



March 1, 2024

Stefanie Kaminski
Regional Group
1737 Woodward Drive
Ottawa, ON
K2C 0P9

Via email – Skaminski@regionalgroup.com

**RE: Status Letter for a Draft Plan of Subdivision - Mill Run Extension
Part of Lot 17, Ramsay Concession 10, geographic Town of Almonte,
now Municipality of Mississippi Mills, County of Lanark
County of Lanark File No. 09-T-23003**

The proposed draft plan of subdivision is known as Mill Run Extension in the Municipality of Mississippi Mills, Lanark County. The total area of the subject property is 5.61 hectares or 13.8 acres. The subject property is located at the North end of the Settlement Area in the Town of Almonte. Currently, the subject property is vacant and is proposed to be development with residential uses.

The application was deemed to be complete by Lanark County on February 24, 2023 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*.

DESCRIPTION:

The subject property is designated as “Settlement Area” in the Sustainable Communities Official Plan (SCOP) of Lanark County, and Residential in the Community Official Plan (COP) of the Municipality of Mississippi Mills. The proposed draft plan includes 64 blocks, an extension of Sadler Drive and three new internal streets. Blocks 1-16 and 26-56 are proposed to be developed with 47 detached dwellings, blocks 17-25 are proposed to be developed with 18 semi-detached dwellings, and blocks 57-59 are proposed to be developed with 60 townhouse units. Blocks 60-61 would be used for open space, Block 62 would be used for stormwater management, and Blocks 63-64 would be used for servicing.

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

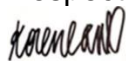
Please find the following agency comments enclosed:

Agency Name	Date Received	Comments
Municipality of Mississippi Mills	February 26, 2024	<ul style="list-style-type: none"> Comments related to density, geotechnical and stormwater management
Lanark County Public Works	January 5, 2024	<ul style="list-style-type: none"> No comments
Mississippi Valley Conservation Authority	January 20, 2024 January 30, 2024 February 6, 2024	<ul style="list-style-type: none"> Comments related to EIS, Stormwater Management Pond, and wetland compensation Comments must be addressed
Leeds, Grenville & Lanark District Health Unit (LGLDU)	April 3, 2023	<ul style="list-style-type: none"> No further comments
Ministry of Environment, Conservation and Parks	February 28, 2023	<ul style="list-style-type: none"> No further comments
Algonquins of Ontario	January 15, 2024	<ul style="list-style-type: none"> Comments related to Algonquin rights and interests
Enbridge	January 5, 2024	<ul style="list-style-type: none"> No further comments
Hydro One	March 7, 2023	<ul style="list-style-type: none"> No further comments
Bell Canada	March 20, 2023	<ul style="list-style-type: none"> No further comments other than conditions provided in the initial circulation
Public	March 6 – April 3, 2023	<ul style="list-style-type: none"> No further comments received from members of the public other than the initial status letter

Comments are received as of March 1, 2024 and are attached to this letter for ease of reference. All other comments have previously been provided in the initial status letter distributed on May 2nd, 2023.

Please contact me if you have any questions or concerns.

Respectfully,



Koren Lam
Senior Planner
Lanark County



February 26, 2024

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

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

**Re: Second Submission Comment Letter
Mill Run Extension - Ramsay Concession 10, Part Lot 17; Part 1,
Plan 27R-11897 (No Municipal Address)
09-T-23003 & D14-MEN-23**

Please find below the Municipality's comments from the Second Review of the above noted application.

Planning

1. Please update the Municipality on any response from the MECP on the Gathering Form.
2. It is noted that the concept plan indicates that the net density is 29 units/net hectare, which is over the average maximum density introduced in Official Plan Amendment 22 of 25 units/net ha (contained in Section 2.6.5). Please be advised that the Municipality is undertaking Official Plan Amendment 32, which is proposing to remove the restriction of an average 25 units per net hectare and reinstate the former measurement of overall density with a gross hectare density range of 15 to 35 units per gross hectare. Based on this revised submission the gross density is approximately 22.3 units per gross hectare, which falls within the range of the new proposed density.
3. It is acknowledged that as part of Official Plan Amendment 22, the proposed densities do meet Sections 3.6.5.3 and 3.6.5.4. Please be advised that the Municipality is undertaking Official Plan Amendment 32, which is proposing to replace these net density provisions with a minimum gross density of 15 units/gross hectare for low density residential and a maximum of 35 units/gross hectare for medium density residential. Please provide the calculations for the revised submission to confirm that it will meet these proposed densities.
4. Staff have reviewed the proposed zoning included in the updated Planning Rationale. Generally, staff have no issues with the proposed zoning as it pertains

to two separate zones to capture the different residential uses. A further detailed review will be undertaken once the application is closer to draft approval to determine if the existing R1I and R3E zones are suitable or if new subzones should be created that more accurately reflect the zoning provisions. Please note that a provision will be included in the zoning which requires a distance of 5.75 metres between the vehicular entrance to a private garage and the back face of the curb or planned sidewalk, to ensure that every lot can accommodate one parking space in the driveway in front of the garage without overhanging onto the sidewalk or road.

Engineering & Public Works

Geotechnical Report

1. Section 4.3 – Groundwater elevation has not been sufficiently found. The use of open test holes and soil analysis is not substantial enough given the site conditions. Ground water monitoring should be completed on multiple locations on the site to determine the seasonally high ground water table. This should also be considered as a part of compliance with the Municipality's CLI design guidelines section 2.9 (Sanitary sewers and Maintenance Holes Installed Below Seasonally High Groundwater Table).
2. Precautions should be taken to prevent the flooding of basements which are located below the ground water table such as back up generators and dual sump pumps. Home buyers should be notified if their home is below the SHGWT and a notification will be included in the Subdivision Agreement and the agreement of purchase and sale to this effect.
3. Section 6.1 - Sump pumps will be required to drain to the exterior of homes (overland flow), not to a municipal storm water pipe. Please amend accordingly.
4. Section 6.5 – Groundwater pumped from site in any way shall not be allowed to flow into any municipal storm sewers which are not a part of the new phases without written permission from the Municipality. All pipes which convey pumped groundwater shall be flushed and inspected prior to final acceptance. Please amend accordingly.

Stormwater Management

Section 2.2.2:

1. Overland flow depth is high. Typically, the limit is 0.3 m. Provide details of the velocity of the water at a depth of 0.35 m.
2. Depth of overland flow and ponding should remain below 0.3 m.
3. The second last bullet – what units does the 0.6 have?
4. Section 2.3.3 – What is the proposed depth of topsoil?
5. Section 2.4.2 – Please show how section 5.4.5.2.1 of the Ottawa Design guidelines were incorporated into the calculations. Was the additional 25% added to the C values for the 100-year storm calculation?

