

99 Christie Lake Road, Perth, ON K7H 3C6

Ash Sharma
Owner, 13165647 Canada Inc.
790 Rue Verdure
Brossard, QC J4W 1R3

December 11, 2024
Via email – ashmontreal@yahoo.com

Status Letter for a Draft Plan of Subdivision – Menzie Enclaves
Park Lot 2, Block C, Henderson Section, Registered Plan 6262; and Lots 1-25, Park Block C, McLean Section, and Alfred Street and Alexandria St, Registered Plan 6262, former Town of Almonte, Municipality of Mississippi Mills
County File No. 09-T-23006

An application for a draft plan of subdivision, Menzie Enclaves, is located in the Town of Almonte, Municipality of Mississippi Mills. The application was submitted to Lanark County and was deemed to be complete on March 22, 2023 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*.

The subject property is located at the North end of the Town of Almonte and is currently vacant and is designated as Settlement Area and Residential in both the County and Municipal Official Plan. The total area of the subject property is 2.9 ha (7 ac) and the surrounding area is mostly residential dwellings. The property abuts another active subdivision file, Hannan Hills Subdivision (County File No. 09-T-21002) to the North and to the North East is another active subdivision application called Mill Run Subdivision Phase 7 & 8 (County File No. 09-T-23003).

The proposed draft plan includes 28 blocks and five lots. Blocks 1 and 2 are proposed road widenings for the extensions of Adelaide Street; Blocks 3-27 are proposed to be developed with semi-detached dwellings; and Block 28 is proposed for stormwater management purposes. The five lots are proposed to be developed with detached dwellings. Two new internal public streets are proposed to be accessed from Adelaide Street. There is also a joint servicing agreement between the applicant and Cavanagh who is the agent for the abutting Hannan Hills Subdivision.



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Following the latest status letter issued on June 21, the applicant provided an updated submission on July 14 which was an incomplete submission since the Revised Stormwater Management Report was missing and was eventually submitted on September 29.

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	December 5, 2024	Comments related to Capacity Allocation, Stormwater and Servicing revisions
Mississippi Valley Conservation Authority	October 25, 2024	Comments related to Stormwater
Enbridge	October 4, 2024	
Hydro One	October 8, 2024	No comments as the preliminary review involves High voltage facilities and corridor lands
Bell Canada	April 23, 2024	N/A
Public	September 27, 2024 October 1, 2024	Comments related to administrative processes and materials

Comments are received as of December 11, 2024 and are attached to this letter for ease of reference. All other agency comments have been previously provided in the last status letter. Please note that in addition to the Municipality's requirement of a cover letter and comment response letter, we strongly encourage these documents to be provided along with any submission to ensure the review is organized and consistent in subsequent reviews.

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



LANARK COUNTY

lanarkcounty.ca

99 Christie Lake Road, Perth, ON K7H 3C6

Sincerely,



Koren Lam
Senior Planner
Lanark County

CC: Melanie Knight, Mississippi Mills
Mercedes Liedtke, Mississippi Valley Conservation Authority
Mike Dwyer, Lanark County





December 5, 2024

Koren Lam, Senior Planner
Lanark County

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

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

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

MUNICIPALITY OF MISSISSIPPI MILLS

Planning Department

Capacity Allocation

1. Please refer to the attachments below to access the three Committee of the Whole meetings where staff presented reports regarding the limitations of the existing wastewater treatment plant and the introduction of a Capacity Allocation By-law.

September Meeting: <https://pub-mississippimills.escribemeetings.com/Meeting.aspx?Id=ae664066-9f5c-476b-8691-9bb1d8e7bb46&Agenda=Agenda&lang=English&Item=30&Tab=attachments>

November Meeting: <https://pub-mississippimills.escribemeetings.com/Meeting.aspx?Id=588ff3b6-c825-4720-a897-9fcfd31e06ff&Agenda=Agenda&lang=English>

December Meeting: <https://pub-mississippimills.escribemeetings.com/Meeting.aspx?Id=43d39dea-1dca-4f23-9b7a-5a960313e2c4&Agenda=Agenda&lang=English>

Staff anticipate that the proposed Capacity Allocation By-law will be passed at Council on December 10, 2024.

2. With respect to the email dated November 29, 2024 (attached), please be advised that the Municipality was not aware of the capacity constraints with the wastewater treatment plant until September 2024.

