 2018.

Mayor



Hamilton

Office of the City Clerk
City Manager's Office
City of Hamilton
71 Main St. W., 1st Floor
Hamilton, Ontario,
Canada L8P 4Y5
www.hamilton.ca

March 13, 2018

Association of Municipalities of Ontario (AMO)
200 University Avenue, Suite 801
Toronto, ON M5H 3C6

Rural Ontario Municipal Association
200 University Avenue, Suite 800
Toronto, ON M5H 3C6

Ontario Municipalities

Dear Sir/Madame,

Re: Offering School Property to Municipalities

At its meeting of February 28, 2018, Hamilton City Council endorsed The Town of Essex's resolution regarding the above matter, as follows:

That when schools boards make decisions to close schools that they have to offer the building to the local municipality for a dollar.

Yours truly,

Janet Pilon, CMMIII, DPA, CMO
Manager, Legislative Services/Deputy Clerk

cc Robert Auger
Clerk, Legal and Legislative Services
Town of Essex

File: C18-003
(5.5)



MEDIA RELEASE

March 15, 2018

FUNCTIONAL PROGRAM FOR NEW EMERGENCY DEPARTMENT SENT TO MINISTRY

The CPDMH Board of Directors has approved the Functional Program for the new Emergency Department. The documents have been submitted to the Ministry of Health and Long-Term Care for consideration and approval. The functional program outlines the operations, staffing, major equipment, funding and space requirements for the new space.

“This is the next big step in a long process,” explains Mary Wilson Trider, President and CEO. “Thank you to the Capital Projects Committee of the Board and everyone who has been involved in this planning, including hospital staff, physicians, volunteers, community members, and of course, patients and families.”

There is no set timeline for the approval of the functional program. It is not unusual for the Ministry to have additional questions as they work through their approval process. This due diligence is important at every stage of the project to ensure the best possible outcome.

Once the Ministry approves the Functional Program, the project moves to the preliminary design phase. Details about all major components, timelines and costs will be prepared and submitted for approval. “This phase also includes community consultation to provide an opportunity for input regarding the new facility,” adds Mary Wilson Trider. “In particular, we want to ensure our neighbours are involved in the planning.”

The CPDMH Foundation is planning a fundraising campaign for the building and equipment costs and the CPDMH Auxiliary will also be raising funds for the project.

For more information, and to see draft drawings, visit www.cpdmh.ca/redevelopment.

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Media Contact:

Jane Adams

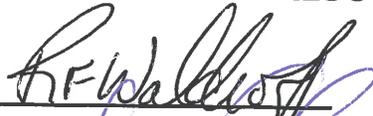
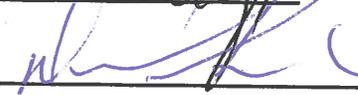
Communications Lead, CPDMH

613-729-4864

jane@brainstorm.nu

TOWNSHIP OF SOUTH STORMONT

RESOLUTION

MOVED BY  **RESOLUTION NO** 062/2018
SECONDED BY  **DATE** March 14, 2018

Whereas municipal governments in Ontario do not have the right to approve landfill projects in their communities, but have authority for making decisions on all other types of development;

And whereas this outdated policy allows private landfill operators to consult with local residents and municipal Councils, but essentially ignores them;

And whereas proposed Ontario legislation (Bill 139) will grant municipalities additional authority and autonomy to make decisions for their communities;

And whereas municipalities already have exclusive rights for approving casinos and nuclear waste facilities within their communities and further that the province has recognized the value of municipal approval for power generation facilities;

And whereas the recent report from Ontario's Environmental Commissioner has found that Ontario has a garbage problem, particularly from Industrial, Commercial and Institutional (ICI) waste generated within the City of Toronto, where diversion rates are as low as 15% and unless significant efforts are made to increase recycling and diversion rates, a new home for this Toronto garbage will need to be found, as landfill space is filling up quickly;

And whereas municipalities across Ontario are quietly being identified and targeted as potential landfill sites for future Toronto garbage by private landfill operators;

And whereas other communities should not be forced to take Toronto waste, as landfills can contaminate local watersheds, air quality, dramatically increase heavy truck traffic on community roads and reduce the quality of life for local residents;

And whereas municipalities should be considered experts in waste management as they are responsible for this within their own communities and often have decades worth of in-house expertise in managing waste, recycling and diversion programs;

And whereas municipalities should have the exclusive right to approve or reject these projects and assess whether the potential economic benefits are of sufficient value to offset any negative impacts and environmental concerns;

Now therefore be it resolved that the Township of South Stormont calls upon the Government of Ontario and all political parties, to formally grant municipalities the authority to approve landfill projects in or adjacent to their communities prior to June, 2018; and that in the case of a two-tier municipality, the approval be required at both the upper tier and affected lower tier municipalities;

And further, that the Township of South Stormont encourage all other municipalities in Ontario to consider this motion calling for immediate provincial action.

CARRIED DEFEATED DEFERRED



Chairperson

Recorded Vote:	
Councillor Primeau	_____
Councillor Smith	_____
Councillor Waldroff	_____
Deputy Mayor Hart	_____
Mayor Bancroft	_____

TOWNSHIP OF SOUTH STORMONT

RESOLUTION

MOVED BY *James Hart* **RESOLUTION NO** 048/2018
SECONDED BY *R Waldroff* **DATE** March 14, 2018

That Council supports the Township of Norwich and requests that the Province ensure that the intent of the legislation and regulations relative to the Ontario Building Code continue to be principally for the protection of the public and occupant health and safety.

CARRIED DEFEATED DEFERRED

[Signature]
Chairperson

Recorded Vote:	
Councillor Primeau	___
Councillor Smith	___
Councillor Waldroff	___
Deputy Mayor Hart	___
Mayor Bancroft	___



MEDIA RELEASE

March 19, 2018

PARALYMPIC TORCH BEARER VISITS FAIRVIEW MANOR

Residents at Fairview Manor got into the Olympic spirit on March 16th with the arrival of a Paralympic Torch, all the way from South Korea. Scott McDonald, former Para Ice Hockey Referee-in-Chief for the International Paralympic Committee, visited our home to share the torch and talk about his experiences.

Scott was one of 800 torchbearers who took part in the Torch Relay from March 1 to 9 in South Korea. Scott was chosen in honour of his years of volunteer service and dedication to the sport of Para Ice Hockey (formerly called Sledge Hockey). "I spent 17 years officiating able bodied hockey and in 2002, I started to officiate para-ice hockey. I worked a number of tournaments and then was selected to represent Canada at the 2006 Paralympic Winter Games in Torino, Italy."

Scott's wife Nancy is a Registered Practical Nurse at Fairview Manor and says she is used to Scott's fame. "My colleagues have had to listen to me talk about Scott and all of his adventures and now they get to see the torch too," laughs Nancy. "I've been lucky to be able to travel with Scott, including my dream trip to Russia a couple of years ago."

Residents, staff and visitors listened with pride as Scott described his experience and his long career with Para Ice Hockey and Canada's team. They asked lots of questions about Scott's experiences and travels.

Assistant Director of Care Amanda Becking summed things up: "Our residents enjoyed competing in their own version of the Olympic games, so it was a thrill for them to see and touch a torch in person. An event like this allows residents to keep up with current events in a tangible way. Many thanks to Scott MacDonald for sharing his exciting Paralympic story with all of us at Fairview Manor."

-30-

Media Contact:

Jane Adams

Communications Lead

Almonte General Hospital

613-729-4864

jane@brainstorm.nu



Cutline: Scott McDonald carries the Paralympic Torch in Cheongdo, South Korea.



Cutline: Scott McDonald shares the Paralympic Torch experience with Fairview Manor residents Ernie Smith, Mary Richardson and Marion Rodberg.



1056 Richmond Rd
R.R.# 3 Ashton ON K0A 1B0
March 20, 2017

Dear Reeves, Deputy Reeves, Mayors and members of Council,

RE: Lanark Federation of Agriculture Farm Tour 2018

Please accept this "Letter of Correspondence" as an invitation for all members of council to attend the **Lanark Federation of Agriculture Farm Tour 2018**. I would appreciate if this be recorded as a letter of correspondence in your council minutes

The Lanark Federation of Agriculture would like to invite you to participate in the 2018 Farm Tour of local agricultural business in Lanark County on Wednesday April 25, 2018 from 10 am to 4:30 pm. We know that you value your rural farming and ag business communities. We, as a farming organization feel that this tour offers an opportunity to you and our business owners to understand the concerns and issues facing the local ag business.

The tour will start at the Lanark County Municipal building at 10 am. We are providing a bus that will take you to each location. The tour will start with Sunol Farm Ltd. Amanda Hammond -O'Connell and Jason O'Connell and family will welcome you on a tour of their farm and robotic milking system.

Next stop will be Temple's Sugar Bush Restaurant for lunch. Here you will have the opportunity to speak to all host families, and members of farming and ag community in Lanark. We will then proceed to Fortune Farm for a tour of their maple syrup operation and discussion of their forest management program. Last two stops are close by at Lilibri Farm a dairy farm with a tie stall system and Locustview Shorthorns a beef operation.

We will be back to the Lanark County Municipal buildings by 4:30-4:45 pm

10:30 am Sunol Farms Ltd
12 noon Temple's Sugar Bush Restaurant for lunch
1:30 pm Fortune Farms
2:45 pm Lilibri Farm
3:30 pm Locustview Shorthorns

By 4:45 pm Return to Lanark Municipal Buildings

I ask please for those who would care to attend to e-mail me by April 12, 2018 or call me to confirm your attendance

I look forward to hearing from you and hope you will be able to attend our tour.

Respectfully,

Andrea McCoy-Naperstkow
Secretary/Treasurer, Director, LFA
613-257-5750
andreamcnap@outlook.com

CC Lillian Drummond, Jamie Fortune

**Ministry of Tourism,
Culture and Sport**

Minister

9th Floor, Hearst Block
900 Bay Street
Toronto, ON M7A 2E1
Tel: 416 326-9326
Fax: 416 326-9338

**Ministère du Tourisme,
de la Culture et du Sport**

Ministre

9^e étage, édifice Hearst
900, rue Bay
Toronto (Ontario) M7A 2E1
Tél. : 416 326-9326
Télééc. : 416 326-9338



March 20, 2018

Mayor Shaun McLaughlin
3131 Old Perth Road
Almonte, ON K0A 1A0

Re: Safe Cycling Education Fund 2017-18

I am pleased to inform you that The Municipality of Mississippi Mills has been approved for \$7,500.00 in funding through the Safe Cycling Education Fund to support cycling safety.

The Safe Cycling Education Fund will provide over \$400,000 to support 62 communities throughout Ontario to deliver safe cycling education initiatives. These initiatives range from the development of safe cycling public education materials to the delivery of safe cycling or road safety training programs, supporting the implementation of #CycleON: Ontario's Cycling Strategy.

I want to thank you for your continued commitment to improve cycling safety in Ontario. Promoting safe cycling in communities across our province helps to promote active lifestyles and works to promote cycling as a healthy mode of transportation for all purposes.

If you have any questions, please email safecyclingeducationfund@ontario.ca and ministry staff can assist you. Ministry staff will follow-up with your program staff in the coming days regarding final reporting requirements.

With warm regards,

A handwritten signature in black ink that reads 'Daiene Vernile'.

Daiene Vernile
Minister

c: Steve Harlow, Assistant Deputy Minister
Guy Bourgon

March 27, 2018

Mississippi Mills Council

3131 Old Perth Road

Almonte, ON K0A 1A0

Dear Council Members,

It has been one year since the Mississippi Mills Agriculture Advisory Committee had its first meeting. As a committee we feel satisfied that we have followed the terms of reference set out for us.

During this past year, there have been some monumental tasks and decisions made by our committee. What made it satisfying to our committee was the support given to us by the Council and Staff.

Much is yet to be addressed in the area of economic retention and development. Education is also an area that always needs to be addressed. Our luncheon meeting on March 22nd was intended to do just that.

I truly believe that the information presented that day had a wow factor for everyone present.

It was humbling to have so many Councillors and Staff in attendance to witness our first Celebratory Ag Luncheon.

Thank you for your valued support.

Respectfully yours,

Allan Lowry, Agriculture Advisory Committee Chairperson

Minister of
Seniors Affairs

6th Floor
400 University Avenue
Toronto ON M7A 2R9
Tel.: (416) 314-9710
Fax: (416) 325-4787

Ministre des Affaires
des personnes âgées

6^e étage
400, avenue University
Toronto ON M7A 2R9
Tél.: (416) 314-9710
Télééc.: (416) 325-4787



March 2018

Dear Mayor, Reeve and Members of Council:

I am pleased to invite you to submit a nomination for the **2018 Senior of the Year Award**. This annual award was established in 1994 to give each municipality in Ontario the opportunity to **honour one outstanding local senior**; who, after the age of 65, has enriched the social, cultural, or civic life of his or her community. The award pays tribute to this accomplishment, while simultaneously showing how seniors are making a difference in the lives of those around them.

[Click here to submit a nomination.](#)

Deadline: April 30, 2018

A certificate will be provided by the Ontario government and include as signatories: Her Honour the Honourable Elizabeth Dowdeswell, Lieutenant Governor, myself, Minister of Seniors Affairs, and the local Head of Council.

The Government of Ontario is proud to work with municipalities on this initiative. Seniors have generously offered their time, knowledge and expertise to make this province a great place to live and it is important we recognize their valuable contributions.

If you have questions, please contact the Ontario Honours and Awards Secretariat:

Email: ontariohonoursandawards@ontario.ca
Phone: 416-314-7526
Toll-free: 1-877-832-8622
TTY: 416-327-2391

Thank you for your support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dipika Damerla".

Dipika Damerla
Minister

Minister of
Seniors Affairs

6th Floor
400 University Avenue
Toronto ON M7A 2R9
Tel.: (416) 314-9710
Fax: (416) 325-4787

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Mars 2018

Madame la mairesse, Madame la préfète, membres du conseil,
Monsieur le maire, Monsieur le préfet, membres du conseil,

J'ai le plaisir de vous inviter à proposer une candidature pour le **Prix de la personne âgée de l'année 2018**. Ce prix annuel a été instauré en 1994 pour donner à chaque municipalité la possibilité de rendre hommage à une personne âgée exceptionnelle de la localité qui, après ses 65 ans, a enrichi la vie sociale, culturelle ou citoyenne de sa collectivité. Le prix rend hommage à cette réalisation, tout en montrant parallèlement comment les personnes âgées font une différence dans la vie des gens autour d'elles.

[Cliquez ici pour proposer une candidature.](#)

Date limite : le 30 avril 2018

Un certificat sera offert par le gouvernement de l'Ontario et inclura comme signataires : Son Honneur l'honorable Elizabeth Dowdeswell, lieutenant-gouverneure, moi-même, ministre des Affaires des personnes âgées, et la ou le chef du conseil de la localité.

