



May 2, 2024

Evan Garfinkel
Regional Group
1737 Woodward Drive, 2nd Floor
Ottawa ON. K2C 0P9

Via e-mail – egarfinkel@regionalgroup.com

**Re: Status Letter for a Draft Plan of Subdivision - Brown Lands
Part of Lots 34-40, 46, 77, 79, 81-82, 84-87, 99-100, 108-109, 167-168
and 176-177 and all of Lots 20-28, 47-76, 78, 80, 83, 92-98, 101-107,
115-166 and 169-175 and part of Malloch Street, James Street, Mary
Street, William Street, Malcolm Street, and John Street (closed by by-
law LC204530), Burnside Section Plan 6262, Formerly Town of
Almonte, now Municipality of Mississippi Mills, County of Lanark
County of Lanark File No. 09-T-23005**

The subject property is located at the North West corner of the Town of Almonte in the Municipality of Mississippi Mills and has frontage on Strathburn Road and County Road 29 and extends to the Mississippi River. The total area of the subject property is 15.3 hectares. The subject property is currently comprised of fields used for cultivation and contains three grain silos and a small structure, which are all proposed to be demolished.

DESCRIPTION:

The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential in the Community Official Plan of the Municipality of Mississippi Mills. The proposed draft plan includes 152 blocks and six new internal streets. Blocks 1-133 are proposed to be developed with 133 detached dwellings; blocks 134-142 are proposed to be developed with 92 townhouse units; Block 143 is proposed as parkland; Block 144 is proposed to be used for a pumping station; Blocks 145-148 are proposed as open space; Block 149 is proposed to be used for servicing purposes; Block 150 is proposed for future development; and Blocks 151-152 are proposed as future road connections to lands to the north.

A summary of the agency comments is included below, the complete letters are attached and should be reviewed in their entirety.



Please find the following agency comments enclosed:

Agency Name	Date Received	Comments
Municipality of Mississippi Mills	April 30, 2024	<ul style="list-style-type: none">• Comments related to draft plan of subdivision, stormwater management, noise and transportation
Lanark County Public Works	March 27, 2024	<ul style="list-style-type: none">• No further comments
Mississippi Valley Conservation Authority	April 11, 2024 April 12, 2024	<ul style="list-style-type: none">• Comments related to EIA, slope stability analysis, wetland setbacks• Technical comments related to floodplain mapping and stormwater management
Ottawa River Power Corporation	April 25, 2024	<ul style="list-style-type: none">• Comments related to design stage
Lanark Leeds and Grenville Health Unit	April 23, 2024	<ul style="list-style-type: none">• Comments related to public facilities
Enbridge	February 27, 2024	<ul style="list-style-type: none">• No further comments to the previously identified conditions
Hydro One	March 25, 2024	<ul style="list-style-type: none">• Same comments provided in the initial circulation
Bell Canada	February 29, 2024	<ul style="list-style-type: none">• Same comments provided in the initial circulation
Public	N/A	<ul style="list-style-type: none">• No comments in this circulation

Comments are received as of May 2 and are attached to this letter for ease of reference. All other comments have previously been provided.

Please let me know if you have any questions.

Koren Lam, MSc.
Senior Planner

cc: Melanie Knight, Municipality of Mississippi Mills
Mike Dwyer, Lanark County



April 30, 2024

Koren Lam, Senior Planner
Lanark County
klam@lanarkcounty.ca

**RE: Second Submission – Review Comments
Brown Lands
09-T-23005**

Please find below the consolidated comments the Municipality on the above noted application.

Planning Department

Zoning

1. Please be advised that the Municipality prefers the following zoning categories to implement the proposed subdivision:
 - a. Parkland and Open Space Special Exception (OS-XX) for the following Blocks: 151, 152, 153, 154, 157, 158.
 - b. A new subzone for the Residential First Density zone R1K implementing the proposed zoning provisions contained in Table 2 of the Planning Rationale and including the following:
 - i. A provision requiring a minimum setback from the front face of as garage to the street edge or sidewalk edge: 6.2 metres.
 - ii. A minimum interior parking space size: 2.75 m by 5.75 m
 - c. A new subzone for the Residential Third Density zone R3G implementing the proposed zoning provisions contained in Table 2 of the Planning Rationale including the following:
 - i. Adding semi-detached dwelling as a permitted use.
 - ii. Notwithstanding the definition of townhouse, for the purposes of this zone a townhouse will be a building of three or more vertically separated dwelling units, constructed for permanent use with a common wall dividing the dwelling units, each of which has their own independent entrances to a front and rear yard.
 - iii. A provision requiring a minimum setback from the front face of as garage to the street edge or sidewalk edge: 6.2 metres.
 - iv. A minimum interior parking space size: 2.75 m by 5.75 m

2. With respect to the requested zoning provision regarding driveways exceeding 50% of the lot width, please clarify if this is intended to apply to all residential uses (singles, semis, and townhouses) or a specific residential use.