Engineering Department

Water

3. Section 2.2.1 table has incorrect residential average demand. Please revise.
4. Fire flow demand in Mississippi Mills is to be FUS only. Please remove references to city of Ottawa for fire flow calculations.

Wastewater

5. Infiltration rate shall be 0.33 L/s/ha for sewers. No need for wet and dry weather flows. Please revise accordingly.

Stormwater

6. Section 1.4.3 – second paragraph is not consistent with the purpose of the section. Please revise.
7. Please clarify what the ultimate volume of the stormwater management pond will be and show what calculation method used to achieve the total. The current total volume in the report is not consistent with the dimensions quoted and clarification needs to be provided. Please revise accordingly.

Servicing

8. Are there updated servicing drawings showing the proposed systems and connections to future infrastructure? It is our understanding that the development will connect to the infrastructure that will be built by Cavanagh as part of the Hannan Hills subdivision. The application is considered incomplete in terms of proposed servicing. Please revise drawings and report to reflect servicing conditions at the time when Hannan Hills has installed the necessary services for development at the Menzies Enclave site.

The next submission should address 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 coordinate 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 'MK', with a long horizontal line extending to the right.

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

cc: Melissa Fudge, Planning Technician
Luke Harrington, Engineering Technologist
Mike Asselin, Sr. Engineer
Cory Smith, Director of Roads and Public Works
Ken Kelly, CAO

Melanie Knight

From: Ash Sharma <ashmontreal@yahoo.com>
Sent: November 29, 2024 12:47 PM
To: Melanie Knight; klam; Drew Brennan; Mercedes Liedtke
Subject: RE: 1) Status of Application fro Drfat Plan Approval 2) Review expected Oct 28, 2024
3) Wastewater Capacity Review

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Melanie

Not exactly being sure as to who to address to regarding the status of our Draft Plan Approval Application, I addressed some of my questions to County Planner Koren Lam who suggested that it would be best to speak to you.

To that effect, I would appreciate the following clarifications:

1. In our June 12th, 2024 meeting you gave me an indication on the schedule to expect to get to the draft plan approval. Is there a change and for what reason and if you can pls let us have the new schedule if there is change.
2. It was my understanding that we were to receive a review report on October 28th, 2024. What was the review on and if can we have it?
3. We are informed by Ms Koren Lam of the reduced waste water capacity which could possibly put our project advancement in jeopardy. Up to now, it was my understanding that the municipality could not advance our project or give its go ahead on infrastructure planning till it had evaluated the Heenan Hills Project. I would greatly appreciate knowing if the neighboring project has advanced and if there would be sufficient waste water treatment capacity for installation of services to our project.

Thank you.

Ash Sharma

for

13165647 Canada Inc

Koren Lam

From: Mercedes Liedtke <mliedtke@mvc.on.ca>
Sent: May 24, 2024 10:04 AM
To: Koren Lam
Subject: RE: 09-T-23006 Menzie Enclaves - Re-submission
Attachments: 2024-05-24 09-T-23006_Menzie Enclaves Engineering Review3.pdf

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.

Good morning Koren,

Please find attached MVCA's technical review memorandum. Jane received further information from the engineering consultant following our meeting with Ash to address our concerns related to the SWM pond.

At this time, we have no further concerns with the application.

Please let me know if you have any questions.

Thank you,

Mercedes Liedtke, MSc. | Environmental Planner | Mississippi Valley Conservation Authority
10970 Highway 7, Carleton Place, ON K7C 3P1
www.mvc.on.ca | t. 613 253 0006 ext. 267 | f. 613 253 0122 | mliedtke@mvc.on.ca



From: Koren Lam <klam@lanarkcounty.ca>
Sent: April 22, 2024 9:22 AM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Ash Sharma <ashmontreal@yahoo.com>
Subject: 09-T-23006 Menzie Enclaves - Re-submission

Hello,

Lanark County has received a re-submission for Menzie Enclaves in the Municipality of Mississippi Mills.

