



PLANNING DEPARTMENT

February 12, 2024

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

Via e-mail –

**RE: Status Letter
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 of Lanark 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 the County of Lanark on March 13, 2023 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 the total area of the subject property is 2.9 hectares. Currently, the subject property is vacant and is proposed to be developed with residential uses. The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential in the Municipality of Mississippi Mills Community Official Plan. 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 accesses from Adelaide Street.

As part of the proposed development, an extension of Adelaide Street will be required. The development proposes two entrances from Adelaide Street. The proposed development does not propose to extend or construct Augusta Street or Menzie Street. The only access proposed to the development is off Adelaide Street.

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

Please find the following agency comments enclosed:

Agency Name	Date Received	Comments
Municipality of Mississippi Mills	February 11, 2024	<ul style="list-style-type: none"> • Comments related to the draft plan of subdivision: Density targets conforming to Official Plan policies • Comments related to drainage and revisions to the servicing report
Mississippi Valley Conservation Authority	December 20, 2023	<ul style="list-style-type: none"> • Comments related to revisions to the Stormwater Management report: Stormwater Management detention basin
Ministry of Environment, Conservation and EP	December 11, 2023	<ul style="list-style-type: none"> • Comments related to the presence of Species at Risk at the subject property
Enbridge	November 17, 2023	<ul style="list-style-type: none"> • Provided initial comments but no further comments
Bell - WSP	November 20, 2023	<ul style="list-style-type: none"> • General comments related to conditions of easements
Hydro One	December 1, 2023	<ul style="list-style-type: none"> • General comments related to
Public	April 6-20, 2023	<ul style="list-style-type: none"> • Initial comments related to traffic, environmental features, Stormwater Management, intensification • No further comments received in the 2nd submission • Applicant must clarify whether public comments have been addressed to date

Please contact me if you have any questions or concerns.

Koren Lam
Senior Planner

1-613-267-4200 Ext 1505

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



February 11, 2024

Koren Lam, Senior Planner
Lanark County

Sent via email to:

**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.

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.
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.
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.

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.

Engineering Department

5. The system capacity check form needs to be completed and submitted to the Municipality for review (see attached).
6. The Servicing Report needs to be updated to reflect new calculations for design flows and demands.
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.
 - 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.

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.

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

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

Sincerely,



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

cc: Megan Cullen, Planning Clerk
Luke Harrington, Engineering Technologist

Cory Smith, Director of Roads and Public Works
Ken Kelly, CAO

December 20, 2023

File Number: PMMSB-33**To:** Mercedes Liedtke, Environmental Planner**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.
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.

MVCA recommends that the above comments be addressed before moving forward. Should any questions arise, please contact the undersigned.

Jane Cho
Water Resources EIT

RE: 09-T-23006 Menzie Enclaves - Resubmission

Wedgewood, Jamie R. (MECP)

Mon 12/11/2023 2:46 PM

To:Koren Lam
Cc:'ashmontreal

;Norman, Brandan (MECP)

Good afternoon Koren,

Thank you for providing the updated information for the Menzie Enclaves Draft Plan of Subdivision. The Ministry of Environment, Conservation and Parks (MECP) Species at Risk (SAR) Branch has received, reviewed and provided comments on an Information Gathering Form for the Menzie Enclaves project. There are some species at risk concerns with the project and MECP SAR Branch will continue to work with the proponent to determine if an authorization is required.

Kind regards,
Jamie Wedgewood

Jamie Rose Wedgewood

A/ Management Biologist, Permissions Section
Species at Risk Branch
Ministry of Environment, Conservation and Parks

From: Koren Lam
Sent: November 16, 2023 4:13 PM
To: Koren Lam
Cc: ashmontreal
Subject: 09-T-23006 Menzie Enclaves - Resubmission

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Afternoon,

Lanark County has received a re-submission of a Draft Plan of Subdivision for 09-T-23006 Menzie Enclaves in the Geographic Township of Ramsay, Almonte.