Parkland, Open Space and Multi-Use Pathways

3. The Municipality accepts Block 152 as Parkland space subject to an approved Landscape Plan as a condition of draft approval. Please indicate if the proposed parkland is to be regraded or remain with the current topography. Please note that if the land is to remain in its current state, a Landscape Plan will be required providing for an inventory of existing vegetation and will require the removal of any invasive species and planting of native trees and shrubs.
4. Please clarify how a multi-use pathway will be incorporated into Block 151 – this response can be included as part of the comments regarding the Pump Station in the Engineering Section (comment 14 below).
5. Please add Block 158 (pathway) to the Network and Pathways Plan on Page 6 of the Planning Rationale.
6. Please note the Draft Plan contained in the Planning Rationale appears out of date.
7. Please be advised that Blocks 158 and 151 will require asphalted multi-use pathways with lighting.

Blocks 153 and 154

8. Prior to the Municipality confirming acceptance of Blocks 153 and 154, the Municipality would like to understand the implications of accepting the Blocks that are also wetland enhancement areas in terms of long-term maintenance of the area.
9. Please confirm that there are no anticipated street maintenance restrictions to Street Six being parallel to the Block 154 in terms of road salt runoff etc.
10. If the Blocks are to be enhanced wetlands, please confirm if public access is to be restricted and confirm that fencing the boundaries of the wetlands are acceptable to the Mississippi Valley Conservation Authority.
11. Please note that the Municipality prefers that Block 154 is fenced along are to be fenced to prevent encroachment from Lots 108 to 113.
12. Page 6 of the Planning Rationale indicates that a proposed stone dust pathway is to be located in the parallel with Street Six. Please provide confirmation that the EIS has included this planned pathway and that the Mississippi Valley Conservation Authority is satisfied that the proposed pathway is acceptable.

Upon review of the EIS, staff could not find any commentary on the proposed pathway through Blocks 153 and 154.

0.3 metre Reserves

13. Please add 0.3 m reserves to the lot lines which abuts the vacant lands to the north (Blocks 145, 144, 156 and Lots 70 to 77, 105 to 108).

Engineering and Public Works Department

Wastewater

14. Please note that the Municipality's CLI ECA does not cover developments which propose new sewage bypass outlets. An ECA will need to be obtained from the Ministry. An ECA inclusive of alarm and monitoring equipment and disinfection will be required for any sanitary by-pass points (emergency overflow to Storm MG 520).
15. The developer is to size the wet well and station for the potential of future land development to the north with appropriate sanitary connection at Street 5 and 6 (sanitary stubs to be provided).
16. Please note that the wastewater pump station (PS) shall be designed to City of Ottawa Standards and the design shall be approved by the Municipality and the Ontario Clean Water Agency.
17. Please provide the following at the PS:
 - a. A water supply hydrant with backflow prevention at PS for cleaning
 - b. Provide a yard light at PS.
 - c. Provide security fencing at PS.
 - d. Provide asphalt pavement around the PS and means to provide access.
 - e. Provide equipment lifting davits and confined space entry and rescue davits with appropriate ratings built into FRP station.
 - f. A natural gas generator is preferred over diesel, please amend accordingly.
 - g. The PS shall have a 600V, 3 phase power supply and have PLC and SCADA interface suitable for remote monitoring and control.
 - h. Please provide a PS bypass connection outside of station with quick connect in final design.
 - i. The PS must have a device capable of measuring and recording by-pass events and volumes.
18. Please provide additional information regarding the forcemain crossing of the Wolf Grove Creek box culvert.