6. Does the design for the modified pond take into account the increased TSS removal for the existing phases of Mill Run 1-6? How is the forebay for phases 1-6 changing to increase settlement time and TSS removal?
7. Section 2.5.8 - Where is this ditch inlet catch basin? Is the water entering the structure from the catch basin reaching 80% TSS removal?
8. Section 2.5 – Please make comment on the failures experienced by the current pond and how the new pond will be designed to prevent such failures. This is in regard to the infiltration of water from outside of the pond which flowed over the path and into the pond from the wetland area.
9. Section 2.5.8 – Please change the overflow spillway design to be made of erosion resistant material. During a previous storm event where the spillway was utilized, erosion caused a substantial drop in the overflow elevation of which the pond relies on for functionality. This can cause a run-away failure where the increased flows over the spillway cause further erosion and further outflow and on and on. Please ensure that the spillway/weir is designed such that it is not susceptible to surface erosion that would impact the proper operation of the pond.
10. Stone dust or gravel pathways shall not be used as surround elements for the pond due to being prone to erosion caused by overland flow. They should instead be replaced with permeable pavers suitable for pedestrian use. Please amend accordingly.
11. Section 2.5.9 – There is a significant conflict of priorities with a proposed wetland area within a stormwater management pond. The Department would like further details regarding the idea of the stormwater management pond being compensation for the wetland as the Municipality is anticipating that this may increase maintenance costs for the pond. Further information on the functionality of a naturalized stormwater management pond needs to be provided with regards to maintenance and functionality.
12. Please explain how the sediment within the pond would be cleared out without damaging the proposed habitat features if the pond were to be wetland compensation.
13. Please explain how the species including Blanding's Turtles would be protected during maintenance efforts and sediment clearing.
14. Please explain how the incorporation of woody bundles and basking logs would affect the drainage of the pond during 5- and 100-year storm events. Please address the possibility of these objects obstructing the municipal drain during spill way events and the possibility of these objects obstructing the surface drain within the pond.

Sewer Servicing

15. Please be aware of the municipality's CLI Design Guidelines and the impact on the design of the sanitary and storm sewers.

16. Section 3.4 – Please provide a full map showing the manholes referenced in this section and the ultimate destination of the flows (Ottawa street). Additionally, please propose a solution to the issue. What possibilities could be considered to limit the surcharging?

Erosion and Sediment Control

17. Please be aware that the Municipality's CLI ECA has specific design requirements for erosion and sediment control plans which will be implemented at the construction planning stage.
18. Under site specific details a recommendation for heavy duty silt fencing is made, however; the map showing the installation has lite duty silt fencing. Please amend accordingly.
19. Please address why there is no silt fencing between the properties in Phase 5 of Mill Run and the new phases.

Hydraulic Impact Statement (HIS)

20. Section 2.1 – Please explain the discrepancy between Section 4.3 of the Geotechnical Investigation performed by Paterson Group and Section 2.1 of the HIS. Patterson field investigators noted the presence of surface water within the organic containing layers of the southwest portion of the site. Gemtech states in Section 2.1 of the HIS that there is no surface water present. Please clarify the discrepancy.

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: Melissa Fudge, Planning Technician
Luke Harrington, CET
Cory Smith, Director of Roads and Public Works
Ken Kelly, CAO

Koren Lam

From: Sean Derouin
Sent: January 5, 2024 3:00 PM
To: Koren Lam
Cc: Terry McCann
Subject: RE: 09-T-23003 Mill Run Extension - 2nd Re-submission

Hi Koren,

We have no comments on the re-submission.

Thanks,

Sean

From: Koren Lam <klam@lanarkcounty.ca>
Sent: Wednesday, January 3, 2024 4:19 PM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Stefanie Kaminski <SKaminski@regionalgroup.com>; Melanie Knight <MKnight@mississippimills.ca>; Diane Reid <dreid@mvc.on.ca>; Sean Derouin <SDerouin@lanarkcounty.ca>
Subject: 09-T-23003 Mill Run Extension - 2nd Re-submission

Hello,

Lanark County has received a re-submission of a Draft Plan of Subdivision for Mill Run Extension in the Municipality of Mississippi Mills.

The following items are found in the shared OneDrive folder: [09-T-23003 Mill Run Extension - Resubmission](#)

A list of items are included in the resubmission folder:

- Re-submission Cover Letter, prepared by Lanark County, dated January 3, 2024
- Re-submission Cover Letter, prepared by Regional Group, dated December 20, 2023
- Revised Draft Plan of Subdivision, prepared by Novatech;
- Revised Concept Plan, prepared by Novatech;
- Revised Environmental Impact Statement, prepared by Gemtec, dated December 14, 2023;
- Hydraulic Impact Statement, prepared by Gemtec, dated November 28, 2023;
- Revised Planning Rationale, prepared by Novatech, dated December 15, 2023;
- Revised Traffic Impact Statement, prepared by Novatech, dated December 2023;
- Revised Servicing and Stormwater Management Report, prepared by Novatech, dated December 15, 2023;
- Geotechnical Investigation, prepared by Paterson, dated February 7 2023;
- Stage 2 Archeological Assessment, prepared by Matrix Heritage, dated May 2023;
- Planning & Engineering Comment Response Letter, prepared by The Regional Group, dated December 20, 2023;
- EIS Comment Response Letter, prepared by Gemtec, dated December 1, 2023; and
- Geotech Comment Response Letter, prepared by Paterson, dated September 14, 2023.

To:	Diane Reid, Environmental Planner
From:	Kelly Stiles, Biologist
RE:	Mill Run Extension, Phases 7 and 8, Almonte Environmental Impact Statement and HIS Review
MVCA File No.:	PMMSB-31
Munic. Ref. ID.:	09-T-23003
Date:	January 20, 2024

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

- “Environmental Impact Statement, Proposed Subdivision Development, Part of Lot 17, Concession 10 (Ramsay) Almonte, Ontario (Rev.3)” by Gemtec, December 14, 2023.
- Hydrological Impact Statement, Proposed Subdivision Development, Part of Lot 17, Concession 10 (Ramsay) Almonte, Ontario” by Gemtec, November 28, 2023.
- MVCA Comment Responses – Environmental Impact Statement, Mill Run Extension, Almonte, Ontario” by Gemtec, December 1, 2023.
- “Mill Run Extension Phases 7 & 8, Municipality of Mississippi Mills, Servicing and Stormwater Management Report” by Novatech, December 15, 2023.

Mississippi Valley Conservation Authority (MVCA) has been circulated the above noted application to conduct a review in terms of MVCA Regulations and Provincial Planning Policy for Natural Hazard issues. The scope of the natural hazards review includes flood plain, wetlands, unstable slopes and unstable soils.

The purpose of MVCA’s review is to:

- Ensure that the site visit(s) and the submitted report are complete and provide all the required supporting information needed to conduct the technical review.
- Ensure the report meets the policy requirements of the MVCA.
- Provide clear documentation that all impacts have been addressed and that acceptable mitigation is proposed.