The following items have been included in the OneDrive folder: [☐ 09-T-23006 Menzie Enclave - Resubmission 2023-11-16](#)

- Cover Letter for Re-submission from the County of Lanark, dated November 16, 2023
- Comment Response Letter, prepared by 13165647 Canada Inc., dated November 8, 2023
- Original Subdivision Concept Plan, prepared by Advance Engineering, dated September 1, 2023
- Alternative Subdivision Concept plan, prepared by Advance Engineering, dated October 1, 2023
- Planning Rationale Report, prepared by Zanderplan, dated August 1, 2023
- Conceptual Architectural Designs, prepared by Advance Engineering, no date

I am requesting your comments to be provided by **December 16, 2023**.

If you have any questions or comments, please feel free to contact the undersigned.

Thanks,

Koren Lam, MSc.
Senior Planner
Lanark County
99 Christie Lake Road
Perth, ON K7H3C6
613-267-4200 Ext 1505



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

November 17, 2023

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
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).

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.

Draft Plan of Subdivision (09-T-23006), Menzie Enclaves, Mississippi Mills

PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>

Mon 11/20/2023 4:31 PM

To:Koren Lam



11/20/2023

Koren Lam

Mississippi Mills

Lanark (County)

Attention: Koren Lam

Re: Draft Plan of Subdivision (09-T-23006), Menzie Enclaves, Mississippi Mills; Your File No. 09-T-23006

Our File No. DTS: 36792 / Circ: 39205

Dear Sir/Madam,

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

Bell Canada Condition(s) of Approval

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

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

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

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

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

Concluding Remarks:

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

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

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

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email:

Koren Lam

From: ARABIA Gabriel
Sent: December 1, 2023 9:38 AM
To: Koren Lam
Subject: 09-T-23006 Menzie Enclaves - Resubmission
Attachments: County of Lanark - 09-T-23006

FYI

Gabriel Arabia

Land Use Planning CO-OP

Hydro One Networks Inc.

Email: Gabriel.Arabia@hydroone.com

County of Lanark - 09-T-23006

SHLLAKU Paul

To: Julie Stewart

Hello,

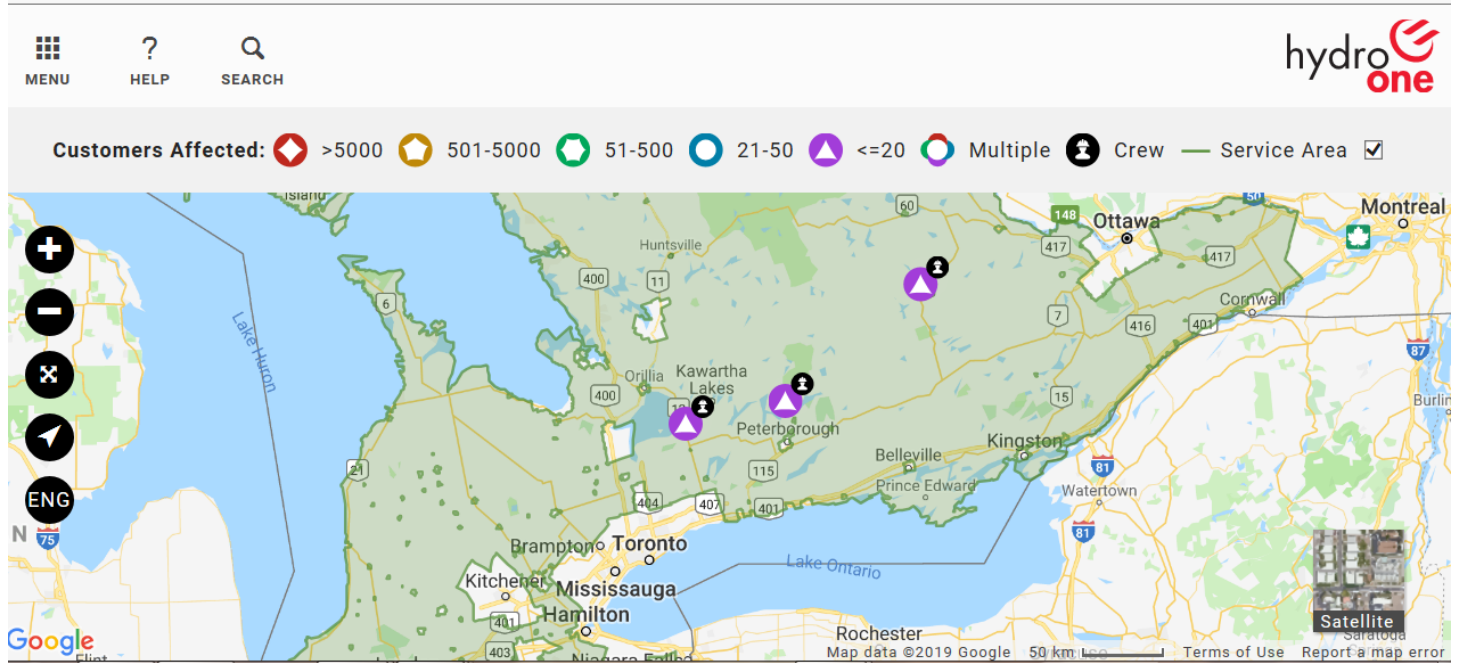
We are in receipt of your Site Plan Application, 09-T-23006 dated March 30, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