Stormwater Management

19. Please provide plan and profile from Street 6 to the Mississippi River showing orientation of storm treatment units, storm sewer outlet, overland flow path as well as the proposed WM connection location to the river crossing. Figure 4 in the report illustrates the proposed WM in close proximity to the property line.
20. The Municipality would also like to discuss an access easement and construction staging area in lands to the north to accommodate the construction of the river crossing project.
21. Please tie foundation drains to the storm sewer. Where sump pumps are required also provide backup power for pumps in addition to what is outlined in Section 2.3.1 of the Servicing Report.

Water

22. The current layout of watermains is inconsistent with City of Ottawa Design Guidelines for Water Distribution Section 4.3.1 – Configuration. Please eliminate the dead end watermain on Street One by looping it with Street Two and connect with either Node 1 or Node 2.
23. Construction of the off-site CR 29 WM from Dunn to site is required (Refer to “DC and Front Ending” section below).
24. The 2024 Water & Wastewater Master Plan calls for a 300mm watermain between the river crossing and CR 29. Please upsize the watermains connecting those two locations to 300mm. Upsizing costs shall be accounted for in the subdivision agreement and DC's.
25. On February 4th, 2024, the Municipality provided confirmation that 50 housing units would be allowed on a dead end watermain and an additional 25 units would be allowed on the same dead end watermain if the developer constructs the 300mm trunk watermain such that it is available to be connected to the river crossing watermain. Please provide acknowledgement of that letter.
26. Valve and Hydrant locations to be reviewed at final design stage.
27. Replace 50mm WM on Street 2 with 150mm.

Transportation

28. The Department is planning a small, neighbourhood meeting to discuss the traffic implications with residents of Malcolm Street. May 23 or 30 are two possible dates, please confirm availability of Regional staff to attend this meeting. For clarity, the meeting will be organized and led by the Municipality.

29. Strathburn and Malcolm will be required to be upgraded to a collector inclusive of urban section, sidewalk, cycling and street lighting (refer to “DC and Front Ending” section below).
30. Please provide a temporary cul-de-sac at end of Streets 5 and 6 with 0.3m reserve around northern perimeter.
31. Please be advised that the Municipality requires LED Street lighting to municipal standard.
32. As discussed in previous meetings, please provide a restricted left turn from Street 2 to Strathburn with signage to reduce impact on Malcolm Street traffic at Almonte Street. Please note that the Municipality will be installing restrictions to left hand turns from Malcolm onto Strathburn as an additional measure to reduce traffic volume on Malcolm St.
33. Please be advised that primary construction access shall be from CR29 and a material tracking plan shall be required to prevent material tracking from all construction accesses.

Noise Mitigation

34. Please note that the Noise Barrier will be required to be constructed and warning clauses implemented as outlined in the Novatech-Brown Lands Noise Impact Feasibility Study (Feb 2023).
35. Please note the Noise Barrier is required to be 0.3m inside private property and 2.2 metres in height as indicated in report.
36. Please identify noise barrier design detail, ownership and responsibility for maintenance and replacement.
37. Recommendations of the Noise Study are to be reviewed at final design once grading has been refined and design is subject to Municipal approval.
38. Please note that the Subdivision Agreement shall include copy of noise report and be registered on title.

Phasing

39. Engineering design and approvals have assumed a single phase. If registration of the development is to occur in phases, the developer shall be required to prepare the following:
 - a. Phasing plan;
 - b. Outline infrastructure to be constructed in each phase;
 - c. Provide for two entrances to site;
 - d. Provide easements for core trunk services through inactive phases;

- e. Identify timing of noise barrier construction;
- f. Provide temporary connection of trails;
- g. Provide temporary cul-de-sac at end of phases to permit snowplough operations;
- h. Provide phasing of utilities and community mailboxes; and
- i. Provide town access to servicing corridors to permit river crossing to be designed and constructed.

Geotechnical

- 40. Please provide additional information with respect to impact of grade raise restrictions on design elements.
- 41. Please comment on suitability of soils and groundwater conditions in the PS Block and crossing of the west tributary area with respect to bearing settlement and buoyancy of structures.

Other

- 42. All areas of disturbed soil such as areas disturbed for construction purposes that are to be conveyed to the Municipality shall be graded and hydroseeded prior to acceptance.
- 43. Please note that the Municipality will require 1.2m coated chain link fencing along all Municipal property and pathways.

