

99 Christie Lake Road, Perth, ON K7H 3C6

Julie Stewart
Project Manager - Planning
Cavanagh Developments
9094 Cavanagh Road
Ashton ON K0A 1B0

September 12, 2024
Via email - Jstewart@thomascavanagh.ca

Status Letter for a Draft Plan of Subdivision - Hannan Hills
Park Lots 1, 2 and 3, Block E, Henderson Section, Plan 6262, Almonte Ward,
Municipality of Mississippi Mills
County File No. 09-T-21002

Lanark County received an application for a draft plan of subdivision in the Town of Almonte Municipality of Mississippi Mills on May 20, 2021 and was deemed complete on June 30, 2021 and the County initiated the Consultation period. Following the Consultation period, an initial status letter was provided to the applicant on October 2021 for the applicant to address agency comments.

On June 14, 2024, the applicant provided an updated submission which indicated a red-line revision to the application. The red-line amendment reduces the total of residential dwelling units, increases the number of internal streets and blocks.

Subject Property Description

The Subject Property is known as 277 Florence Street which is approximately 4.15 ha in parcel size and currently there is an existing single-detached dwelling, the remainder of the site is covered with trees and vegetation. The northern boundary line is the urban boundary of the Town of Almonte. To the East is the proposed Mill Run Subdivision, to the south is the unopened road allowance on Adelaide Street and the proposed Menzie Enclaves Subdivision, and to the west across Florence Street, is an existing residential subdivision. The lands are designated Settlement Area in the Sustainable Communities Official Plan and Residential in the Municipality of Mississippi Mills Community Official Plan and zoned Development (D) and Residential First Density (R1) in the Municipality's Zoning By-Law 11-83.



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Subdivision Description

The major amendment contemplates a total of 110 residential dwellings of mixed unit types where there are four (4) single family dwelling units, eighty-two (82) street townhouses and twenty-four (24) back-to-back townhouses. The subdivision will be serviced by internal public streets, municipal water and sanitary services and an on-site stormwater management pond.

A summary of the agency comments are included below, formal agency letters and correspondences between the agency and County are attached and should be reviewed in their entirety.

Agency Name	Date Received	Comments
Municipality of Mississippi Mills	September 9, 2024	<ul style="list-style-type: none">• Comments related to lot frontage, rights-of-way measurements, EIS, geotechnical, water/wastewater/stormwater and fire flow• Applicant to complete system capacity check form (Attached in the letter)
Mississippi Valley Conservation Authority	August 16, 2024	<ul style="list-style-type: none">• Comments related to wetland compensation and restoration plan• Clarification on buffer area to wetland, rehabilitation plan
Catholic District School Board of Eastern Ontario	July 20, 2024	<ul style="list-style-type: none">• Comments related to future long term secondary accommodation review including a holding area/boundary change
Bell	June 28, 2024	<ul style="list-style-type: none">• Standard conditions of approval related to the conveyance of easements and relocation of facilities if necessary



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Enbridge	July 2, 2024	<ul style="list-style-type: none">Standard comments related to reserving the right to amend/remove conditions
Hydro One	July 10, 2024	<ul style="list-style-type: none">No comments or concerns
Public	July 30, 2024	<ul style="list-style-type: none">Comments related to general notification and Traffic Impact Statement

Comments are received as of September 12 and are attached to this letter for ease of reference. All other agency comments have been previously provided in the last status letter.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Koren Lam
Senior Planner
Lanark County

CC: Steve Pentz, Novatech
Melanie Knight, Municipality of Mississippi Mills
Drew Brennan, Municipality of Mississippi Mills
Mercedes Liedtke, Mississippi Valley Conservation Authority
Jordan Cook, Watsons & Associates Economics on behalf of CDSBEO
Mike Dwyer, Lanark County





September 9, 2024

Koren Lam, Planner
Lanark County

Sent via email to: [klam@lanarkcounty.ca]

**Re: Second Submission Comment Letter - Zoning By-law Amendment
09-T-21002 – Hannan Hills Subdivision
Mississippi Mills**

Please find below the consolidated comments from the Second Review of the above noted application.

MUNICIPALITY OF MISSISSIPPI MILLS

Planning Department

1. As no parkland is proposed, cash-in-lieu of parkland will be required based on the Municipality's Parkland By-law 15-73.
2. It is noted that the proposed four single detached lots exceed the minimum lot area of the R1 zone consideration could be given to providing additional single detached lots in this area.
3. Based on the Concept Plan, there are no lots with 13 metre frontages. Please clarify the lot frontages of the single detached lots and note that consideration should be given to proposing more single detached or semi-detached dwellings.
4. As noted in the Transportation Section below, right-of-way widths are proposed at 18 metres. Please amend Street One to a 20-metre right-of-way width. Based on the corner lot setbacks of Blocks and the large front yard setbacks of the for the back-to-back townhouses, there is area available to increase Street One to a 20-metre right-of-way width.
5. Please be advised that the Municipality prefers that the entire area of the buffers located in the rear yard of the lots are conveyed to the Municipality as opposed to being incorporated in the rear yards of the proposed lots. The Municipality has no objections to reduced rear yard setbacks/areas for the lots which abut the buffer areas and Municipal drains as a result of the conveyance of the buffer area to the Municipality.

6. Please be advised that due to the presence of Blanding's Turtles in the area, the stormwater management pond will be required to be fenced with turtle fencing to help prevent turtles from nesting in the stormwater pond over time.
7. For all corner lots (townhouses and back-to-back townhouses) urban design features such as wrap around porches/balconies and additional fenestration (windows) and/or doors should be incorporated to ensure these corner lots are animated as much as possible.
8. It is noted that the EIS notes that a 2024 field survey needs to be completed re: Butternut and Black Ash (page 28) and re-headed Woodpecker Chimney Swift, Loggerhead Strike, Bobolink, (page 44-45). A full review of the EIS will be completed once the results of the field survey are incorporated into the EIS.
9. Page 34 of the EIS appears to have a reference missing.
10. Please be advised that, as a standard, tree planting is required at a rate of one tree per lot and for corner lots two trees per lot. Based on the Geotechnical Study, please provide information regarding the planting of trees and if there are any impacts due to the existence of sensitive soils.

Engineering

Geotechnical

11. It is noted that the bedrock is shallow and is inferred as main bearing surface for development on land. Please confirm if this is accurate.
12. The Geotechnical Study identifies areas of the site with 65kpa bearing capacity. Please clarify what method of foundation is proposed for these areas. Will construction occur on top of the sensitive clay soils or will these sensitive soils be removed to access the bedrock bearing surface.
13. A condition in the draft conditions/subdivision agreement regarding sensitive soils may be required to advise future landowners that the area contains sensitive soils based on the response to #11 and 12 above.
14. Seasonally high ground water table was not identified. **Please note** that CLI ECA has substantial requirements for design of sewers and watermains which cannot be shown to be above the seasonally high ground water table.

Water

15. Information from the 2018 Water and Wastewater Master Plan Update has been used to show that the area of development can be serviced. All development applications requiring water and sewer connections are required to fill out a system capacity check form. Please submit ASAP the Municipality's system capacity check form **attached to this letter**. Please be advised that an invoice will be provided for the cost of this analysis.

16. Water demand calculations use 280L/Cap/Day, please be advised that 350L/Cap/Day is required to be used. Please amend accordingly.
17. Based on modeling in the new 2023-2024 Water and Wastewater Masterplan it is likely that a trunk watermain is required to run from Victoria Street up Florence Street to serve the proposed subdivision and future surrounding build areas. The Municipality would like to discuss a front ending arrangement with the developer on this matter.