Proposal Summary

The proposal is for the development of 7.22 ha of vacant rural property into phases 7 and 8 of an adjacent residential subdivision. Currently this area is largely dominated by willow thicket swamp (3.64 ha), as well as cedar coniferous forest and cultural thicket habitats. The subject lands are bordered by unevaluated wetland to the north, a single rural residence to the east, residential subdivision and a storm water pond to the south, and the Spring Creek Municipal Drain to the west (Figure A.3). The site contains Category 2 Blanding’s turtle habitat (Figure A.5), as well as habitat for snapping turtles, green heron, and seven species of frogs. The drain

is considered to be direct fish habitat. A 30 m setback to the northern wetland and a 15 m setback to Spring Creek Drain is proposed by the Gemtec report (Figure A.6).

To address the increased need for storm water mitigation as well as to address the loss in wetland coverage, the Phase 7 & 8 develop design proposes to expand the southern storm water pond further north and east to a size of 1.7 ha. The EIS recommends that the expanded storm pond be designed to provide wet meadow habitat functions (Figure A.7). However, details on the area of the proposed wet meadow, separate from the area of required storm pond capacity, have not been included at this time.

Site visits for the EIS were conducted by Gemtec in June of 2021, as well as April, May, June and August of 2022 (Table 2.1).

Watercourses and Wetlands

A 30 ha unevaluated wetland drains from the north-east of the site and extends onto the north, and north-west of the property outletting into Spring Creek Municipal Drain. The portions of the wetland on-site are described as willow thicket swamp. Figure 2 of the HIS shows that the 30 ha wetland is the outlet feature of a 304 ha catchment that drains rural areas further north and east of the site.

Based on LiDAR topographic data the northern portion of the wetland is approximately 0.5 m above the southern portion. The HIS estimates that this is likely caused by a beaver dam. The HIS refers to these areas as the upper zone (north of the elevation change), the lower west and the lower east zones. Due to being upgradient from the development the upper zone and the lower west zone are not anticipated to experience a hydrological impact from the proposed development. However, “the lower east zone includes the proposed development, which will result in the loss of local wetland area and altered drainage patterns.”

There is also a local watercourse that flows through the wetland north of the site and outlets to Spring Creek Drain and is shown in HIS Figure 1 as a blue dashed line.

The Spring Creek Municipal Drain is situated along the western boundary of the property and flows from north to south. While not identified on Figures A.2-A.7 of the EIS or discussed in the text of the reports, there is also an east-west water course along the southern property boundary which flows west into Spring Creek Municipal Drain (visible in the aerial imagery of Figures A.2-A.7 as well as in the SWMP Site Details Figure 10).

The HIS (Section 2.3) describes a potential impact to the adjacent wetlands through the loss of on-site organic soils. The present soils consist of organic peat over grey silty clay. “Removal of peat and organic soils is often associated with lowering the water table and can have an adverse wetland impact.” Additionally, due to proposed grade changes and removal of 3.64 ha of wetland from the site (12% of the wetland surface area), it is anticipated that the catchment area for the wetland will be reduced by 7.2 ha. The HIS summarizes that as a result of the impact being in the lower (downstream) end of the wetland, and as impacts are offset by an

increase in run-off depth from the developed areas that do not connect to the storm management pond (an increase of approximately 11%), “the actual impacts are likely to be smaller as runoff is discharged to the Spring Creek Municipal Drain”. Additionally, the report states that “impacts will likely be noticeable only in the portion of the wetland nearest the proposed development.”

The HIS describes that a proposed 1.7 ha naturalized pond will provide habitat to offset the loss of the existing 3.64 ha willow swamp. It will include a permanent pool of open water, moist-meadow habitat along the periphery of the pond, marsh and deep emergent wetland plants, as well as wood bundles and basking logs in the nearshore areas. MVCA is concerned that the use of this pond as a storm water management facility will pose function and management issues that may be in conflict with the goals of habitat creation. MVCA is also concerned that the proposed replacement habitat area is less than a 1:1 ratio for the amount of wetland habitat proposed for removal from the site. The precise replacement ratio cannot currently be calculated as the size of the proposed naturalized wet meadow habitat has not been given separate from the required amount of storm pond area.

No changes to the existing storm water facility’s outlet to Spring Creek Drain are proposed (approx. 150 m downstream of the current wetland discharge location); and no significant changes are anticipated for the drainage patterns or downstream flow increases within the Drain (HIS, Section 3.2).

Gemtec Conclusions

The EIS confirmed the presence of wetland amphibian breeding habitat, and identified candidate marsh breeding bird habitat, as well as habitats of special concern and rare wildlife species, and an amphibian movement corridor (Section 6.2). Mitigation Measures have been provided in Section 7.

Section 8.0 of the EIS concludes that “no significant residual impacts to natural heritage features identified on-site, including fish habitat, local wetlands, significant wildlife or habitats of species at risk are anticipated as a result of the proposed project” provided that mitigation and compensation measures are implemented as proposed.

The HIS concludes that “hydrological impacts of the removal of organic soils on the unevaluated wetland and Spring Creek Municipal Drain are expected to be minor considering the offsetting functions of the expanded SWMF.”

Details on the concepts to include in the natural pond/wet meadow design are described in the Novatech SW Report Section 2.5.9 (December, 2023).

MVCA’s Review

MVCA concurs with the following:

1. The 30 m setback to the southern extension of the northern wetland; provided that the limit is clearly delineated so rear yard impacts and park space uses do not extend into

the no-disturbance buffer zone.

2. The 15 m setback from the Spring Creek Drain, provided that rear yard impacts cannot extend into the no-disturbance buffer.
3. The SWM facility planting design outlined in the Novatech report Section 2.5.9. Of note: the saving and re-use of the on-site hydric soils, the abundant planting of wet tolerant native shrubs within the ponding extents, and the seeding of the green spaces with a suitable native pollinator wildflower mix.

MVCA requests that the proponent provides additional information on the following before moving forward:

1. The EIS (Table 3.1) outlines that 3.64 ha of the full parcel is considered willow thicket swamp. The EIS also discusses that a total of 3.64 ha of wetland will be lost due to the proposed development (Section 6.1). Please clarify the text and the calculation to clearly demonstrate that the wetland habitat which extends south into the north of the parcel, as well as all agreed to setback buffers will be no-disturbance areas.
2. Separate from the size of the pond required to address storm water capture, please provide details on the size of the proposed wet meadow habitat and show what ratio of wetland creation will be occurring to account for the proposed amount removed for development.
 - a. In alignment with other Conservation Authorities MVCA is currently developing wetland offsetting guidelines. Existing guidelines within Ontario recommended replacement ratios (replacement area: removed area) that range from 1:1 to 3:1 for wetland habitats depending on the feature type and location. How will the Mill Run Phase 7 & 8 development proposal achieve a minimum of 1:1 wetland area and function offsetting?
 - b. Be advised that based on our understanding of other agency's wetland compensation guides, green infrastructure such as naturalized storm ponds are not typically considered as part of a sufficient compensation plan. (TRCA, Guideline for Determining Ecosystem Compensation, 2023)
3. MVCA requests the proponent separate the storm pond area and function from the proposed wetland offsetting and provide further details on the impacts of expected storm pond functions and maintenance on the proposed adjacent habitat enhancements including;
 - a. Is it feasible for the proposed storm pond functions to be separated from the proposed adjacent wet meadow functions?
 - b. How will sediment and other pollutants that enter the storm pond for treatment impact the natural features and functions proposed for the adjacent wetland offsetting?
 - c. How will long term storm pond maintenance impact the natural features and functions proposed for the adjacent wetland offsetting?
4. Please provide comments in regards to the east-west channel which is situated between the current storm pond and the Phase 7-8 parcel.
 - a. What are its current hydrological, wetland habitat, and fish habitat functions? As noted in the SWM review we are aware of a storm event in 2023 which resulted

in this channel over flowing the public path around the existing storm pond.