DC and Front Ending

Novatech has prepared a memo dated January 11, 2024, outlining their client's position on several elements that they felt are DC eligible and are not a developer responsibility. The projects were as follows:

- 300mm offsite watermain on CR29 from Dunn Street to Street 1 (would connect to CR29 WM Dunn to Well 6 and the third river crossing)
 - Upgrade of Strathburn to a collector road inclusive of widening, sidewalk and streetlight (TMP 2018 identified this collector)
 - Upgrade of Malcolm Street from Dunn to Strathburn to a collector road inclusive of a sidewalk and streetlighting (TMP 2018 identified this collector)
- 44. The Municipality has reviewed the Local Service Policy contained in the October 2023 DC Background Study and agree these projects are potential future DC eligible projects. These projects are not currently included in the DC background study and therefore do not currently have a DC or Municipal funding source.
 - 45. The Municipality will initiate a discussion with our DC consultant (Watson) to confirm eligibility and to consider inclusion of these projects in the Master Plan updates and the DC By-law to ascertain the options, process, timing, and framework to advance these projects.

The next submission should address each and every one of the comments or issues noted above, to ensure the effectiveness and consistency of the next review. A cover letter must be included that states how each comment was addressed in the resubmission. Please co-ordinate the numbering of each resubmission comment, or issue, with the above noted comment number.

If you should have any questions or concerns regarding this file, please feel free to contact me at 613-256-2064 ext. 501 or mknight@mississippimills.ca.

Sincerely,



Melanie Knight
Director of Development Services and Engineering
Municipality of Mississippi Mills

cc: Luke Harrington, Engineering Coordinator
Mike Asselin, Development and Capital Project Engineer
Cory Smith, Director of Public Works
Ken Kelly, CAO
Evan Garfinkel, Regional
Diane Reid, Mississippi Valley Conservation Authority

Koren Lam

From: Sean Derouin
Sent: March 27, 2024 4:46 PM
To: Koren Lam
Cc: Evan Garfinkel; Terry McCann
Subject: RE: 09-T-23005 Brown Lands Subdivision - Re-Submission

Hi Koren,

Public Works has no further comments.

Regards,

Sean

From: Koren Lam <klam@lanarkcounty.ca>
Sent: Wednesday, March 20, 2024 2:16 PM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Evan Garfinkel <egarfinkel@regionalgroup.com>
Subject: RE: 09-T-23005 Brown Lands Subdivision - Re-Submission

Hello,

This is a friendly reminder that comments for this application must be submitted in two weeks on April 2, 2024.


Thanks,

Koren

From: Koren Lam
Sent: Monday, February 26, 2024 1:06 PM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Evan Garfinkel <egarfinkel@regionalgroup.com>
Subject: 09-T-23005 Brown Lands Subdivision - Re-Submission

Hello,

Lanark County has received a re-submission of a Draft Plan of Subdivision for Brown Lands Subdivision in the Municipality of Mississippi Mills.

The following items are found in the shared OneDrive folder:  [09-T-23005 Brown Lands Subdivision - Resubmission 2024-02-26](#)

A list of items are included in the re-submission folder:

- Re-submission Transmittal Cover Letter, Prepared by Novatech, dated February 22, 2024
- Comment Response Letter, Prepared by Regional Group, dated February 20, 2024

Conservation Partners Partenaires en conservation



09-T-23005

April 12, 2024

Koren Lam
Lanark County
99 Christie Lake Road
Perth ON K7H 3C6

**Re: 09-T-23005 – Brown Lands Subdivision
Lot 17, Con 10, Town of Mississippi Mills (Almonte)
Strathburn Almonte Regional Inc. (c/o Regional Group)**

Subsequent to Mississippi Valley Conservation Authority's (MVCA) review letter dated June 21, 2023, we have been in receipt of the following revised documents for review:

- *Draft Plan of Subdivision* (Novatech, revised February, 2024);
- *Serviceability and Conceptual Stormwater Management Report* (Novatech, revised February, 2024)
- *Environmental Impact Study* (Arcadis, February, 2024)
- *Comment Response Letter* (Regional Group, February 20, 2024)

We have reviewed the above reports in the context of the following:

- Section 1.6.6 *Stormwater* & 3.1 *Natural Hazards* of the *Provincial Policy Statement* (PPS, 2020) under Section 3 of the Planning Act;
- MVCA's ONTARIO REGULATION 41/24, *Prohibited Activities, Exemptions and Permits*, issued under Section 28 of the Conservation Authorities Act;
- The Mississippi-Rideau Source Protection Plan (2014, revised 2022)

PROPOSAL

According to the information provided, the purpose of the subject application is to obtain approval for a plan of subdivision to develop the subject lands (17 ha) with a total of 235 dwelling units, a municipal park and open space. The draft plan and zoning amendment are based on a concept plan that demonstrates the build out of 143 single detached dwellings with varying lot widths, ranging from 33 feet to 50 feet, as well as 92 attached housing units consisting of a combination of semi-detached and townhouse dwellings. We note the previous submission was for 225 residential units.