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,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email:

From: Brian Hughes
Sent: April 6, 2023 2:50 PM
To: Christa Lowry
Cc: Julie Stewart
Subject: File number 09-T-23005, 13165647 Canada Inc

Proposed new subdivision fronting on McDermott St.,,, As a resident on Finner Court, I have no objection to this proposal...I do though have a wish to be considered before approval of the application...I notice that part of their submission is to widen Adelaide St... At present Adelaide is closed, however with this proposed and the widening of Adelaide and the proposed Hannah subdivision,, the traffic flow will increase substantially once both proposals are approved. The current default maximum speed limit in a unposted zone is 50kms.. My wish is pass a bylaw setting the speed at 30Kms and post applicable signage....Although it is premature,,, the enforcement of excessive speed is easier to control when posted...

Adelaide cannot withstand a huge amount of additional traffic without major reconstruction,, by reducing the speed, traffic will make better use of the traffic signals on Ottawa St.as it will be more efficient and hopefully quicker.

Thanks
Brian Hughes

Attached is current Ontario unposted standard

After signalling, move only when it is safe to

Keep right

Keep to the right of the road or in the right lane when you want to turn left or pass another vehicle. This is especially important for large vehicles.

Obey speed limits

Obey the maximum speed limit posted on

From: Ian Percy
Date: April 7, 2023 at 6:56:03 PM EDT
To: Julie Stewart
Subject: 09-T-23006

I live on Napier Court in Almonte and would like more information about this proposal. I would like to register my opposition to the extension of Augusta Street but would support access to the new development via Adelaide and Menzie.

From: Jacob Joron
Date: April 7, 2023 at 10:40:02 AM EDT
To: Julie Stewart
Subject: 09-T-23006

Hi there

There is strong concerns about the notice that was sent out surrounding 09-T-23006 for a planned project in Almonte. The biggest concern being that this direct cuts through a well used park.

I can not see a planning meeting around this but we have a large group who is opposing this.

From: Tom Joron
Date: April 7, 2023 at 9:12:01 AM EDT
To: Julie Stewart
Subject: Application 09-T-23006

Hello,

I received a letter from the county outlining a proposal to develop land close to me. Two major issues are:

- The proposal calls for the extension of Augusta street. This would mean a road directly beside our community gardens and over top of an existing creekbed
- The proposed area is wetlands. This is home to many species of frogs, insects and turtles

Could you please clarify these issues and keep me updated as the process continues?

Thanks,
Tom Joron

From: Susan Macaulay
Date: April 8, 2023 at 11:58:10 AM EDT
To: Julie Stewart
Cc: friends of augusta park
Subject: Correction FW: File no.: 09-T-23005, 13165647

Dear Julie,

Regarding my previous email (below), I have come to learn that the correct file number is:
09-T-23006, 13165647 Canada Inc.

Thank you.