Fire Flow

18. Please confirm through the system capacity design check (form attached) to determine if the required F.U.S fire flows are available.
19. If the required F.U.S fire flows are not available, please be advised that necessary fire walls or fire suppression systems to lower the fire flow requirements will be required. Alternatively, system upgrades to the water supply may also be considered to improving fire flow availability.

Wastewater

20. Note: The Municipal CLI ECA requires that sewers conform to the CLI design guidelines including measures for installing sewers in areas with a seasonally high ground water table. If no seasonally high ground water table is identified measures are to be installed in lieu of missing information.
21. 280L/Cap/Day has been used for wastewater flow calculations. Please update these calculations using 350L/Cap/Day.

Stormwater

22. Please provide model information for the manufactured stormwater treatment device.
23. Please provide the source for the IDF rainfall data used to perform the calculations.
24. Please clarify which method was used for calculations. Both PCSWMM and Rational Method are referenced. This is likely for pre to post, but that is not clearly stated in the report.
25. Please be advised that basement sump pumps are required to have backup generators or batteries to run sump pumps during a power failure. Sump pump back up systems must be able to run the sump pump system for a minimum of 36 hours without power. These requirements will be included in the subdivision agreement.
26. Easements in favour of the Municipality (2.4 metres wide) will be required on all rear yard swales for access, maintenance and to ensure that modifications are not permitted by future property owners.

27. As per the Municipality's CLI ECA new developments are required to implement LID measures in storm water management design. Please provide an overview of what measures have been proposed which would increase the infiltration of water into the ground instead of flowing to the storm water management pond. It is recommended that perforated storm pipes in backyards are considered as one measure.

Roads/Transportation

28. The draft plan proposes 18 metre right of ways. This is in contravention with both the 2016 Transportation Master Plan and the 2023-2024 draft Transportation Master Plan. The minimum required right-of-way width for local streets in both Master Plans is 20 metres. Please amend Street One on the draft plan to a 20-metre right-of-way. The Department is willing to accept Streets Two and Three remaining at an 18-metre right-of-way due to their short length.

29. There is no sidewalk proposed on Florence Street. A sidewalk along Florence Street is required, please amend accordingly. Florence Street shall be constructed to full urban local standard.

30. There are no sidewalks shown on Adelaide Street. A sidewalk along Adelaide Street is required, please amend accordingly. Please be advised that Adelaide Street right-of-way is required to be constructed to a full urban local cross section as per the TMP.

31. The development of Adelaide Street, including sidewalks and infrastructure, will be subject to a latecomer policy proposed in Official Plan Amendment 32, whereby the applicant who constructs any infrastructure that benefits other property owners is reimbursed by a developer prior to benefiting from the new infrastructure. Please provide an update on the financial agreement between this development and the proposed Menzie's subdivision.

32. The Florence Street right-of-way between Adelaide and Maude Streets will be required to be re-instated with a foot path for pedestrian connectivity approximately 6 metres wide. Pathway lighting is to be included. Please provide a conceptual design of the pathway for review and comment.

33. The proposed connection to Honeybourne is required to be constructed to a full urban local cross section with a crossing of the municipal drain with a suitable structure. A gate shall be placed between Adelaide and Honeybourne to limit vehicle access and signage will be required stating that this area is a future road connection.

Building Department

34. Please be advised that based on additional information in the next resubmission, there may be requirements/restrictions at the building permit stage, such as low bearing capacity of soil or addressing frost susceptibility, identified in the Geotechnical Study.

35. Please be advised that based on additional information in the next submission, there may be requirements/restrictions at the building permit stage, such as the requirement for fire walls. If so, a map identifying the lots requiring additional fire protection at the building permit stage, will be required.

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.

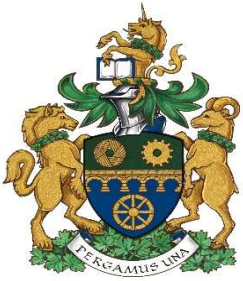
If you should have any questions or concerns regarding this file, please feel free to contact me at 613-256-2064 ext. 501 or mknight@mississippimills.ca.

Sincerely,

A handwritten signature in black ink, appearing to be 'MKnight', with a long horizontal line extending to the right.

Melanie Knight, Senior Planner
Municipality of Mississippi Mills

cc: Luke Harrington, Engineering Coordinator
Mike Asselin, Senior Project Manager and Engineer
Drew Brennan, Senior Planner
Jon Wilson, CBO



CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

3131 OLD PERTH ROAD · PO BOX 400 · RR 2 · ALMONTE ON · K0A 1A0

PHONE: 613-256-2064

FAX: 613-256-4887

FAX: 613-256-4887

Request No.

Municipal Water and Wastewater System Capacity Check

Applicant

Last Name:		First Name:		Corporation or Partnership:	
Street Address:			Unit Number:		Lot/Con.
Municipality:		Postal Code	Province		Email (optional)
Telephone Number		Fax Number			Mobile Number

Water Works Design Information

Average Daily Per Capita Demand = 350L/cap/day	
Design Area (ha)	Fire Flow as per OBC
Number of Dwelling Units	Fire Flow as per FUS
Projected Population	Average Daily Demand (ADD)
Max Day Factor Source:	Max Day Demand (MDD)
Peak Hour Factor Source:	Peak Hour Demand (PHD)

Sewage Works Design Information

Inflow and Infiltration Allowance = 0.33L/s/ha	
Average Daily Per Capita Flow (L/cap/day)	Peak Population Flow (L/s)
Peaking Factor (Manning's Equation)	Peak Extraneous Flow (L/s)
Wastewater Drainage Area for Development (ha)	Peak Design Flow (L/s)

Project Description

Street Address		Unit number	Lot/Con.
Postal Code	Plan number/ other description		City/Town

Description: (Please provide at a minimum the intended location of the development area as well as a preferred connection location(s) for both water and sewer systems. _____

Attachments

1	
2	
3	
4	

Conditions and Acknowledgements

1.	I/WE HEREBY AGREE THAT ALL INFORMATION PROVIDED FOR THE PURPOSES OF REQUESTING THIS MUNICIPAL SYSTEM CAPACITY CHECK IS ACCURATE AND CONSISTENT WITH ALL MUNICIPAL GUIDELINES.
2.	I/WE HEREBY ACKNOWLEDGE THAT ANY ERRORS OR OMISSIONS IN THE PROVIDED INFORMATION SHALL RENDER ANY RESULT OF A MUNICIPAL SYSTEM CAPACITY CHECK TO BE INCORRECT AND INVALID FOR THE PURPOSES OF USING SAID RESULT FOR A DEVELOPMENT APPLICATION.
3.	I/WE AGREE TO PAY ALL COSTS RELATED TO THE REQUEST OF THIS MUNICIPAL WATER AND WASTEWATER SYSTEM CAPACITY CHECK WHICH WILL BE FORWARDED ON BY THE MUNICIPALITY FROM THE CONSULTANT RESPONSIBLE FOR COMPLETING THE ANALYSIS.

Applicant has read and understood the conditions of this application _____ Date _____ Signature of Applicant _____

Conservation Partners Partenaires en conservation



File: PMMSB-26

August 16, 2024

Koren Lam
Senior Planner
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C6

Dear Ms. Lam:

**Re: Application for Draft Plan of Subdivision and Zoning By-law Amendment Application – 09-T-21002, Hannan Hills
277 Florence Street, Township of Mississippi Mills (Almonte)**

The staff of Mississippi Valley Conservation Authority (MVCA) has reviewed the above noted application for concerns related to natural hazards for the subject property and surrounding lands. The scope of the natural hazards review includes flood plain, wetlands, unstable slopes and unstable soils. The MVCA has reviewed the subject application in the context of:

- Section 1.6.6 Stormwater, and Section 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act.
- The “Prohibited Activities, Exemptions and Permits” regulation 41/24 under Section 28 of the Conservation Authorities Act.