Le gouvernement de l'Ontario est fier de travailler avec les municipalités sur cette initiative. Les personnes âgées ont généreusement fait don de leur temps, de leurs connaissances et de leur savoir-faire pour faire de cette province un endroit où il fait bon vivre, et il est important que nous rendions hommage à leurs précieuses contributions.

Pour toute question, veuillez communiquer avec le Secrétariat des distinctions et prix de l'Ontario :

Courriel : ontariohonoursandawards@ontario.ca
Téléphone : 416 314-7526
Sans frais : 1 877 832-8622
ATS : 416 327-2391

Je vous remercie de votre appui, et je vous prie de croire à l'expression de mes sentiments les meilleurs.

La ministre,

A blue ink signature of Dipika Damerla, written in a cursive style.

L'honorable Dipika Damerla

COUNCIL CALENDAR

April 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Easter Monday	3 8:00am CEDC 6:00pm Council	4	5	6	7
8	9 6:30pm EAC	10 2:30pm AAC 6:00pm ATAC	11 5:30pm COA	12	13	14
15	16	17 8:00am CEDC 2:30pm AAC 6:00pm Council	18 7:00pm Daycare	19 8:00am Beautification	20	21
22	23	24 6:00pm Council	25 7:00pm MMPL 7:00pm Heritage	26	27	28
29	30					

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-39

BEING a by-law to authorize the borrowing from the Bank of Montreal the principal amount of \$1,238,900.00 for the financing of the Nugent Bridge, the Almonte Community Centre Roof and the Pakenham Library Expansion Project.

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills (the "Municipality"), authorized the Nugent Bridge replacement, roof work at the Almonte Community Centre and an expansion of the Pakenham Library and has authorized long term financing, the principal amount not to exceed \$1,238,900.00 over a term of years not to exceed twenty years (the "Borrowing");

WHEREAS the Municipality entered into a bank loan agreement in connection with the Borrowing with a maturity date of April 27, 2028.

WHEREAS the Municipality on the maturity date of the Borrowing wishes to enter into a refinancing bank loan agreement with the Bank of Montreal;

AND WHEREAS before authorizing the Project and any additional cost amounts and the additional long-term debt authorities in respect thereof, the Municipality had its Treasurer update its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable debt and financial obligation limits regulation and, prior to authorizing the Project, each such additional cost amount and each such additional long-term debt authority the Treasurer determined that the estimated annual amount payable in respect of the Project, each such additional cost amount and each such additional long-term debt authority would not cause the Municipality to exceed the updated limit and that the approval of the Project, each such additional cost amount and each such additional long-term debt authority by the Ontario Municipal Board pursuant to such regulation was not required;

AND WHEREAS the Municipality now deems it to be expedient to ratify, confirm and approve the entering into of a financing bank loan agreement, dated April 5, 2018 with the Bank of Montreal which agreement provides for the borrowing of the principal amount of \$1,238,900.00 provides for a fixed rate of interest of 3.31% and provides for installments of combined (blended) principal and interest payable in lawful money of Canada on the terms hereinafter set forth in the form attached hereto as Schedule "A" (the "Agreement") over a term not to exceed 10 years.

NOW THEREFORE BE IT ENACTED:

1. That for the Project, the entering into of the Agreement is hereby ratified, confirmed and approved.

2. That the Mayor and the Treasurer of the Municipality are hereby authorized to incur debt by way of the bank loan as described in Section 1 above (the “Bank of Montreal Loan”).
3. That the Municipality has incurred debt in respect of the Project and pursuant to this By-law authorizes long-term borrowing for such debt by the entering into of the Agreement, that the Bank of Montreal Loan shall bear interest from April 5, 2018 at the rate of 3.31% per annum with equal monthly installments of combined (blended) principal and interest payable on the terms and condition set forth in the Agreement attached as Schedule “A”.
4. (a) That in each year in which a payment of an installment of combined (blended) principal and interest becomes due in respect of the Bank of Montreal Loan there shall be raised as part of the general levy the amounts of principal and interest payable by the Municipality to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality, provided that the total amount of principal and interest to be raised in the final year of the Bank of Montreal Loan does not include any outstanding amount of principal specified as payable on the maturity date if one or more refinancing debentures will be issued in respect thereof or one or more refinancing bank loan agreements will be entered into by the Municipality on or before the maturity date in respect of the outstanding principal, in accordance with the provisions of the Ontario, *Municipal Act*, 2001.

(b) To the extent that the amounts of principal and interest payable by the Municipality in each year are raised as part of a general levy, such amounts shall be applied only for the payment of the principal and interest that become due in respect of the Bank of Montreal Loan.
5. (a) That the entering into of the Agreement by the Mayor and the Treasurer is hereby ratified, confirmed and approved, the Mayor and the Treasurer are hereby authorized to cause debt to be incurred by way of the Bank of Montreal Loan, and the Treasurer and the Clerk are hereby individually authorized to generally do all things and to execute all other documents and papers in the name of the Municipality in order to carry out the incurring of debt by way of the Bank of Montreal Loan and the Treasurer is authorized to affix the Municipality’s municipal seal to any of such documents and papers.

(b) That the money received by the Municipality from the Bank of Montreal Loan and any earnings derived from the investment of that money shall be applied only for the Project and shall not be applied towards payment of current or other expenditures of the Municipality except as permitted by the Ontario, *Municipal Act*, 2001.
6. That this By-law takes effect on the day of passing.

BY-LAW READ, passed, signed and sealed in open Council this 3rd day of April, 2018.

Shaun McLaughlin, Mayor

Cynthia Moyle, Acting Clerk

SCHEDULE 'A' TO BY-LAW NO. 18-39

Schedule Type	:Loan	Payment Type	:Blended
Amount	:\$1,238,900.00	Term	:10 Year(s)
Amortization	:20 Year(s)	Compounded	:Monthly
Interest Rate	:3.310%	Pre-Payment	:\$0.00
Pay Frequency	:Monthly		
Start Date	:April 05, 2018	1st Payment Date	:May 27, 2018
Interest Adjustment Date	:April 05, 2018	Residual Amount	:\$720,905.77
Payment Amount	:\$7,064.75		

Pymt #	Due Date	Payment	Principal	Interest	Balance
1	27/MAY/2018	\$7,064.75	\$3,647.45	\$3,417.30	\$1,235,252.55
2	27/JUN/2018	\$7,064.75	\$3,657.52	\$3,407.24	\$1,231,595.03
3	27/JUL/2018	\$7,064.75	\$3,667.60	\$3,397.15	\$1,227,927.43
4	27/AUG/2018	\$7,064.75	\$3,677.72	\$3,387.03	\$1,224,249.71
5	27/SEP/2018	\$7,064.75	\$3,687.86	\$3,376.89	\$1,220,561.84
6	27/OCT/2018	\$7,064.75	\$3,698.04	\$3,366.72	\$1,216,863.81
7	27/NOV/2018	\$7,064.75	\$3,708.24	\$3,356.52	\$1,213,155.57
8	27/DEC/2018	\$7,064.75	\$3,718.47	\$3,346.29	\$1,209,437.10
9	27/JAN/2019	\$7,064.75	\$3,728.72	\$3,336.03	\$1,205,708.38
10	27/FEB/2019	\$7,064.75	\$3,739.01	\$3,325.75	\$1,201,969.37
11	27/MAR/2019	\$7,064.75	\$3,749.32	\$3,315.43	\$1,198,220.05
12	27/APR/2019	\$7,064.75	\$3,759.66	\$3,305.09	\$1,194,460.39
13	27/MAY/2019	\$7,064.75	\$3,770.03	\$3,294.72	\$1,190,690.35
14	27/JUN/2019	\$7,064.75	\$3,780.43	\$3,284.32	\$1,186,909.92
15	27/JUL/2019	\$7,064.75	\$3,790.86	\$3,273.89	\$1,183,119.06
16	27/AUG/2019	\$7,064.75	\$3,801.32	\$3,263.44	\$1,179,317.75
17	27/SEP/2019	\$7,064.75	\$3,811.80	\$3,252.95	\$1,175,505.94
18	27/OCT/2019	\$7,064.75	\$3,822.32	\$3,242.44	\$1,171,683.63
19	27/NOV/2019	\$7,064.75	\$3,832.86	\$3,231.89	\$1,167,850.77
20	27/DEC/2019	\$7,064.75	\$3,843.43	\$3,221.32	\$1,164,007.34
21	27/JAN/2020	\$7,064.75	\$3,854.03	\$3,210.72	\$1,160,153.30
22	27/FEB/2020	\$7,064.75	\$3,864.66	\$3,200.09	\$1,156,288.64
23	27/MAR/2020	\$7,064.75	\$3,875.32	\$3,189.43	\$1,152,413.32
24	27/APR/2020	\$7,064.75	\$3,886.01	\$3,178.74	\$1,148,527.30
25	27/MAY/2020	\$7,064.75	\$3,896.73	\$3,168.02	\$1,144,630.57
26	27/JUN/2020	\$7,064.75	\$3,907.48	\$3,157.27	\$1,140,723.09
27	27/JUL/2020	\$7,064.75	\$3,918.26	\$3,146.49	\$1,136,804.83
28	27/AUG/2020	\$7,064.75	\$3,929.07	\$3,135.69	\$1,132,875.76
29	27/SEP/2020	\$7,064.75	\$3,939.90	\$3,124.85	\$1,128,935.86
30	27/OCT/2020	\$7,064.75	\$3,950.77	\$3,113.98	\$1,124,985.09
31	27/NOV/2020	\$7,064.75	\$3,961.67	\$3,103.08	\$1,121,023.42
32	27/DEC/2020	\$7,064.75	\$3,972.60	\$3,092.16	\$1,117,050.82
33	27/JAN/2021	\$7,064.75	\$3,983.55	\$3,081.20	\$1,113,067.27

Continued...

Pymt #	Due Date	Payment	Principal	Interest	Balance
34	27/FEB/2021	\$7,064.75	\$3,994.54	\$3,070.21	\$1,109,072.72
35	27/MAR/2021	\$7,064.75	\$4,005.56	\$3,059.19	\$1,105,067.16
36	27/APR/2021	\$7,064.75	\$4,016.61	\$3,048.14	\$1,101,050.55
37	27/MAY/2021	\$7,064.75	\$4,027.69	\$3,037.06	\$1,097,022.86
38	27/JUN/2021	\$7,064.75	\$4,038.80	\$3,025.95	\$1,092,984.07
39	27/JUL/2021	\$7,064.75	\$4,049.94	\$3,014.81	\$1,088,934.13
40	27/AUG/2021	\$7,064.75	\$4,061.11	\$3,003.64	\$1,084,873.02
41	27/SEP/2021	\$7,064.75	\$4,072.31	\$2,992.44	\$1,080,800.70
42	27/OCT/2021	\$7,064.75	\$4,083.54	\$2,981.21	\$1,076,717.16
43	27/NOV/2021	\$7,064.75	\$4,094.81	\$2,969.94	\$1,072,622.35
44	27/DEC/2021	\$7,064.75	\$4,106.10	\$2,958.65	\$1,068,516.25
45	27/JAN/2022	\$7,064.75	\$4,117.43	\$2,947.32	\$1,064,398.82
46	27/FEB/2022	\$7,064.75	\$4,128.79	\$2,935.97	\$1,060,270.03
47	27/MAR/2022	\$7,064.75	\$4,140.18	\$2,924.58	\$1,056,129.86
48	27/APR/2022	\$7,064.75	\$4,151.60	\$2,913.16	\$1,051,978.26
49	27/MAY/2022	\$7,064.75	\$4,163.05	\$2,901.71	\$1,047,815.22
50	27/JUN/2022	\$7,064.75	\$4,174.53	\$2,890.22	\$1,043,640.69
51	27/JUL/2022	\$7,064.75	\$4,186.04	\$2,878.71	\$1,039,454.64
52	27/AUG/2022	\$7,064.75	\$4,197.59	\$2,867.16	\$1,035,257.05
53	27/SEP/2022	\$7,064.75	\$4,209.17	\$2,855.58	\$1,031,047.88
54	27/OCT/2022	\$7,064.75	\$4,220.78	\$2,843.97	\$1,026,827.10
55	27/NOV/2022	\$7,064.75	\$4,232.42	\$2,832.33	\$1,022,594.68
56	27/DEC/2022	\$7,064.75	\$4,244.10	\$2,820.66	\$1,018,350.58
57	27/JAN/2023	\$7,064.75	\$4,255.80	\$2,808.95	\$1,014,094.78
58	27/FEB/2023	\$7,064.75	\$4,267.54	\$2,797.21	\$1,009,827.24
59	27/MAR/2023	\$7,064.75	\$4,279.31	\$2,785.44	\$1,005,547.92
60	27/APR/2023	\$7,064.75	\$4,291.12	\$2,773.64	\$1,001,256.81
61	27/MAY/2023	\$7,064.75	\$4,302.95	\$2,761.80	\$996,953.85
62	27/JUN/2023	\$7,064.75	\$4,314.82	\$2,749.93	\$992,639.03
63	27/JUL/2023	\$7,064.75	\$4,326.72	\$2,738.03	\$988,312.31
64	27/AUG/2023	\$7,064.75	\$4,338.66	\$2,726.09	\$983,973.65
65	27/SEP/2023	\$7,064.75	\$4,350.63	\$2,714.13	\$979,623.02
66	27/OCT/2023	\$7,064.75	\$4,362.63	\$2,702.13	\$975,260.40
67	27/NOV/2023	\$7,064.75	\$4,374.66	\$2,690.09	\$970,885.74
68	27/DEC/2023	\$7,064.75	\$4,386.73	\$2,678.03	\$966,499.01
69	27/JAN/2024	\$7,064.75	\$4,398.83	\$2,665.93	\$962,100.18
70	27/FEB/2024	\$7,064.75	\$4,410.96	\$2,653.79	\$957,689.22
71	27/MAR/2024	\$7,064.75	\$4,423.13	\$2,641.63	\$953,266.10
72	27/APR/2024	\$7,064.75	\$4,435.33	\$2,629.43	\$948,830.77
73	27/MAY/2024	\$7,064.75	\$4,447.56	\$2,617.19	\$944,383.21
74	27/JUN/2024	\$7,064.75	\$4,459.83	\$2,604.92	\$939,923.38
75	27/JUL/2024	\$7,064.75	\$4,472.13	\$2,592.62	\$935,451.25
76	27/AUG/2024	\$7,064.75	\$4,484.47	\$2,580.29	\$930,966.78
77	27/SEP/2024	\$7,064.75	\$4,496.84	\$2,567.92	\$926,469.94
78	27/OCT/2024	\$7,064.75	\$4,509.24	\$2,555.51	\$921,960.70
79	27/NOV/2024	\$7,064.75	\$4,521.68	\$2,543.07	\$917,439.02

Continued...

