

April 16<sup>th</sup>, 2024

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

To The attention of Ms Koran Lam

**Re: Draft Plan of Subdivision: Menzie Enclaves**  
**County of Lanark Fileno# 09-T-23006**

I am hereby responding to your letter of February 12, 2024.

1. I note that per your letter, the draft plan application as was submitted to the County of Lanark on March 13, 2023 was deemed to be complete on March 22, 2023.
2. The subject property which included 28 blocks and five lots has been modified to include high density townhouse units as per the density requirements and has been accepted by Melanie Knight. Plan attached in Annex I. Internal roads as per original submitted plan. Units on Adelaide now facing Adelaide s demanded by the Municipality of Mssippi Mills.
3. In regards to your requirement for extension of Adelaide Street, this shall be the decision of the county and the municipality.

**RESPONSE TO AGENCY COMMENTS**

1. Comments related to the draft plan of subdivision and density targets conforming to Official Plan policies received Feb 11, 2024 from Melanie Knight, Director of Development Services and Engineering of Municipality of Mississippi Mills.

Attached :

ANNEX I: Modified Plan as now accepted by Melanie Knight indicating subdivision modified per density targets and other requirements namely the façade of units on Adelaide street to face the street. Full scale plan to be expedited under separate cover via mail.

ANNEX II: Response to consolidated comments from the Second Review of the application – File 09—T-23005 – Menzie Enclaves from Melanie Knight.

2. Comments related to revisions to the Storm Water Management Report: Storm Water Management Detention Basin dated December 20, 2023 from Jane Cho, Water resources Engineer Intern.

ANNEX III covers the response from engineer Mongi Mabourak.

3. Comments related to the presence of Species at Risk at the subject property from Jamie Rose Wedgewood, Management Biologist, Permissions Section Species at Risk Branch at the Ministry of Environment, Conservation and Parks.

The branch had received updated information from Gemtec Consulting Engineers on the Menzie Enclaves project and reviewed the information gathering form from. There were some species concern. Mr Drew Pauluse of Gemtec in the discussions that followed has provided the solution which shall be submitted to the ministry.

ANNEX IV: Letter from Gemtec indicating the blending turtle compensation and creation or enhancement of habitat in line with the description of Category 2 and 3 habitat for the species.

4. Re; Enbridge dated November 17, 2023  
General comments related to conditions of easements. Per comments from Willie Cornello, senior Analyst Municipal Planning Engineering, Enbridge Gas does not have changes to the previously identified conditions for the revised application.
5. Re; Bell from WSP dated November 20, 2023. Re; Bell from Juan Corvalan, Senior Manager dated November 20, 2023 indicates that the owner( 13165647 Canada Inc) has agreed to convey any easements as deemed necessary by Bell Canada to service this new development at no cost to Bell Canada. And the owner shall be responsible where any current or valid easements exist. Pls note: No such easements exist. 13165647 Canada Inc shall provide a plan following draft plan approval.
6. Re Hydro One dated December 1, 2023. As noted by Gabriel Arabia of LAND USE Planning CO Op at Hydro One Networks Inc, they do not have any concerns at this time and their preliminary review considers issues affecting Hydro One's high voltage Facilities and Corridor Lands. We shall contact the local distribution supplier following the draft plan approval of the subdivision.
7. Re: Public comments received April 6- 20, 2023. No further public comments were received in the 2<sup>nd</sup> submission and the original comments per our response dealt with the park that is not part or parcel of our project.

Finally in regards to the infrastructure cost sharing between 13165647 Canada Inc and Cavanagh Developments, the draft of Memorandum of Agreement is attached on the basic principles of cost sharing as ANNEX V.

I hope the above and the attached documents shall suffice for advancement of our application to draft plan approval.