We note that Conservation Authorities no longer review for impacts to Natural Heritage Features as defined under Section 2.1 of the PPS (2020), in our advisory role. The Ministry of the Environment, Conservation and Parks (MECP) is responsible for comments related to Species at Risk.

MVCA previously provided comments regarding the proposed application in a letter dated September 20, 2021.

The following comments are offered for your consideration:

Summary of Proposal

MVCA has received an amended Draft Plan of Subdivision application for the Hannan Hills development in Almonte. The initial application proposed a total of 166 townhouse dwelling units to be developed on internal private streets. The draft plan has been amended to include a total of 110 residential dwelling units, which includes a mix of unit types.

Natural Hazards

Watercourse:

MVCA mapping and the EIS identify the Spring Creek Municipal Drain along the eastern edge and the North Feature along the northern edge of the subject property. As regulations mapping does not exist for these watercourses the extent of floodplain and erosion hazards for this parcel is not known. We note that the municipality has provisions for setbacks in the municipal planning documents.

It is MVCA's understanding that the Town of Mississippi Mills requires a minimum 15m setback from municipal drains. As noted in the EIS, a 15m wide buffer from the top of bank of Spring Creek Municipal Drain is proposed. This setback is consistent with adjacent developments, also located along Spring Creek Municipal Drain

The EIS notes the remainder of the North Feature is indirect fish habitat and a setback of roughly 9m is proposed along the portion of the North Feature that is indirect fish habitat.

Wetland

MVCA's mapping sources identify approximately 2.5ha of the subject property as containing non-evaluated wetland, with this wetland being part of a larger wetland system that extends north of the subject property. The EIS has noted the size of the wetland within the subject property boundary to be 2.69ha., with the total area of the larger wetland being 46.5ha. Therefore, the percent of the wetland within the property boundary is 5.8%. It is understood that the total area to be impacted is 2.69ha of which 0.36ha will be rehabilitated and enhanced on site, with 2.33ha of wetland to be permanently removed from the site.

It is understood from the HIS that the intention of the 9m buffer from the North Feature and 15m buffer from the Spring Creek Municipal Drain will "*provide retention of a representation of the wetland habitat and protection for the adjacent fish habitat*". The buffer zone would allow opportunity for enhancement to the remaining wetland via plantings.

It is understood that portions of the watercourse setbacks are currently proposed to be demarcated via armour stone retaining walls, but ultimately rear yards will extend to the watercourse and will be included as part of individual lot ownership. Given that these setbacks are proposed to be enhanced (included as compensation) and are included as part of the wetlands on site, MVCA recommends the watercourse setback buffer be conveyed to the Municipality. MVCA does not support the conveyance and fragmentation of ownership of these wetlands. MVCA recommends the lot lines be amended so they will no longer intersect the watercourse setbacks and ultimately the rehabilitated wetland habitat, in order to protect the hydrologic function.

Offsetting

Wetland ecosystem functions considered for offsetting should provide biological habitat structures as well as maintain hydrologic balances, flood mitigation and groundwater infiltration within the local landscape. It should also be clearly demonstrated that adjacent wetlands would not be impacted. The EIS, HIS and SWM plan should be coordinated with recommendations on mitigation measures and the implementation of Low Impact Developments to demonstrate that adjacent wetlands are not impacted, and local hydrologic conditions will be maintained.

The HIS notes that “Off site compensation for the loss of on-site wetland would be implemented via *“Enhancement to the off-site wetland, including turtle habitats, as developed in consultation with the Municipality, the Conservation Authority, and the MECP.”* (EIA, Muncaster)”.

The EIS notes that it is proposed to provide a wetland compensation plan as a stand-alone document towards detailed design once final decisions have been made. However, a conceptual compensation plan should be prepared during the Draft Plan of Subdivision application. Further details can be provided at detailed design, however, the location on and off site and amount of wetland compensation is required at this time (size, location and proposed wetland function on landscape).

Environmental Impact Statement

Mississippi Valley Conservation Authority (MVCA) has been circulated the following documents for review in support of the development:

- Hannan Hills Environmental Impact Study, by CIMA+, June, 2024.
- Hannan Hills Subdivision Hydraulic Impact Study, by Novatech, June 12, 2024.

MVCA has reviewed the above noted reports in terms of MVCA Regulations and Provincial Planning Policy for natural hazard issues. The scope of the natural hazards review includes flood plain, wetlands, unstable slopes and unstable soils.

We note that Conservation Authorities no longer review for impacts to Natural Heritage Features as defined under Section 2.1 of the PPS (2020, in our advisory role). However, if wetland areas are proposed to be removed for development then impacts and mitigation should address all wetland functions that are within the scope of the proposed works.

The enclosed Technical Review Memorandum outlines comments regarding the Environmental Impact Study and Hydraulic Impact Study to be addressed.

Stormwater Management

MVCA has been circulated the following documents for review in support of the development:

- Hannan Hills Subdivision Serviceability and Conceptual Stormwater Management Report, prepared by Novatech, dated June 12, 2024;
- Hannan Hills Environmental Impact Study, prepared by CIMA+, dated June 2024; and
- Hannan Hills Subdivision Hydrologic Impact Study, prepared by Novatech, dated June 12, 2024.

MVCA offers the following comments for your consideration:

1. The Preliminary Storm Drainage Area Plan shows two uncontrolled drainage areas (U13 & U14). However, the uncontrolled post-development flow of 146 L/s provided in Table 5.3 appears to include only U13 as per Subcatchment Runoff Summary in the PCSWMM model output. Please clarify how the uncontrolled flow from U14 has been accounted for the total uncontrolled flow.
2. The maximum outflow from the dry pond in the PCSWMM model output does not appear to match the controlled post-development flow provided in Table 5.3. Please confirm the allowable release rate from the proposed dry pond.
3. Please demonstrate that the flow in the Spring Creek Municipal Drain downstream of the outlet of the dry pond does not exceed the pre-development flows/levels in the receiving watercourse.

4. Table 5.2 shows that the required 100-year storage volume is 1,661 m³. Please provide available storage volume within the proposed dry pond for the 100-year storm to confirm that the storage requirement is met and describe how the available storage volume is determined.
5. In Table 5.2 states that a 6-hour Chicago Storm Event was used for the table whereas the same discharge values are shown in Table 5.2 for the 12-hour SCS Storm Event. Table 5.2 should have a note that indicates what type of design storm was used for the storage-discharge values, as indicated in Section 5.1 of the report.
6. The bottom of pond elevation and the 100-year water level provided in the report (i.e., Table 5.1 and Table 5.2, respectively) are not consistent with Figure 6 Conceptual Stormwater Management Facility Plan. Please review and revise.
7. Section 2.2 of the HIS describes the wetland in relation to subject property but does not quantify the annual volumes associated with the hydrologic function of the wetland. Further, the HIS describes that the subject property is approximately 5.8% of the wetland area. As the wetland area is proposed to be removed, an understanding of the potential impact of the wetland is recommended and targets established to maintain runoff volumes, if necessary. Using a simplified methodology, such as the Thornthwaite-Mather method, please provide an assessment of the annual average volumes associated with the existing conditions for both the wetland and the subject property to establish runoff volume targets for the subject property.
8. Section 2.3 of the HIS states that the drainage areas and surface runoff volumes to the municipal drain and the wetland area to the north would not be negatively impacted under proposed conditions. However, these statements were not quantified, and there is a concern that the increase in runoff volumes to the receiving municipal drain may increase downstream erosion. Please provide average annual volumetric calculations and supporting tables confirming the proposed change in hydrologic function for the proposed unmitigated for both the area draining to the wetland and the subject property.
9. Section 2.5 of the HIS proposes disconnected roof drains to promote infiltration. However, there is no supporting calculations to confirm if this is viable for meeting the existing conditions infiltration or runoff volumes. Please provide annual average runoff volume calculations and supporting tables confirming that the proposed mitigation strategy is sufficient to maintain infiltration volumes and hydrologic function of the area, including reducing the potential for downstream erosion from increased runoff volumes. If necessary, provide additional measures to increase infiltration and reduce runoff volumes, including exploring the potential use of the dry-pond.
10. Based on the removal for the test for pollution in the updated Ontario Regulation 41/24, review of quality treatment is deferred to the municipality.