REVIEW

In summary, the following is relevant to MVCA's scope of review:

- Removal of 0.3 ha of Wetland-2 to accommodate the sanitary sewer line
- Removal of 251 m of the West tributary to accommodate the sanitary sewer line
- Removal of a section of Wetland-1 to accommodate a road and trail crossing
- North tributary crossing to accommodate a road and trail crossing
- Stormwater Management Plan in terms of quantity control, flooding and erosion
- (2) Stormwater Outlets (Mississippi River and Wolf Grove Creek)
- West Tributary Slope, North Tributary Slope, Mississippi River Slope

Additional details on the context of MVCA's review can be found in our initial review letter.

Environmental Impact Assessment

It is noted that subsequent to MVCA's initial review letter, significant changes have been made to the proposal. Specifically, the current application proposes the removal of 0.3 ha of Wetland-2 and 251 m of the West tributary, in order to accommodate a sanitary sewer line. These changes were previously discussed with MVCA.

The EIS identifies and discusses impacts associated with the following:

- Loss of 0.3 ha of Wetland-2 to accommodate the sanitary sewer line
- Removal of a section of Wetland-1 to accommodate a road and trail crossing
- Loss of 251 m of the West tributary to accommodate the sanitary sewer line. This tributary is classed as a Headwater Drainage Feature (HDF). Therefore, an HDF assessment was conducted by the proponent and reviewed by MVCA as part of the EIS.
- North tributary crossing to accommodate a road and trail crossing

With respect to the **wetland and West Tributary removal**, conceptual wetland offsetting and channel enhancement goals have been proposed as compensation for the loss, as follows:

- *A 30 m setback from the southwest bank and a 15 m setback from the northeast bank required for the North Tributary bisecting the property. A marsh type wetland will be re-established within the wetland enhancement area along the watercourse.*
- *The enhancement of 1.0 ha of existing wetland and compensation of wetland removals at a ratio of 2:1, resulting in the creation of 0.7 ha of wetland.*
- *Prioritizing the retention of mature trees (DBH 30 cm or greater) where possible along the edge of Subject Site.*
- *Creation of pollinator habitat through the implementation of low-impact development practices such as vegetated swales where possible*
- As part of the next stage of site planning and design, a "Habitat Enhancement and Monitoring Plan" will be provided to outline:
 - o the details of the wetland offsetting proposal
 - o a monitoring plan for the effectiveness of the enhancements post-construction
- The HDF management recommendations to mitigate and compensate for the loss of the upstream portion of the West Tributary are being met by providing onsite flow capacity and habitat enhancements in the North Tributary, and by having the West Tributary area become a green space park which will still provide an infiltration function within the catchment.

MVCA concurs with the proposed compensation and enhancement measures outlined above. However, we note that the EIS does not identify setbacks from the existing wetland boundary or from the wetland enhancement areas. Based on our estimates, the proposed setback is well within the minimum requirement of 30 m (MVCA's Regulation Policies).

Concerning the **North Tributary crossing**, considerations will be addressed through the issuance of an MVCA permit under MVCA Ontario Regulation 41/24.

Slope Stability Analysis

The West Tributary Slope, North Tributary Slope, and Mississippi River Slope have been identified as potential erosion hazards. In accordance with guidelines prepared in support of the Provincial Policy Statement, *Erosion hazards* include slopes which have the potential for erosion and/or instability due to their steepness and height i.e. steeper than 3:1 and higher than 3m.

MVCA was previously in receipt of a Slope Stability Assessment. A review of this assessment was provided by MVCA in a technical memo dated August 4, 2023. Responses to MVCA comments were provided in the most recent *Comment and Response Letter*. MVCA's review of this response will be provided in a separate letter.

Stormwater Management Plan

The revised conceptual SWMP has been reviewed by MVCA's Water Resources Engineer, with a focus on stormwater quantity management and setbacks with respect to natural hazards from the receiving watercourse perspective and any potential impact on the Wolf Grove Creek and the ultimate receiving watercourse, the Mississippi River. Refer to the attached *MVCA Technical Review of SWMP2* for details.