Pymt #	Due Date	Payment	Principal	Interest	Balance
80	27/DEC/2024	\$7,064.75	\$4,534.15	\$2,530.60	\$912,904.87
81	27/JAN/2025	\$7,064.75	\$4,546.66	\$2,518.10	\$908,358.22
82	27/FEB/2025	\$7,064.75	\$4,559.20	\$2,505.55	\$903,799.02
83	27/MAR/2025	\$7,064.75	\$4,571.77	\$2,492.98	\$899,227.24
84	27/APR/2025	\$7,064.75	\$4,584.38	\$2,480.37	\$894,642.86
85	27/MAY/2025	\$7,064.75	\$4,597.03	\$2,467.72	\$890,045.83
86	27/JUN/2025	\$7,064.75	\$4,609.71	\$2,455.04	\$885,436.12
87	27/JUL/2025	\$7,064.75	\$4,622.43	\$2,442.33	\$880,813.69
88	27/AUG/2025	\$7,064.75	\$4,635.18	\$2,429.58	\$876,178.52
89	27/SEP/2025	\$7,064.75	\$4,647.96	\$2,416.79	\$871,530.55
90	27/OCT/2025	\$7,064.75	\$4,660.78	\$2,403.97	\$866,869.77
91	27/NOV/2025	\$7,064.75	\$4,673.64	\$2,391.12	\$862,196.14
92	27/DEC/2025	\$7,064.75	\$4,686.53	\$2,378.22	\$857,509.61
93	27/JAN/2026	\$7,064.75	\$4,699.46	\$2,365.30	\$852,810.15
94	27/FEB/2026	\$7,064.75	\$4,712.42	\$2,352.33	\$848,097.73
95	27/MAR/2026	\$7,064.75	\$4,725.42	\$2,339.34	\$843,372.32
96	27/APR/2026	\$7,064.75	\$4,738.45	\$2,326.30	\$838,633.86
97	27/MAY/2026	\$7,064.75	\$4,751.52	\$2,313.23	\$833,882.34
98	27/JUN/2026	\$7,064.75	\$4,764.63	\$2,300.13	\$829,117.71
99	27/JUL/2026	\$7,064.75	\$4,777.77	\$2,286.98	\$824,339.94
100	27/AUG/2026	\$7,064.75	\$4,790.95	\$2,273.80	\$819,549.00
101	27/SEP/2026	\$7,064.75	\$4,804.16	\$2,260.59	\$814,744.83
102	27/OCT/2026	\$7,064.75	\$4,817.42	\$2,247.34	\$809,927.42
103	27/NOV/2026	\$7,064.75	\$4,830.70	\$2,234.05	\$805,096.71
104	27/DEC/2026	\$7,064.75	\$4,844.03	\$2,220.73	\$800,252.68
105	27/JAN/2027	\$7,064.75	\$4,857.39	\$2,207.36	\$795,395.29
106	27/FEB/2027	\$7,064.75	\$4,870.79	\$2,193.97	\$790,524.51
107	27/MAR/2027	\$7,064.75	\$4,884.22	\$2,180.53	\$785,640.28
108	27/APR/2027	\$7,064.75	\$4,897.70	\$2,167.06	\$780,742.59
109	27/MAY/2027	\$7,064.75	\$4,911.21	\$2,153.55	\$775,831.38
110	27/JUN/2027	\$7,064.75	\$4,924.75	\$2,140.00	\$770,906.63
111	27/JUL/2027	\$7,064.75	\$4,938.34	\$2,126.42	\$765,968.29
112	27/AUG/2027	\$7,064.75	\$4,951.96	\$2,112.80	\$761,016.34
113	27/SEP/2027	\$7,064.75	\$4,965.62	\$2,099.14	\$756,050.72
114	27/OCT/2027	\$7,064.75	\$4,979.31	\$2,085.44	\$751,071.41
115	27/NOV/2027	\$7,064.75	\$4,993.05	\$2,071.71	\$746,078.36
116	27/DEC/2027	\$7,064.75	\$5,006.82	\$2,057.93	\$741,071.54
117	27/JAN/2028	\$7,064.75	\$5,020.63	\$2,044.12	\$736,050.91
118	27/FEB/2028	\$7,064.75	\$5,034.48	\$2,030.27	\$731,016.43
119	27/MAR/2028	\$7,064.75	\$5,048.37	\$2,016.39	\$725,968.06
120	27/APR/2028	\$7,064.75	\$5,062.29	\$2,002.46	\$720,905.77
121	27/MAY/2028	\$7,064.75	\$5,076.25	\$1,988.50	\$715,829.52
122	27/JUN/2028	\$7,064.75	\$5,090.26	\$1,974.50	\$710,739.26
123	27/JUL/2028	\$7,064.75	\$5,104.30	\$1,960.46	\$705,634.96
124	27/AUG/2028	\$7,064.75	\$5,118.38	\$1,946.38	\$700,516.58
125	27/SEP/2028	\$7,064.75	\$5,132.50	\$1,932.26	\$695,384.09

Continued...

Pymt #	Due Date	Payment	Principal	Interest	Balance
126	27/OCT/2028	\$7,064.75	\$5,146.65	\$1,918.10	\$690,237.44
127	27/NOV/2028	\$7,064.75	\$5,160.85	\$1,903.90	\$685,076.59
128	27/DEC/2028	\$7,064.75	\$5,175.08	\$1,889.67	\$679,901.50
129	27/JAN/2029	\$7,064.75	\$5,189.36	\$1,875.39	\$674,712.15
130	27/FEB/2029	\$7,064.75	\$5,203.67	\$1,861.08	\$669,508.47
131	27/MAR/2029	\$7,064.75	\$5,218.03	\$1,846.73	\$664,290.45
132	27/APR/2029	\$7,064.75	\$5,232.42	\$1,832.33	\$659,058.03
133	27/MAY/2029	\$7,064.75	\$5,246.85	\$1,817.90	\$653,811.18
134	27/JUN/2029	\$7,064.75	\$5,261.32	\$1,803.43	\$648,549.85
135	27/JUL/2029	\$7,064.75	\$5,275.84	\$1,788.92	\$643,274.02
136	27/AUG/2029	\$7,064.75	\$5,290.39	\$1,774.36	\$637,983.63
137	27/SEP/2029	\$7,064.75	\$5,304.98	\$1,759.77	\$632,678.65
138	27/OCT/2029	\$7,064.75	\$5,319.61	\$1,745.14	\$627,359.03
139	27/NOV/2029	\$7,064.75	\$5,334.29	\$1,730.47	\$622,024.74
140	27/DEC/2029	\$7,064.75	\$5,349.00	\$1,715.75	\$616,675.74
141	27/JAN/2030	\$7,064.75	\$5,363.76	\$1,701.00	\$611,311.99
142	27/FEB/2030	\$7,064.75	\$5,378.55	\$1,686.20	\$605,933.43
143	27/MAR/2030	\$7,064.75	\$5,393.39	\$1,671.37	\$600,540.05
144	27/APR/2030	\$7,064.75	\$5,408.26	\$1,656.49	\$595,131.78
145	27/MAY/2030	\$7,064.75	\$5,423.18	\$1,641.57	\$589,708.60
146	27/JUN/2030	\$7,064.75	\$5,438.14	\$1,626.61	\$584,270.46
147	27/JUL/2030	\$7,064.75	\$5,453.14	\$1,611.61	\$578,817.32
148	27/AUG/2030	\$7,064.75	\$5,468.18	\$1,596.57	\$573,349.14
149	27/SEP/2030	\$7,064.75	\$5,483.27	\$1,581.49	\$567,865.87
150	27/OCT/2030	\$7,064.75	\$5,498.39	\$1,566.36	\$562,367.48
151	27/NOV/2030	\$7,064.75	\$5,513.56	\$1,551.20	\$556,853.93
152	27/DEC/2030	\$7,064.75	\$5,528.76	\$1,535.99	\$551,325.16
153	27/JAN/2031	\$7,064.75	\$5,544.01	\$1,520.74	\$545,781.15
154	27/FEB/2031	\$7,064.75	\$5,559.31	\$1,505.45	\$540,221.84
155	27/MAR/2031	\$7,064.75	\$5,574.64	\$1,490.11	\$534,647.20
156	27/APR/2031	\$7,064.75	\$5,590.02	\$1,474.74	\$529,057.18
157	27/MAY/2031	\$7,064.75	\$5,605.44	\$1,459.32	\$523,451.74
158	27/JUN/2031	\$7,064.75	\$5,620.90	\$1,443.85	\$517,830.85
159	27/JUL/2031	\$7,064.75	\$5,636.40	\$1,428.35	\$512,194.44
160	27/AUG/2031	\$7,064.75	\$5,651.95	\$1,412.80	\$506,542.49
161	27/SEP/2031	\$7,064.75	\$5,667.54	\$1,397.21	\$500,874.95
162	27/OCT/2031	\$7,064.75	\$5,683.17	\$1,381.58	\$495,191.78
163	27/NOV/2031	\$7,064.75	\$5,698.85	\$1,365.90	\$489,492.93
164	27/DEC/2031	\$7,064.75	\$5,714.57	\$1,350.18	\$483,778.36
165	27/JAN/2032	\$7,064.75	\$5,730.33	\$1,334.42	\$478,048.03
166	27/FEB/2032	\$7,064.75	\$5,746.14	\$1,318.62	\$472,301.89
167	27/MAR/2032	\$7,064.75	\$5,761.99	\$1,302.77	\$466,539.90
168	27/APR/2032	\$7,064.75	\$5,777.88	\$1,286.87	\$460,762.02
169	27/MAY/2032	\$7,064.75	\$5,793.82	\$1,270.94	\$454,968.21
170	27/JUN/2032	\$7,064.75	\$5,809.80	\$1,254.95	\$449,158.41
171	27/JUL/2032	\$7,064.75	\$5,825.82	\$1,238.93	\$443,332.58

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Pymt #	Due Date	Payment	Principal	Interest	Balance
172	27/AUG/2032	\$7,064.75	\$5,841.89	\$1,222.86	\$437,490.69
173	27/SEP/2032	\$7,064.75	\$5,858.01	\$1,206.75	\$431,632.68
174	27/OCT/2032	\$7,064.75	\$5,874.17	\$1,190.59	\$425,758.51
175	27/NOV/2032	\$7,064.75	\$5,890.37	\$1,174.38	\$419,868.14
176	27/DEC/2032	\$7,064.75	\$5,906.62	\$1,158.14	\$413,961.53
177	27/JAN/2033	\$7,064.75	\$5,922.91	\$1,141.84	\$408,038.62
178	27/FEB/2033	\$7,064.75	\$5,939.25	\$1,125.51	\$402,099.37
179	27/MAR/2033	\$7,064.75	\$5,955.63	\$1,109.12	\$396,143.74
180	27/APR/2033	\$7,064.75	\$5,972.06	\$1,092.70	\$390,171.68
181	27/MAY/2033	\$7,064.75	\$5,988.53	\$1,076.22	\$384,183.15
182	27/JUN/2033	\$7,064.75	\$6,005.05	\$1,059.71	\$378,178.11
183	27/JUL/2033	\$7,064.75	\$6,021.61	\$1,043.14	\$372,156.49
184	27/AUG/2033	\$7,064.75	\$6,038.22	\$1,026.53	\$366,118.27
185	27/SEP/2033	\$7,064.75	\$6,054.88	\$1,009.88	\$360,063.39
186	27/OCT/2033	\$7,064.75	\$6,071.58	\$993.17	\$353,991.82
187	27/NOV/2033	\$7,064.75	\$6,088.33	\$976.43	\$347,903.49
188	27/DEC/2033	\$7,064.75	\$6,105.12	\$959.63	\$341,798.37
189	27/JAN/2034	\$7,064.75	\$6,121.96	\$942.79	\$335,676.41
190	27/FEB/2034	\$7,064.75	\$6,138.85	\$925.91	\$329,537.57
191	27/MAR/2034	\$7,064.75	\$6,155.78	\$908.97	\$323,381.79
192	27/APR/2034	\$7,064.75	\$6,172.76	\$891.99	\$317,209.03
193	27/MAY/2034	\$7,064.75	\$6,189.79	\$874.97	\$311,019.24
194	27/JUN/2034	\$7,064.75	\$6,206.86	\$857.89	\$304,812.38
195	27/JUL/2034	\$7,064.75	\$6,223.98	\$840.77	\$298,588.41
196	27/AUG/2034	\$7,064.75	\$6,241.15	\$823.61	\$292,347.26
197	27/SEP/2034	\$7,064.75	\$6,258.36	\$806.39	\$286,088.90
198	27/OCT/2034	\$7,064.75	\$6,275.62	\$789.13	\$279,813.27
199	27/NOV/2034	\$7,064.75	\$6,292.94	\$771.82	\$273,520.34
200	27/DEC/2034	\$7,064.75	\$6,310.29	\$754.46	\$267,210.04
201	27/JAN/2035	\$7,064.75	\$6,327.70	\$737.05	\$260,882.34
202	27/FEB/2035	\$7,064.75	\$6,345.15	\$719.60	\$254,537.19
203	27/MAR/2035	\$7,064.75	\$6,362.65	\$702.10	\$248,174.54
204	27/APR/2035	\$7,064.75	\$6,380.21	\$684.55	\$241,794.33
205	27/MAY/2035	\$7,064.75	\$6,397.80	\$666.95	\$235,396.53
206	27/JUN/2035	\$7,064.75	\$6,415.45	\$649.30	\$228,981.08
207	27/JUL/2035	\$7,064.75	\$6,433.15	\$631.61	\$222,547.93
208	27/AUG/2035	\$7,064.75	\$6,450.89	\$613.86	\$216,097.04
209	27/SEP/2035	\$7,064.75	\$6,468.69	\$596.07	\$209,628.35
210	27/OCT/2035	\$7,064.75	\$6,486.53	\$578.22	\$203,141.82
211	27/NOV/2035	\$7,064.75	\$6,504.42	\$560.33	\$196,637.40
212	27/DEC/2035	\$7,064.75	\$6,522.36	\$542.39	\$190,115.04
213	27/JAN/2036	\$7,064.75	\$6,540.35	\$524.40	\$183,574.69
214	27/FEB/2036	\$7,064.75	\$6,558.39	\$506.36	\$177,016.29
215	27/MAR/2036	\$7,064.75	\$6,576.48	\$488.27	\$170,439.81
216	27/APR/2036	\$7,064.75	\$6,594.62	\$470.13	\$163,845.19
217	27/MAY/2036	\$7,064.75	\$6,612.81	\$451.94	\$157,232.37