Thank you

Ash Sharma

For

13165647 Canada Inc

514-817-9265

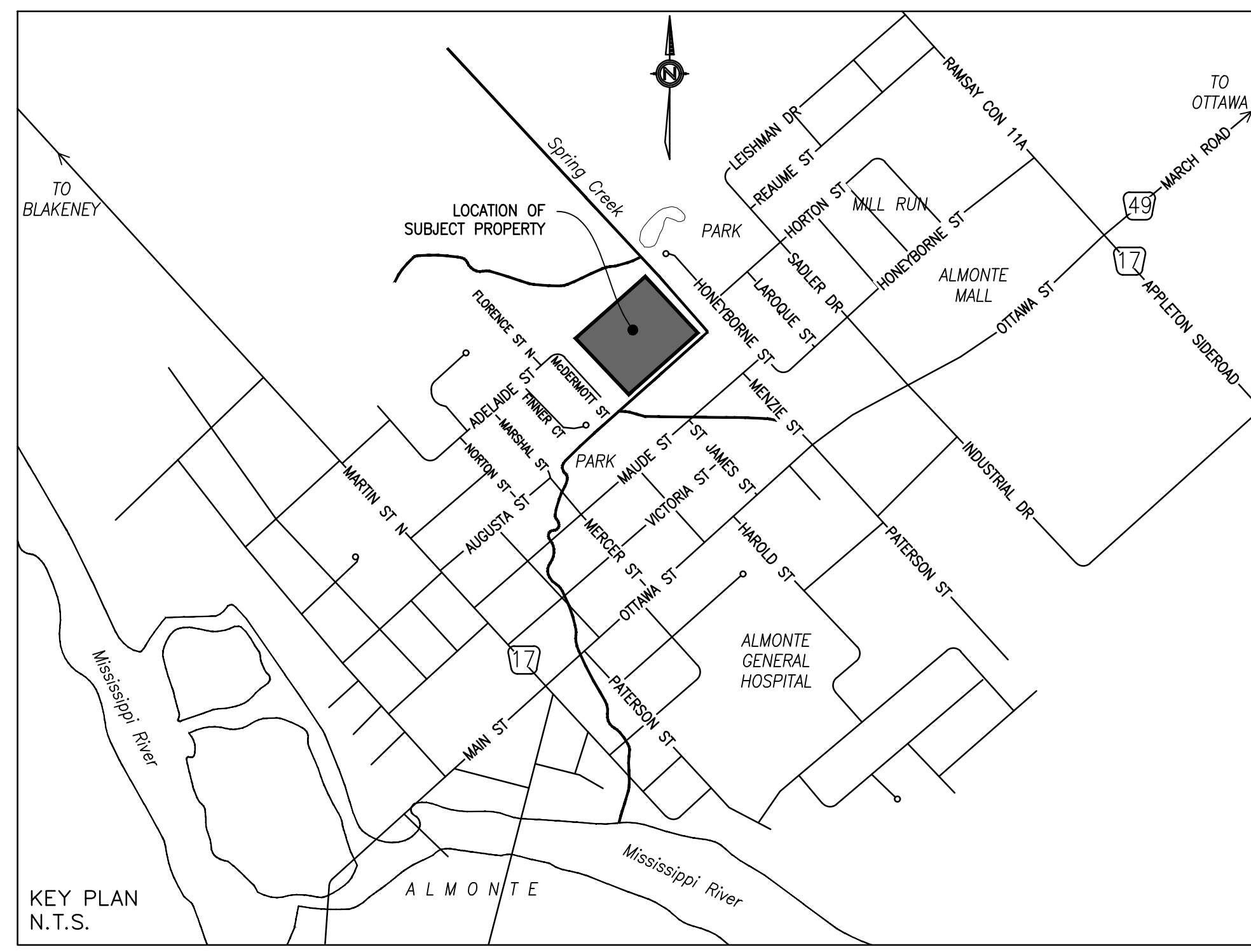
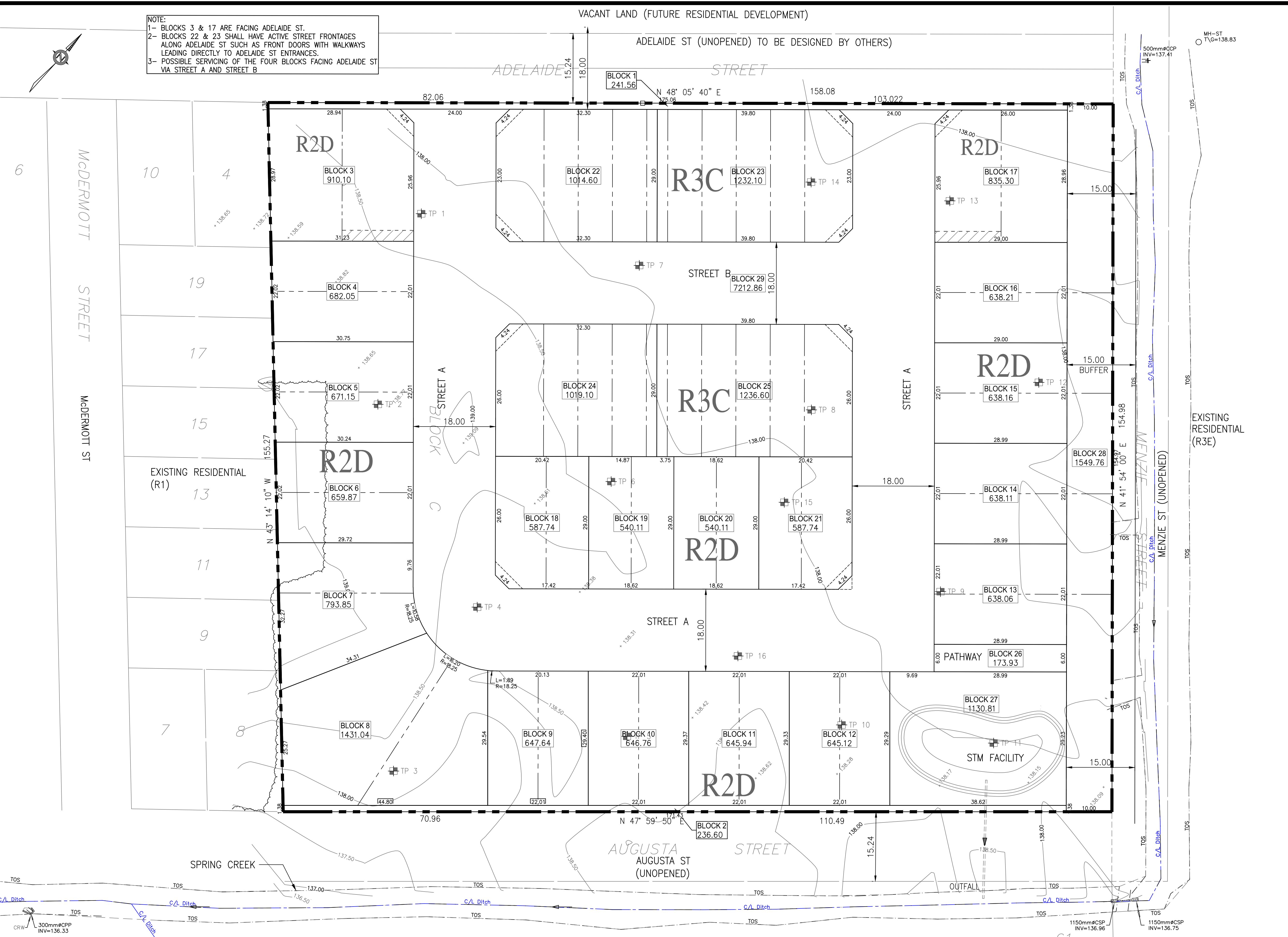
Cc: Melanie Knight, Municipality of Mississippi Mills  
Megan Culen, Municipality of Mississippi Mills  
Ken Kelly, Municipality of Mississippi Mills  
Jasmin Ralph, Lanark County  
Kurt Graeves, Lanark County

## **ANNEX I**

- Modified Plan with higher density conforming to Official Plan policies as received Feb 11, 2024 from Melanie Knight, Director of Development Services and Engineering of Municipality of Mississippi Mills



NOTE:  
 1- BLOCKS 3 & 17 ARE FACING ADELAIDE ST.  
 2- BLOCKS 22 & 23 SHALL HAVE ACTIVE STREET FRONTS ALONG ADELAIDE ST SUCH AS FRONT DOORS WITH WALKWAYS LEADING DIRECTLY TO ADELAIDE ST ENTRANCES.  
 3- POSSIBLE SERVICING OF THE FOUR BLOCKS FACING ADELAIDE ST VIA STREET A AND STREET B



**SURVEY LEGEND**

Denotes

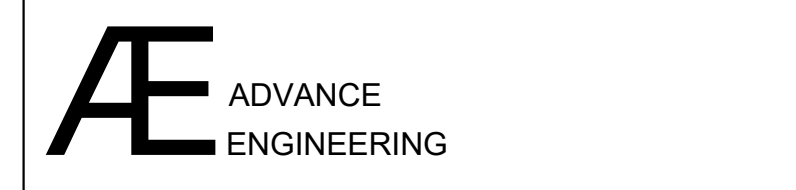
- Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CC Cut Cross
- CP Concrete Pin
- IBØ Round Iron Bar
- S&W Spike & Washer
- SSIB\* Short Standard Iron Bar
- IB\* Iron Bar
- (WIT) Witness
- Meas. Measured
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- (P1) Plan
- (P2) Plan
- (P3) Plan
- Deciduous Tree
- ☼ Coniferous Tree
- MH-ST Maintenance Hole (Storm Sewer)
- MH Maintenance Hole (Unidentified)
- CB Catch Basin
- CSP Corrugated Steel Pipe
- CPP Corrugated Plastic Pipe
- CCP Concrete Pipe
- BOS Bottom of Slope
- CRW Concrete Retaining Wall
- T/G Top of Grate
- ⊙ FH Fire Hydrant
- +65.00 Location of Elevations
- +65.00 Top of Wall Elevation
- C/L Centreline