Susan

From: Susan Macaulay
Date: Saturday, April 8, 2023 at 10:21 AM
To: Julie Stewart
Cc: Friends of Augusta Park
Subject: File no.: 09-T-23005, 13165647

Dear Julie,

I have become aware of your notice regarding File no.: 09-T-23005, 13165647 and the proposal to build a street through Augusta Street Park in Almonte.

I am a resident of Almonte and I am emailing you to say that I strongly object to this proposal, in particular the part that extends Augusta Street through the park and beyond, which is completely unnecessary and would be very disruptive to our local community.

Please confirm that you have received my objection and let me know when I may present to council regarding the proposal.

Thank you,

susan

susan macaulay

From: "Brenda St. Marseille"

Date: April 9, 2023 at 10:42:07 AM EDT

To: Julie Stewart

Subject: Proposed change

Good morning

I have become aware of your notice regarding File no.: 09-T-23006, 13165647 Canada Inc. and the proposal to build a street through Augusta Street Park in Almonte.

I am a resident of Almonte and the area impacted and I am emailing you to say that I strongly object to this proposal, in particular the part that extends Augusta Street through the park and beyond. That park is used extensively for kids to play in both summer and winter and is used for a community garden that provides food to the food bank. It is also used for community summer entertainment events. Notwithstanding these objections, I express concern regarding the potential impact on the environment as there is a creek that flows through that park.

Please acknowledge this email so I know you have received my objection to the proposal.

Thank you

Have a great day

Brenda

Sent from my iPad

From: Erika Richer
Date: April 9, 2023 at 1:21:31 PM EDT
To: Julie Stewart
Subject: Comments on file no. 09-T-23005, 13165647 Canada Inc

Good afternoon,

I had a concern to note for the mentioned file number in the subject of this email - the proposed plan of subdivision and extension of Menzie Road and Augusta and Adelaide Streets.

As a newer family to Almonte (three years now), we were elated to move to a town where so many places were accessible by foot. As residents in the Mill Run subdivision, we loved that a park was being zoned close to our home in addition to the existing Augusta Park. Unfortunately, this proposed extension of roads cuts through Augusta Park. It appears to decrease the park's size and increase traffic around the currently safe park.

We recently had our first child and look forward to when he is old enough to play in the park. Currently, we take strolls on a daily basis through Augusta park. It is tranquil and we feel safe as cars cannot get too close.

As we went on a walk the other day, my husband and I were discussing the lack of parks within a reasonable walking distance of our house. If Augusta Park is removed, there will be only one park within walking distance to us. If it is downsized and more roads added in, it becomes less safe for our children. It's important for us and other families to have these safe and established places to play.

Thank you for your time.

Erika Richer

From: Gudrun Mendzigall
Date: April 9, 2023 at 10:38:19 AM EDT
To: Julie Stewart
Cc: Friends of Augusta Park
Subject: Proposal Augusta Park

Dear Mrs.Stewart,

I have become aware of your notice regarding File no.: 09-T-23006, 13165647 Canada Inc. and the proposal to build a street through Augusta Street Park in Almonte.

I am a resident of Almonte and I am emailing you to say that I strongly object to this proposal, in particular the part that extends Augusta Street through the park and beyond.

Please acknowledge this email so I know you have received my objection to the proposal.

Thank you,

Gudrun Mendzigall

From: Jasmin Mori
Date: April 9, 2023 at 11:59:55 AM EDT
To: Julie Stewart
Cc: Friends of Augusta Park
Subject: Regarding application 09-T-23006

Hi Julie,

In reference to the proposal to build a road through the north end of Augusta Park, a well used and valuable community resource, I'd like to voice my strong objection to this proposal. I understand that there will be a new subdivision built to the northeast of the park, and do not understand the functional need for a road to be build through the park itself, when the road could simply be extended from Adelaide, with a new road connecting the residents parrallel to Honeyborne, linking to Menzie St. The building of a road through the park will affect the community garden that provides fresh vegetables to the food bank and the youth center (well a road would actually go right through the garden, thus eliminating it), destroying a valuable charitable venture as well as undermining all the hours of volunteer efforts there. There is also a stream that flows through the exact area where the road is proposed, which leads throughout the entire town of Almonte and beautifies many residents backyards as well as supplying water to their gardens. Lastly, my biggest concern is for the safety of our children. The enclosed park is a safe place for our kids to play because traffic isn't whizzing by – it took long enough for the town to build a zebra crosswalk on Paterson St. where there are two busy schools, I can't imagine how long it would take for a crosswalk to be put there. The swings, play structure, lovely bridge that the kids play under, and trees will all be threatened with any kind of development. This is a small park and there is no need to make it even smaller.