- b. Please also provide impact assessment and mitigation details with regards to the proposal to expand the storm pond and wet meadow features across this watercourse.
5. Will the hydric soils and plantings within the proposed wet meadow be able to receive sufficient surface water throughout the year to match pre-construction hydrology functions/balances of the Phase 7 & 8 thicket swamp?
6. Provide recommended mitigation measures to prevent yard creep into the wetlands and Spring Creek shoreline.

Development Design Details:

1. MVCA recommends that a permanent fence be erected to delineate between the end of maintained yard areas and the commencement of the buffer zone which is to be unaltered. This includes the section of residential lots along the north-west of the parcel; where no northern buffer has been proposed.

Kelly Stiles
MVCA Biologist

Conservation Partners Partenaires en conservation



09-T-23003

February 6, 2024

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

Dear Ms. Lam :

Re: 09-T-23003 – Mill Run Extension
Lot 17, Con 10, Town of Mississippi Mills (Almonte)

The Mississippi Valley Conservation Authority (MVCA) has been in receipt of the following documents for review, thank you for circulating:

- *Revised Environmental Impact Statement, prepared by Gemtec, dated December 14, 2023;*
- *Hydraulic Impact Statement, prepared by Gemtec, dated November 28, 2023;*
- *Revised Planning Rationale, prepared by Novatech, dated December 15, 2023;*
- *Revised Servicing and Stormwater Management Report, prepared by Novatech, dated December 15, 2023;*
- *Geotechnical Investigation, prepared by Paterson, dated February 7 2023;*
- *Planning & Engineering Comment Response Letter, prepared by The Regional Group, dated December 20, 2023;*
- *EIS Comment Response Letter, prepared by Gemtec, dated December 1, 2023;*
- *Geotech Comment Response Letter, prepared by Paterson, dated September 14, 2023.*

As noted in our June 5, 2023 correspondence there are several regulated features on site and adjacent to the site including watercourses and wetlands. Written permission is required from MVCA prior to the initiation of any construction or filling activity (which includes excavations, stockpiling and site grading) or any interference within 30 m of a regulated wetland; or for any alterations to the shoreline of a watercourse. This includes the construction of outlets.

MVCA technical staff have reviewed the reports and comments are included in the attached technical memorandums.

The recent submissions addressed many of the MVCA's concerns, however MVCA has outstanding items related to the development of the property and the loss of wetlands and associated impacts to adjacent properties and infrastructure.

It is not evident that the proposed compensation meets the intention of the MVCA Regulation Policies for offsetting/compensation in order for MVCA to accept a forthcoming Section 28 application related to the development. MVCA anticipates that offsetting measures will be clarified and increased to ensure it is consistent with Regulation Policies and established standards (No net loss). MVCA staff are available to meet and discuss.

If you have any questions, please contact the undersigned.

Yours truly,

A handwritten signature in cursive script that reads "Diane Reid".

Diane Reid
Environmental Planner

cc. Melanie Knight, Town of Mississippi Mills, email

To:	Diane Reid, Environmental Planner
From:	Jane Cho, Water Resources Engineering in Training
RE:	SWM Engineering Review of the Draft Plan of Subdivision Application for Phases 7 & 8 of the Mill Run Extension
MVCA File No.:	PMMSB-31
Munic. Ref. ID.:	09-T-23003
Date:	January 30, 2024

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

- Servicing and Stormwater Management Report, Mill Run Extension – Phases 7 & 8, prepared by Novatech, dated December 15, 2023 (rev.1);
- Planning & Engineering Comment Response Letter, prepared by The Regional Group, dated December 20, 2023; and
- Geotech Comment Response Letter, prepared by Paterson, dated September 14, 2023.

The above was reviewed with a focus on risks associated with natural hazards and any potential impact on the receiving watercourse—the Spring Creek Municipal Drain. This memorandum highlights key observations and comments for consideration by the approval authority.

Comments

MVCA offers the following comments for your consideration:

1. There is an existing drainage ditch between the existing Mill Run SWM facility (Phases 1-6) and the proposed SWM facility expansion. Overflow of the existing drainage ditch towards the existing Mill Run SWM facility was observed during a rain event in June 2023. Please provide potential impacts of the hydrologic functions of the existing drainage ditch and demonstrate adequate conveyance so that the proposed development will not negatively impact or cause adverse flooding on the neighboring properties.
2. The proposed SWM facility expansion appears to be located in local wetlands. The Environmental Impact Statement (EIS) findings and recommended mitigation measures should be incorporated in the design of the proposed SWM facility expansion. Environmental concerns associated with the wetland identified in the EIS should be addressed and mitigated.

This memorandum was prepared and submitted in accordance with Section 21.1 of the *Conservation Authorities Act*. Please address any questions to the undersigned.

Jane Cho
Water Resources EIT

April 3, 2023

Julie Stewart, MCIP, RPP
County Planner
County of Lanark
jstewart@lanarkcounty.ca

**Re: Notice of Application and Consultation - Mill Run Extension (Menzie Almonte 2 Inc.)
Draft Plan of Subdivision – County of Lanark File No. 09-T-23003**

Dear Julie Stewart,

The Leeds, Grenville & Lanark District Health Unit (LGLDHU) is pleased to provide feedback on the Mill Run Extension (Menzie Almonte 2 Inc.) Draft Plan of Subdivision – County of Lanark File No. 09-T-23003

Communities in which people live, work, learn, and play have a significant impact on their health and well-being. Subdivision developments that are accessible, people-friendly, well connected, contain diverse land use, and provide a multi-modal transportation network offer residents opportunities to participate in healthy activities, to connect with each other, and provide chances to grow, live, and age well.

The development of this proposed subdivision includes health-promoting and protecting factors, including:

- New housing units that contribute to efficient land use and increased housing density and variety of housing types.
- A new parkland area.

Below, we offer suggestions for conditions of approval of the draft plan of the subdivision for your consideration that could further strengthen the health-promoting and protecting aspects of the proposed Mill Run Extension subdivision.