Ontario Regulation 41/24

A detailed wetland compensation and restoration plan for conceptual agreement prior to proceeding to detailed design is required. MVCA staff note that it is desirable to have the proposed compensation in the vicinity to augment functions within the same wetland.

MVCA Board of Directors recently approved wetland compensation policies, that are outlined in Section 9.6 of MVCA Regulation's Policies (April 2024). Requirements and scope of work should be discussed with MVCA staff.

Under MVCA's Ontario Regulation 41/24, *Prohibited Activities, Exemptions and Permits*, written permission is required from the MVCA prior to the initiation of development (which includes construction, site grading

and the placement or removal of fill) within an area regulated by the Conservation Authority, as well as straightening, changing, diverting or interfering in any way within the existing channel or the shoreline of a watercourse.

With respect to the subject property, the following activities will require MVCA permission, however this list is not exhaustive:

Works within Regulated Area:

- Removal of 2.69 ha of wetland to accommodate the development;
- Enhancement of 0.36ha of wetland to be retained;

Alteration to Watercourse:

- Proposed pedestrian connection over Spring Creek Municipal Drain from Adelaide Street to Honeyborne Street;
- Stormwater Outlet to Spring Creek Municipal Drain; and
- Installation of watermain crossing spring creek, or any additional works that involve the inference with Spring Creek.

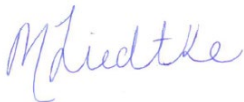
Conclusion

MVCA recommends that the above noted comments be addressed prior to moving forward with the application.

Thank you for the opportunity to review and comment. Please advise us of the decision in this matter.

Please contact the undersigned with any questions that may arise.

Regards,



Mercedes Liedtke
Environmental Planner

Encl. Technical Review Memorandum

To:	Mercedes Liedtke, Environmental Planner
From:	Kelly Stiles, Biologist
RE:	EIS and HIS for Hannan Hills, Florence Street, Almonte
MVCA File No.:	PMMSB-26
Munic. Ref. ID.:	09-T-20002
Date:	August 16, 2024

Mississippi Valley Conservation Authority (MVCA) has been circulated the following documents in support of the development:

- “Hannan Hills Environmental Impact Study”, by CIMA+, June, 2024.
- “Hannan Hills Subdivision Hydraulic Impact Study”, by Novatech, June 12, 2024.

MVCA has reviewed the above noted reports in terms of MVCA Regulations and Provincial Planning Policy for natural hazard issues. The scope of the natural hazards review includes flood plain, wetlands, unstable slopes and unstable soils.

We note that Conservation Authorities no longer review for impacts to Natural Heritage Features as defined under Section 2.1 of the PPS (2020, in our advisory role). However, if wetland areas are proposed to be removed for development than impacts and mitigation should address all wetland functions that are within the scope of the proposed works.

The purpose of MVCA’s review is to:

- Ensure that the site visit(s) and the submitted report are complete and to provide all supporting information required to complete the technical review.
- Ensure the report meets the policy requirements of the MVCA.
- Provide clear informative documentation ensuring that all related impacts have been addressed; and that suitable mitigation to be proposed.

Note, MVCA has previously submitted comment on previous versions of the EIS and Stormwater Management Plan in September 2021 and additional details were requested at that time to inform our review of the proposal.

Proposal Summary

The parcel is approximately 4.15 ha and is proposed to be developed into a residential subdivision with 106 town home units, four single family homes, and a dry pond storm water facility. It is also proposed to construct a pedestrian path over Spring Creek Municipal Drain connecting to the existing subdivision to the east.

The EIS (2024) summarizes that the proposal includes the permanent removal of 2.69 ha of wetland, removing of all soils and regrading the site, then rehabilitating the 0.36 ha of wetland communities within the channel buffer areas. The EIS discusses the requirement for a Wetland Compensation Plan for the loss of wetland on the subject property.

Field work for the EIS was initially conducted in 2021 by Muncaster Environmental Planning Inc., including a joint field visit with MVCA staff. Updated field work is currently being undertaken in 2024 by CIMA+.

The 2024 EIS report notes that some details and concluding statements may be updated pending findings from the field work being conducted in 2024.

Watercourses and Wetlands

The site includes two watercourses; the Spring Creek Municipal Drain that flows north to south along the eastern property boundary, and a tributary to the drain which flows west to east along the northern property boundary. The 4.14 ha parcel includes 2.69 ha of wetland communities (willow swamp, treed swamp, and marsh, see EIS Figure 5). The onsite wetland is part of a larger 46.5 ha wetland that extends north and east of the site, and is regulated by MVCA (EIS Photo 11). **The submitted reports do not summarize how much area of the subject property is within the regulated 30 m adjacent lands buffer to the wetland.**

The EIS describes the onsite wetland functions as limited as the predominately thicket and treed swamp has no open water habitats, or connecting surface water channels and thus does not support a diversity of habitat functions such as “direct wetland breeding habitat for frogs, foraging/mating/overwintering for turtles, waterfowl, and fish habitat.” MVCA notes that these habitat functions are generally more associated with open marsh habitats rather than swamps. MVCA also notes that due to recent changes in the CA’s planning review procedure MVCA will not be commenting on natural heritage feature impacts. Our comments related to the wetland will be associated with any fourth coming Section 28 permits.

The HIS (2024) Section 2.2 references the 2019 Geotechnical Report which summarizes that the onsite soils consist of layers of “a brown clayey silt over a dense grey silty clay”, and that “bedrock was encountered between 0.33 m and 1.7 m below ground surface.” Due to these conditions the “groundwater elevation was observed to be between 0.5 m and 1.1 m below ground surface at the time of observation.” The HIS (2024) Section 2.1 summarizes that native soils on site will need to be cleared and graded however the depth of imported materials required for servicing the proposed subdivision has not been mentioned.

The EIS (Section 6.1, 2024) describes that *“the construction of the subdivision will require clearing and grading of the Site, ..., it will also include the rehabilitation of the buffers.”* **However, no details have been provided at this time on what that rehabilitation will include.** The EIS (Section 6.2.1) states that *“wetland ecological functions improve with increased complexity of habitat, this shows that there are opportunities for enhancements, nearby and in the same wetland, as the proponent now owns some additional lands to the north.”* The EIS

mentions the removal of invasive manna grass and purple loosestrife as a benefit to the soils removal process, and also suggests that *“opportunities to create shallow pools will be investigated. A robust planting plan should be created using native vegetation and additional areas for compensation, along this drain and upstream of this Hannan Hills site will be investigated”*. **MVCA anticipates reviewing the submission of a detailed wetland compensation plan pending the findings of the 2024 field season.**

Section 2.3 of the HIS (2024) states that removing this portion of the wetland (2.69 ha) from the overall wetland (46.5 ha) will not negatively impact the drainage area/recharged of the remaining wetland as the loss is occurring in the downstream end of the wetland. MVCA notes that areas to the east of the Spring Creek Municipal Drain and south of the existing wetland already experience high-water levels that result in repeated impacts to existing infrastructure after storm events. **MVCA requests that the HIS provide further rationale details in regards to the change in overall wetland function due to proposed removal of 2.69 ha of wetland soils and plants, and how that will impact the Spring Creek Municipal Drain and other properties within the Drain’s watershed.**

Additionally, within the HIS it states:

- *“Post-development drainage areas and surface runoff to the North Feature and Spring Creek Municipal Drain would be similar to pre-development conditions. The surface water component of water balance, to the north feature and Spring Creek would be maintained in the post development conditions.”* (Section 2.3 of the HIS)
 - MVCA requests details on how this will be achieved given the swale details shown on the Preliminary Grading and Servicing Plan (discussed below).
- *“Infiltration measures are not required to maintain water balance to the wetland within the subdivision property boundary as this area of the wetland is being removed.”* (Section 2.3 of the HIS)
 - MVCA notes that this statement does not account for both the EIS and HIS outlining that 0.36 ha of wetland are proposed to be reinstated within the onsite watercourse buffer areas.
- The HIS recommends that *“measures such as roof leaders to grasses areas and grassed swales would mitigate the reduction in groundwater infiltration/recharge from the development”*. (Mitigation Measures Section 2.5.1)
 - However, the Stormwater Management Report (Novatech, 2024) drawings indicate that a swale is proposed along the northern lot’s rear yards, and flows from the swales will be collected into the stormwater system.