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Pymt #	Due Date	Payment	Principal	Interest	Balance
218	27/JUN/2036	\$7,064.75	\$6,631.05	\$433.70	\$150,601.32
219	27/JUL/2036	\$7,064.75	\$6,649.34	\$415.41	\$143,951.98
220	27/AUG/2036	\$7,064.75	\$6,667.69	\$397.07	\$137,284.29
221	27/SEP/2036	\$7,064.75	\$6,686.08	\$378.68	\$130,598.21
222	27/OCT/2036	\$7,064.75	\$6,704.52	\$360.23	\$123,893.69
223	27/NOV/2036	\$7,064.75	\$6,723.01	\$341.74	\$117,170.68
224	27/DEC/2036	\$7,064.75	\$6,741.56	\$323.20	\$110,429.12
225	27/JAN/2037	\$7,064.75	\$6,760.15	\$304.60	\$103,668.97
226	27/FEB/2037	\$7,064.75	\$6,778.80	\$285.95	\$96,890.17
227	27/MAR/2037	\$7,064.75	\$6,797.50	\$267.26	\$90,092.67
228	27/APR/2037	\$7,064.75	\$6,816.25	\$248.51	\$83,276.42
229	27/MAY/2037	\$7,064.75	\$6,835.05	\$229.70	\$76,441.37
230	27/JUN/2037	\$7,064.75	\$6,853.90	\$210.85	\$69,587.47
231	27/JUL/2037	\$7,064.75	\$6,872.81	\$191.95	\$62,714.66
232	27/AUG/2037	\$7,064.75	\$6,891.77	\$172.99	\$55,822.90
233	27/SEP/2037	\$7,064.75	\$6,910.78	\$153.98	\$48,912.12
234	27/OCT/2037	\$7,064.75	\$6,929.84	\$134.92	\$41,982.29
235	27/NOV/2037	\$7,064.75	\$6,948.95	\$115.80	\$35,033.33
236	27/DEC/2037	\$7,064.75	\$6,968.12	\$96.63	\$28,065.21
237	27/JAN/2038	\$7,064.75	\$6,987.34	\$77.41	\$21,077.87
238	27/FEB/2038	\$7,064.75	\$7,006.61	\$58.14	\$14,071.26
239	27/MAR/2038	\$7,064.75	\$7,025.94	\$38.81	\$7,045.32
240	27/APR/2038	\$7,064.75	\$7,045.32	\$19.43	\$0.00

	Payments	Interest	Balance
Term Totals	:\$847,770.40	:\$329,776.17	:\$720,905.77
Am. Period Totals	:\$1,695,540.80	:\$456,640.80	:\$0.00
Years to Pay Off	:20.00		
Interest Adjustment	:\$0.00		

The information contained herein is based on certain assumptions and is for illustration purposes only. While care is taken in the preparation of this document, no warranty is made as to its accuracy or applicability in any particular case.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-40

BEING a by-law to authorize the signing of a contribution agreement between the Corporation of the Municipality of Mississippi Mills and the Association of Municipalities of Ontario under the Main Streets Revitalization Initiative to provide funding for the Almonte downtown core project.

WHEREAS the *Municipal Act, 2001* (Ontario), c.25 S.O. 2001, as amended, (the “Act”) provides that a municipal power shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS the Council of the Municipality of Mississippi Mills deems it expedient to enter into an agreement with the Association of Municipalities of Ontario to provide funding for the Almonte downtown core project;

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 “Main Street Revitalization Initiative”.

2. **AGREEMENT**

- (a) **THAT** Funds received through the Agreement must be invested in an interest bearing reserve account until the earliest of expenditure or March 31, 2020;
- (b) **THAT** the Mayor and Acting Clerk are hereby authorized to execute this Municipal Funding Agreement for the transfer of Main Streets Revitalization Initiatives funds between the Association of Municipalities of Ontario and the Corporation of the Municipality of Mississippi Mills as in Schedule A attached hereto;
- (c) **THAT** the Acting Clerk shall be and is hereby authorized to affix the corporate seal of the Corporation of the Municipality of Mississippi Mills to the said agreement.

BY-LAW READ, passed, signed and sealed in open Council this 3rd day of April, 2017.

Shaun McLaughlin, Mayor

Cynthia Moyle, Acting Clerk

MUNICIPAL FUNDING AGREEMENT

ONTARIO'S MAIN STREET REVITALIZATION INITIATIVE

This Agreement made as of 1st day of April, 2018.

BETWEEN:

THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO

(referred to herein as "AMO")

AND:

THE MUNICIPALITY OF MISSISSIPPI MILLS

(a municipal corporation pursuant to the Municipal Act, 2001, referred to herein as the "Recipient")

WHEREAS the Province of Ontario is making \$26 million available for allocation for the purposes of supporting municipal Main Street Revitalization Initiatives in Ontario;

WHEREAS the Province of Ontario, Ontario municipalities as represented by AMO are signatories to Ontario's Main Street Revitalization Initiative Transfer Payment Agreement on March 12, 2018 (the "OMAFRA-AMO Agreement"), whereby AMO agreed to administer Main Street Revitalization funds made available to all Ontario municipalities, excluding Toronto;

WHEREAS the OMAFRA-AMO Transfer Payment Agreement contains a framework for the transfer of provincial funds to Ontario lower-tier and single-tier municipalities represented by AMO;

WHEREAS the Recipient wishes to enter into this Agreement in order to participate in Ontario's Main Street Revitalization Initiative;

WHEREAS AMO is carrying out the fund administration in accordance with its obligations set out in the OMAFRA-AMO Agreement and it will accordingly undertake certain activities and require Recipients to undertake activities as set out in this Agreement.

THEREFORE the Parties agree as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 **Definitions.** When used in this Agreement (including the cover and execution pages and all of the schedules), the following terms shall have the meanings ascribed to them below unless the subject matter or context is inconsistent therewith:

“Agreement” means this Agreement, including the cover and execution pages and all of the schedules hereto, and all amendments made hereto in accordance with the provisions hereof.

“Annual Report” means the duly completed report to be prepared and delivered to AMO as described in Section 7.2 and Section 2 of Schedule D.

“Association of Municipalities of Ontario (AMO)” means a legally incorporated entity under the Corporations Act, 1990 R.S.O. 1990, Chapter c.38.

“Communication Report” means the duly completed report to be prepared and delivered to AMO as described in Section 7.1 and Section 1 of Schedule D.

“Community Improvement Plan” has the meaning as defined under section 28(1) of the Planning Act, R.S.O. 1990, c. P.13.

“Contract” means an agreement between the Recipient and a Third Party whereby the latter agrees to supply a product or service to an Eligible Project in return for financial consideration.

“Effective Date” is April 1, 2018.

“Eligible Costs” means those expenditures described as eligible in Schedule C.

“Eligible Projects” means projects as described in Schedule B.

“Eligible Recipient” means a

- a. Municipality or its agent (including its wholly owned corporation); and
- b. Non-municipal entity, including for profit, non-governmental and not-for profit organizations, on the condition that the Municipality(ies) has (have) indicated support for the Eligible Project through a formal grant agreement between the Municipality and the non-municipal entity.

“Event of Default” has the meaning given to it in Section 11.1 of this Agreement.

“Funds” mean the Funds made available to the Recipient through the Main Street Revitalization Initiative, a program established by the Government of Ontario. Funds are made available pursuant to this Agreement and includes any interest earned on the said Funds. For greater certainty: (i) Funds transferred to another Municipality in accordance with Section 6.2 of this Agreement, other than as set out in Sections 7.1(a), (c) and (f), are to be treated as Funds by the Municipality to which the Funds are transferred and are not to be treated as Funds by the Recipient; and (ii) any Funds transferred to a non-municipal entity in accordance with Section 6.3 of this Agreement shall remain as Funds under this Agreement for all purposes and the Recipient shall continue to be bound by all provisions of this Agreement with respect to such transferred Funds.

“Ineligible Costs” means those expenditures described as ineligible in Schedule C.

“Lower-tier Municipality” means a Municipality that forms part of an Upper-tier Municipality for municipal purposes, as defined under the Municipal Act, 2001 S.O. 2001, c.25.

“Municipal Fiscal Year” means the period beginning January 1st of a year and ending December 31st of the same year.

“Municipality” and “Municipalities” means every municipality as defined under the Municipal Act, 2001 S.O. 2001 c.25.

“Municipal Physical Infrastructure” means municipal or regional, publicly or privately owned, tangible capital assets primarily for public use or benefit in Ontario.

“Ontario” means Her Majesty in Right of Ontario, as represented by the Minister of Agriculture, Food and Rural Affairs.

“Parties” means AMO and the Recipient.

“Project Completion Date” means the Recipient must complete its Project under this Agreement by March 31, 2020.

“Recipient” has the meaning given to it on the first page of this Agreement.

“Results Report” means the report prepared and delivered to AMO by the Recipient by which reports on how Funds are supporting progress towards achieving the program objective, more specifically described in Section 3 of Schedule D.

“Single-tier Municipality” means a municipality, other than an upper-tier municipality, that does not form part of an upper-tier municipality for municipal purposes as defined under the Municipal Act, 2001, S.O. 2001 c. 25.

“Third Party” means any person or legal entity, other than the Parties to this Agreement who participates in the implementation of an Eligible Project by means of a Contract.

“Transfer By-law” means a by-law passed by Council of the Recipient pursuant to Section 6.2 and delivered to AMO in accordance with that section.

“Unspent Funds” means the amount reported as unspent by the Recipient as of December 31, as submitted in the Recipient’s Annual Report.

1.2 Interpretations:

Herein, etc. The words “herein”, “hereof” and “hereunder” and other words of similar import refer to this Agreement as a whole and not any particular schedule, article, section, paragraph or other subdivision of this Agreement.

Currency. Any reference to currency is to Canadian currency and any amount advanced, paid or calculated is to be advanced, paid or calculated in Canadian currency.

Statutes. Any reference to a federal or provincial statute is to such statute and to the regulations made pursuant to such statute as such statute and regulations may at any time be amended or modified and in effect and to any statute or regulations that may be passed that have the effect of supplementing or superseding such statute or regulations.

Gender, singular, etc. Words importing the masculine gender include the feminine or neuter gender and words in the singular include the plural, and vice versa.

2. TERM OF AGREEMENT

- 2.1 **Term.** Subject to any extension or termination of this Agreement or the survival of any of the provisions of this Agreement pursuant to the provisions contained herein, this Agreement shall be in effect from the date set out on the first page of this Agreement, up to and including March 31, 2020.
- 2.2 **Amendment.** This Agreement may be amended at any time in writing as agreed to by AMO and the Recipient.
- 2.3 **Notice.** Any of the Parties may terminate this Agreement on written notice.

3. RECIPIENT REQUIREMENTS

- 3.1 **Communications.** The Recipient will comply with all requirements outlined, including providing upfront project information on an annual basis, or until all Funds are expended for communications purposes in the form described in Section 7.1 and Section 1 of Schedule D.
- a) Unless otherwise directed by Ontario, the Recipient will acknowledge the support of Ontario for Eligible Projects in the following manner: "The Project is funded [if it is partly funded the Recipient should use "in part"] by the Ontario Ministry of Agriculture, Food and Rural Affairs."
 - b) The Recipient shall notify Ontario within five (5) business days of planned media events or announcements related to the Project, organized by the Recipient to facilitate the attendance of Ontario. Media events and announcements include, but are not limited to, news conferences, public announcements, official events or ceremonies, and news releases.
- 3.2 **Contracts.** The Recipient will award and manage all Contracts in accordance with its relevant policies and procedures and, if applicable, in accordance with the Canadian Free Trade Agreement and applicable international trade agreements, and all other applicable laws.
- a) The Recipient will ensure any of its Contracts for the supply of services or materials to implement its responsibilities under this Agreement will be

awarded in a way that is transparent, competitive, consistent with value for money principles and pursuant to its adopted procurement policy.

4. ELIGIBLE PROJECTS

- 4.1 **Eligible Projects.** Costs directly and reasonably incurred by the Recipient for construction, renewal, renovation or redevelopment or material enhancement activities funded under existing Community Improvement Plan financial incentive programs or activities funded under the Municipal Physical Infrastructure category, including projects in downtown or main street areas, as defined through an existing Community Improvement Plan or other municipal land use planning policy that will support the role of small businesses in main street areas as more specifically described in Schedule B and Schedule C
- 4.2 **Recipient Fully Responsible.** The Recipient is fully responsible for the completion of each Eligible Project in accordance with Schedule B and Schedule C.

5. ELIGIBLE COSTS

- 5.1 **Eligible Costs.** Schedule C sets out specific requirements for Eligible and Ineligible Costs.
- 5.2 **Discretion of Ontario.** Subject to Section 5.1, the eligibility of any items not listed in Schedule B and/or Schedule C to this Agreement is solely at the discretion of Ontario.
- 5.3 **Unspent Funds.** Any Unspent Funds, and any interest earned thereon, will be subject to the terms and conditions of this Agreement.
- 5.4 **Reasonable Access.** The Recipient shall allow AMO and Ontario reasonable and timely access to all documentation, records and accounts and those of their respective agents or Third Parties related to the receipt, deposit and use of Funds and Unspent Funds, and any interest earned thereon, and all other relevant information and documentation requested by AMO or Ontario or their respective designated representatives for the purposes of audit, evaluation, and ensuring compliance with this Agreement.
- 5.5 **Retention of Receipts.** The Recipient will keep proper and accurate accounts and records of all Eligible Projects including invoices and receipts for Eligible Expenditures in accordance with the Recipient's municipal records retention by-law and, upon reasonable notice, make them available to AMO and Ontario.

6. FUNDS

- 6.1 **Allocation of Funds.** AMO will allocate and transfer Funds on the basis of the formula determined by Ontario.
- 6.2 **Transfer of Funds to a Municipality.** Where a Recipient decides to allocate and transfer Funds to another Municipality (the "Transferee Municipality"):

- a) The allocation and transfer shall be authorized by by-law (a "Transfer By-law"). The Transfer By-law shall be passed by the Recipient's council and submitted to AMO as soon thereafter as practicable. The Transfer By-law shall identify the Transferee Municipality and the amount of Funds the Transferee Municipality is to receive for the Municipal Fiscal Year specified in the Transfer By-law.
- b) The Recipient is still required to submit an Annual Report in accordance with Sections 7.1 (a), (c) and (f) hereof with respect to the Funds transferred.
- c) No transfer of Funds pursuant to this Section 6.2 shall be effected unless and until the Transferee Municipality has either (i) entered into an agreement with AMO on substantially the same terms as this Agreement, or (ii) has executed and delivered to AMO a written undertaking to assume all of the Recipient's obligations under this Agreement with respect to the Funds transferred; in a form satisfactory to AMO.

6.3 **Transfer of Funds to a non-municipal entity.** Where a Recipient decides to support an Eligible Project undertaken by an Eligible Recipient that is not a Municipality:

- a) The provision of such support shall be authorized by a grant agreement between the Municipality and the Eligible Recipient in support of a Community Improvement Plan. The grant agreement shall identify the Eligible Recipient, and the amount of Funds the Eligible Recipient is to receive for that Eligible Project.
- b) The Recipient shall continue to be bound by all of the provisions of this Agreement notwithstanding any such transfer including the submission of an Annual Report in accordance with Section 7.2.
- c) No transfer of Funds pursuant to this Section 6.3 shall be effected unless and until the non-municipal entity receiving the Funds has executed and delivered to the Municipality the grant agreement.