There are a large number of reasons why this section should not be developed into a road, and I would like to be notified if there is a public meeting regarding this proposal, and also would like to know the outcome of the decision by the town.

Thank you,
Jasmin Mori

From: Lorraine Mouland
Date: April 9, 2023 at 2:21:13 PM EDT
To: Julie Stewart
Cc: Friends of Augusta Park, Mayor Lowry
Subject: **Augusta Park File 09-T-23006**

I have become aware of your notice regarding File no.: 09-T-23006, 13165647 Canada Inc. and the proposal to build a street through Augusta Street Park in Almonte.

I am a resident of Almonte and I am emailing you to say that I strongly object to this proposal, in particular the part that extends Augusta Street through the park and beyond.

We moved to Almonte onto Union St in 1986. The Augusta Park was the only park near us and our two daughters spent a lot of time there playing. Our youngest daughter has moved back to Almonte and her son, our grandson, spend hours at the same park. It is the only one close to us that a two year old can walk to.

This park was created over 50 years ago by Mothers wanting a place for their children to play in safely, away from roads. It is a shame that a planning department would ruin such a peaceful place just to have access to a new subdivision. The local people have been fund raising and improving this park for several years.

The Five Wednesdays in July draw large crowds for music, great food and fellowship and raise funds. The NBA put in a regulation basketball court, in the winter the town helps with putting boards up to create a skating rink, there is a motocross bike park and a plan to add a splash pad.

Also the community gardens are used by locals to grow food for the food bank and the local folks. It is important that children see the generations working together to help others.

Yours plan show Adelaide street, St James Street and Menzie Street all being extended. There is no cause to touch August St and destroy the only safe play area for the children who live here. Please rethink this decision.

Please acknowledge this email so I know you have received my objection to the proposal.

Thank you,
Lorraine and Gerald Mouland

From: Malte Mendzigall
Date: April 9, 2023 at 10:46:33 AM EDT
To: Julie Stewart
Subject: Objection to proposal

Dear Mrs.Stewart,

I have become aware of your notice regarding File no.:09-T-23006, 13165647 Canada Inc. and the proposal to build a street through Augusta Park in Almonte.

I am a resident of Almonte and I am emailing you to say that I strongly object to this proposal, in particular the part that extends Augusta Park through the park and beyond.

Please acknowledge this email so I know you have received my objection to the proposal.

Thank you,
Malte Mendzigall

From: Sandra Franks
Date: April 9, 2023 at 3:45:59 PM EDT
To: Julie Stewart
Cc: Friends of Augusta Park
Subject: **Augusta Street Park, Almonte**

Good afternoon,

Almonte residents in close proximity to Augusta Street Park were sent notices dated March 29, 2023 regarding the extensions of Adelaide and Augusta Streets, the latter which would cut directly through the long existing and well used Augusta Street Community Park.

The extension of Augusta Street through the park is totally unacceptable and inappropriate given that this area is a well needed green space for the community comprising a flowing creek, a children's play area, ball diamond/winter hockey rink, and community gardens. Many years of volunteer work have gone into creating and maintaining this park.

I live on nearby Napier Court and enjoy many year round walks through the park and am vehemently opposed to losing some of it to an extension of Augusta Street.

I would appreciate your acknowledgment of my email and thank you in advance for your help in this matter.