Please access the re-submission files using this OneDrive Shared Folder: [📁 09-T-23006 Menzie Enclaves - Re-submission 2024-04-22](#)

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

- Re-submission Cover Letter, provided by Lanark County, dated April 22, 2024
- Draft Plan of Subdivision, prepared by Mongi Mabrouk, dated April 3, 2024
- Memorandum of Agreement between 13165647 Ontario Inc. and Cavanagh Developments Memorandum of Agreement, prepared by Novatech, dated April 5, 2024

Please submit your comments to me by **May 24, 2024**. Please do not hesitate to contact me with any questions or if you have any issues accessing the files.

I look forward to hearing from you.

Koren Lam, MSc.

Senior Planner

Lanark County

99 Christie Lake Road

Perth, ON K7H 3C6

613-267-4200 Ext 1505

Conservation Partners Partenaires en conservation



File: PMMSB-33

October 25, 2024

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

Dear Ms. Lam:

**Re: Application for Plan of Subdivision – 09-T-23006 Menzie Enclaves
Part of Lot 16, Concession 10, Town of Mississippi Mills, (Ramsay)**

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 MVCA has reviewed the subject application in the context of the following:

- Section 3.6 Sewage, Water and Stormwater, and Section 5.2 Natural Hazards of the Provincial Planning Statement (PPS, 2024) under Section 3 of the Planning Act;
- The Conservation Authority “Prohibited Activities, Exemptions and Permits” regulation 41/24 under Section 28 of the Conservation Authorities Act;
- The Mississippi-Rideau Source Protection Plan (2014, revised 2022).

MVCA previously provided comments regarding the proposed application in a comment letter dated June 6, 2023 and technical review memorandums dated December 20, 2023 and May 24, 2024.

Natural Hazards (Advisory Review)

The scope of the natural hazards review includes flooding, erosion, slope stability, unstable soils and wetlands. The objective is to ensure that the control of flooding and erosion are not affected by the proposed development. *The watercourse, wetland and organic soils* are the features on the subject property that are relevant to MVCA’s advisory review under Natural Hazards.

Wetland

MVCA mapping identifies the regulation limit of an unevaluated wetland along the northwestern edge of the site. The wetland is located approximately 6m from any proposed new development. MVCA has been in

discussion for potential development to the North and the mapping will be updated accordingly. Until MVCA mapping is updated, a permit will be required for any development within the regulation limit.

Watercourse

MVCA mapping and the EIS identify the Spring Creek Municipal Drain along the subject property. As regulations mapping does not exist for this watercourse the extent of floodplain and erosion hazards for these parcels is not known. We note that the municipality has provisions for setbacks in the municipal planning documents. It is our 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 edge of the Spring Creek highwater mark is recommended. This setback is consistent with adjacent developments, also located along Spring Creek municipal drain.

Organic Soils

Available soils mapping indicates there is a potential for organic soils to be associated with the subject lands. Organic soils can be a concern as they lack structure and compress so much they usually cannot support structures. MVCA notes that a Geotechnical Investigation has been completed for the proposed development which notes that topsoil and deleterious fill containing organic material should be stripped from under any buildings, paved areas, pipe bedding and other settlement sensitive structures.

Stormwater Management

MVCA was circulated the following report regarding the above Plan of Subdivision Application:

- Stormwater Management Report, prepared by Advance Engineering Ltd., revised September 16, 2024

The above was reviewed with a focus on risks associated with natural hazards and any potential impact on the receiving watercourse – Spring Creek.

MVCA notes the following changes made from the previous Stormwater Management Report – Preliminary, prepared by Advance Engineering Ltd., dated January 31, 2023.

- Post-development flows are calculated to be 416 L/s and 808 L/s for 5-year and 100-year storm events, respectively, due to an increase in area from 2.6904 ha to 2.7977 ha.
- Proposed SWM detention basin is designed to provide a maximum volume of 828 m³ at 1.8m depth, which exceeds the required storage volume of 371m³ during a 100-year storm event.

MVCA provides the following comment for your consideration:

1. Please update the Pond Plan with the new calculations for the designed SWM detention basin.

Ontario Regulation 41/24 (Regulatory Role)

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 with the existing channel or the shoreline of a watercourse.

With respect to the subject property, all outlets to regulated watercourses and any works (which includes construction, site grading and the placement or removal of fill) within the regulation limit will require written permission from MVCA under Ontario Regulation 41/24.

Recommendations and Conclusion

Prior to moving forward, we request that MVCA's recommendations with respect to Stormwater Management noted above, be addressed.