6.4 **Use of Funds.** The Recipient acknowledges and agrees the Funds are intended for and shall be used only for Eligible Expenditures in respect of Eligible Projects.

6.5 **Payout of Funds.** The Recipient agrees that all Funds will be transferred by AMO to the Recipient upon full execution of this Agreement.

6.6 **Use of Funds.** The Recipient will deposit the Funds in a dedicated reserve fund or other separate distinct interest bearing account and shall retain the Funds in such reserve fund, or account until the Funds are expended or transferred in accordance with this Agreement. The Recipient shall ensure that:

- a) any investment of unexpended Funds will be in accordance with Ontario law and the Recipient's investment policy; and,

- b) any interest earned on Funds will only be applied to Eligible Costs for Eligible Projects, more specifically on the basis set out in Schedule B and Schedule C.
- 6.7 **Funds advanced.** Funds transferred by AMO to the Recipient shall be expended by the Recipient in respect of Eligible Costs. AMO reserves the right to declare that Unspent Funds after March 31, 2020 become a debt to Ontario which the Recipient will reimburse forthwith on demand to AMO for transmission to Ontario.
- 6.8 **Expenditure of Funds.** The Recipient shall expend all Funds by March 31, 2020.
- 6.9 **GST & HST.** The use of Funds is based on the net amount of goods and services tax or harmonized sales tax to be paid by the Recipient net of any applicable tax rebates.
- 6.10 **Limit on Ontario's Financial Commitments.** The Recipient may use Funds to pay up to one hundred percent (100%) of Eligible Expenditures of an Eligible Project.
- 6.11 **Stacking.** If the Recipient is receiving funds under other programs in respect of an Eligible Project to which the Recipient wishes to apply Funds, the maximum contribution limitation set out in any other program agreement made in respect of that Eligible Project shall continue to apply.
- 6.12 **Insufficient funds provided by Ontario.** If Ontario does not provide sufficient funds to AMO for this Agreement, AMO may terminate this Agreement.

7. REPORTING REQUIREMENTS

- 7.1 **Communication Report.** Immediately upon execution of this Agreement the Recipient shall report to AMO any Eligible Project being undertaken in the current Municipal Fiscal Year in the form described in Schedule D.
- 7.2 **Annual Report.** The Recipient shall report in the form in Schedule D due by May 15th following the Municipal Fiscal Year on:
 - a) the amounts received from AMO under this Agreement;
 - b) the amounts received from another Eligible Recipient;
 - c) the amounts transferred to another Eligible Recipient;
 - d) amounts paid by the Recipient in aggregate for Eligible Projects;
 - e) amounts held at year end by the Recipient in aggregate, including interest, to pay for Eligible Projects;
 - f) indicate in a narrative the progress that the Recipient has made in meeting its commitments and contributions; and,

- g) a listing of all Eligible Projects that have been funded, indicating the Eligible Project category, project description, amount of Funds, total project cost, start date, end date and completion status.

7.3 **Results Report.** The Recipient shall account in writing for results achieved by the Funds through a Results Report to be submitted to AMO. Specifically the Results Report shall document performance measures achieved through the investments in Eligible Projects in the form described in Section 3 of Schedule D.

8. RECORDS AND AUDIT

8.1 **Accounting Principles.** All accounting terms not otherwise defined herein have the meanings assigned to them; all calculations will be made and all financial data to be submitted will be prepared in accordance with generally accepted accounting principles (GAAP) in effect in Ontario. GAAP will include, without limitation, those principles approved or recommended for local governments from time to time by the Public Sector Accounting Board or the Canadian Institute of Chartered Accountants or any successor institute, applied on a consistent basis.

8.2 **Separate Records.** The Recipient shall maintain separate records and documentation for the Funds and keep all records including invoices, statements, receipts and vouchers in respect of Funds expended on Eligible Projects in accordance with the Recipient's municipal records retention by-law. Upon reasonable notice, the Recipient shall submit all records and documentation relating to the Funds to AMO and Ontario for inspection or audit.

8.3 **External Auditor.** AMO and/or Ontario may request, upon written notification, an audit of Eligible Project or an Annual Report. AMO shall retain an external auditor to carry out an audit of the material referred to in Sections 5.4 and 5.5 of this Agreement. AMO shall ensure that any auditor who conducts an audit pursuant to this Section of this Agreement or otherwise, provides a copy of the audit report to the Recipient and Ontario at the same time that the audit report is given to AMO.

9. INSURANCE AND INDEMNITY

9.1 **Insurance.** The Recipient shall put in effect and maintain in full force and effect or cause to be put into effect and maintained for the term of this Agreement all the necessary insurance with respect to each Eligible Project, including any Eligible Projects with respect to which the Recipient has transferred Funds pursuant to Section 6 of this Agreement, that would be considered appropriate for a prudent Municipality undertaking Eligible Projects, including, where appropriate and without limitation, property, construction and liability insurance, which insurance coverage shall identify Ontario and AMO as additional insureds for the purposes of the Eligible Projects.

9.2 **Certificates of Insurance.** Throughout the term of this Agreement, the Recipient shall provide AMO with a valid certificate of insurance that confirms compliance with the requirements of Section 9.1. No Funds shall be expended

or transferred pursuant to this Agreement until such certificate has been delivered to AMO.

9.3 **AMO not liable.** In no event shall Ontario or AMO be liable for:

- (a) any bodily injury, death or property damages to the Recipient, its employees, agents or consultants or for any claim, demand or action by any Third Party against the Recipient, its employees, agents or consultants, arising out of or in any way related to this Agreement; or
- (b) any incidental, indirect, special or consequential damages, or any loss of use, revenue or profit to the Recipient, its employees, agents or consultants arising out of any or in any way related to this Agreement.

9.4 **Recipient to Compensate Ontario.** The Recipient will ensure that it will not, at any time, hold Ontario, its officers, servants, employees or agents responsible for any claims or losses of any kind that the Recipient, Third Parties or any other person or entity may suffer in relation to any matter related to the Funds or an Eligible Project and that the Recipient will, at all times, compensate Ontario, its officers, servants, employees and agents for any claims or losses of any kind that any of them may suffer in relation to any matter related to the Funds or an Eligible Project. The Recipient's obligation to compensate as set out in this section does not apply to the extent to which such claims or losses relate to the negligence of an officer, servant, employee, or agent of Ontario in the performance of his or her duties.

9.5 **Recipient to Indemnify AMO.** The Recipient hereby agrees to indemnify and hold harmless AMO, its officers, servants, employees or agents (each of which is called an "Indemnatee"), from and against all claims, losses, damages, liabilities and related expenses including the fees, charges and disbursements of any counsel for any Indemnatee incurred by any Indemnatee or asserted against any Indemnatee by whomsoever brought or prosecuted in any manner based upon, or occasioned by, any injury to persons, damage to or loss or destruction of property, economic loss or infringement of rights caused by or arising directly or indirectly from:

- (a) the Funds;
- (b) the Recipient's Eligible Projects, including the design, construction, operation, maintenance and repair of any part or all of the Eligible Projects;
- (c) the performance of this Agreement or the breach of any term or condition of this Agreement by the Recipient, its officers, servants, employees and agents, or by a Third Party, its officers, servants, employees, or agents; and
- (d) any omission or other wilful or negligent act of the Recipient or Third Party and their respective officers, servants, employees or agents.

10. DISPOSAL

10.1 **Disposal.** The Recipient will not, without Ontario's prior written consent, sell, lease or otherwise dispose of any asset purchased or created with the Funds or

for which Funds were provided, the cost of which exceed \$50,000 at the time of sale, lease or disposal prior to March 31, 2021.

11. DEFAULT AND TERMINATION

- 11.1 **Event of Default.** AMO may declare in writing that an event of default has occurred when the Recipient has not complied with any condition, undertaking or term in this Agreement. AMO will not declare in writing that an event of default has occurred unless it has first consulted with the Recipient. Each and every one of the following events is an “Event of Default”:
- (a) failure by the Recipient to deliver in a timely manner an Annual Report or Results Report.
 - (b) delivery of an Annual Report that discloses non-compliance with any condition, undertaking or material term in this Agreement.
 - (c) failure by the Recipient to co-operate in an external audit undertaken by AMO or its agents.
 - (d) delivery of an external audit report that discloses non-compliance with any condition, undertaking or term in this Agreement.
 - (e) failure by the Recipient to expend Funds in accordance with Sections 4.1 and 6.8.
- 11.2 **Waiver.** AMO may withdraw its notice of an Event of Default if the Recipient, within thirty (30) calendar days of receipt of the notice, either corrects the default or demonstrates, to the satisfaction of AMO in its sole discretion that it has taken such steps as are necessary to correct the default.
- 11.3 **Remedies on default.** If AMO declares that an Event of Default has occurred under Section 11.1, after thirty (30) calendar days from the Recipient’s receipt of the notice of an Event of Default, it may immediately terminate this Agreement.
- 11.4 **Repayment of Funds.** If AMO declares that an Event of Default has not been cured to its satisfaction, AMO reserves the right to declare that prior payments of Funds become a debt to Ontario which the Recipient will reimburse forthwith on demand to AMO for transmission to Ontario.

12. CONFLICT OF INTEREST

- 12.1 **No conflict of interest.** The Recipient will ensure that no current member of the AMO Board of Directors and no current or former public servant or office holder to whom any post-employment, ethics and conflict of interest legislation, guidelines, codes or policies of Ontario applies will derive direct benefit from the Funds, the Unspent Funds, and interest earned thereon, unless the provision of receipt of such benefits is in compliance with such legislation, guidelines, policies or codes.

13. NOTICE

13.1 **Notice.** Any notice, information or document provided for under this Agreement will be effectively given if in writing and if delivered by hand, or overnight courier, mailed, postage or other charges prepaid, or sent by facsimile or email to the addresses, the facsimile numbers or email addresses set out in Section 13.3. Any notice that is sent by hand or overnight courier service shall be deemed to have been given when received; any notice mailed shall be deemed to have been received on the eighth (8) calendar day following the day on which it was mailed; any notice sent by facsimile shall be deemed to have been given when sent; any notice sent by email shall be deemed to have been received on the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return email or other written acknowledgment), provided that in the case of a notice sent by facsimile or email, if it is not given on a business day before 4:30 p.m. Eastern Standard Time, it shall be deemed to have been given at 8:30 a.m. on the next business day for the recipient.

13.2 **Representatives.** The individuals identified in Section 13.3 of this Agreement, in the first instance, act as AMO's or the Recipient's, as the case may be, representative for the purpose of implementing this Agreement.

13.3 **Addresses for Notice.** Further to Section 13.1 of this Agreement, notice can be given at the following addresses:

a) If to AMO:

Executive Director
Main Streets Agreement
Association of Municipalities of Ontario 200 University Avenue, Suite 801
Toronto, ON M5H 3C6

Telephone: 416-971-9856
Email: mainstreets@amo.on.ca

b) If to the Recipient:

Treasurer
Rhonda Whitmarsh
MUNICIPALITY OF MISSISSIPPI MILLS
3131 Old Perth Rd., P.O. Box 400
Almonte, ON K0A 1A0
(613) 256-2064 x262
rwhitmarsh@mississippimills.ca

14. MISCELLANEOUS

14.1 **Counterpart Signature.** This Agreement may be signed in counterpart, and the signed copies will, when attached, constitute an original Agreement.

14.2 **Severability.** If for any reason a provision of this Agreement that is not a fundamental term is found to be or becomes invalid or unenforceable, in whole or in part, it will be deemed to be severable and will be deleted from this

Agreement, but all the other terms and conditions of this Agreement will continue to be valid and enforceable.

- 14.3 **Waiver.** AMO may waive any right in this Agreement only in writing, and any tolerance or indulgence demonstrated by AMO will not constitute waiver of rights in this Agreement. Unless a waiver is executed in writing, AMO will be entitled to seek any remedy that it may have under this Agreement or under the law.
- 14.4 **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.
- 14.5 **Survival.** The Recipient agrees that the following sections and provisions of this Agreement shall extend for seven (7) years beyond the expiration or termination of this Agreement: Sections 5, 6.7, 6.8, 7, 9.4, 9.5, 11.4 and 14.8.
- 14.6 **AMO, Ontario and Recipient independent.** The Recipient will ensure its actions do not establish or will not be deemed to establish a partnership, joint venture, principal-agent relationship or employer-employee relationship in any way or for any purpose whatsoever between Ontario and the Recipient, between AMO and the Recipient, between Ontario and a Third Party or between AMO and a Third Party.
- 14.7 **No Authority to Represent.** The Recipient will ensure that it does not represent itself, including in any agreement with a Third Party, as a partner, employee or agent of Ontario or AMO.
- 14.8 **Debts Due to AMO.** Any amount owed under this Agreement will constitute a debt due to AMO, which the Recipient will reimburse forthwith, on demand, to AMO.
- 14.9 **Priority.** In the event of a conflict, the part of this Agreement that precedes the signature of the Parties will take precedence over the Schedules.

15. SCHEDULES

- 15.1 This Agreement, including:
 - Schedule A Municipal Allocation
 - Schedule B Eligible Projects
 - Schedule C Eligible and Ineligible Costs
 - Schedule D Reporting

constitute the entire agreement between the Parties with respect to the subject matter contained in this Agreement and supersedes all prior oral or written representations and agreements.

16. SIGNATURES

IN WITNESS WHEREOF, AMO and the Recipient have respectively executed, sealed and delivered this Agreement on the date set out on the front page.

RECIPIENT'S NAME:

MUNICIPALITY OF MISSISSIPPI MILLS

Mayor Name

Signature

Clerk Name

Signature

THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO

By Title

Signature

In the presence of:

Witness Title

Signature

**SCHEDULE A
MUNICIPAL ALLOCATION**

RECIPIENT'S NAME: MUNICIPALITY OF MISSISSIPPI MILLS

ALLOCATION: \$49290.218

The Recipient acknowledges this is a one time payment for Eligible Projects with Eligible Costs.