Sincerely,
Sandra Franks

From: Katie Childs
Date: April 10, 2023 at 9:30:13 AM EDT
To: Julie Stewart
Cc: Friends of Augusta Park; Town of Mills Mailbox
Subject: **Augusta Park**

To Julie Stewart,

I have become aware of your notice regarding File no.: 09-T-23006, 13165647 Canada Inc. and the proposal to build a street through Augusta Street Park in Almonte.

I have been a resident of Almonte for most of my life and I am emailing you to say that I strongly object to this proposal. The main issue I take with it is the part that extends Augusta Street through the park and beyond.

I grew up not far from Augusta Street Park and have fond memories of visiting there to play as a small child. While attending Almonte and District High School, it was a nice place to go to spend time with friends away from the stress of school during free periods. I have recently become a resident of my hometown again and brought my young son home with me. It is the closest park to where we are living and makes for a lovely walk to the park and a safe place for him to play. It has been amazing to see all the improvements that have been made over the years. A large portion of these changes are due to a community effort for their fundraising, organising and implementing the changes.

It would be a massive loss to the community around Augusta Street Park to make a safe community oriented place for the children to play, learn and grow and make it unsafe by putting a road through it. It would also be impossible to carry out that action without disrupting all of the community projects that were so hard fought and fundraised for.

Please acknowledge this email so that I know you have received my objection to the proposal.

Thank you for your time,
Katie Childs

From: Peggy McPhail

Date: April 10, 2023 at 11:03:03 AM EDT

To: Julie Stewart

Subject: Augusta Street Park

I have become aware of your notice regarding File no.: 09-T-23006, 13165647 Canada Inc. and the proposal to build a street through Augusta Street Park in Almonte.

I would like to say how deeply concerned I am at this proposal. Many children and adults have enjoyed the use of this park for over 50 years. It is the only park in this area where children can come to play without having to walk too many blocks away from home or cross busy streets. Putting a road through this small park will make it useless for the rink, basketball, community gardens, children's play area, Music in the park in July and many more activities this area of town has enjoyed. Note that many activities last year were done to collect funds to add a water feature to the park.

Looking at the map of the proposed roads I can see that extending Augusta Street does not need to happen. There are other streets in your plan that would give plenty of access to this area without disturbing the park. This park serves a large area and without it where would the children play? Making it smaller is not the solution.

Peggy McPhail

Almonte

Sent from [Mail](#) for Windows

From: Sher Chretien
Date: April 10, 2023 at 4:09:27 PM EDT
To: Julie Stewart
Cc: Friends of Augusta Park
Subject: File No. 09-T-23006, 13165647 Canada Inc.

Dear Julie

I have received a copy of the above-noted Notice which includes a proposal to extend Augusta Street through the existing Augusta Street Park in Almonte.

My husband and I have been residents of Almonte since 2018 and live just over two blocks from the park.

When we first arrived, prior to COVID, we maintained a garden plot in the Community Gardens at Augusta Park where along with other gardeners donated tomatoes and other foods to the local food bank.

My husband is one of the volunteers that builds the skating rink and maintains it over the winter months.

We have seen high school students enjoying the park on their lunch breaks.

We love walking over to the park with our grandkids who thoroughly enjoy playing on the play structures, swings or shooting baskets on the basketball court as well as ride their bikes on the hills.

We have attended a few Wednesdays in the Park events that are put on by the Friends of Augusta Street Park.

This park is well taken care of and used by many local families young and old.

We strongly object to this proposal as it pertains to disrupting Augusta Street Park especially the Community Gardens. We feel this street extension serves no real purpose and is completely unnecessary.

Please confirm that you have received this objection.

Yours sincerely
Sherrol Chretien
Simon Chretien

Sent from my iPad

From: Brenda Donnelly

Sent: Tuesday, April 11, 2023 11:26 AM

To: Julie Stewart; Friends of Augusta Park; Mary Lou Souter; Christa Lowry; Jane Torrance

Subject: Notice of Application and and Consultation File No. 09-T-23005, 13165647 Canada Inc.

Please see the attached letter with regard to the proposed extension of August Street through Augusta Park.

Brenda Donnelly

April 11, 2023

Attention: Julie Stewart, Planner, Lanark County

RE: Notice of Application & Consultation

File No.: 09-T-23005, 13165647 Canada Inc.