Infrastructure for Active Transportation

- Consider the following as conditions of approval for the proposed subdivision:
 - Build sidewalks on both sides of all new streets.
 - Build protected bicycle lanes/paths, which should be segregated (e.g., with a physical barrier) from motor vehicle traffic, on all new streets.
 - Note: Active transportation, including on designated infrastructure (e.g., sidewalks, bicycle lanes/paths) has numerous benefits on individual health, population health, the transportation system, social cohesion, the economy, and the natural environment.¹ Building a robust active transportation network can provide more equitable access to the amenities located in Almonte for residents without a motor vehicle.

- Include way-finding signage directing residents and visitors to local points of interest including amenities in Almonte.
- Include accessibility features (e.g., accessible pedestrian signals, tactile paving, etc.).
 - Note: Accessibility features can make the built environment friendlier for youth, families, older adults, and people with diverse physical abilities.

Streetscaping

- Consider the following as a condition of approval for the proposed subdivision:
 - Plant trees and install other amenities (e.g., street furniture, planter boxes)² to create an inviting streetscape to maximize youth-, family-, and age-friendliness of the area.
 - Note: Tree cover can contribute to improved air quality, shade, cooling, aesthetics, traffic-calming, and increased water infiltration.³ Fruit-bearing trees and planter boxes with edible products can contribute to the local food system.

Traffic-calming Measures

- Consider the following as a condition of approval for the proposed subdivision:
 - Install traffic-calming infrastructure (e.g., speed bumps, curb extensions, street trees, pedestrian crossings, etc.) at strategic locations to improve the safety of these roads for pedestrians, cyclists, and motorists.⁴

Local Park

- Consider the following as conditions of approval for the designated parkland in the proposed subdivision:
 - A community garden to encourage increased physical activity, healthy eating, knowledge of the food system, increased mental well-being, and social connections.^{5,6}
 - A splash pad or wading pool to provide a community-focused, family-friendly recreation option⁷ with more equitable access for cooling down during days of extreme heat, especially for community members who may not have access to air conditioning or other cool-down methods.
 - Note: Due to climate change, extreme heat events are expected to become more severe (e.g., hotter, longer, more frequent).^{8,9,10}
 - Shade structures (e.g., trees, built structures) to help reduce the risk of skin cancer, promote physical activity, and decrease local temperatures¹¹ and a source of free, potable water to help prevent heat-related illnesses.
 - A playground with barrier-free components and surfaces to allow for optimal accessibility and natural/adventure play components that encourage challenging play experiences, creativity, and age appropriate risk-taking behaviour.^{12,13}
 - Seating, washrooms, waste bins, bicycle parking, bicycle repair station, and picnic tables to improve the utility for youth, families, and adults of all ages and abilities.

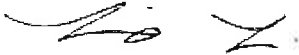
Climate Change Resilience Measures

- Consider the following as a condition of approval for the proposed subdivision:
 - Leave as many mature trees as possible and replace all felled trees by planting in a nearby area within the municipality.
 - Note: Tree cover can contribute to improved air quality, shade, cooling, aesthetics, traffic-calming, and increased water infiltration.³

LGLDHU encourages the Municipality of Mississippi Mills and the County of Lanark to continue to create healthy communities. Joseph Reid (Joseph.Reid@healthunit.org), Health Promotion Consultant and Danielle Shewfelt (Danielle.Shewfelt@healthunit.org), Municipal Public Health Nurse Liaison for the County of Lanark are looking forward to working with you to continue promoting healthy community development in Lanark and Mississippi Mills.

Sincerely,

THE CORPORATION OF THE LEEDS, GRENVILLE
AND LANARK DISTRICT HEALTH UNIT



Linna Li, MD, FRCPC
Medical Officer of Health and Chief Executive Officer

References

1. Transport Canada. Active transportation in Canada: A resource and planning guide. Published 2011. Accessed October 20, 2022. https://publications.gc.ca/collections/collection_2011/tc/T22-201-2011-eng.pdf
2. Ewing R, Hajrasouliha A, Neckerman KM, Purciel-Hill M, & Greene W. Streetscape features related to pedestrian activity. *Journal of Planning Education and Research*. 2015; 36(1): 1-11. https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjQ7tz0me_6AhWZFTQIHYOVBZkQFnoECA0QAQ&url=https%3A%2F%2Fmy.vanderbilt.edu%2Fgreencities%2Ffiles%2F2016%2F10%2Fstreetscape-and-pedestrian-activity.pdf&usq=AOvVaw0FnA3PMVP5Rp-CTsPMtPae
3. Guse B, Downing S, Zhang J, Rahmati H, & Brian C. How street trees can save our cities. The University of British Columbia. Published December 2, 2017. Accessed October 20, 2022. <https://cases.open.ubc.ca/how-street-trees-can-save-our-cities/>
4. The Centre for Active Transportation (TCAT). Supporting research. Published 2015-2016. Accessed October 19, 2022. <https://www.tcat.ca/project/saferstreetsnearschools-getting-started/supporting-research/>
5. Stluka S, McCormack LA, Burdette L, Dvorak S, Knight N, Lindvall R, Pierce L, Schoch J, & Walkling P. Gardening for health: Using garden coordinators and volunteers to implement rural school and community gardens. *Preventing Chronic Disease: Public Health Research, Practice, and Policy*. 2019; 16:190117. doi: <http://dx.doi.org/10.5888/pcd16.190117>
6. FoodShare Toronto. Community gardening 101. Published 2015. Accessed October 21, 2022. https://foodshare.net/custom/uploads/2015/11/Community_Gardening_101.pdf
7. Hamilton K, Kaczynski AT, Fair ML, & Lévesque L. Examining the relationship between park neighborhoods, features, cleanliness, and condition with observed weekday park usage and physical activity: A case study. *Journal of Environmental and Public Health*. 2017; 7582402. <https://doi.org/10.1155/2017/7582402>
8. Berry P, Schnitter R, & Noor J. Climate change and health linkages. In Health Canada: Health of Canadians in a changing climate – Advancing our knowledge for action. Published February 2022. Accessed October 31, 2022. <https://changingclimate.ca/site/assets/uploads/sites/5/2022/02/CCHA-REPORT-EN.pdf>
9. Eyquem JL & Feltmate B. Irreversible extreme heat: Protecting Canadians and communities from a lethal future. Intact Centre on Climate Adaptation, University of Waterloo. Published 2022. Accessed October 31, 2022. https://www.intactcentreclimateadaptation.ca/wp-content/uploads/2022/06/UoW_ICCA_2022_04-Irreversible-Extreme-Heat.pdf
10. Prairie Climate Centre. Heat waves and health: A special report on climate change in Canada. Published August 2019. Accessed October 31, 2022. <https://climateatlas.ca/sites/default/files/PCC%20-%20Heat%20Waves%20and%20Health%20-%20Nov%202019.pdf>
11. Cimino A, McWhirter JE, Papadopoulos A. An evaluation of the amount, type and use of shade at public playgrounds in Guelph, Ontario, Canada. *Health Promotion and Chronic Disease Prevention in Canada*. 2022; 42(5): 209-17. <https://doi.org/10.24095/hpcdp.42.5.04>