MVCA Ontario Regulation 41/24 (Regulatory)

Pursuant to ONTARIO REGULATION 41/24, *Prohibited Activities, Exemptions and Permits*, written permission is required from MVCA prior to the initiation of any construction or filling activity (which includes excavations, stockpiling and site grading) within the flood plain or an erosion hazard, or their Regulation Limits; for any interference within 30 m of a regulated wetland; or for any alterations to the shoreline or channel of a watercourse. The following activities require MVCA permission:

- Removal of 0.3 ha of Wetland-2 to accommodate the sanitary sewer line
 - Removal of 251 m of the West tributary to accommodate the sanitary sewer line
 - Removal of a section of Wetland-1 to accommodate a road and trail crossing
 - North tributary crossing to accommodate a road and trail crossing
 - (2) Stormwater Outlets (Mississippi River and Wolf Grove Creek)
 - Any alterations to the Mississippi River Slope
-
- The proposal to offset the loss of 0.3 ha of the Wetland-2 with 0.7 ha of compensation north of the site, plus 1.0 ha of channel enhancements within the site will meet MVCA's draft Wetland Offsetting Policies of using a minimum 2:1 ratio for area created to area lost, as well as the preferred location hierarchy of keeping the offsetting works onsite within the same local catchment.
 - Wetland mitigation measures have been provided in the EIS Section 7.2.1 - specifically the detailed list of requirements for the wetland offsetting plan creation.
 - The HDF management recommendations to mitigate and compensate for the loss of the upstream portion of the West Tributary are being met by providing onsite flow capacity and habitat enhancements in the North Tributary, and by having the West Tributary area become a green space park which will still provide an infiltration function within the catchment.

RECOMMENDATIONS

1. Show the following development setbacks on the relevant maps, noting that MVCA Regulation Policies require a minimum setback of 30 from wetlands:
 - Wetland boundary;
 - Wetland enhancement boundary;
 - Tributaries
2. All recommendations with respect to the Stormwater Management Plan (SWMP) (refer to the attached technical memo), be addressed.
3. All recommendations with respect to the Slope Stability Assessment (to be provided in a separate review letter), be addressed.
4. Details on the proposed North Tributary wetland compensation area, channel corridor enhancements, and landscaping plan.

If you have any questions, please contact the undersigned.

Yours truly,



Diane Reid
Environmental Planner

cc. Melanie Knight, Town of Mississippi Mills, email
Evan Garfinkel, Agent, email

To:	Diane Reid, Environmental Planner
From:	Jane Cho, Water Resources Engineering Intern
RE:	SWM Engineering Review of the Draft Plan of Subdivision Application for the Brown Lands Subdivision, Townships of Mississippi Mills
MVCA File No.:	PMMSB-32
Munic. Ref. ID.:	09-T-23005
Date:	April 11, 2024

Mississippi Valley Conservation Authority (MVCA) was circulated the following report and correspondence regarding the above Draft Plan of Subdivision application:

- Serviceability and Conceptual Stormwater Management Report, prepared by Novatech, revised February 2024; and
- Comment Response Letter, prepared by Regional Group, dated February 20, 2024.

MVCA offers the following comments to be addressed before moving forward:

1. Please identify the purple solid lines within lots in Phase 2 shows on Figure 3. and include it in the legend.
2. If there is an increase in sheet flow from the rear yards of Lots 87 to 95 toward the slope, please confirm with a geotechnical engineer if the slope is prone to erosion from a geotechnical perspective.
3. Please clearly show the erosion hazard limit and the top of the stable slope on Conceptual Grading Plan, as recommended in the geotechnical report.

The revised report and comment response letter indicate that further information will be provided at the detailed design stage. At the detailed design stage, the report should include, but not limited to the following:

- A detailed review of the proposed grading plan;
- Confirmation of conformance with permissible grade raise recommendations, as required;
- An updated Geotechnical Investigation Report including slope stabilization recommendations;
- Mitigation measures such as supplement flows/ surface infiltration associated with the channel enhancement and wetland compensation of the North Tributary identified in the Environmental Impact Study (EIS);
- Details regarding the underside of footing (USF) elevations and Hydraulic Grade Line (HGL) analysis;
- Adequate erosion protection and energy dissipation measures at the based of the

embankment and/or along the shoreline of the Mississippi River.