NOTES:  
 - DISTANCES ARE IN METRE. TO CONVERT TO FEET DIVIDE BY 0.3048.  
 - PROPOSED 1.5m SIDEWALK ON ONE SIDE OF THE STREETS.  
 - CHAIN-LINK FENCES SHALL BE INSTALLED ON EITHER SIDE OF THE PUBLIC WALKWAYS AND SURROUNDING THE STORMWATER FACILITY.  
 - WATERMAIN, SANITARY SEWERS AND OTHER UTILITIES HAVE BEEN IDENTIFIED ALONG ADELAIDE ST AND FINNER CT.

**DRAFT PLAN OF SUBDIVISION OF**  
 PARK LOT 2, BLOCK C, HENDERSON SECTION, AND LOTS 1 TO 25 INCLUSIVE, PARK BLOCK C, McLEAN SECTION, AND ALFRED STREET AND ALEXANDRA STREET REGISTERED PLAN 6262 FORMER TOWN OF ALMONTE MUNICIPALITY OF MISSISSIPPI MILLS COUNTY OF LANARK

2	RIPARIAN AREA ADDED AS A BLOCK	03/04/24
1	DRAFT PLAN APPROVAL - OPTION 3	10/02/23
No.	REVISION / ISSUE	DATE MM/DD/YY

PREPARED BY:  
 Mongi Mabrouk P.Eng.  
 Phone: 613-896-9170  
 Email: eng.services.ca@gmail.com



PROJECT NAME AND ADDRESS:

**MENZIE ENCLAVES SUBDIVISION**

ADELAIDE ST, ALMONTE, MISSISSIPPI MILLS, ONTARIO

APPLICANT:  
 ASH SHARMA  
 13165647 CANADA INC. (514-817-8265)  
 27 Queen Street East #407 Toronto, ON

TITLE:  
**DRAFT PLAN OF SUBDIVISION OPTION 3**

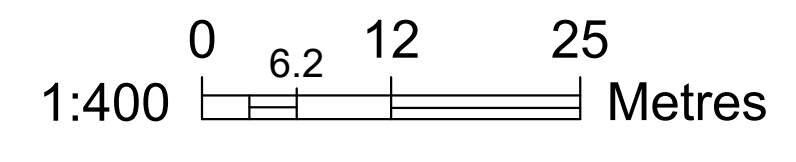
SCALE:	1:400	DRAWING No.:	DP-1
DRAFTED BY:			
PROJECT No.:	123		
DATE:	03-04-2024		

**TABLE OF BLOCKS**

BLOCK No.	AREA (m²)	DESCRIPTION
1	241.56	ADELAIDE ST WIDENING
2	236.60	AUGUSTA ST WIDENING
3	910.10	2 SEMI-DETACHED
4	682.05	2 SEMI-DETACHED
5	671.15	2 SEMI-DETACHED
6	659.87	2 SEMI-DETACHED
7	793.85	2 SEMI-DETACHED
8	1431.04	2 SEMI-DETACHED
9	647.64	2 SEMI-DETACHED
10	646.76	2 SEMI-DETACHED
11	645.94	2 SEMI-DETACHED
12	645.12	2 SEMI-DETACHED
13	638.06	2 SEMI-DETACHED
14	638.11	2 SEMI-DETACHED
15	638.16	2 SEMI-DETACHED

BLOCK No.	AREA (m²)	DESCRIPTION
16	638.21	2 SEMI-DETACHED
17	835.30	2 SEMI-DETACHED
18	587.74	2 SEMI-DETACHED
19	540.11	2 SEMI-DETACHED
20	540.11	2 SEMI-DETACHED
21	587.74	2 SEMI-DETACHED
22	1014.60	4 TOWNHOUSES
23	1232.10	5 TOWNHOUSES
24	1019.10	4 TOWNHOUSES
25	1236.60	5 TOWNHOUSES
26	173.93	6M PATHWAY / UTILITY
27	1130.81	STORMWATER FACILITY
28	1549.76	RIPARIAN AREA
29	7212.86	R-O-W-

ZONING TYPE	UNITS	AREA (ha)	RATIO LD & MD	DENSITY PER NET ha	REQUIRED DENSITY	TOTAL UNITS	DENSITY PER NET ha	DENSITY PER GROSS ha
MEDIUM DENSITY (TOWNHOUSES R3C)	18	0.4502	25.2%	40.0	30-40	56	31.3	19.70
LOW DENSITY (SEMI-DETACHED R2D)	38	1.3377	74.8%	28.4	15-30			
<b>TOTAL NET AREA (ha):</b>		<b>1.7879</b>						
<b>TOTAL GROSS AREA (ha):</b>		<b>2.8425</b>	Including R-O-Ws, Riparian and STM Facility					
MEDIUM DENSITY (TOWNHOUSES)	18	32%						
LOW DENSITY (SEMI)	38	68%						



CONTENT REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990:

(17) The applicant shall provide the approval authority with the prescribed information and material and as many copies as may be required by the approval authority of a draft plan of the proposed subdivision drawn to scale and showing:  
 (a) the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor; AS SHOWN ON THE DRAFT PLAN.  
 (b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts; AS SHOWN ON THE DRAFT PLAN.  
 (c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the whole to be subdivided to the boundaries of the township lot or other original grant of which the land forms the land or part; AS SHOWN ON THE DRAFT PLAN.  
 (d) the purpose for which the proposed lots are to be used; RESIDENTIAL: SEMI-DETACHED AND TOWNHOUSE BLOCKS, ONE BLOCK FOR A STORMWATER MANAGEMENT FACILITY AND TWO BLOCKS FOR FUTURE ROAD EXTENSION AS SHOWN ON THE DRAFT PLAN.  
 (e) the approximate dimensions and layout of the proposed lots; AS SHOWN ON THE DRAFT PLAN.  
 (f) if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units; N/A  
 (g) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, and wooded areas within or adjacent to the land proposed to be subdivided; SPRING CREEK ON EAST AND SOUTH SIDE OF DEVELOPMENT AS SHOWN ON THE DRAFT PLAN. PROVIDE 15 m BUFFER FOR FISH HABITAT ALONG THE CREEK.  
 (h) the availability and nature of domestic water supplies; AVAILABLE VIA MUNICIPAL WATERMAIN AT ADELAIDE ST AND MENZIE ST.  
 (i) the nature and porosity of the soil; LAYER OF TOPSOIL AND/OR PEAT (0.1 TO 0.4 m) UNDERLAIN BY MARL (0.4 TO 0.8 m) AND/OR A GLACIAL TILL DEPOSIT (0.1 TO 0.7 m), BEDROCK AT DEPTHS RANGING BETWEEN 0.3 AND 1.1 m.  
 (j) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided; AS SHOWN ON THE DRAFT PLAN.  
 (k) the municipal services available or to be available to the land proposed to be subdivided; SANITARY SEWER, WATER SUPPLY ARE AVAILABLE ACCORDING TO THE MUNICIPAL MASTER PLAN, BELL, HYDRO AND GAS ARE ALSO IN THE IMMEDIATE AREA and  
 (l) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 15 m SETBACK ALONG THE SPRING CREEK.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED \_\_\_\_\_ (ONTARIO LAND SURVEYOR)  
 ANNIS O'SULLIVAN VOLLEBEK LTD.

**OWNER'S CERTIFICATE**

I, 13165647 CANADA INC., BEING THE REGISTERED OWNER, HEREBY AUTHORIZE ADVANCE ENGINEERING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF LANARK FOR REVIEW AND APPROVAL.

DATED \_\_\_\_\_ FOR 13165647 CANADA INC.  
 ASH SHARMA

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN MY LETTER DATED \_\_\_\_\_, 202 , THIS DRAFT PLAN IS APPROVED BY THE COUNTY OF LANARK UNDER SECTION 51 OF THE PLANNING ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202 .

KURT GREAVES - CAO  
 COUNTY OF LANARK



# **ANNEX II**

14 Bridge Street, PO Box 400  
Almonte, ON K0A 1A0  
Phone: 613-256-2064 | Fax: 613-256-4887  
www.mississippimills.ca

February 11, 2024

Koren Lam, Senior Planner  
Lanark County

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

**Re: Second Submission Comment Letter – Subdivision Application  
Menzie’s Enclave  
09-T-23005 (County File Number)**

Please find below the consolidated comments from the Second Review of the above noted application in response to the issues and comments by Melanie Knight, Director of Development Services and Engineering Municipality of Mississippi Mills

## **MUNICIPALITY OF MISSISSIPPI MILLS**

### **Planning Department**

#### **Proposed Alternative Plan**

1. Based on the alternative plan submitted, the proposed density is 19.7 units per gross hectare (29 units per net hectare) and a split of 67% low density residential and 33% medium density residential; however, it is noted that the resolution of the plans makes the plans difficult to read. Assuming the foregoing is correct, it appears the lot configuration meets the intent of the Official Plan policies as it relates to residential development.

**AE: We will keep the alternative option since it complies better with the Official Plan.**

2. Based on the site plans for the townhomes, it appears that the design of the rear yards fronting onto Adelaide is a typical rear yard with no pedestrian connections to Adelaide Street. Consider flipping the orientation of the townhouses so that units front onto Adelaide Street and the rear of the units back onto Street B.

**AE: There is a pedestrian connection for the townhouses to Adelaide St. We will make the principal elevation the one facing Adelaide and the driveway and services will be accessible from Street B.**

3. Please provide a PDF copy of the revised alternative plan which is of a higher resolution so that setbacks and lot areas can be reviewed in greater detail.

AE: Noted.

### Buffer to Municipal Drain

4. Please provide details of the 15-metre buffer proposed from the municipal drain. Is it the intention that this buffer be conveyed to the Municipality or privately owned? Please be advised that it is the preference of the Municipality that the 15- metre buffer be conveyed to the Municipality to ensure that it remains in its natural state.

AE: Developer will discuss this matter with the Municipality.

Page 1 of 3

### **Engineering Department**

5. The system capacity check form needs to be completed and submitted to the Municipality for review (see attached).

AE: We will provide the need and model for the new layout for review.

6. The Servicing Report needs to be updated to reflect new calculations for design flows and demands.

AE: Noted.

7. The general arrangement of offsite infrastructure or details of connections to municipal infrastructure are required. Specifically:
  - a. The application has relied on drawings prepared by a separate developer who has not submitted any updated plans and studies. If plans are to be relied upon by a separate developer, at a minimum the associated plans and studies must be submitted and up to date by the separate developer which remains outstanding.

AE: Developer will discuss this matter with the other developer to make sure that our design correspond to their design.

- b. In addition, a letter from the separate developer must be submitted acknowledging that a cost sharing agreement for the infrastructure has been agreed upon prior to the registration of the subdivision.

AE: Developer will discuss this matter with the other developer.

### **Municipal Drain Superintendent**

8. The resubmission has been provided to the Drainage Superintendent for review and comment. Once comments have been received, the Municipality will forward these directly to the applicant and County.

AE: Noted.

## ANNEX III



- **To:** Mercedes Liedtke, Environmental Planner

- **Technical Review Memorandum** December 20, 2023

- **File Number:** PMMSB-33

**Prepared by:** Jane Cho, Water Resources Engineer Intern (EIT)

**Re:** Draft Plan of Subdivision – 09-T-23006 – Menzie Enclaves Subdivision, Municipality of Mississippi Mills

Mississippi Valley Conservation Authority (MVCA) has been circulated the following comment response letter in support of a Plan of Subdivision application for Menzie Enclaves Subdivision Development at the southwest intersection of Adelaide Street (unopened) and Menzie Street (unopened):

- First Submission Comments Response, prepared by 13165647 Canada Inc., dated November 8, 2023

MVCA provides the following comments for your consideration:

1. It is understood that post-development flows will be discharged through an outlet control structure and outfall into the existing watercourse. However, it is not clear from the report how post-development flows from the proposed SWM detention basin will be controlled by an inlet control device to pre-development rates prior to releasing to the existing watercourse. Please provide preliminary calculations how the proposed SWM design will achieve the quantity control requirement. Detailed calculations can be provided during detailed design.

**AE: The inlet control device will be designed to make sure that pre-development discharge levels match the post-development discharge levels for 2, 5 and 100 year storm. This is done using orifices and weirs.**

2. It is understood that the theoretical pond stages are provided in Appendix C. However, it is not clear whether required stormwater storage will be available on site. A preliminary analysis of the proposed detention basin should be included. Please confirm adequate storage will be available on site.