SCHEDULE B ELIGIBLE PROJECTS

Funding is to be directed to Eligible Projects to support revitalization activities within main street areas, as defined through an existing Community Improvement Plan or any other municipal land use planning policy. Funding can be used in one or both of the following categories:

- 1. Community Improvement Plan** – construction, renewal, renovation or redevelopment or material enhancement activities that implement priority financial incentives in existing Community Improvement Plans such as:
 - a. Commercial building façade improvements
 - b. Preservation and adaptive reuse of heritage and industrial buildings
 - c. Provision of affordable housing
 - d. Space conversion for residential and commercial uses
 - e. Structural improvements to buildings (e.g. Building Code upgrades)
 - f. Improvement of community energy efficiency
 - g. Accessibility enhancements

- 2. Other Municipal Land Use Planning Policy** – construction, renewal or material enhancement activities to fund strategic Municipal Physical Infrastructure and promotional projects such as:
 - a. Signage – wayfinding/directional, and gateway.
 - b. Streetscaping and landscape improvements – lighting, banners, murals, street furniture, interpretive elements, public art, urban forestation, accessibility, telecommunications/broadband equipment, parking, active transportation infrastructure (e.g. bike racks/storage, cycling lanes and paths) and pedestrian walkways/trails.
 - c. Marketing plan implementation – business attraction and promotion activities, special events.

SCHEDULE C
ELIGIBLE AND INELIGIBLE COSTS

1. Eligible Costs include:

- a. Costs directly and reasonably incurred on or after April 1, 2018 up to and including the Project Completion Date by the Recipient for construction, renewal, renovation or redevelopment or material enhancement activities funded under existing Community Improvement Plan financial incentive programs.
- b. Costs directly and reasonably incurred on or after April 1, 2018 up to and including the Project Completion Date by the Recipient for construction, renewal or material enhancement activities funded under the Municipal Physical Infrastructure category including projects in downtown or main street areas, as defined through an existing Community Improvement Plan or other municipal land use planning policy that will support the success of small businesses in main street areas.

2. Ineligible Costs include:

- a. Costs incurred prior to Effective Date or after the Project Completion Date;
- b. Any costs associated with providing the Annual and Results Reports to AMO;
- c. Any costs associated with lobbying Ontario, including other Ministries, agencies and organizations of the Government of Ontario;
- d. Costs associated with construction, renewal, renovation or redevelopment or material enhancement of all things in the following categories: highways, short-sea shipping, short-line rail, regional or local airports, and brownfield redevelopment;
- e. Costs of infrastructure construction, renewal, renovation or redevelopment or material enhancement that do not improve energy efficiency, accessibility, aesthetics of marketability of small businesses within an Recipient's main street areas; or that do not encourage strategic public investments in municipal and other public infrastructure within main street areas that will benefit small businesses; or that otherwise will likely fail to contribute to the success of main street businesses;
- f. Costs of infrastructure construction, renewal, renovation or redevelopment or material enhancement outside of the Recipient's main street areas, as defined through an existing Community Improvement Plan or other municipal land use planning policy;
- g. The cost of leasing of equipment by the Recipient, any overhead costs, including salaries and other employment benefits of any employees of the Recipient, its direct or indirect operating or administrative costs of Recipients, and more specifically its costs related to planning, engineering, architecture, supervision, management and other activities normally carried out by its staff, except in accordance with Eligible Costs above;
- h. Taxes, to which the Recipient is eligible for a tax rebate;
- i. Purchase of land or any interest therein, and related costs; and,
- j. Routine repair and maintenance Municipal Physical Infrastructure.

**SCHEDULE D
REPORTING**

1. Communication Report

Immediately following the Municipality executing this Agreement the Recipient will provide AMO a Communication Report in an electronic format deemed acceptable to AMO, consisting of the following:

Project Title	Project Description	Eligible Project Category (CIP/ Municipal Physical Infrastructure	Total Project Cost	Estimate of Funds (Main Street) Spent

2. Annual Report

The Recipient will provide to AMO an Annual Report in an electronic format deemed acceptable to AMO, consisting of the following:

- a. Financial Reporting Table: The financial report table will be submitted in accordance with the following template:

Annual Report Financial Table	Annual	Cumulative
	20xx	2018 - 2020
Opening Balance	\$xxx	
Received from AMO	\$xxx	\$xxx
Interest Earned	\$xxx	\$xxx
Received from An Eligible Recipient	\$xxx	\$xxx
Transferred to an Eligible Recipient	(\$xxx)	(\$xxx)
Spent on Eligible Projects (for each Eligible Project category)	(\$xxx)	(\$xxx)
Closing Balance of Unspent Funds	\$xxx	

- b. Project List: The Recipient will provide to AMO a project list submitted in accordance with the following template:

Recipient	Project Title	Project Description	Eligible Project Category	Total Project Cost	Main Street Funds Used	Start & End Date	Completed?
							Yes/No/Ongoing

3. Project Results.

The Results Report shall outline, in a manner to be provided by AMO, the degree to which investments in each project are supporting progress towards achieving revitalization within main street areas:

- a. Community Improvement Plan Eligible Projects
 - Number of small businesses supported;
 - Total value of physical improvements;
 - Total Main Street Funds provided;
 - Total Municipal investment; and,
 - Total private investment.

- b. Municipal Physical Infrastructure Eligible Projects
 - Total value of physical improvements;
 - Total Main Street Funds provided; and
 - Total municipal investment.

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-41

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

WHEREAS the Council of the Corporation of the Municipality of Mississippi Mills passed Zoning Bylaw 11-83, known as the Zoning By-law, to regulate the development and use of lands within the Municipality;

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. That Schedule 'A' to By-law No. 11-83, as amended, is hereby further amended by changing thereon from the "Agricultural (A)" Zone to "Agricultural Exception 29 (A-29)" Zone for the lands identified on the attached Schedule 'A', which is described as part of Concession 10, Part Lot 12, Plan 27R-5280, Part 1, Ramsay Ward, Municipality of Mississippi Mills.
2. That By-law No. 11-83, as amended, is hereby further amended by adding the following subsection to Section 11.3:

11.3.28 *Notwithstanding their 'A' zoning designation, lands designated as 'A-29' on Schedule 'A' to this By-law, may be used in compliance with the A Zone provisions contained in this by-law, excepting however, that:*

 - i) *all residential uses are prohibited; and*
 - ii) *the minimum lot area shall be 21.0ha*
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, Chapter P.13.

BY-LAW read, passed, signed and sealed in open Council this 3rd day of April, 2018.

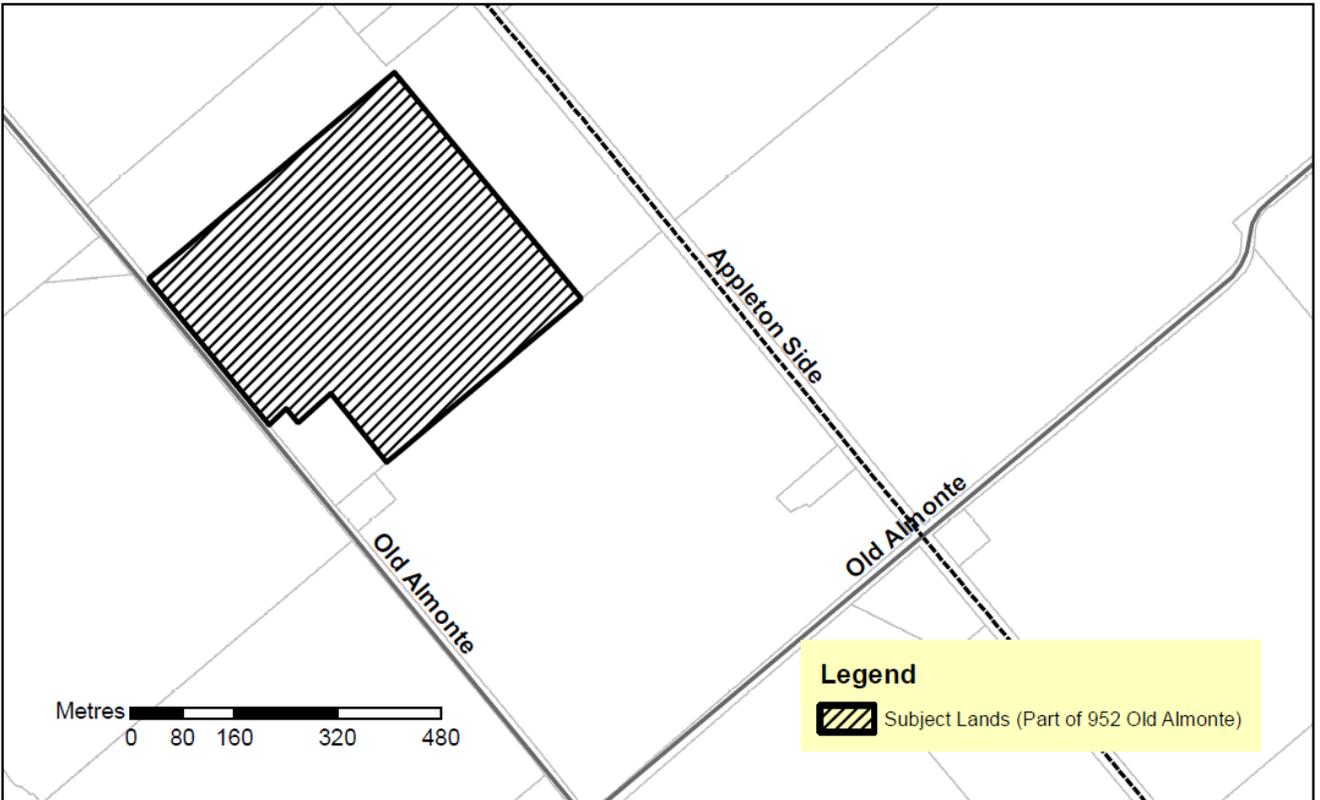
Shaun McLaughlin, Mayor

Cynthia Moyle, Acting Clerk

SCHEDULE 'A'
TO BY-LAW NO. 18-41



Zoning By-law Amendment Application D14-NE-18; Z-01-18
Concession 10, Part Lot 12, Plan 27R-5280, Part 1
Ramsay Ward, Municipality of Mississippi Mills
Municipally known as 952 Old Almonte Road



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-42

BEING a by-law to adopt Amendment No. 20 to the Mississippi Mills Community Official Plan.

WHEREAS the recommendation has been made to Municipality of Mississippi Mills Council by the Committee of the Whole that the Explanatory Text and Schedule 'A' constituting Amendment No. 20 to the Mississippi Mills Community Official Plan, be adopted by the Council in accordance with the provisions of the Planning Act, R. S. O. 1990.

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

1. That Amendment No. 20 to the Mississippi Mills Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Lanark for the approval of the aforementioned Amendment No. 20 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed and sealed in open Council this 3rd day of April, 2018.

Shaun McLaughlin, Mayor

Cynthia Moyle, Acting Clerk

EXPLANATORY TEXT - THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled "Explanatory Text - The Amendment" and consisting of the following text constitutes amendment No. 20 to the Mississippi Mills Community Official Plan.

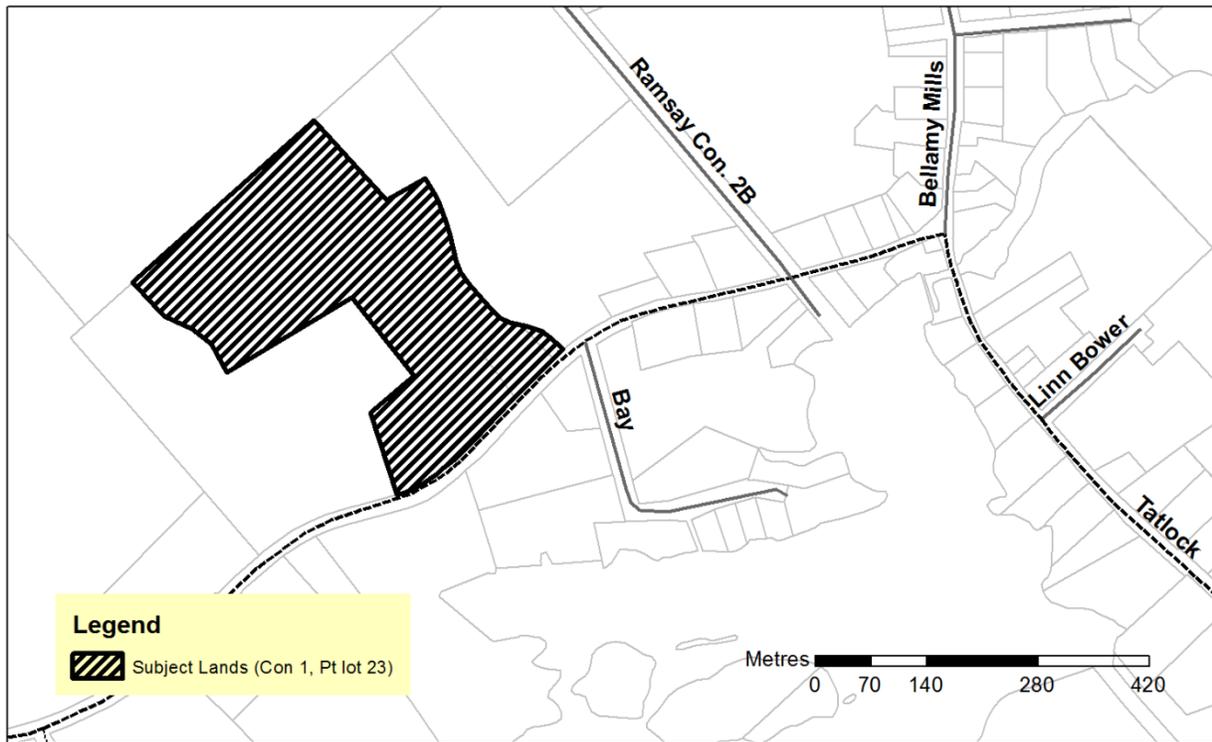
DETAILS OF THE AMENDMENT

Schedule 'A' to the Municipality of Mississippi Mills Community Official Plan, as amended, is hereby further amended by changing thereon from "Aggregate – Pit" to "Rural" for a portion of those lands described as Concession 1, Part Lot 23, Ramsay Ward, Municipality of Mississippi Mills, County of Lanark, which are identified as the subject lands on the attached Schedule 'A'.

SCHEDULE 'A'
TO BY-LAW NO. 18-42



OFFICIAL PLAN AMENDMENT (No.20)
ZONING BY-LAW AMENDMENT (Z-08-17)
Concession 1, Part Lot 23
Ramsay Ward, Municipality of Mississippi Mills



THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 18-43

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 "Mineral Aggregate Pit (MP)" to "Rural (RU)", for the subject lands identified on the attached Schedule 'A', which form part of the lands described as Concession 1, Part Lot 23, Ramsay Ward, Municipality of Mississippi Mills, County of Lanark.
2. 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 3rd day of April, 2018.