MVCA offers the following additional comments for your consideration at the detailed design stage:

1. Section 2.4.3 of the report indicates that the 100-year water level at the outlet to the Mississippi River obtained from MVCA floodplain mapping is 101.20 m. Please provide correspondence with the MVCA.
2. Please note that the upstream 100-year water level near the outlet to the Mississippi River is 101.16 m from MVCA floodplain mapping.

Should any question arise, please contact the undersigned.

Jane Cho
Water Resources Engineering Intern

Koren Lam

From: Koren Lam
Sent: April 26, 2024 1:45 AM
To: Ahmed Khairi
Cc: Justin Allen; Atul Dave; Mohammad Fahim; Jody Metcalfe
Subject: Re: [FROM EXTERNAL]RE: 09-T-23005 Brown Lands Subdivision - Re-Submission

Hi Ahmed,

Thanks for your response. For sure the developer will be in contact with you during the site design stage.

Thanks,

Koren

Koren Lam
Senior Planner
Lanark County

From: Ahmed Khairi <akhairi@orpowercorp.com>
Sent: Thursday, April 25, 2024 2:39:12 PM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Justin Allen <jallen@orpowercorp.com>; Atul Dave <adave@orpowercorp.com>; Mohammad Fahim <mfahim@orpowercorp.com>; Jody Metcalfe <jmetcalfe@orpowercorp.com>
Subject: RE: [FROM EXTERNAL]RE: 09-T-23005 Brown Lands Subdivision - Re-Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Koren,

Thank you for our follow up.

No comment at this time. However, the consultant will need to approach ORPC during the design stage to plan for the Hydro Service related to the different phases of the project.

Thank you

Regards,

Ahmed Khairi, P.Eng.
Engineering & Customer Service Department
akhairi@orpowercorp.com

Koren Lam

From: MacNeil, Joyce <Joyce.MacNeil@healthunit.org>
Sent: April 23, 2024 4:54 PM
To: Koren Lam
Subject: RE: 09-T-23005 Brown Lands Subdivision - Re-Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Koren.

My apologies for the delays in responding to your email. It's been quite hectic. Unfortunately, I was unable to lock on to see details of this application. I am not sure if there were items to comment on that fell under the health unit mandates. If the proposed plan includes the use of public facilities, we ask that the applicant contact us to discuss further.

Thank you for checking in.

Joyce Mac Neil
Senior Public Health Inspector, BSc, BTech, CIPHI (c)
Leeds, Grenville, and Lanark District Health Unit
458 Laurier Blvd., Brockville, ON K6V 7A3
Email: Joyce.macneil@healthunit.org
Website: www.healthunit.org
Phone: 613-345-5685 ext. 2459* Fax:613-345-7148
Toll free: 1-800-660-5853

From: Koren Lam <klam@lanarkcounty.ca>
Sent: April 23, 2024 9:42 AM
To: MacNeil, Joyce <Joyce.MacNeil@healthunit.org>
Subject: RE: 09-T-23005 Brown Lands Subdivision - Re-Submission

Hi Joyce,

Did you have any comments regarding this application?

Thanks,

Koren

From: MacNeil, Joyce <Joyce.MacNeil@healthunit.org>
Sent: Tuesday, April 2, 2024 9:00 AM
To: Koren Lam <klam@lanarkcounty.ca>
Subject: RE: 09-T-23005 Brown Lands Subdivision - Re-Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Koren.

February 27, 2024

Koren Lam, MSc.
Senior Planner
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C2

Dear Koren,

Re: Draft Plan of Subdivision, Zoning By-Law Amendment - Resubmission
Strathburn Almonte Regional Inc.
Browns Land
County of Lanark
File No.: 09-T-23005
Related Application: D14-STR-23, Z-04-23

Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Koren Lam

From: AMIN Pranav <Pranav.Amin1@HydroOne.com>
Sent: March 25, 2024 2:45 PM
To: Koren Lam
Subject: Lanark County - Brown Lands Subdivision - 09-T-23005

You don't often get email from pranav.amin1@hydroone.com. [Learn why this is important](#)