**AE: Detailed calculation of the required stormwater storage will be provided in the next submission.**



## **ANNEX IV - Species at Risk**

**From:**drew.paulusse@gemtec.ca

**To :**Ash Sharma, Luca Fiorindi

Wed, Apr 10 at 1:27 p.m.

Ash,

GEMTECs experience with Blanding's turtle compensation involves pursuing an Overall Benefit Permit (OBP).

As mentioned in previous discussion, this involves establishing enforceable and measurable actions that lead to a net benefit for the species. With respect to the Blanding's turtle, this would entail the creation or enhancement of habitat in line with the description of Category 2 and 3 habitats for the species. GEMTEC has had success with proposed deep pool and shallow pan designs that are tailored to reflect the habitat requirements described above (i.e., Category 2/3).

It is not anticipated that the MECP will ask for a 1:1 habitat compensation scenario as compensation can be targeted at habitat function as opposed to area alone. However, it is not currently known what the MECP will expect with respect to area compensation ratios for this project. We will confirm that in future meetings with the MECP.

Based on GEMTECs previous experience with OBPs for Blanding's and the potential compensation property, the construction of a single aquatic habitat feature within the existing on-site wetland community and additional areas of native plantings should be able to satisfy MECP expectations for area and function compensation.

The aquatic feature would incorporate both pool and pan habitats to satisfy enhancement of basking, foraging, and overwintering options. The feature would ideally be placed at the edge of the existing habitat as to contribute to novel habitat area and minimize disturbance required for construction. Previously used metrics for a project of similar scale and design are as follows;

- 
- 325-350 m2 aquatic feature
    - 300 m2 of the area constructed as a shallow pan
      - Dug to between 30-45 cm below the main channel depth
    - 25-50 m2 of the area constructed as an in-line pond
      - Dug to a max depth of 2.1 m and an average depth of 1 m
      - One third of the deep pool graded to maintain 2 m average water depth while remaining portions transitions to 1 m
  - 325-350 m2 aquatic feature vegetated with aquatic seed mix
  - 2500 m2 of the surrounding terrestrial riparian area to be planted with native species
  - 10-20 points of additional hard substrates placed within and around the compensation habitat (woody debris, grubbed stump, logs, flat rocks, rock piles)
-

I would caution that the areas (m2, etc.) above are likely a bit smaller than what the final design will include but it does provide some context. Once we have your 'okay' on the use of the 9<sup>th</sup> Line property to host the compensation habitat, we'll set up another meeting with the Ministry to flush out the details on the compensation habitat.

Thanks,

Drew

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**Drew Paulusse**, B.Sc., QP<sub>RA</sub>  
Branch Manager | Senior Scientist  
Ottawa, ON  
tel: 613.836.1422 x260 / toll-free: 1.877.243.6832  
mobile: 613.222.2592 / fax: 613.836.9731

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## **ANNEX V**

**Memorandum of Agreement between 13165647  
Canada Inc and Cavanagh Developments for cost  
sharing of infrastructure to individual developments  
( Draft)**

# MEMORANDUM OF AGREEMENT

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**DATE:** APRIL 5, 2024

**TO:** PIERRE DUFRESNE (CAVANAGH DEVELOPMENTS), ASH SHARMA (13165647 CANADA INC)

**FROM:** SUSAN GORDON, ALEX MCAULEY (NOVATECH)

**RE:** COST SHARING PRINCIPLES – HANNON HILLS AND MENZIE ENCLAVE  
NOVATECH PROJECT NO.: 118201

**CC:** ERIN O’CONNOR (CAVANAGH DEVELOPMENTS), MONGI MABROUK (ADVANCE ENGINEERING)

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This Memorandum of Agreement, Principles of Cost Sharing (Table 1) and the Cost Sharing Figure (118201 Figure 1) are the proposed cost sharing items and principles for the proposed Hannon Hills and Menzie Enclave subdivisions. It is intended that this memo will be signed by both parties and will form a letter of intent which will be utilized as the basis of a formal cost sharing agreement.

The following are a list of items which will need to be covered in the agreement:

1. These cost sharing agreement principles are based on Cavanagh Developments and 13165647 Canada Inc lands being registered and developed concurrently.
2. Individual owners to achieve required Official Plan density.
3. No objection by either party to planning applications.
4. Drawings, specifications, and tenders for cost shared items to be provided to non-initiating owners for review and approval, prior to Municipal submission.
5. Working easements and grading easements to be provided as required.
6. Permission will be granted for construction of temporary turnarounds, including provision of easements as require by the Municipality.
7. Work together to match roadways and intersections on opposing sides of Adelaide Street.
8. Hard costs to be shared as incurred in accordance with the cost sharing principles set forth.
9. As there is different ownership on opposing sides of Adelaide Street, the cost to construct Adelaide Street will be shared as follows:



- All roadway costs including, but not necessarily limited to, pavement, curbs, sidewalks, pathways, streetlights, boulevard grading and appurtenances will be shared as described elsewhere in this agreement.
  - Any watermain in the roadway will be shared as described elsewhere in this agreement.
  - Any sanitary sewer in this roadway will be shared as described elsewhere in this agreement.
  - Any storm sewer in this roadway will be shared as described elsewhere in this agreement.
10. Soft costs (professional fees, agency fees, letters of credit, etc.) to be shared on an area basis.
11. As the associated construction contracts are being sole sourced to Thomas Cavanagh Construction Limited, tendered contracts shall be assessed by Novatech to confirm that they are fair and equitable to all parties. A recommendation by Novatech shall be provided to both landowners accordingly.
12. Front-ending of works benefitting non-participating parties and allocation of any recovery to be on a pro-rata basis between participating parties.
13. Timing for the non-initiating party to pay the initiating party:
- All works to be paid by non-initiating party at the time of the non-initiating party's registration or their commencement of servicing, which ever comes first.
14. Payments shall be due upon invoicing plus 30 days. Interest on any outstanding payments:
- No interest before payments due;
  - Prime + 6% after payment due. Prime lending rate of TD Bank (or such other bank as the participating parties shall approve).
15. Requirement for a letter of good standing from the non-initiating party to the initiating party to be provided upon payment for their allocation of the Shared Costs.
16. Arbitration clause for any unresolvable dispute.
17. Any items not accounted for, or any changes to plans and/or servicing, to be dealt with in accordance with industry standard cost sharing principles.

These cost sharing principles are hereby agreed to and will form the basis of a formal cost sharing agreement between the parties.