12. Canadian Public Health Association (CPHA). Children's unstructured play. Published March 2019. Accessed October 21, 2022. <https://www.cpha.ca/childrens-unstructured-play>
13. Tremblay MS, Gray C, Babcock S, Barnes J, Bradstreet CC, Carr D, Chabot G, Choquette L, Chorney D, Collyer C, Herrington S, Janson K, Janssen I, Larouche R, Pickett W, Power M, Sandseter EB, Simon B, & Brussoni M. Position statement on active outdoor Play. *International Journal of Environmental Research and Public Health*. 2015; 12(6): 6475-505. <https://www.mdpi.com/1660-4601/12/6/6475/htm>

Julie Stewart

From: Species at Risk (MECP) <SAROntario@ontario.ca>
Sent: February 28, 2023 2:23 PM
To: Julie Stewart
Subject: Automatic reply: Notice of Application and Consultation - Mill Run Extension (Menzie Almonte 2 Inc.) Draft Plan of Subdivision - County of Lanark File No. 09-T-23003

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.

Thank you for your inquiry to the Permissions and Compliance team, Species at Risk Branch, Ministry of the Environment, Conservation and Parks.

What's New?

- The Ministry of the Environment, Conservation and Parks (MECP) has responsibility for the administration of the Ontario Endangered Species Act (ESA). In MECP, work associated with ESA authorizations has been centralized from Ministry of Natural Resources and Forestry district offices into one Permissions and Compliance team within the new Species at Risk Branch in MECP.

What Next?

- Your email is being reviewed by branch staff to determine the nature of your inquiry or submission. Your inquiry or submission will then be actioned to someone from our team for follow up as required.
- We strive to follow up with a response to your inquiry within 100 business days.

Do you think you may need an ESA permit or authorization?

- Please visit <https://www.ontario.ca/page/species-risk> to learn more about protecting and recovering species at risk, then navigate to the Resources and Permits section, including [Register or Get a Permit](#) for more information about permits and authorizations under the ESA.
- You only need an authorization under the ESA (e.g. a permit or other type of authorization) if your work is going to contravene the ESA (e.g. if the activity you are proposing is going to kill, harm or harass a species at risk or damage or destroy their habitat). If you are able to undertake your work in a manner that does not contravene the ESA, that is what we call "avoidance" of impacts to species at risk or their habitat and it is the ideal scenario for clients and the species-the species aren't adversely impacted, and you don't need an authorization.

Do you want to know if any species at risk are at, or near, your project site? Do you need help determining if you need an ESA permit or authorization?

- We have developed a guide to help clients work through the preliminary screening process, including providing advice to clients on how they can gather information you have requested from publicly available information sources. The guide provides advice on how you can determine if any species at risk are likely to exist at your site. If you are seeking information regarding species at risk likely to occur at or near your site, please send an email to sarontario@ontario.ca and include "request for preliminary screening guide" in the subject line. To provide the most efficient service, it is recommended clients read this guide and

explore applicable information sources prior to contacting sarontario@ontario.ca to begin discussions with the Permissions and Compliance team about your proposed project.

Do you want to report a suspected violation of the ESA?

- Please call the MECP Tips/Pollution Hotline at 1-866-663-8477 and provide the details requested. Someone may follow up with you directly to request additional information. We may not be able to follow up with you to provide you an update on the status of your tip as the status of any ongoing inspections or investigations is confidential until resolved.

We also receive a high volume of inquiries related to Butternut (an endangered tree) to this email address. The following information can assist you if you have some of the more common questions regarding the ESA and impacts to Butternut.

Do you think you may need an ESA permit or authorization to cut down a Butternut tree?

1. If a Butternut tree has been identified, a Butternut Health Assessment will need to be completed to assess the health of the tree in accordance with the document titled Butternut Assessment Guidelines: Assessment of Butternut Tree Health for the Purposes of the Endangered Species Act, 2007. This will determine if the tree is Category 1, 2 or 3.
2. Please note that Section 4.2 (Timing of Assessment) on page 10 of the Butternut Assessment Guidelines states that “A complete and accurate assessment of a Butternut tree can only be conducted during the leaf-on season.” It also notes that “For the purposes of the ESA, an assessment will be considered to have been conducted during the leaf-on season if it was conducted between the dates of May 15 and August 31.” For this reason, a Butternut Health Assessment should not be conducted until May 15 in order to get an accurate assessment of the live crown.
3. Once a Butternut Health Assessment has been completed and submitted to the Ministry of Environment, Conservation and Parks (MECP) and 30 days have elapsed, ESA requirements can be identified as per below:
 - If a BHA identifies a tree as a hybrid, no authorization under the ESA is required to remove the tree, as it is not a pure Butternut and not protected under the ESA.
 - If a BHA identifies a tree as a Category 1 tree, no authorization under the ESA is required to remove the tree, as it is affected by Butternut canker (a fungal disease) to such an advanced degree that retaining the tree would not support the protection or recovery of Butternuts in the area.
 - If a BHA identifies a tree as a Category 2 or 3 tree, registration is enabled under Part V of Ontario Regulation 830/21 so long as all requirements of the Regulation are met.
 - Please note there is a maximum number (see below) of trees which can be removed under this regulation. If the maximum number of trees is exceeded then a 17(2)(c) Permit will likely be required.

If the proponent is proposing to rely on section 25 of the Regulation 830/21 for the removal of Category 1 trees or hybrids, please note that that the proponent is eligible to do so 30 days after they have submitted your BHA to MECP at SAROntario@ontario.ca unless the MECP has indicated otherwise prior to the end of the 30 day period.

If the proponent is proposing to rely on section 26 of the Regulation 830/21 for the removal of a maximum of 15 Category 2 or a maximum of 5 Category 3 trees, after the 30 days then the proponent must register a Notice of Impact with the ESA Registry, and follow additional rules. Once

they have registered and received a reply in regards to your Notice of Impact, you may remove the trees.

Are you submitting a Butternut Health Assessment?

1. Please submit your Butternut Health Assessment Forms to sarontario@ontario.ca. In the subject line, clearly indicate that the email contains a BHA and the municipality within which the BHA was conducted. Once received, the submission will be triaged and actioned.

Did you recently see a species at risk?

- Please visit <https://www.ontario.ca/page/report-rare-species-animals-and-plants> for information on how to report a species at risk sighting.

Would you like to learn more about species at risk and the ESA and its related policies?