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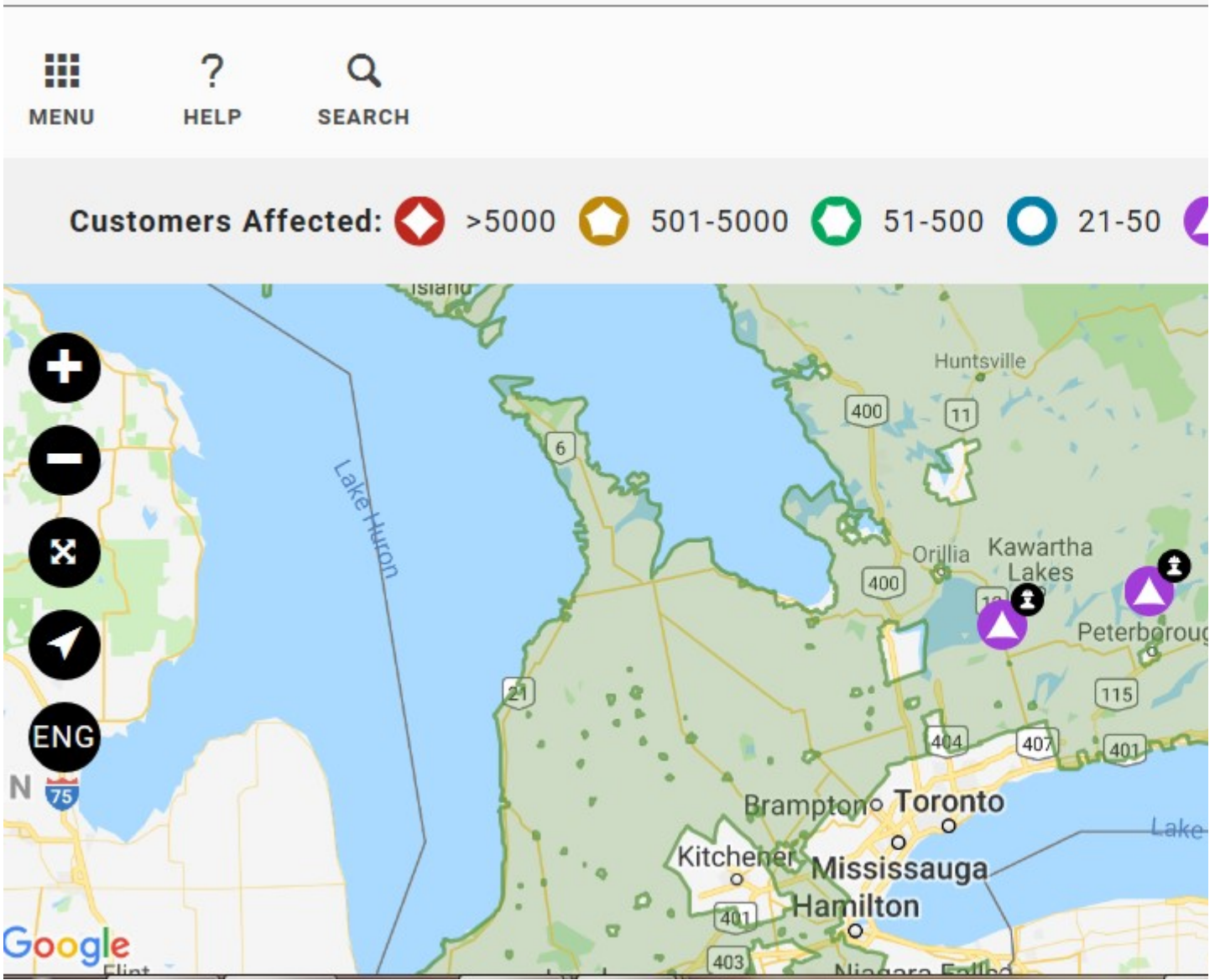
Hello,

We are in receipt of your Plan of Subdivision application, 09-T-23005 dated February 26th, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **[Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

Koren Lam

From: PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>
Sent: February 29, 2024 12:10 PM
To: Koren Lam
Subject: Draft Plan of Subdivision (09-T-23005), NE of the Intersection of County Rd. 29 and Strathburn St., Mississippi Mills

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2/29/2024
Koren Lam

Mississippi Mills
Lanark (County)

Attention: Koren Lam

Re: Draft Plan of Subdivision (09-T-23005), NE of the Intersection of County Rd. 29 and Strathburn St., Mississippi Mills; Your File No. 09-T-23005
Our File No. DTS: 36762 / Circ: 40714

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

- 1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

- 2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.