Given the above notes, MVCA requests clarification on how the hydrologic balance to the northern watercourse and to the reinstated wetland habitats will be maintained and provide clarity on the use of LID’s for maintaining hydrologic balance.

MVCA’s Review

In our initial review letter sent to Lanark County (September 2021) MVCA outlined a number of requests for the professional studies to address. The EIS and HIS have started to address these notes however, MVCA requires further clarity and information regarding the following:

1. Please add the area of MVCA's 30 m regulation limit to the wetland that is proposed for development to the HIS Table 1.
2. The EIS indicates that the buffer areas will be cleared and graded with the rest of the site, while Table 1 of the HIS indicates that the wetland habitat in that area will be retained. Please clarify if the watercourse setback buffer areas will be cleared and graded as part of the proposed development and to what extent.
 - a. If the proposal is for removal; please provide an assessment on how this will impact the wetland soils and hydrologic function of the areas within the watercourse corridor and setback buffer.
 - b. If these areas are to be cleared and graded then there is no "retained wetland" onsite, instead Table 1 of the HIS should be updated to state that 0.36 ha of wetland will be restored on site.
 - c. Please provide details on what is proposed to be included in the "rehabilitation of the buffers".
 - i. Will the mitigation measures recommend the re-use of on-site wetland soils?
3. What is the amount and extent of fill to be brought into the site to achieve sufficient soil depth to install servicing?
 - a. How will the slope grading be profiled in relation to the watercourse setback and wetland restoration areas?
4. The Preliminary Grading and Servicing Plan within the Stormwater Report (Novatech, 2024) shows that the rear yard overland flows for the northern parcels will be collected in a rear yard swale that then outlets to the stormwater system. How will base flow and hydrology of the watercourse and proposed areas of restored wetland be maintained pre to post under these circumstances?
 - a. Please confirm the use of LID infiltration techniques within the intended swale area.
5. The HIS indicates that the onsite wetland habitat will be removed and thus infiltration measures to keep it hydrated are not required. MVCA notes that wetland habitat will be reinstated onsite and infiltration measures may still have a role in maintaining the hydrology of these features. Please provide a discussion coordinated between the EIS, HIS and the Stormwater Plan.
6. Wetland soils are known to absorb runoff and help mitigate flooding and erosion. Please provide further impact assessment discussion on the impacts of removing 2.69 ha of wetland from the downstream end of the overall wetland and how the hydrology of the wetland and the Spring Creek Municipal Drain watershed will be maintained pre to post.
7. Impacts to the on-site natural heritage features have been discussed, however the cumulative impacts of successive development within this catchment area have not been thoroughly discussed in regard to environmental or hydrologic impacts. There are other active development applications adjacent and within the catchment area with anticipated pressures on the wetlands.
8. MVCA notes that the proponent will require a detailed wetland compensation and restoration plan for conceptual agreement prior to proceeding to detailed design.

- a. The EIS indicates that a wetland compensation and restoration plan will be submitted to MVCA at detailed design. However, overall compensation amounts and locations are to be submitted during the draft plan approval, and further details may be refined during detailed design.
 - b. Define the amounts and proposed locations for the various proposed types of on-site habitat enhancements. MVCA requests a figure and summary table be created to show how and where the loss of 2.69 ha of wetland habitat will be compensated.
 - c. It should also include a recommended timeline for post construction effectiveness monitoring, and plantings survival/replacement assessments.
9. MVCA recommends that an overall development plan package harmonize and summarize all recommended impact mitigation measures that are to be carried forward into Detailed Design.
 10. A more through integration of the technical studies (EIS, HIS, SWM) is requested as different terminology is being used and some recommendations have not been included in the preliminary stormwater designs.

Conclusions

The EIS (Section 8.0) concludes that “providing the project properly implements and maintained the measures outline herein, and a wetland compensation plan is developed and accepted by MVCA, then the project can proceed as designed.”

The HIS does not provide a clear concluding statement if the hydraulic impacts to the wetland and adjacent watercourses can be fully mitigated by the measures listed in; Section 2.5.1 (HIS, 2024), or within the Storm Water Management Report (2024). It also does not clearly state if the hydraulic impacts to the water features should be considered acceptable.

Kelly Stiles
MVCA Biologist

Re: CDSBEO Comments re: Zoning By-law Amendment - D14-138-24 / Plan of Subdivision - 09-T-21002 - 277 Florence Street North

Koren Lam <klam@lanarkcounty.ca>

Thu 9/12/2024 3:52 PM

To:Koren Lam <klam@lanarkcounty.ca>

From: Watson & Associates Economists Ltd. <Vw@watsonecon.ca>

Sent: Saturday, July 20, 2024 12:59 PM

To: Jeffrey Ren <jren@mississippimills.ca>; Kristy Warwick <kwarwick@lanarkcounty.ca>

Cc: stephanie.keyes@cdsbeo.on.ca; Ashley Hutchinson <Ashley.Hutchinson@cdsbeo.on.ca>; Josh Valenti <valenti@watsonecon.ca>

Subject: CDSBEO Comments re: Zoning By-law Amendment - D14-138-24 / Plan of Subdivision - 09-T-21002 - 277 Florence Street North

You don't often get email from vw@watsonecon.ca. [Learn why this is important](#)

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.

Dear Jeffrey Ren and Julie Steward,

Thank you for the circulation. On behalf of the Catholic District School Board of Eastern Ontario, please review the attached comments regarding the Zoning By-law or Plan of Subdivision application noted in the subject line to facilitate the development of 166 townhomes at 277 Florence Street North, Mississippi Mills. If you have any questions or concerns, please feel free to reach out.

Respectfully,
Jordan Cook
Consultant

Watson & Associates Economists Ltd.

vw@watsonecon.ca

2233 Argentia Road, Suite 301

Mississauga, Ontario,

Canada L5N 2X7

Office: 905-272-3600

Fax: 905-272-3602

watsonecon.ca



My working hours may look different from your work hours. Please do not feel obligated to respond outside your normal working hours and I will look forward to your response later in the week.