Subject Land: Park Lot 2, Block C, Henderson Section, Registered Plan 6262 and Lots 1-25, Park Block C, Mclean Section, and Alfred St. and Alexandria St. Registered Plan 6262, former Town of Almonte, Municipality of Mississippi Mills

I have become aware of your notice regarding File No.: 09-T-23006, 13165647 Canada Inc. and the proposal to build a street through Augusta Street Park in Almonte.

I am a resident of Almonte and I am emailing you to say that I strongly object to this proposal, in particular the part that extends Augusta Street through the park and beyond.

Please acknowledge this email so I know you have received my objection to the proposal.

Thank you,

Brenda Donnelly

cc. Friends of Augusta Park
Christa Lowry, Mayor Mississippi Mills
Jane Torrance, Councillor, Almonte Ward
Mary Lou Souter, Councillor, Almonte Ward

From: Derek Robertson
Date: April 11, 2023 at 7:51:39 AM EDT
To: Julie Stewart
Cc: Christa Lowry, Rickey Minnille, Mary Lou Souter, Melanie Knight , Jane Torrance
Subject: Menzie and Augusta Street Extension

Hello Julie,

I am sending an email to inquire about the recent notices that went out to several people within the Almonte community. These notices were in regards to the development of new housing and road extensions between the streets of Adaleide, Honeyborne and Maude. First, I just wanted to know why my direct neighbors received a notice while I did not. I live on XXX Honeyborne which is directly impacted by the Menzie street extension and have received no formal notice.

Having not received any formal notice, my neighbors have come to me showing me the notice and have brought forward a concern we all have with the Menzie Ext. Along the back of everyone's properties is a sloped elevation reaching from 1m to 3m high. The current proposal to extend Menzie will cut into that slope and destabilize the ground along the back of the properties of Honeyborne (see attached image).

I am asking for confirmation and details on the Menzie Ext for myself and on behalf of everyone effected on Honey borne. How close will the road be to the back of our properties and what mitigation methods would be put into place to ensure our back yards are not undermined (retaining wall or moving the road south west)?

Another concern is that the notice shows the road going through the current creek behind Honeyborne. Will the road end up diverting the creek? We would like confirmation on the plan for the creek as there is concern that diversion of this creek may cause damage and flooding.

The last concern we have is in regards to the Augusta St extension. The notice is not clear in its wording. Will Augusta St be extended through the park at Mercer Street? We would like confirmation on what the plan is for Augusta street. We are all currently in objection to extending Augusta Street through Augusta Park.

To summarize, we are currently in objection to the Menzie and Augusta Street Extension with the information given (or lack thereof) in the notice.

If you could provide details in regards to the points above, it would be greatly appreciated and bring ease to everyone's minds who is affected by this. I would also like to kindly request that I be added to all formal information distribution in regards to the aforementioned devolopement.

Warm Regards,
Derek Robertson

From: noreply@lanarkcounty.ca On Behalf Of Mary Norwood
Sent: Tuesday, April 11, 2023 3:13 PM
To: Julie Stewart
Subject: Augusta park

Please tell me that the rumours are wrong. That a developer who is putting in luxury units wants Augusta Park destroyed for an third access road. This area was a somewhat down and out area known as pecker Hill. And over the last few years people have been putting siding on their little homes units for seniors and young families have been built and we have some subsidized housing for rental control and for the disabled. The only park we have is Augusta. It has a stream and Turtles and even a visiting beaver, mature trees, a basketball court Donated by the NBA that becomes a skating rink in the winter . It has some rather weathered children playground equipment swings and the summer concert series every Wednesday night has been used to fund raise for a splash pad for the children. Perhaps most importantly a community garden where many of us hope to subsidize our grocery bills this summer by growing more vegetables. The plan I saw shows you would bury the stream perhaps with a culvert put in a road and destroy the park. Is this true?

Please reply to my email address
I am one of the concerned seniors.