- Please visit <https://www.ontario.ca/page/species-risk>.
- Policies under the ESA, ministry-endorsed survey protocols and a number of best-management practices related to how you can avoid or minimize impacts to species at risk can be found online at <https://www.ontario.ca/page/species-risk-guides-and-resources>.
- General inquires related to the ESA or species at risk can be directed to SAROntario@ontario.ca

Koren Lam

From: Algonquins of Ontario Consultation Office <algonquins@tanakiwin.com>
Sent: January 15, 2024 11:13 AM
To: Koren Lam
Cc: Stefanie Kaminski; Melanie Knight; Diane Reid; Sean Derouin
Subject: RE: 09-T-23003 Mill Run Extension - 2nd Re-submission

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

Good morning Koren,

Thank you for contacting the Algonquins of Ontario Consultation Office on January 3rd, 2024, in relation to the **re-submission of a Draft Plan of Subdivision Mill Run Estates Part of Lot 17, Concession 10, Town of Almonte, Municipality of Mississippi Mills, County of Lanark County of Lanark File No. 09-T-23003.**

This is your notification that the Algonquins of Ontario Consultation Office has received your correspondence and have determined that this project does not pose impacts to Algonquin rights and interests at this time. However, the Algonquins of Ontario Consultation Office(AOO) wishes to be promptly notified should the project undergo an unforeseen change or new major development.

The AOO also wish to reiterate that, if any artifacts of Indigenous interest or human remains are encountered during ground disturbance construction activities in the AOO Settlement Area, please contact:

The Algonquins of Ontario Consultation Office
31 Riverside Drive, Suite 101
Pembroke, ON K8A 8R6
Phone: 613-735-3759 Ex. 200
Fax: 613-735-6307
Email: algonquins@tanakiwin.com
Website: www.tanakiwin.com

For more information on the Algonquins of Ontario's Settlement Area, please visit our website's interactive map [here](#).

Sincerely,

The Algonquins of Ontario Consultation Office

31 Riverside Drive, Suite 101
Pembroke, ON K8A 8R6
Phone: 613-735-3759
Fax: 613-735-6307
Email: algonquins@tanakiwin.com
Website: www.tanakiwin.com

From: Koren Lam <klam@lanarkcounty.ca>
Sent: Thursday, January 4, 2024 8:44 AM

Cc: Stefanie Kaminski <SKaminski@regionalgroup.com>; Melanie Knight <MKnight@mississippimills.ca>; Diane Reid <dreid@mvc.on.ca>; Sean Derouin <SDerouin@lanarkcounty.ca>
Subject: Re: 09-T-23003 Mill Run Extension - 2nd Re-submission

Good Morning,

My apologies but in my previous email I have attached the cover letter with the wrong file name. Please see attached for the correct version.

Thanks,

Koren

From: Koren Lam <klam@lanarkcounty.ca>
Sent: Wednesday, January 3, 2024 4:19 PM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Stefanie Kaminski <SKaminski@regionalgroup.com>; Melanie Knight <MKnight@mississippimills.ca>; Diane Reid <dreid@mvc.on.ca>; Sean Derouin <SDerouin@lanarkcounty.ca>
Subject: 09-T-23003 Mill Run Extension - 2nd Re-submission

Hello,

Lanark County has received a re-submission of a Draft Plan of Subdivision for Mill Run Extension in the Municipality of Mississippi Mills.

The following items are found in the shared OneDrive folder: [09-T-23003 Mill Run Extension - Resubmission](#)

A list of items are included in the resubmission folder:

- Re-submission Cover Letter, prepared by Lanark County, dated January 3, 2024
- Re-submission Cover Letter, prepared by Regional Group, dated December 20, 2023
- Revised Draft Plan of Subdivision, prepared by Novatech;
- Revised Concept Plan, prepared by Novatech;
- Revised Environmental Impact Statement, prepared by Gemtec, dated December 14, 2023;
- Hydraulic Impact Statement, prepared by Gemtec, dated November 28, 2023;
- Revised Planning Rationale, prepared by Novatech, dated December 15, 2023;
- Revised Traffic Impact Statement, prepared by Novatech, dated December 2023;
- Revised Servicing and Stormwater Management Report, prepared by Novatech, dated December 15, 2023;
- Geotechnical Investigation, prepared by Paterson, dated February 7 2023;
- Stage 2 Archeological Assessment, prepared by Matrix Heritage, dated May 2023;
- Planning & Engineering Comment Response Letter, prepared by The Regional Group, dated December 20, 2023;
- EIS Comment Response Letter, prepared by Gemtec, dated December 1, 2023; and
- Geotech Comment Response Letter, prepared by Paterson, dated September 14, 2023.

Please submit your comments by **February 3, 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.



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

January 5, 2024

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

Dear Koren,

Re: Draft Plan of Subdivision – Re-Submission
Menzie Almonte 2 Inc. (c/o Regional Group)
Part of Lot 17, Concession 10
County of Lanark
File No.: 09-T-23003

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.

From: [SHILAKU Paul](#)
To: [Julie Stewart](#)
Subject: Lanark County -09-T-23003
Date: March 7, 2023 8:33:49 AM
Attachments: [image001.png](#)

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

Hello,

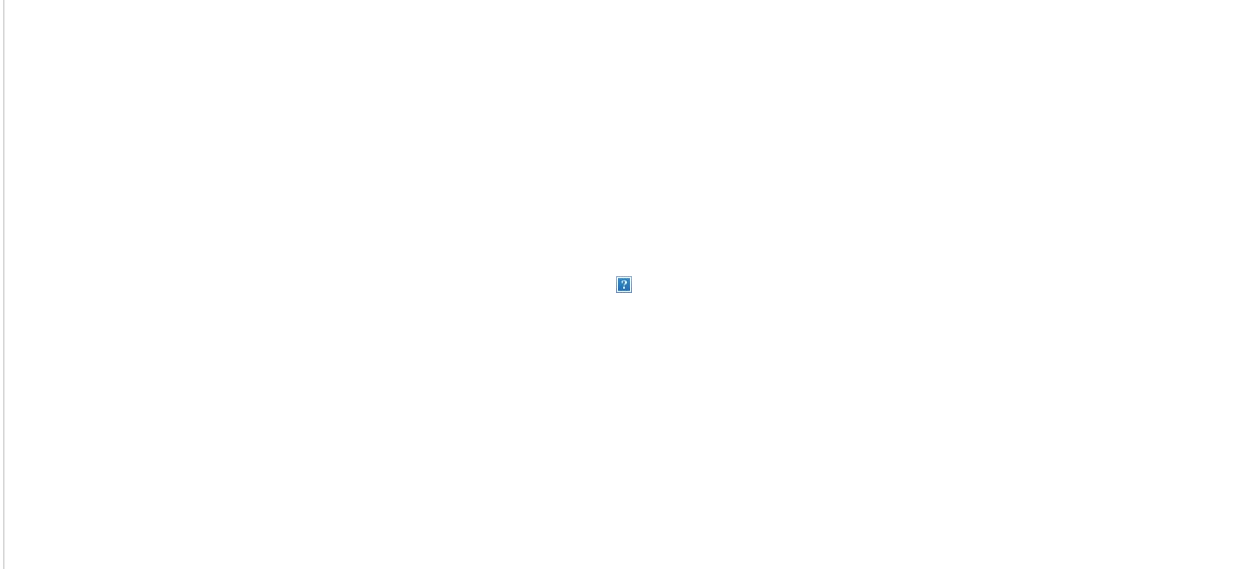
We are in receipt of your Plan of Subdivision application, 09-T-23003 dated Feb 28,2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

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



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

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

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email

From: circulations@wsp.com
To: [Julie Stewart](#)
Subject: Draft Plan of Subdivision Application (09-T-23003), Ottawa St., west of Concession 11A, Lanark County
Date: March 20, 2023 9:11:19 AM

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.