Disclaimer: This message is for the use of the intended recipient(s) only and may contain information that is privileged, proprietary, confidential, and/or exempt from disclosure under any relevant privacy legislation. If you are not the intended recipient or authorized agent thereof, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender by return e-mail and delete or destroy all copies of this message. Warning: Although Watson & Associates Economists Ltd. has taken reasonable precautions to

Comments for Municipality

Application Information	
Application Number	D14-138-24 / 09T-21002 (Envoy Lands / Hannan Hills)
Name / Address	277 Florence Street North, Mississippi Mills

Accommodation Information	
Commenting School Board	Catholic District School Board of Eastern Ontario
Local Elementary School	Holy Name of Mary Catholic School (Almote)
Local Secondary School	Notre Dame Catholic High School (Carlton Place)

Comments:

- Circulation of phasing plans, revisions to the number or type of units proposed, or any other substantial changes to the circulated application is requested.
- Notice of Decision is requested.
- Student transportation providers may not travel on privately owned or maintained right-of-ways to pick up students. A congregated bus stop may be located outside of the development area. (*Condo applications only*)
- Education Development Charges shall be collected prior to the issuance of building permits. (*EDC boards only*)
- Interim accommodation measures, such as portables or a holding area, may be required to accommodate the projected students resulting from the proposed development.
 - A notification clause shall be included in all Offer to Purchase and Sale and/ or Rental Agreements advising prospective purchasers that school accommodation may no be available within the development area, in accordance with Board specifications.
OR
 - The developer shall agree to install and maintain advisory signage in accordance with Board specifications, at the sole expense of the developer.
- Revisions to the circulated application are requested. (*note revisions*)
- Conditions of draft approval are requested. (*note conditions*)
- Identified need for additional school site.

Additional Comments:

The development is within the Holy Name of Mary Catholic School and Notre Dame Catholic High School boundaries.

- Although the impact of this development will be minimal, the local elementary school is operating near capacity and may not accommodate all students from new development. Interim accommodation measures such as portables or a holding area/boundary change may be required to accommodate students from this proposed development.
- Although the impact of this development will be minimal, the local secondary school is operating at capacity and may not accommodate additional students. Interim accommodation measures such as portables or a holding area are being utilized to accommodate existing students. Additional measures may be required to address future student accommodation. A long-term secondary accommodation review may need to be undertaken to determine if a boundary change or a capital project, such as an addition or new facility, is required.

Please note, student transportation providers may not travel on privately owned or maintained right-of-ways and roads not yet assumed by the municipality to pick-up/drop-off students. A congregated bus stop may be located outside of the development area.

Date: 2024-07-20	Prepared By: Jordan Cook, Consultant
------------------	--------------------------------------

Draft Plan of Subdivision (09-T-21002), 277 Florence St., Mississippi Mills

PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>

Fri 6/28/2024 5:40 PM

To: Koren Lam <klam@lanarkcounty.ca>

You don't often get email from wsp.primecities@wspdigitalfactory.com. [Learn why this is important](#)

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6/28/2024

Koren Lam

Mississippi Mills

Lanark (County)

Attention: Koren Lam

Re: Draft Plan of Subdivision (09-T-21002), 277 Florence St., Mississippi Mills; Your File No. 09-T-21002

Our File No. DTS: 32422 / Circ: 42656

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,

The Bell logo, consisting of the word "Bell" in a bold, sans-serif font.

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

July 2, 2024

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

Dear Koren,

Re: Draft Plan of Subdivision – 2nd Submission
Evoy Lands (Hannah Hills)
277 Florence Street
County of Lanark
File No.: 09-T-21002

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

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

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

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.

Lanark - Evoy Lands (Hannan Hills) - 09-T-21002

AMIN Pranav <Pranav.Amin1@HydroOne.com>

Wed 7/10/2024 11:33 AM

To:Koren Lam <klam@lanarkcounty.ca>

 1 attachments (129 KB)

Lanark - Evoy Lands (Hannan Hills) - 09-T-21002 ;

Hi,

I hope this email finds you well.

I have attached the old comments for your reference.

Thank you.

Regards,

Pranav Amin

Real Estate Assistant

Hydro One Networks Inc.

185 Clegg Road, Markham, ON, L6G 1B7

Pranav.Amin1@HydroOne.com

Lanark - Evoy Lands (Hannan Hills) - 09-T-21002

SHETTY Dolly <Dolly.Shetty@HydroOne.com>

on behalf of

LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

To: Julie Stewart <jstewart@lanarkcounty.ca>

Hello,

We are in receipt of Application 09-T-21002 dated July 8, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.

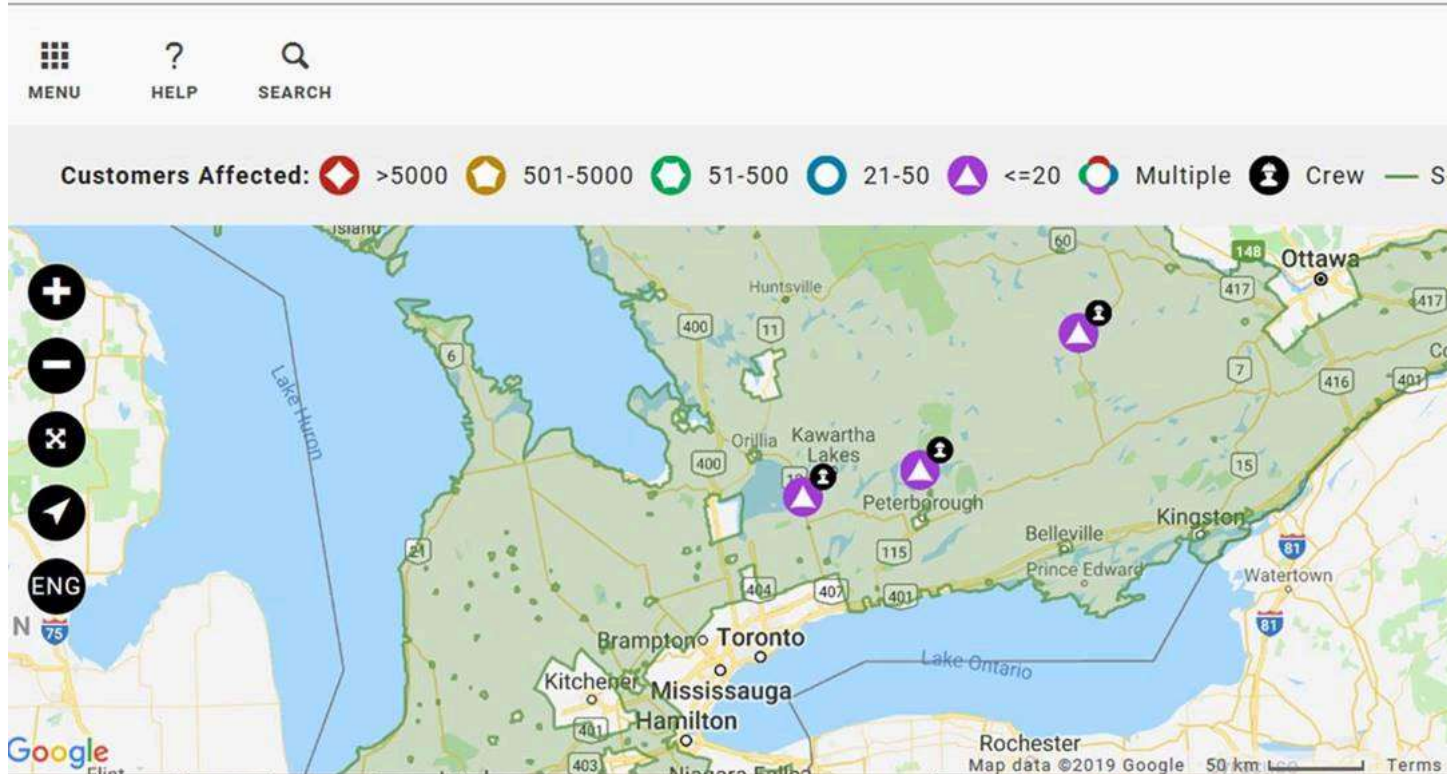
[Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

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 Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



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From: Julie Stewart [<mailto:jstewart@lanarkcounty.ca>]