From: Nancy Conners
Date: April 11, 2023 at 1:55:25 PM EDT
To: Julie Stewart
Cc: Friends of Augusta Park
Subject: Proposed Road through Augusta Park

Hello,

I have become aware of your notice regarding File no.: 09-T-23006, 13165647 Canada Inc. and the proposal to build a street through Augusta Street Park in Almonte.

I am a resident of Almonte and I am emailing you to say that I strongly object to this proposal, in particular the part that extends Augusta Street through the park and beyond.

This little park is near and dear to me. I frequent this park a lot both with my dog and my GrandChildren. It would be a shame to disrupt this park by putting in a road which is unnecessary. Our little park has been neglected and it certainly needs some love from the municipality.

Please acknowledge this email so I know you have received my objection to the proposal.

Sincerely,

Nancy Conners

From: Julie Stewart
Sent: Monday, April 17, 2023 2:21 PM
To: 'Stephanie Lett'
Cc: Friends of Augusta Park
Subject: RE: File 09-T-23005, 13165647 Canada Inc.

This e-mail is to acknowledge that comments have been received, thank you. Appreciate your comments and concerns.

The complete submission is available on the County of Lanark web site at the following link :

<https://www.lanarkcounty.ca/en/doing-business/planning-notices.aspx>

All comments received by the County of Lanark are compiled and provided to the owner / agent to be addressed.

The municipality of Mississippi Mills will also be provided the comments for consideration in their review of the proposed draft plan of subdivision.

Please see the attached Amended Notice of Application and Consultation, please note the correct file number is 09-T-23006.

Thank you,
Julie

From: Stephanie Lett
Sent: Wednesday, April 12, 2023 12:33 PM
To: Julie Stewart
Cc: [Friends of Augusta Park](#)
Subject: File 09-T-23005, 13165647 Canada Inc.

Dear Julie,

I am writing regarding File 09-T-23005, 13165647 Canada Inc., which proposes the construction of a street through Augusta Street Park in Almonte. As a resident of Almonte, I wish to strongly object to this proposal.

Augusta Street Park is a vital part of our community. It is not only a playground, but also a community garden, a hockey rink, a basketball court, a live music venue, and a gathering place. All of those invaluable parts of our neighbourhood are put at risk by this proposal.

Please confirm that you have received this objection.

Thank you,
Stephanie Lett

From: DIANE OBRIEN
Sent: April 14, 2023 11:15 AM
To: Julie Stewart
Subject: 09-T-23006

Hi Julie

We never received notice about the above number. I feel we are well within the 120 metres required for notification. Once again, our address is:

Almonte, ON
K0A 1A0

It's funny that the residents who are not directly affected get notice and we don't. Our neighbour who is even closer, did not get a notice.

Regards ... Diane O'Brien

From: Julie Stewart
Sent: April 21, 2023 1:33 PM
To: 'Badger, Andrew'
Subject: RE: 09-T-23006 subd. plan - information request

Hi Andrew – thanks for letting me know.

Julie

From: Badger, Andrew
Sent: Thursday, April 20, 2023 11:52 AM
To: Julie Stewart
Subject: RE: 09-T-23006 subd. plan - information request

Hi Julie,
Thank you for the information. I have access to all the documents on the website now.
Have a great day!

Andrew Badger

From: Julie Stewart
Sent: April 13, 2023 8:28 AM
To: Badger, Andrew
Subject: RE: 09-T-23006 subd. plan - information request

Hi Andrew – please see the attached amended notice which was circulated yesterday.

I do hope to have the submission on the web site later today. I can forward you documents, however some of the files are large and do not transfer via e-mail, let me know if you can access the information on the website, if not, we can make arrangements to provide documents to you.

Thank you,
Julie

From: Badger, Andrew
Sent: Wednesday, April 12, 2023 12:08 PM
To: Julie Stewart
Subject: 09-T-23006 subd. plan - information request

Hi Julie,
I checked Lanark County website but didn't see any information for this specific plan of subdivision 09-T-23006. Could you please forward the information/plans to me at this address or let me know when the webpage is updated? Thanks so much. I hope you had a great Easter weekend and are enjoying this warmer weather.
All the best,
Andrew Badger

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.