Date:

Landowner:

\_\_\_\_\_

\_\_\_\_\_  
Pierre Dufresne

1384341 Ontario Ltd. (Cavanagh Developments)

\_\_\_\_\_

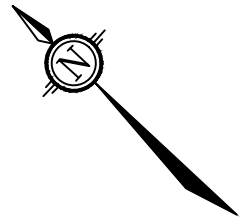
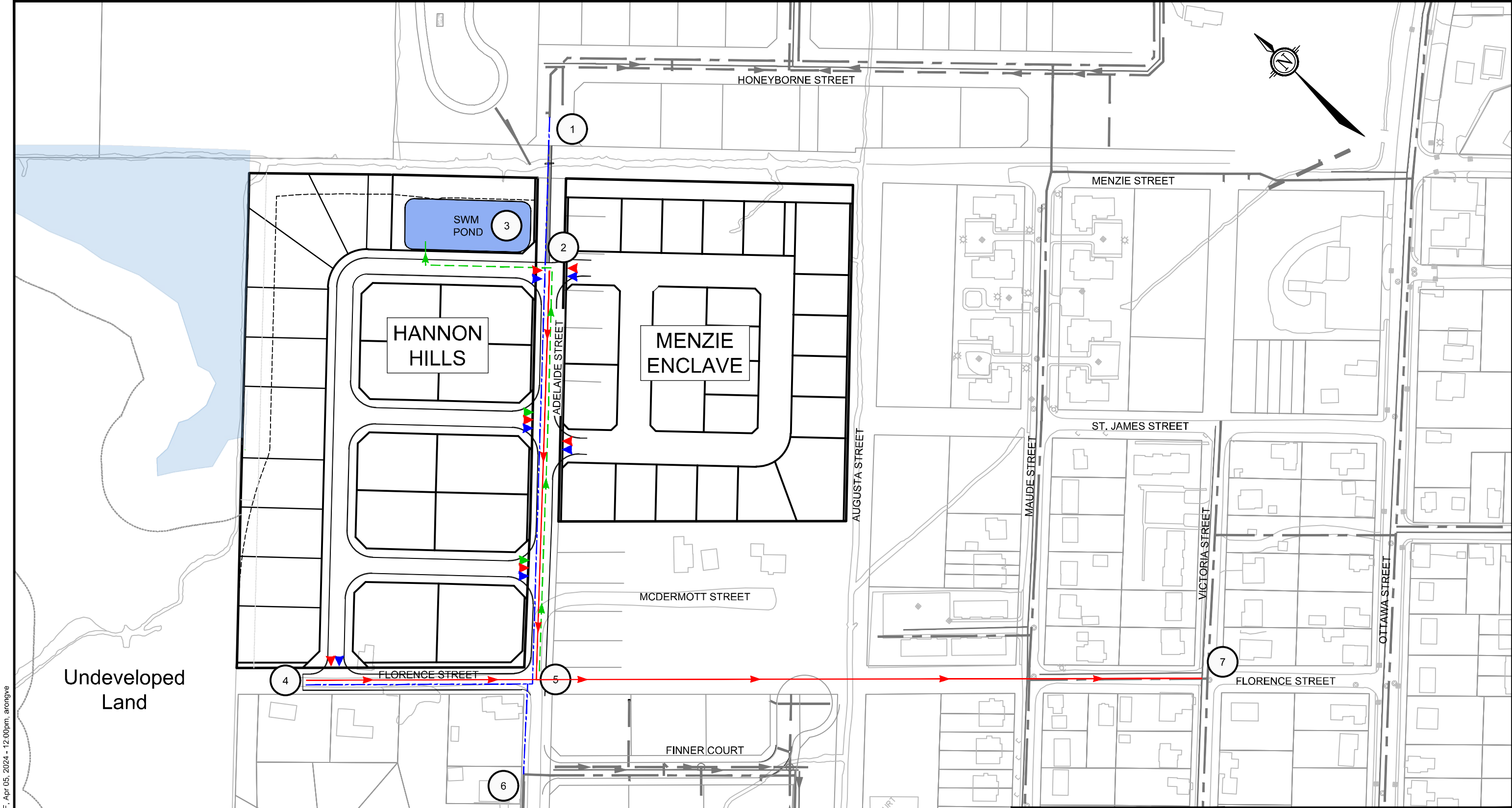
\_\_\_\_\_  
Ash Sharma

13165647 Canada Inc.







DRAFT

**TABLE 1: PRINCIPLES OF COST SHARING - HANNON HILLS AND MENZIE ENCLAVE**

Location (Refer to Figure 1)	Item	Principle of Cost Sharing
① to ②	Pathway, Culvert Crossing, Watermain	Area basis.
② to ⑤	Roadway, Watermain, Utilities	Area basis.
② to ⑤	Sanitary Sewer	Flow basis.
② to ⑤	Storm Sewer	<ul style="list-style-type: none"> <li>• Adelaide Street ROW shared on Area basis,</li> <li>• Oversizing as required to accommodate Hannon Hills contributing area (100% Cavanagh Developments)</li> </ul>
③	Stormwater Management Facility	<ul style="list-style-type: none"> <li>• Hannon Hills (100% Cavanagh Developments),</li> <li>• Oversizing shared to accommodate Adelaide Street ROW and any other offsite drainage areas on Area basis.</li> </ul>
④ to ⑤	Roadway, Watermain, Sanitary Sewer, Storm Sewer, Utilities	100% Cavanagh
⑤ to ⑥	Watermain including reinstatement	Area basis.
⑤ to ⑦	Sanitary Sewer including reinstatement	Flow basis.



**LEGEND**

- |   |   |  |   |
|---|---|--|---|
|  | PROPOSED WATERMAIN                            |  | EXISTING WATERMAIN                            |
|  | PROPOSED STORM SEWER AND DIRECTION OF FLOW    |  | EXISTING STORM SEWER AND DIRECTION OF FLOW    |
|  | PROPOSED SANITARY SEWER AND DIRECTION OF FLOW |  | EXISTING SANITARY SEWER AND DIRECTION OF FLOW |

**NOVATECH**

Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone (613) 254-9643  
 Facsimile (613) 254-5867  
 Website www.novatech-eng.com

