



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

**Special Council Meeting #12-18**

**MINUTES**

A special meeting of Council was held on Tuesday, May 22, 2018 at 6:00 p.m. at the Almonte Old Town Hall.

**A. CALL TO ORDER**

Mayor McLaughlin called the meeting to order at 6:04 p.m.

**B. ATTENDANCE**

**PRESENT:**

Mayor Shaun McLaughlin  
Councillor Alex Gillis  
Councillor Duncan Abbott  
Councillor Christa Lowry  
Councillor Jill McCubbin  
Councillor Paul Watters  
Councillor Val Wilkinson

**ABSENT:**

Councillor Amanda Pulker-Mok  
Councillor John Edwards  
Councillor Denzil Ferguson  
Councillor Jane Torrance

Ken Becking, CAO  
Cynthia Moyle, Acting Clerk  
Niki Dwyer, Director of Planning  
Andrew Scanlan-Dickie, Junior Planner

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**C. APPROVAL OF AGENDA**

**Resolution No. 273-18**

**Moved by Councillor Lowry**

**Seconded by Councillor Abbott**

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

**CARRIED**

**D. DISCLOSURE OF PECUNIARY INTEREST**

[None]

**E. PUBLIC MEETINGS**

**1. Community Official Plan (COP) Review**

The Mayor stated that this is a statutory public meeting for the purpose of giving the public the opportunity to make representations in respect to the proposed amendments to the Community Official Plan (COP).

The Director of Planning stated that notice has been given in accordance with the *Planning Act*.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Land Planning Appeals Tribunal and may not be added as a party to the hearing of an appeal before the Land Planning Appeals Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Any person wishing to be advised of Council's decision with respect to the application was requested to leave their name and address on the appropriate notification sheet located on the table at the entrance.

Marc Rivet, JL Richards, provided an overview of the review process including special Council meetings, public consultations, background study, comprehensive review and proposed amendments to the Community Official Plan.

The Mayor called upon members of the public to make submissions in the order they signed in (Public Meeting Sign-in Sheet), with each person being allotted three to five minutes speaking time. The following members spoke:

- Jan Maydan – locally significant objecting to the use of the term in reference to wetlands; environmental impact studies/assessment requirements – EIS requirement; heritage resources need to be reviewed; agricultural land – preservation of rural character; economic development – Ottawa Valley Recreational Trail (OVRT); and future expansion areas, Almonte ward.
- Steve Maynard - 5% parkland in lieu; heritage designated resources OVRT; COP needs goals and objectives for affordable housing and special needs housing; natural heritage, Council still maintains authority to designate; no definition of site alteration; and Council job to protect farmers and agricultural community.
- John Levi - background study population, based on 2003 stats; growth management, 90 units per year, low estimate closer to 150; number of infill lots overstated; and COP review should be on hold and take more time to get it right.
- Tineke Kuiper - environmentally sensitive lands, important to recognize stewardship of land owners; and ANSI Burnt Lands important that subdivisions do not have a place in ANSI.
- Ken Laframboise - public not involved in the Official Plan; protecting agricultural land - stronger wording; and not required to have on mapping Wild Fire Hazards.
- Brian Gallagher, PRATAC - Natural Heritage System, plan does not interfere with farming operation; boundary expansion of Almonte; planned expansion of hydro, gas, parks, bicycle routes; and rural services, septic systems have changed.
- James Bradley - definitions of woodlands, wetlands, fire hazards expanded.

- John O’Darce – public comments ignored; COP needs to allow flexibility; protect natural heritage systems, land stewardship.
- Bryant Cogle - land designation changed to industrial to residential; and additional affordable housing, special housing.
- Herman Schroeder - which Official Plan version is being modified; and his comments not included in summary report.
- Jackie Brophy - waste or wastewater master plan unchanged.
- Trevor Doyle - Almonte boundary needs to expand, more developable land; consultation with major builders/developers.
- Paul Hurd - rural lot development, change 1973 requirement.
- Allison McLean - rural lot severance and provincially significant wetland constraints.
- Bill Duncan - Pakenham settlement area, growth in rural community; tile drain land shown as a wetland on map; woodlot designation on property not accurate; and hold amendment for the next Council.
- Connie Jackson - additional affordable and seniors housing.
- Tim Sonnenburg – settlement areas.
- Michael MacPherson – support for Natural Heritage System.
- Ian Edmison - small cluster development, rules and regulations make it prohibited to develop.
- Keith Wigner - postpone adoption of amendment.
- Ken Laframboise - clarification on which section of Belmany Mills Road is in heritage designation; and sewage capacity size based on growth projection.
- John Levi - expansion of Almonte ward.
- Gloria Leonard - use of municipal parks as infill lots.
- Steve Maynard - site alteration definition.
- Allison McLean - forced trespass road definition.
- Steve Maynard – parkland in lieu 2% not exceeding 5% conveyance.
- Kim Curran - land stewardship, onus on landowners and compensation.

The Mayor thanked those in attendance for their comments. Residents with additional comments/questions were invited to contact the Planning Department. The COP Amendment will be discussed by Council on June 19<sup>th</sup> and if supported by Council a by-law will be brought forward on June 26<sup>th</sup>.

**F. CONFIRMATORY BY-LAW**

By-law 18-56

**Resolution No. 274-18**

**Moved by Councillor Gillis**

**Seconded by Councillor Wilkinson**

**THAT** By-law 18-56, being a by-law to confirm the proceedings of the Council of the Corporation of the Municipality of Mississippi Mills at its special meeting held on the 22<sup>nd</sup> day of May 2018, be read, passed, signed and sealed in Open Council this 22<sup>nd</sup> day of May 2018.

**CARRIED**

**G. ADJOURNMENT**

**Resolution No. 275-18**

**Moved by Councillor Lowry**

**Seconded by Councillor Watters**

**THAT** the meeting be adjourned at 8:35 p.m.

**CARRIED**

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Shaun McLaughlin  
MAYOR

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Cynthia Moyle  
ACTING CLERK