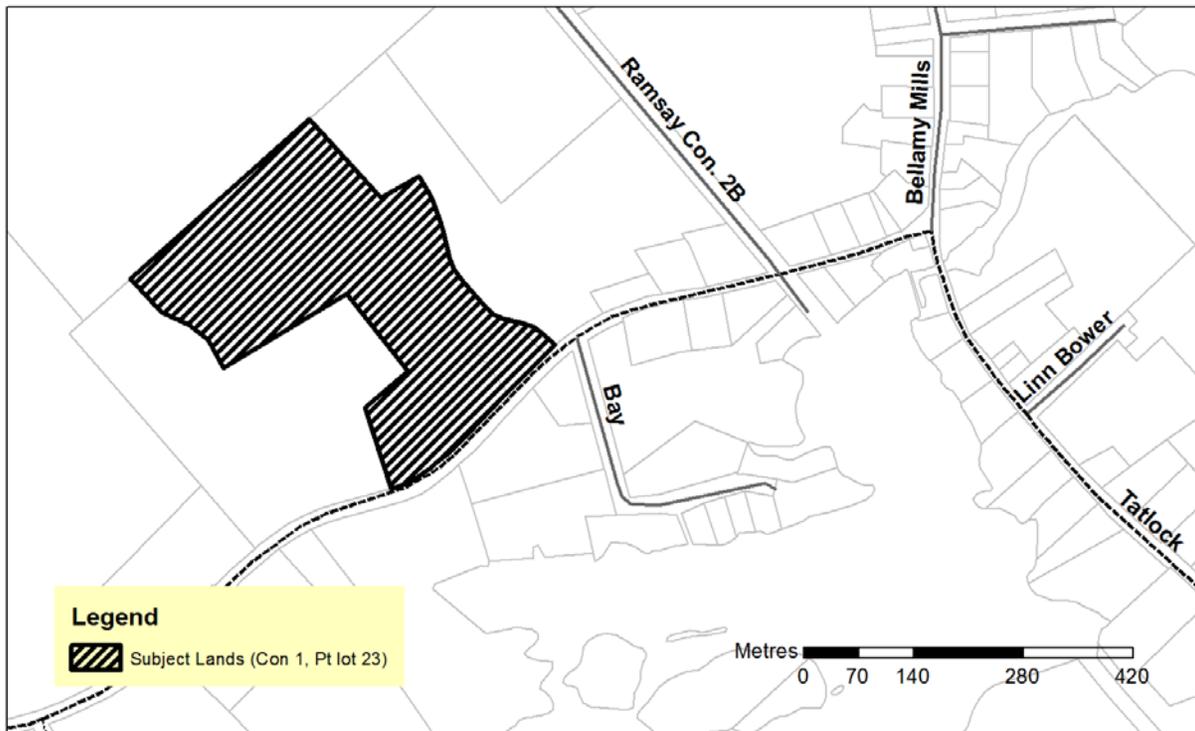
Shaun McLaughlin, Mayor

Cynthia Moyle, Acting Clerk

SCHEDULE 'A'
TO BY-LAW NO. 18-43



OFFICIAL PLAN AMENDMENT (No.20)
ZONING BY-LAW AMENDMENT (Z-08-17)
Concession 1, Part Lot 23
Ramsay Ward, Municipality of Mississippi Mills



County continues to move forward with OVRT

Lanark County Council continues to work with all local municipalities on the development of the Ottawa Valley Recreation Trail.

Mississippi Mills Council has indicated it opposes motorized trail use through the core of Almonte, where the former CP rail bed passes. A bypass would allow ATV users and snowmobilers to access the full OVRT without travelling through Almonte, but an option recently negotiated between the county, Mississippi Mills and trail stakeholders was deemed unsuitable due to safety concerns.

At the economic development committee meeting on Wednesday night, Warden John Fenik (Perth Mayor) highlighted a detailed report from Lanark County OPP that evaluated the proposed route and cited concerns for motorized trail users. The review was requested by the county.

“We’ve come a long way from the original option and there is a lot of compromise there,” he said. “That being said, Lanark OPP said there would be a risk to ATVs using that bypass option.” He encouraged council not to support the bypass in its current state due to the safety concerns.

Warden Fenik encouraged Mississippi Mills to bring forward other suggestions for consideration. “We will continue to work with Mississippi Mills to explore other options.”

– 30 –

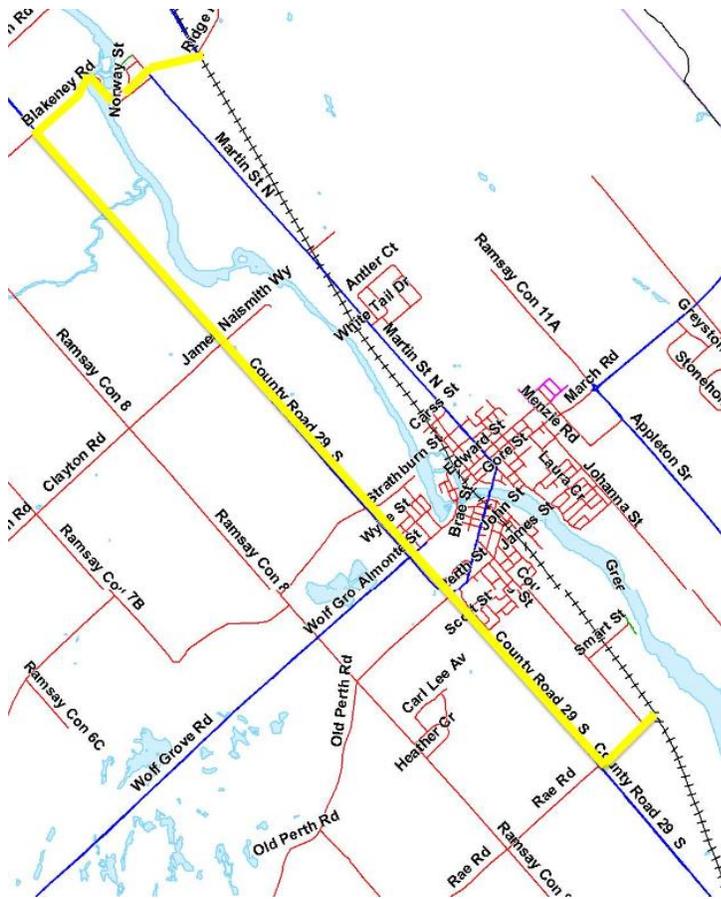
For more information, contact:
Kurt Greaves, CAO
Lanark County
1-888-9-LANARK, ext. 1101

Lanark County OPP Analysis of the Proposed OVRT Bypass Town of Almonte

Situation:

On the 22nd of March 2018 Lanark County Warden John Fenik sent Inspector Derek Needham a copy of the proposed OVRT trail bypass route that goes around the Town of Almonte (Mississippi Mills). Lanark County Research Assistant Casey Whitarcar forwarded a copy of a GIS map that highlights the proposed route where All Terrain Vehicles would be directed to exit the OVRT. The route leads onto Rae Road, to County Road#29, to Blakeney Road and then back onto the OVRT trail. The trail bypass is 11.8 km in length and serves as an alternative to the County proposed OVRT through the municipality of Almonte. Warden Fenik has asked for the OPP's "Viewpoint" of the proposed bypass for presentation at the next Lanark County Economic Development Committee Meeting on the 28th of March 2018.

Proposed OVRT Trail



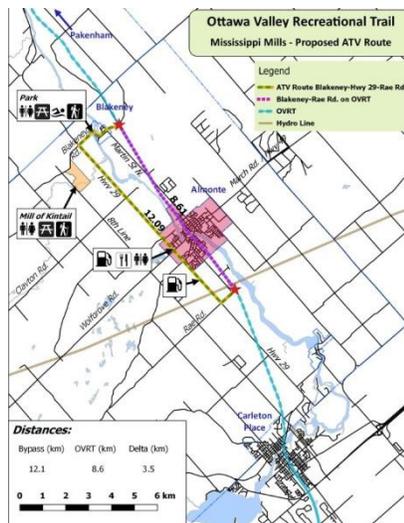
Examination:

On the 22nd of March 2018 Inspector Needham asked Traffic Sergeant Rob Croth to conduct an examination of the proposed ATV bypass. Sgt. Croth examined, photographed and researched the area in an effort to determine if the route would provide a safe, efficient, and suitable environment from a police perspective. On the same date Sgt. Croth conducted an extensive examination of the area and photographed areas of interest. The following areas were examined:

- Road construction
- Shoulder Construction
- Traffic Volume
- Visibility
- Collision Statistics

Analysis:

The following outlines some identified concerns starting from the South end of the proposed bypass and ending at the Northern end of the bypass.



Rae Road (Looking West towards CTY Road#29)

*Roadway is uneven.

*Shoulders are small, non-existent or structurally unsound.

*ATV's would be forced to use the roadway to travel to the next location (County Road#29).



County Road #29 heading North from Rae Road

*This Roadway has a high amount of traffic volume and is used by both passenger and large commercial vehicles on a daily basis.

*Shoulders are wide enough to support ATV vehicles travelling in both directions.

*Clear North view with few obstructions.



County Road#29 heading North Approaching the Town of Almonte

*Shoulders on both sides of the roadway begin to narrow and intersections and driveways start to impact the shoulders on both sides.

*Higher volume of traffic in the 60 km/h zone.



County Road#29 heading North Bound at Perth Street Town of Almonte

*The shoulder is non-existent and will pose a concern for any ATV's travelling on the roadway.

*ATVs would be forced to travel on County Road#29 past two busy intersections.



County Road#29 heading North Bound approaching the Ottawa Street Intersection

*Vehicles stopped or proceeding through this busy intersection will have difficulty seeing approaching ATV as they approach the intersection.



County Road#29 heading North Bound Leaving Almonte

*Shoulders widen enough to support ATV vehicles.

*There are several locations on this section of roadway where the guardrails are almost on the highway.

*Visibility is poor for vehicles travelling South Bound towards the County Road#29 and Ottawa Street intersection. Hill obstructs the view.



County Road#29 heading North approaching the Blakeney Road

*ATVs would be forced to use the road in this area due to the fact that the guiderail comes into close proximity of the paved roadway. There is little or no shoulder at this location.



.5km North of Clayton Side Road N/B



1.6km North of Clayton Side Road N/B



2.4km North of Clayton Side Road N/B



Ottawa Street Intersection S/B

County Road#29 at Blakeney Road

*ATVs would have to travel in close proximity to a residence located on the South/East corner of the intersection. The shoulder narrows.



County Road#29 Speed Limit 80 km/ph

*ATVs are only allowed to travel at a Maximum speed of 50 km/ph on County Road#29.

Regulation 316 of the Ontario Highway Traffic Act

22. The off-road vehicle shall not be driven at a rate of speed greater than,

- (a) 20 kilometres per hour, if the speed limit established under the Act for that part of the highway is not greater than 50 kilometres per hour; or
- (b) 50 kilometres per hour, if the speed limit established under the Act for that part of the highway is greater than 50 kilometres per hour. O. Reg. 316/03, s. 22.

*There will be a 30 km/ph speed differential between the All-Terrain and Motor Vehicles travelling the roadway. This will pose a safety concern when the ATVs are forced to travel on the roadway.



Blakeney Road heading East bound towards the Town of Blakeney

*Shoulders are non-existent and structurally unsound in places. ATVs would be forced to use the roadway.

*Numerous turns in the Town of Blakeney that would pose a visibility risk if the ATVs were using the roadway.



Blakeney Road approaching the Blakeney Bridge

*ATVs would have to cross a narrow bridge (Single Lane) that is shared with other motor vehicles.



Village of Blakeney

*Sharp turns with little or no shoulder space

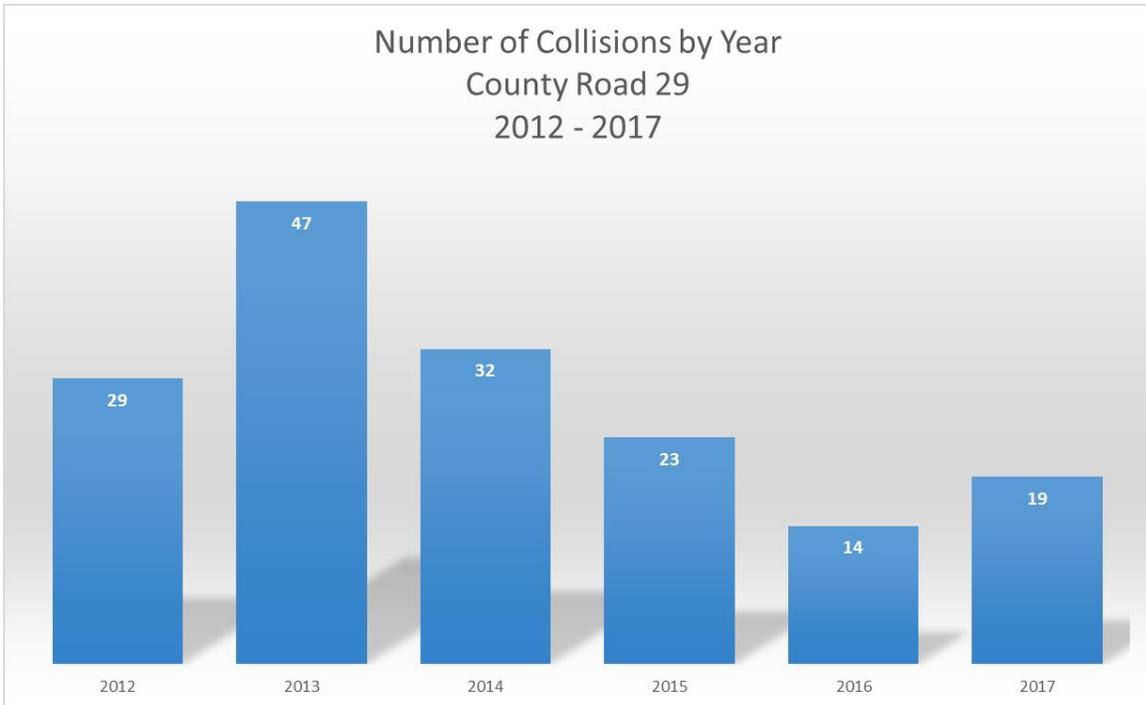
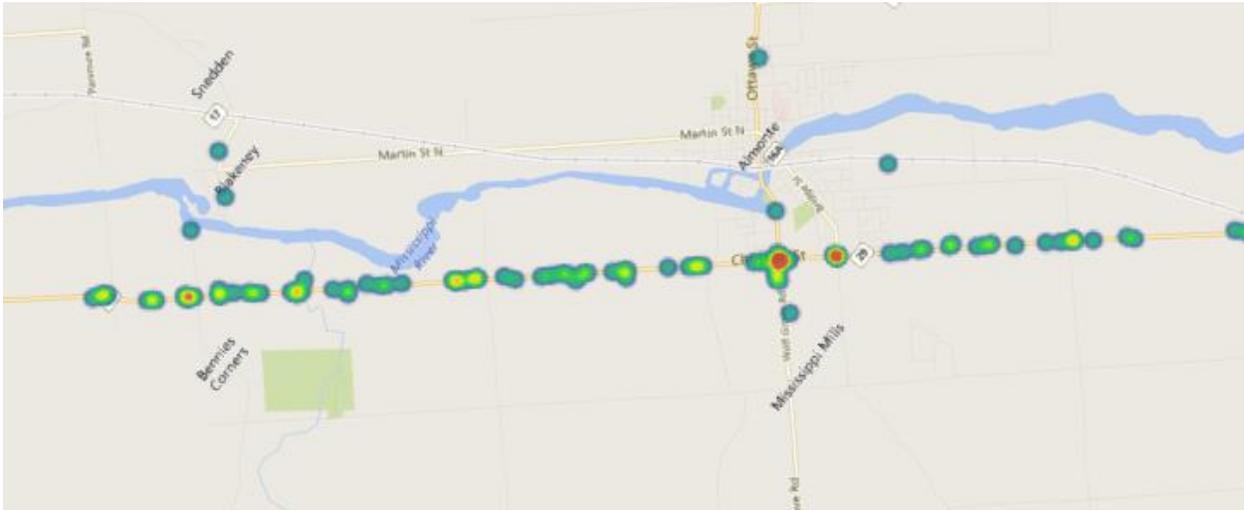
*Residences are located in close proximity to the roadway