MUNICIPALITY OF MISSISSIPPI MILLS  
**HANNON HILLS / MENZIE ENCLAVE**

**COST SHARING FIGURE**

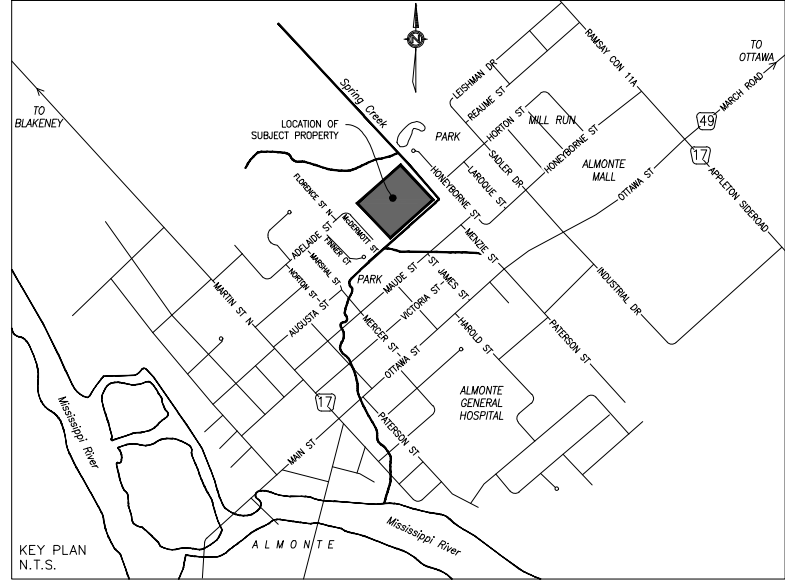
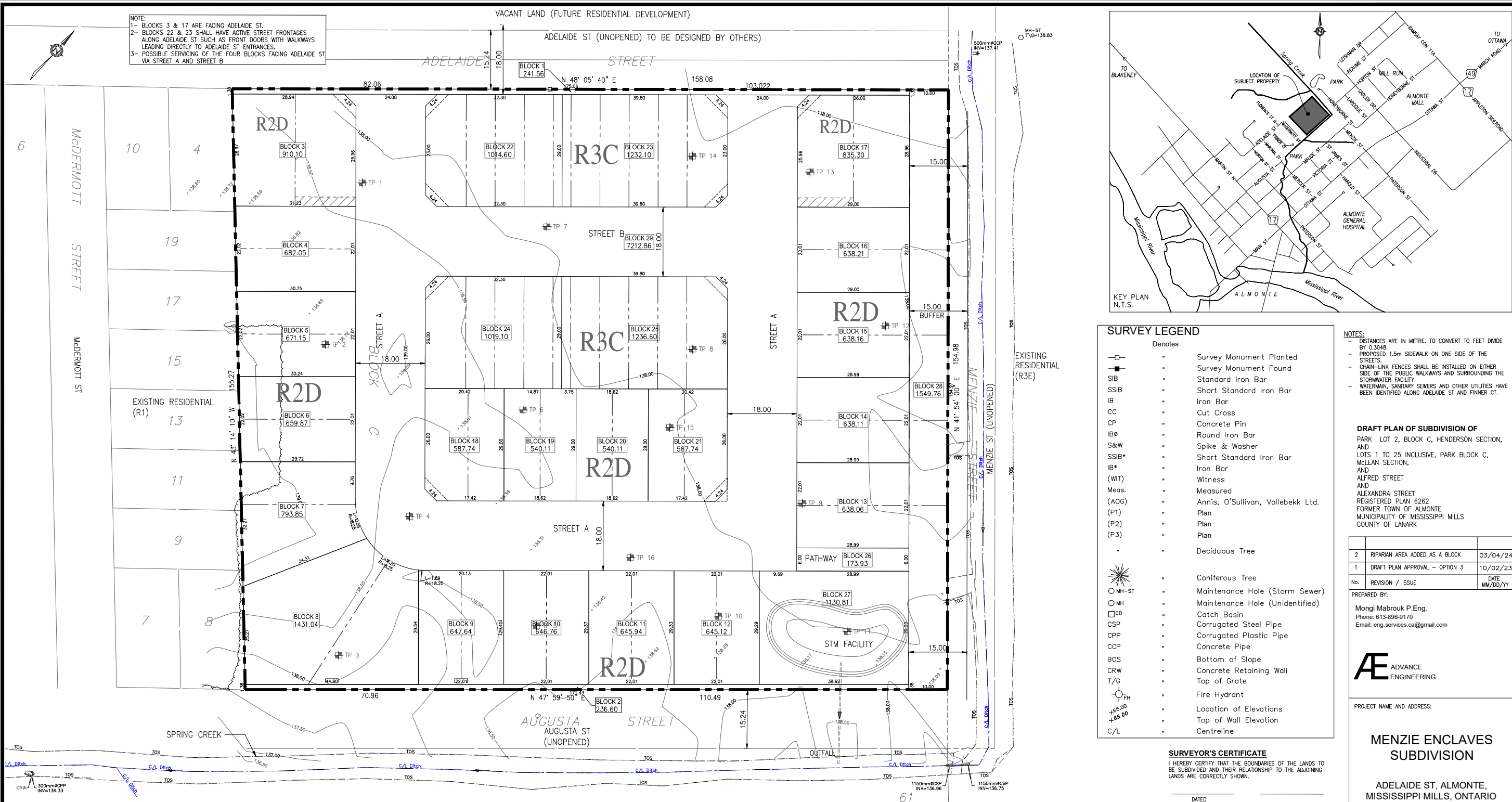


DATE **APR 2024** JOB **118201** FIGURE **1**

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NOTE:  
 1- BLOCKS 3 & 17 ARE FACING ADELAIDE ST.  
 2- BLOCKS 22 & 23 SHALL HAVE ACTIVE STREET FRONTS ALONG ADELAIDE ST SUCH AS FRONT DOORS WITH WALKWAYS LEADING DIRECTLY TO ADELAIDE ST ENTRANCES.  
 3- POSSIBLE SERVICING OF THE FOUR BLOCKS FACING ADELAIDE ST VIA STREET A AND STREET B



**SURVEY LEGEND**

Denotes

- Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CC Cut Cross
- CP Concrete Pin
- IBØ Round Iron Bar
- S&W Spike & Washer
- SSIB\* Short Standard Iron Bar
- IB\* Iron Bar
- (WIT) Witness
- Meas. Measured
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- (P1) Plan
- (P2) Plan
- (P3) Plan
- Deciduous Tree
- ☼ Coniferous Tree
- MH-ST Maintenance Hole (Storm Sewer)
- MH Maintenance Hole (Unidentified)
- CB Catch Basin
- CSP Corrugated Steel Pipe
- CPP Corrugated Plastic Pipe
- CCP Concrete Pipe
- BOS Bottom of Slope
- CRW Concrete Retaining Wall
- T/G Top of Grate
- FH Fire Hydrant
- +65.00 Location of Elevations
- +65.00 Top of Wall Elevation
- C/L Centreline

NOTES:  
 - DISTANCES ARE IN METRE. TO CONVERT TO FEET DIVIDE BY 0.3048.  
 - PROPOSED 1.5m SIDEWALK ON ONE SIDE OF THE STREETS.  
 - CHAIN-LINK FENCES SHALL BE INSTALLED ON EITHER SIDE OF THE PUBLIC WALKWAYS AND SURROUNDING THE STORMWATER FACILITY.  
 - WATERMAIN, SANITARY SEWERS AND OTHER UTILITIES HAVE BEEN IDENTIFIED ALONG ADELAIDE ST AND FINNER CT.