Sent: Wednesday, July 07, 2021 3:03 PM

To: Ken Kelly; Marc Rivet; Tyler Duval; Cory Smith; Matt Craig ; dreid@mvc.on.ca; 'suzanne.flaro@ucdsb.on.ca'; 'ecolcatholique@ecolcatholique.ca'; circulations@wsp.com; 'planninganddevelopment@bell.ca'; LANDUSEPLANNING; DE RANGO Dennis; CORDICK Jason; 'jallen@orpowercorp.com'; 'cwatson@orpowercorp.com'; Peggy Deslauriers (Peggy.Deslauriers@canadapost.postescanada.ca); 'Municipal Planning'; 'algonquins@tanakiwin.com'; 'consultations@metisnation.org'; 'HOLMES, Elizabeth (MNRF)'; 'Lee, Scott (MNRF)'; 'SAROntario@ontario.ca'; Terry McCann; Jonathan Allen; Kurt Greaves; Leslie Drynan

Subject: Notice of Application and Consultation - Evoy Lands (Hannan Hills) - County of Lanark File No. 09-T-21002

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Please see the attached Notice of Complete Application & Consultation for a Draft Plan of Subdivision application for the Evoy Lands (Hannan Hills) Subdivision,
Park Lots 1, 2 and 3, Block E, Henderson Section, Plan 6262, Ward of Almonte in the Municipality of Mississippi Mills, County of Lanark.
County of Lanark File No. 09-T-21002.

The following is attached for your review and comment:

- Plan of subdivision application (along with cover letter from the agent)
- Draft Plan of subdivision
- Planning Rationale

RE: File Number D14-138-24 Notice of Complete Zoning By Law Amendment Application for Hannan Hills and Associated Application Lanark County Plan Of Subdivision Application 09-T-21002 Evoy Lands/Hannan Hills

Koren Lam <klam@lanarkcounty.ca>

Mon 7/29/2024 9:38 AM

To: K Duffy <keduffy7@icloud.com>

Cc: Val Flynn <valflynn@hotmail.com>; Maureen_Fitz@hotmail.com <Maureen_Fitz@hotmail.com>; maryannmorley111@hotmail.com <maryannmorley111@hotmail.com>; jfjbbday@yahoo.ca <jfjbbday@yahoo.ca>; Melissa Fudge <mfudge@mississippimills.ca>; Melanie Knight <mknight@mississippimills.ca>

Morning Kathy & Ray,

As Melanie has mentioned below, thank you for taking the time to write follow up comments on the latest updated submission for the Draft Hannan Hills Subdivision. Your comments below will be included in the Status Letter which compiles all agency and public comments on the latest submission. Please ensure to check our website for the status letter to be released in the coming weeks. [Planning Notices & Consultation - Lanark County](#). I will ensure to include yourselves and others on this email list are all on our public notification lists for this file.

Thanks,

Koren Lam
Senior Planner

Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6
613-267-4200 x 1505
klam@lanarkcounty.ca
www.lanarkcounty.ca



From: Melanie Knight <mknight@mississippimills.ca>

Sent: Monday, July 29, 2024 7:26 AM

To: K Duffy <keduffy7@icloud.com>; Koren Lam <klam@lanarkcounty.ca>

Cc: Val Flynn <valflynn@hotmail.com>; Maureen_Fitz@hotmail.com; maryannmorley111@hotmail.com; jfjbbday@yahoo.ca; Melissa Fudge <mfudge@mississippimills.ca>

Subject: RE: File Number D14-138-24 Notice of Complete Zoning By Law Amendment Application for Hannan Hills and Associated Application Lanark County Plan Of Subdivision Application 09-T-21002 Evoy Lands/Hannan Hills

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Hi there,

Thanks for your comments – we will definitely add you all to the notification list for the Zoning By-law Amendment application and I am sure Koren will do the same for the subdivision application.

Melanie

Melanie Knight (she/her)
Director of Development Services and Engineering
Municipality of Mississippi Mills
613-256-2064 ext. 501 | mknight@mississippimills.ca

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From: K Duffy <keduffy7@icloud.com>
Sent: Thursday, July 25, 2024 11:56 AM
To: klam <klam@lanarkcounty.ca>; Melanie Knight <mknight@mississippimills.ca>
Cc: Val Flynn <valflynn@hotmail.com>; Maureen_Fitz@hotmail.com; maryannmorley111@hotmail.com; jfjbdy@yahoo.ca
Subject: File Number D14-138-24 Notice of Complete Zoning By Law Amendment Application for Hannan Hills and Associated Application Lanark County Plan Of Subdivision Application 09-T-21002 Evoy Lands/Hannan Hills

You don't often get email from keduffy7@icloud.com. [Learn why this is important](#)

Good Morning Koren & Melanie:

As you know a number of residents from the Mill Run subdivision had previously indicated their concerns to both the County and the Municipality regarding the initial proposal for the Evoy Lands/Hannan Hills subdivision.

In our written submission, dated August 4, 2021, specific concerns were highlighted regarding the proposal to increase the density of the residential units from the maximum of 35 units per net hectare to 52 units per net hectare and with the Transportation Impact Study which would see the extension and connection of Adelaide Street to Honeyborne Street for vehicle traffic.

We would like to take this opportunity to thank you for providing us with the information regarding the re-submission of the Draft Subdivision Plan to The County of Lanark; and the proposed Hannan Hills Zoning By-Law Amendment.

Upon reviewing the revised submission of the Draft Subdivision plan, we are pleased to see that our initial concerns have been addressed in that:

1. the number of residential dwelling units is being reduced from 166 to 110, "to be more in keeping with Official Plan requirements" and that;
2. "While the proposed extension of Adelaide Street will not connect to the Mill Run subdivision, a pedestrian bridge is proposed that would provide active transportation connectivity to the east".

We want to thank you for taking our concerns into consideration throughout this process, and we will continue to follow the progress of the planning submission and providing feedback when required.

Please notify us of the decision of the Municipality on the proposed zoning by-law amendment and of any Public Meetings being scheduled regarding this application.

Kathy & Ray Duffy, 529 Honeyborne Street

Ed & Val Flynn, 519 Honeyborne Street

Barb Taylor, 508 Honeyborne Street

Maureen Fitzmorris & Patrick Donnelly, 518 Honeyborne Street

Mary Ann Morley, 512 Honeyborne Street

Re: 09-T-21002 - MM - Hannan Hills - Re-submission

Koren Lam <klam@lanarkcounty.ca>

Wed 6/26/2024 2:24 PM

To: forlipa@gmail.com <forlipa@gmail.com>

Hello,

I have sent this to residents who had provided written submissions on the subdivision and those who provided their contact information on the petition list.

Thanks,

Koren

From: forlipa@gmail.com <forlipa@gmail.com>

Sent: Wednesday, June 26, 2024 2:08 PM

To: Koren Lam <klam@lanarkcounty.ca>

Subject: RE: 09-T-21002 - MM - Hannan Hills - Re-submission

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Please confirm that you have sent this to residents of Almonte?

From: Koren Lam <klam@lanarkcounty.ca>

Sent: Wednesday, June 26, 2024 2:05 PM

To: Koren Lam <klam@lanarkcounty.ca>

Subject: Fw: 09-T-21002 - MM - Hannan Hills - Re-submission

Hello,

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

Please access the re-submission files using this Shared OneDrive Folder: [☐Hannan Hills - MM - 2nd Re-submission](#)

Additionally, the files will be uploaded on our website

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

- Cover letter, prepared by Cavanagh Developments, dated June 14, 2024
- Planning Rationale, prepared by Novatech, dated June 2024
- Amended Conceptual Plan, prepared by egis, dated June 2024
- Amended Draft Plan of Subdivision, prepared by egis, dated June 2024
- Serviceability and Conceptual Stormwater Management Plan, prepared by Novatech, dated June 12, 2024

- Environmental Impact Study, prepared by CIMA+, dated June 2024
- Hydrologic Impact Study, prepared by Novatech and CIMA+, dated June 12, 2024
- Revised Transportation Impact Study, prepared by Novatech, dated June 12, 2024
- Archaeology Report, prepared by Matrix Heritage, dated May 20, 2021
- Phase 1 Environmental Site Assessment, prepared by Paterson, dated November 5, 2020
- Preliminary Geotechnical Investigation, prepared by Paterson, dated January 17, 2019
- Amended Subdivision application form
- Amended Zoning amendment application form

Please submit your comments to me by **July 26th, 2024**.