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



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

October 4, 2024

Koren Lam, MSc.
Senior Planner
Municipality of Mississippi Mills
3131 Old Perth Road, PO Box 400
Almonte, ON K0A 1A0

Dear Koren,

Re: Draft Plan of Subdivision – Resubmission September 2024
13165647 Canada Inc
Henderson Section, Mclean Section, Alfred Street and Alexandria St
Municipality of Mississippi Mills
File No.: 09-T-23006

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

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.

Re: 09-T-23006 Menzie Enclaves - Public - AMENDED Updated Submission

From Brenda Donnelly

Date Fri 9/27/2024 4:03 PM

To Koren Lam <klam@lanarkcounty.ca>

 1 attachment (22 KB)

image001.png;

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Hi Koren

Can you please send me a drawing of the proposed project? I live on Napier Court.

Thanks

Brenda

On Fri, Sep 27, 2024, 1:27 p.m. Koren Lam <klam@lanarkcounty.ca> wrote:

Good Afternoon,

The applicant has revised the latest submission to include the Stormwater Management Report prepared by Advance Engineering Ltd., dated September 16, 2024.

Please visit our website to view the amended files: [Planning Notices & Consultation - Lanark County](#)

A list of items are included in the updated submission:

1. Cover Comment Response Letter, prepared by Ash Sharma, dated July 14, 2024
2. Comment Response Letter, prepared by Advance Engineering, dated June 18, 2024.
3. Municipal Water and Wastewater System Capacity Check Form, dated July 14, 2024
4. Revised Stormwater Management Report, prepared by Advance Engineering, dated September 16, 2024 - AMENDED
5. Revised Draft Plan of Subdivision, prepared by Advance Engineering, dated May 21, 2024
6. Satellite Imagery of the Draft Plan of Subdivision
7. Revised Servicing Report, prepared by Advance Engineering, dated June 28, 2024


Please submit your comments to me by **Monday, October 28, 2024**. Please let me know if you have any issues with accessing the files.

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

 A close-up of a logo
Description automatically
generated

From: Koren Lam
Sent: August 1, 2024 2:39 PM
To: Koren Lam <klam@lanarkcounty.ca>
Subject: 09-T-23006 Menzie Enclaves - Updated Submission

Hello,

[Lanark County](#) has received an updated submission for Menzie Enclaves Draft Plan of Subdivision in the Municipality of Mississippi Mills.

Please access the re-submission files on our website: [Planning Notices & Consultation - Lanark County](#)

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

Re: 09-T-23006 Menzie Enclaves - Public - AMENDED Updated Submission

From Jacob Joron

Date Tue 10/1/2024 7:59 AM

To Koren Lam <klam@lanarkcounty.ca>

 1 attachment (441 KB)

Monosnap Planning Notices & Consultation - Lanark County 2024-10-01 07-57-01(1).png;

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Hi Koren

Just as a heads up, it appears as though the Menzies Enclave subdivision is showing as Carleton Place when it should be under Almonte/Mississippi Mills

All the best

Jacob

On Fri, Sep 27, 2024 at 1:27 PM Koren Lam <klam@lanarkcounty.ca> wrote:

Good Afternoon,

The applicant has revised the latest submission to include the Stormwater Management Report prepared by Advance Engineering Ltd., dated September 16, 2024.

Please visit our website to view the amended files: [Planning Notices & Consultation - Lanark County](#)

A list of items are included in the updated submission:

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5. Revised Draft Plan of Subdivision, prepared by Advance Engineering, dated May 21, 2024
6. Satellite Imagery of the Draft Plan of Subdivision

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

8. Cover Comment Response Letter, prepared by Ash Sharma, dated July 14, 2024
9. Comment Response Letter, prepared by Advance Engineering, dated June 18, 2024.
10. Municipal Water and Wastewater System Capacity Check Form, dated July 14, 2024
11. **Stormwater Management Report, prepared by Advance Engineering, dated September 16, 2024**
12. Revised Draft Plan of Subdivision, prepared by Advance Engineering, dated May 21, 2024
13. Satellite Imagery of the Draft Plan of Subdivision
14. Revised Servicing Report, prepared by Advance Engineering, dated June 28, 2024

If you have any comments please submit your comments to me by **August 30th, 2024**

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

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



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