**DRAFT PLAN OF SUBDIVISION OF**  
 PARK LOT 2, BLOCK C, HENDERSON SECTION, AND LOTS 1 TO 25 INCLUSIVE, PARK BLOCK C, McLEAN SECTION, AND ALFRED STREET AND ALEXANDRA STREET REGISTERED PLAN 6262 FORMER TOWN OF ALMONTE MUNICIPALITY OF MISSISSIPPI MILLS COUNTY OF LANARK

No.	REVISION / ISSUE	DATE MM/DD/YY
2	RIPARIAN AREA ADDED AS A BLOCK	03/04/24
1	DRAFT PLAN APPROVAL - OPTION 3	10/02/23

PREPARED BY:  
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**AE ADVANCE ENGINEERING**

PROJECT NAME AND ADDRESS:  
**MENZIE ENCLAVES SUBDIVISION**  
 ADELAIDE ST, ALMONTE, MISSISSIPPI MILLS, ONTARIO

APPLICANT:  
**ASH SHARMA**  
 13165647 CANADA INC. (514-817-8265)  
 27 Queen Street East #407 Toronto, ON

TITLE:  
**DRAFT PLAN OF SUBDIVISION OPTION 3**

SCALE: **1:400**  
 DRAWING No.: **DP-1**  
 PROJECT No.: **123**  
 DATE: **03-04-2024**

**TABLE OF BLOCKS**

BLOCK No.	AREA (m <sup>2</sup> )	DESCRIPTION	BLOCK No.	AREA (m <sup>2</sup> )	DESCRIPTION
1	241.56	ADELAIDE ST WIDENING	16	638.21	2 SEMI-DETACHED
2	236.60	AUGUSTA ST WIDENING	17	835.30	2 SEMI-DETACHED
3	910.10	2 SEMI-DETACHED	18	587.74	2 SEMI-DETACHED
4	682.05	2 SEMI-DETACHED	19	540.11	2 SEMI-DETACHED
5	671.15	2 SEMI-DETACHED	20	540.11	2 SEMI-DETACHED
6	659.87	2 SEMI-DETACHED	21	587.74	2 SEMI-DETACHED
7	793.85	2 SEMI-DETACHED	22	1014.60	4 TOWNHOUSES
8	1431.04	2 SEMI-DETACHED	23	1232.10	5 TOWNHOUSES
9	647.64	2 SEMI-DETACHED	24	1019.10	4 TOWNHOUSES
10	646.76	2 SEMI-DETACHED	25	1236.60	5 TOWNHOUSES
11	645.94	2 SEMI-DETACHED	26	173.93	6M PATHWAY / UTILITY
12	645.12	2 SEMI-DETACHED	27	1130.81	STORMWATER FACILITY
13	638.06	2 SEMI-DETACHED	28	1549.76	RIPARIAN AREA
14	638.11	2 SEMI-DETACHED	29	7212.86	R-O-W
15	638.16	2 SEMI-DETACHED			

ZONING TYPE	UNITS	AREA (ha)	RATIO LD & MD	DENSITY PER NET ha	REQUIRED DENSITY	TOTAL UNITS	DENSITY PER NET ha	DENSITY PER GROSS ha
MEDIUM DENSITY (TOWNHOUSES R3C)	18	0.4502	25.2%	40.0	30-40	56	31.3	19.70
LOW DENSITY (SEMI-DETACHED R2D)	38	1.3377	74.8%	28.4	15-30			
TOTAL NET AREA (ha):		1.7879						
TOTAL GROSS AREA (ha):		2.8425						
MEDIUM DENSITY (TOWNHOUSES)	18		32%					
LOW DENSITY (SEMI)	38		68%					

TOTAL NET AREA (ha): 1.7879  
 TOTAL GROSS AREA (ha): 2.8425 Including R-O-Ws, Riparian and STM Facility



CONTENT REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990:

(17) The applicant shall provide the approval authority with the prescribed information and material and as many copies as may be required by the approval authority of a draft plan of the proposed subdivision drawn to scale and showing:  
 (a) the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor; AS SHOWN ON THE DRAFT PLAN.  
 (b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts; AS SHOWN ON THE DRAFT PLAN.  
 (c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part; AS SHOWN ON THE DRAFT PLAN.  
 (d) the purpose for which the proposed lots are to be used; RESIDENTIAL: SEMI-DETACHED AND TOWNHOUSE BLOCKS, ONE BLOCK FOR A STORMWATER MANAGEMENT FACILITY AND TWO BLOCKS FOR FUTURE ROAD EXTENSION AS SHOWN ON THE DRAFT PLAN.  
 (e) the existing uses of all adjoining lands; EXISTING RESIDENTIAL TO THE WEST, VACANT LAND TO THE NORTH AND RESIDENTIAL BEYOND SPRING CREEK EAST AND SOUTH AS SHOWN ON THE DRAFT PLAN.  
 (f) the approximate dimensions and layout of the proposed lots; AS SHOWN ON THE DRAFT PLAN.  
 (g) if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units; N/A.  
 (h) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided; SPRING CREEK ON EAST AND SOUTH SIDE OF DEVELOPMENT AS SHOWN ON THE DRAFT PLAN. PROVIDE 15 m BUFFER FOR FISH HABITAT ALONG THE CREEK.  
 (i) the availability and nature of domestic water supplies; AVAILABLE VIA MUNICIPAL WATERMAIN AT ADELAIDE ST AND MENZIE ST.  
 (j) the nature and porosity of the soil; LAYER OF TOPSOIL AND/OR PEAT (0.1 TO 0.4 m) UNDERLAIN BY MARL (0.4 TO 0.8 m) AND/OR A GLACIAL TILL DEPOSIT (0.1 TO 0.7 m). BEDROCK AT DEPTHS RANGING BETWEEN 0.5 AND 1.1 m.  
 (k) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided; AS SHOWN ON THE DRAFT PLAN.  
 (l) the municipal services available or to be available to the land proposed to be subdivided; SANITARY SEWER, WATER SUPPLY ARE AVAILABLE ACCORDING TO THE MUNICIPAL MASTER PLAN. BELL, HYDRO AND GAS ARE ALSO IN THE IMMEDIATE AREA and  
 (m) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements; 15 m SETBACK ALONG THE SPRING CREEK.