Please do not hesitate to contact me should you have any questions or issues accessing the file.

Thanks,

Koren Lam
Senior Planner

Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6
613-267-4200 x 1505
klam@lanarkcounty.ca
www.lanarkcounty.ca



LANARK
COUNTY

Re: 09-T-21002 - MM - Hannan Hills - Re-submission - TIS

Koren Lam <klam@lanarkcounty.ca>

Thu 9/12/2024 11:17 AM

To: Koren Lam <klam@lanarkcounty.ca>

From: Brian Hughes <bmhughes1952@gmail.com>

Sent: Tuesday, July 30, 2024 9:55 AM

To: Koren Lam <klam@lanarkcounty.ca>

Subject: Re: 09-T-21002 - MM - Hannan Hills - Re-submission - TIS

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Thank you I hope a new study is performed once construction completed

Brian

Sent from my iPhone

On Jul 30, 2024, at 09:29, Koren Lam <klam@lanarkcounty.ca> wrote:

Morning Brian,

Please see the below response from the Transportation Engineer:

Speeds on Adelaide Street

Section 2.6 of the TIA reviewed current operating speeds along the area roadways based on speed surveys conducted by the Town. Based on speed surveys conducted between July 4-8, 2022, the 85th percentile speed on Adelaide Street between Marshall Street and Napier Lane was 31km/hr. Observed operating speeds do not identify a high number of speeding vehicles along this roadway.

Traffic on Adelaide Street

Based on the traffic projections shown in Figure 4 of the TIS, approximately 12-13 vehicles are anticipated to arrive/depart via Martin Street. The majority of these vehicles will be destined to the south/west via Queen Street and Main Street. As Adelaide Street bends north prior to Martin Street, it is expected that the majority of these vehicles will use Teskey Street, Augusta Street, Maude Street or Victoria Street to connect to Martin Street. The proposed development is not anticipated have a significant impact to traffic volumes on Adelaide Street west of Marshall Street.

Let me know if you have any further questions.

Thanks,

Koren

From: Koren Lam

Sent: Wednesday, July 17, 2024 10:50 AM

To: Brian Hughes <bmhughes1952@gmail.com>

Subject: RE: 09-T-21002 - MM - Hannan Hills - Re-submission - TIS

Hi Brian,

Thanks for elaborating on your question about the application. I have forwarded your comments for the Transportation Engineer to address.

Koren

From: Brian Hughes <bmhughes1952@gmail.com>

Sent: Monday, July 15, 2024 1:45 PM

To: Koren Lam <klam@lanarkcounty.ca>

Subject: Re: 09-T-21002 - MM - Hannan Hills - Re-submission - TIS

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My specific question deals with traffic which your email answers in part,, the projected volumes maybe your best projection,, my concern is volume of traffic driving towards the high school approximately the same time..Hence the reduction of speed is more easily enforced if the area has sufficient posted speed signs while still in the infancy stages....You are then dealing with alot fewer individuals.... The proposed sidewalks may take years to build,, because they are the responsibility of the municipality not builder and as we all know budget dollars are tight...

You have to wait for light to be red to make a turn onto Ottawa St between 7 and 9 most days... My hope is if Adelaide speed is lowered due to proximity of school,, then traffic will go opposite direction and use traffic control lights.

Thanks

In you wisdom is project still 4 years out

Brian

Sent from my iPad Brian

On Jul 15, 2024, at 1:21 PM, Koren Lam <klam@lanarkcounty.ca> wrote:

Hi Brian,

Thanks for your email. I am new to the County and file, so thank you for bringing your concerns with regards to the traffic flow on the latest re-submission. Please note that the number of units proposed in the latest re-submission removes 56 units to a total of 110.

1) Consideration of Traffic Flow for Hannan Hills Subdivision

- In the Executive Summary section of the report, it is estimates that on Florence it will generate 57 trips in the AM peak hour and 43 in the PM peak hour. On Adelaide it will add 57 two way trips in the AM peak hour and 68 two way drips during the PM Peak hour which is equivalent to 1 vehicle every 50-60 seconds (TIS, Page 2)
- Additionally, the main intersections for inflow into the subdivisions (Ottawa, Menzie, Paterson) have been recorded with real time data.
- Did you have specific questions for the consideration of traffic flow? If technical in nature, I can send your question to the developer to address.

2) Traffic Flow on Adelaide St. (Lack of Sidewalks, Proximity to High School)

- In MM Transportation Master Plan, the Municipality is proposing sidewalks to be installed along Florence and Adelaide towards Martin St N. Where the nearest High School is located as shown in the image below (Page 5)
- The County's statutory obligations are to circulate to all public/catholic/english/french school boards. We have not received any comments from these stakeholders regarding this proposed subdivision

Please let me know if you have any additional questions.

Thanks,

Koren Lam

Senior Planner

Lanark County

99 Christie Lake Road

Perth, ON K7H 3C6

613-267-4200 x 1505

klam@lanarkcounty.ca

www.lanarkcounty.ca

<Outlook-A close-up.png>

From: Brian Hughes <bmhughes1952@gmail.com>

Sent: Thursday, July 11, 2024 8:34 PM

To: Koren Lam <klam@lanarkcounty.ca>

Subject: Re: 09-T-21002 - MM - Hannan Hills - Re-submission

You don't often get email from bmhughes1952@gmail.com. [Learn why this is important](#)

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Good evening, I am still reading the just released TMP, a long read. 2 questions,, there does not seem to be any consideration of traffic flow for Hannan Hills subdivision..
2) i had expressed concerns with traffic flow on Adelaide once proposed subdivision is constructed,,,(lack of sidewalks, and proximity to high school

Brian Hughes
Sent from my iPad Brian

On Jun 26, 2024, at 2:05 PM, Koren Lam
<klam@lanarkcounty.ca> wrote:

Hello,

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

Please access the re-submission files using this Shared OneDrive Folder:

<[Outlook-wj2mwvxc.png](#)>

[Hannan Hills - MM - 2nd Re-submission](#)

Additionally, the files will be uploaded on our website

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

- Cover letter, prepared by Cavanagh Developments, dated June 14, 2024
- Planning Rationale, prepared by Novatech, dated June 2024
- Amended Conceptual Plan, prepared by egis, dated June 2024
- Amended Draft Plan of Subdivision, prepared by egis, dated June 2024
- Serviceability and Conceptual Stormwater Management Plan, prepared by Novatech, dated June 12, 2024
- Environmental Impact Study, prepared by CIMA+, dated June 2024
- Hydrologic Impact Study, prepared by Novatech and CIMA+, dated June 12, 2024
- Revised Transportation Impact Study, prepared by Novatech, dated June 12, 2024
- Archaeology Report, prepared by Matrix Heritage, dated May 20, 2021

- Phase 1 Environmental Site Assessment, prepared by Paterson, dated November 5, 2020
- Preliminary Geotechnical Investigation, prepared by Paterson, dated January 17, 2019
- Amended Subdivision application form
- Amended Zoning amendment application form

Please submit your comments to me by **July 26th, 2024**. Please do not hesitate to contact me should you have any questions or issues accessing the file.

Thanks,

Koren Lam
Senior Planner

Lanark County
99 Christie Lake Road
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