Analysis:

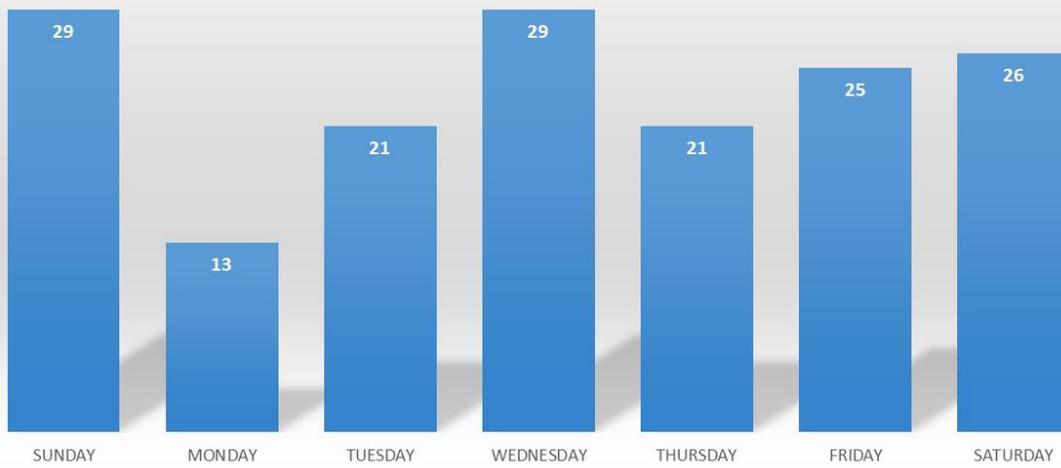
The Lanark County Detachment Analyst researched all motor vehicle collision data from **the 1st of January 2012 until the 31st of December 2017** (Past 5 Years) to determine whether the area in question was impacted by a high amount of traffic collisions. Our analysis indicated that this section of County Road#29 has a high volume of traffic and a large amount of motor vehicle collisions. The research data is noted below:



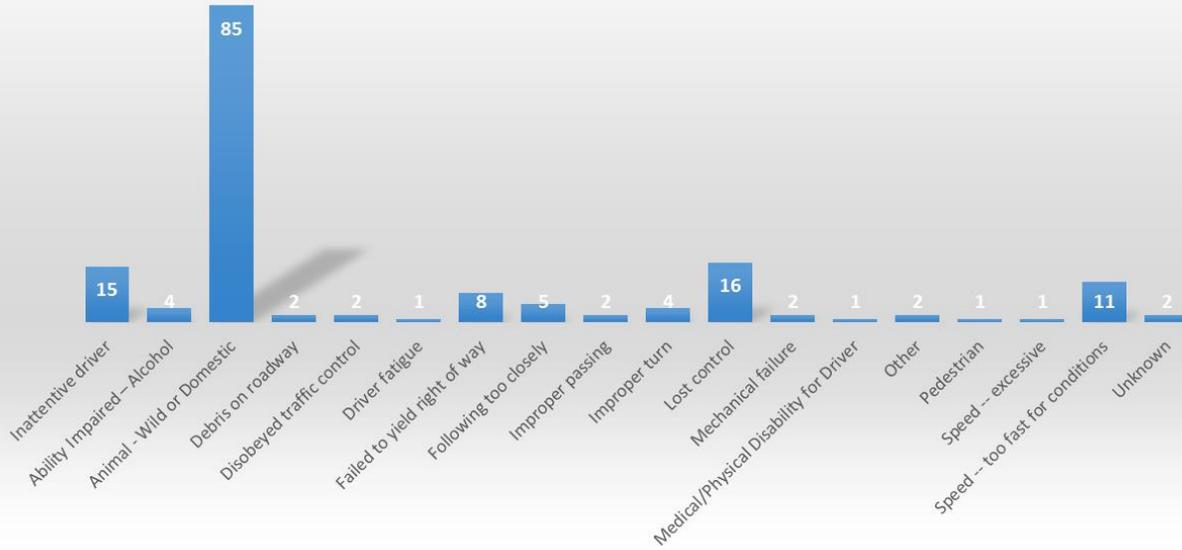
Number of Collisions by Day Month of Year
County Road 29
2012 - 2017



Number of Collisions by Day of Week
County Road 29
2012 - 2017



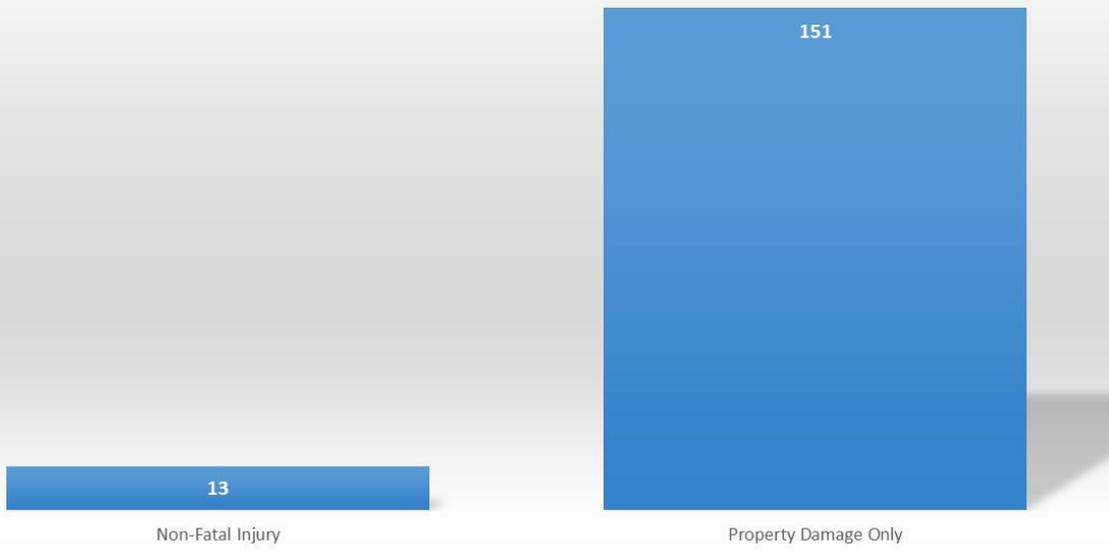
Primary Cause of Collisions County Road 29 2012 - 2017



Number of Collisions by Weather County Road 29 2012 - 2017



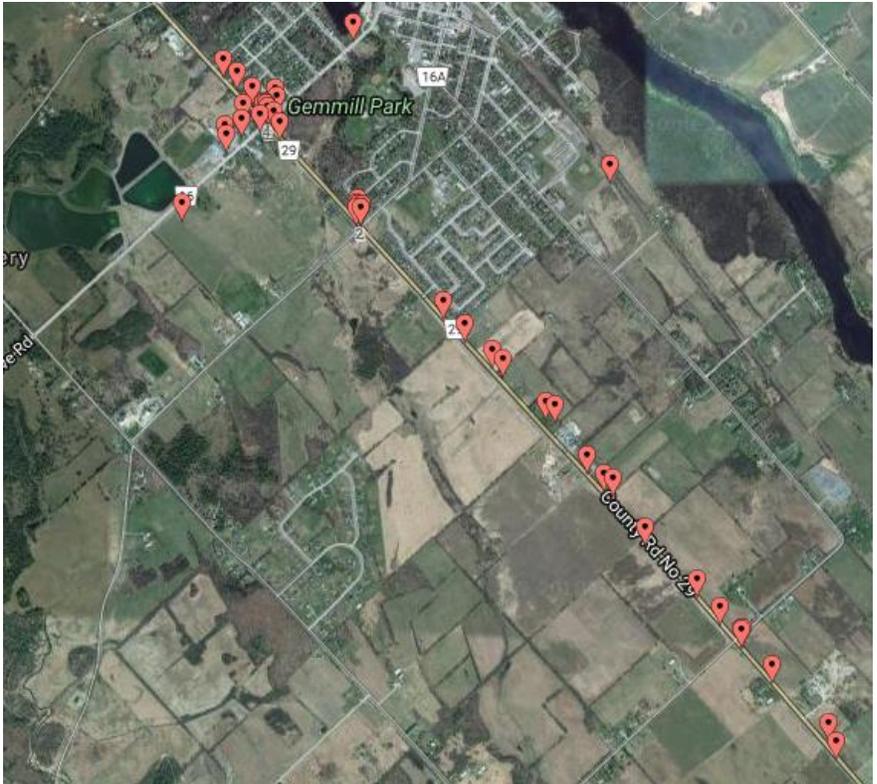
Number of Collisions by Type
County Road 29
2012 - 2017



Motor Vehicle Collision Locations on County Road#29 (North of Almonte)



Motor Vehicle Collisions on County Road#29 (South of Almonte)



Conclusion:

Sgt. Rob Croth and Detachment Analyst P/C Paul Ross conducted a thorough assesment of the proposed trail bypass. It is evident that the roadway would require extensive shoulder, intersection and roadway repairs/modifications, to ensure that ATVs could safely operate on the shoulders of the roadway. It also apparent that the planned bypass is a high traffic area that is frequented by commerical, passenger and farming vehicles. This heavily travelled area would pose some significant safety concerns for any ATV Vehicles that utilize the bypass and were forced to travel on the roadway at various locations. There are several areas on County Road#29 where the guiderail is within a foot or two of the paved roadway. It is evident from our statistical analysis that there is a high volume of motor vehicle collisions along this 11.8 km stretch of highway. The majority of these collisions occurred during good weather conditions and involved Wild/Domestic Animals. A large amount of these collisions occurred at the County Road#29 /Ottawa Street and County Road#29/Perth Road Intersections. This coupled with the fact that the ATVs would be crossing the roadway at both Blakney and Rae Rd intersections creates serious concerns. Lastly the majority of the route on County Road#29 is a posted 80 km/ph zone. This would pose some significant safety concerns as ATVs are only allowed to travel at a maximum of 50 km/ph when they travel on County Road#29. Fast moving motor vehicles would be approaching the slow moving ATVs at a 30 km/ph plus differential. It is our conclusion that that the proposed Bypass is not a safe environment for ATVs to utilize in it's present state.

Sincerely,

Sgt. Rob Croth #8841

Sergeant

Lanark County Detachment

March 21, 2018

VIA EMAIL

Warden and Councillors
Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6

Dear Warden Fenik and Lanark County Councillors:

I understand that the Council will be considering, at the March 26, 2018 meeting, a proposal from Mississippi Mills to increase the accessibility of the trail through the Almonte Ward for all residents and visitors. From a public health perspective this makes a lot of sense, and this will honour Lanark County's commitment that the trail is for all residents.

A paved trail is the preferred surface for the more vulnerable population (better for cycling, wheelchairs, walkers, strollers, people with varying physical and mental abilities). One in 15 people (6.5% of population aged 12+ years in our community) have some level of difficulty in their ability to walk ranging from "walking with difficulty" to "cannot walk at all". This is higher among people over age 65, a population group that is increasing in our community.

Mississippi Mills' commitment to pave the trail through this section, if their proposal is accepted, will make the trail accessible for these people. People will have the opportunity to be more physically active which has a direct impact on health.

People with slow reaction times whether due to hearing, vision or mobility problems, physical or intellectual disabilities or health problems will benefit from the safety of not having motorized vehicles on the trail while they are there. Four percent of the population aged 12+ years in LGL have some difficulty in their ability to hear ranging from "able to hear with a hearing aid" to "unable to hear", and two percent have some difficulty in their ability to see ranging from "unable to see close/distances even with lenses" to "unable to see at all".

Many senior residents live in condos along the trail within Mississippi Mills. There is also a high school, an old age home and a youth centre near this trail. The trail provides access for these people to shopping, restaurants, public buildings, accessible comfort stations, farmer's market, library, accessible housing and programming on Country Street (right next to the rail trail) without having to have a car.

From a personal perspective, my daughter Laura who has physical and intellectual disabilities, benefits from the permission the Town of Perth has given her to ride her adult tricycle on the Town's sidewalks. The Town's intervention on her behalf greatly contributes to her health and quality of life.

Warden and Councillors
Page 2
March 21, 2018

I strongly support the proposed Mississippi Mills Council Plan to make the trail more accessible in Almonte Ward. Municipalities have a unique, valuable contribution to promote healthy people in healthy communities. Creating a more accessible trail will provide an opportunity for more people to be physically active, enjoy the health benefits of being in nature, share time with friends and family, and be connected to community resources.

Sincerely,

A handwritten signature in black ink that reads "Paula J. Stewart". The signature is written in a cursive style with a large initial 'P'.

Paula J. Stewart, MD, FRCPC
Medical Officer of Health and Chief Executive Officer

PS/hb

cc: Kurt Greaves, CAO Lanark County

TOWN OF CARLETON PLACE 129th COUNCIL

Motion No. 6-129-21

Communication: 129136

Moved by *Theresa Jung*
Seconded by *James [unclear]*

THAT Council support making a formal request to Lanark County Council to authorize the Town of Carleton Place to undertake all work on the Ottawa Valley Rail Trail within the boundaries of the Town of Carleton Place between Townline Road and Coleman Street which includes a 6.5m trail (where possible) incorporating a 2.5m width paved portion and a 4.5m width gravel portion; and

THAT the County reimburse the Town for work that it would have otherwise undertaken (i.e. levelling, gravel, stone dust, etc.) within the Town of Carleton Place; and

THAT Lanark County Council be asked to develop and enter into a formal long-term lease agreement with the Town for development / use of its planned community facilities at the Carleton Junction lands between Moore Street and Coleman Street.

Carried March 27, 2018

[Signature]
Louis Antonakos, Mayor

Motion 6-129-21
Certified True Copy of By-law No. as adopted
by the Council of the Town of Carleton Place on
the *28* day of *March* *2018*

[Signature]
D. H. Rogers
Clerk
Town of Carleton Place