2023-03-20

Julie Stewart

Mississippi Mills

, ,

Attention: Julie Stewart

Re: Draft Plan of Subdivision Application (09-T-23003), Ottawa St., west of Concession 11A, Lanark County; Your File No. 09-T-23003

To Whom this May Concern,

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

“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.

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.

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.

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 the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

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

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at www.wsp.com/casl. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wsp.com so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au www.wsp.com/lcap. Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au conformitelcap@wsp.com afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

-LAEHhHzdJzBITWfa4Hgs7pbKl

From: Gail Ritchie
Sent: March 6, 2023 9:06 AM
To: Julie Stewart
Subject: Mill Run Extension

Dear Julie Stewart,

We live at _____ and our back yard abutts the extension land. We ask that you keep us informed as decisions are made about the development behind us. Our main questions are:

- will the significant difference between the elevation of our lot and the land behind us be changed and if so, by how much? What will it look like?
- will the cement brick retaining wall holding our back yard in place be altered?
- will we have storm sewers behind us?

Thank you,
George and Gail Ritchie.
Sent from my iPad

From: Rob Smith
Sent: March 7, 2023 10:31 AM
To: Julie Stewart
Subject: File No. 09-T-23003 Regional Group

Good Morning Julie,

Please keep me updated throughout the approval process of the Subject Land: Part of Lot 17, Concession 10, Town of Almonte.

My main concern will be how the Applicant will treat our property boundary. During our house construction (Leishman Dr), NeilCorps/Cavanagh installed a concrete retaining wall as well as a 7 ft chain link fence. This resulted in the loss of approximately 4 ft of our property.

I assume the subject land will be back -filled to be level with our property? If so, I assume I can tear down the chain link fence so that I can reclaim my 4 ft of property as per my Survey?

Cheers,
Rob Smith

From: Bernard Yu
Sent: March 16, 2023 1:03 PM
To: Julie Stewart
Subject: Part of Lot 17, Concession 10, geographic Town of Almonte

Re: File no. 09-T-23003

Hi Julie

We have reviewed the development plan. We noticed that there is no space between the developing property and mine. We have a concern about how the property line is treated. With the retaining wall, fence and the supporting gravel behind it, we lost about 4 feet or more of the usage of the property (appropriate 177.68 sq feet). If the developing property is back fill to the same level as mine. I assume the fence will be moved 4 feet or more to where the property line should be according to the survey.

Also, during the snow melting and rainy seasons, there is a lot of water running behind the retaining wall. It looks like a brook. If it is back filled, I concern about the water drainage.

Please keep me update and the approval process with your development plan. Thank you for your help.

From: Bonnie Yu & Bernard Yu

Almonte,

Sent from [Outlook](#)

From: Carole Roots
Sent: March 18, 2023 10:51 AM
To: Julie Stewart
Cc: Cory Smith; Christa Lowry; Rickey Minnille; Jane Torrance; Ken Kelly
Subject: Concerns about building proposal # 09-T-21002 Evoy Lands (Hannan Hills), 09-T-23003 Mill Run Extension, 09-T-23002 Mill Valley Estate; 09-T-21005 Mill Valley Living

To all concerned:

Please note that I am not opposed to growth but as a resident of Mill Run I wish to express my concerns regarding the lack of transparency and voice the following concerns:

1. Lack of Response to concerns submitted by the residents of Mill Run to Julie Stewart Aug. 3, 2021 Is this proposal still on following the receipt of a notice regarding building proposal # 09-T-21002 Evoy Lands (Hannan Hills) for 166 units.the table?

2. Concerns regarding the proposed building proposal 09-T-23003 Mill Run Extension (125 units), the lack of transparency. Not everyone in Mill Run received the notice and the plan/map sent with the notice was not accurate in relation to the Draft located on the Lanark County Site. The blocks on the notice seem to be from Sadler West where the draft shows that the blocks are located equally on both side of the Sadler extension). **Not all the residents of Mill Run were sent notices.**

3. Concerns regarding the proposed application of approval for File 09-T-23002 Mill Valley Estate (425 units)

4. Concerns regarding the building proposal 09-T-21005 Mill Valley Living (125 units)

Specific concerns identified to date regarding the proposals:

Water concerns: Phase 1 of Mill Run has already experienced some water pressure degradation which reduced the water pressure down 4 lbs/psi (realized and measured by some residents), what are 4 additional developments going to do to the pressure.

Storm Management 2.3.3 File #09-T23003: A second pond inlet and forebay are to be constructed behind the existing pond in Mill Run, to receive flows from the Mill Run Extension, and the existing pond outlet structure is to be maintained, if possible. **We strongly oppose to changes that affect the walking trail around the existing pond.** A lot of people use this walking trail for it's a great attention for wildlife. We hope that the second pond and inlet will leave some green space in between each pond for a walkway.

Road access concerns to Honeyborne, Leishman, intersection Conc. 11, Ottawa St. Appleton Side Road and March Rd.

Honeyborne

The only mention for the extension to join Honeyborne to Menzie and Adelaide was in proposal 09-T-21002 Evoy Lands (Hannan Hills) which stated that Honeyborne would be extended following 50% completion of the project.

The residents of Honeyborne do not want Honeyborne to be connected to Menzie and Adelaide.

Honeyborne already has enough traffic and **is already experiencing issues with Maude connecting to it, we have high school students don't make the stop on Maude and whip around the 90 degree bend that is to tight. Several near miss head to head collisions have been experienced.**

The part of Honeyborne connecting to Ramsay Conc. 11 has already seen a large increase in traffic along with issues with cars parked on the road between Horton and Ramsay Conc. 11

Leishman, Sadler, Leishman and Honeyborne

Sadler seems to be the only way out of the Mill Run Extension which will impact both Leishman and Honeyborne as they are a throughway to Ramsay.

The next 2-3 years of construction will affect the park as equipment whip up and down Sadler making it unsafe for kids in the existing park and extremely noisy for Mill Run.

There should be consideration to create a road on the back end of both proposed developments 09-T-21002 Evoy Lands (Hannan Hills) and 09-T-23003 Mill Run Extension to go from Ramsay Conc. 11 to Florence and Adelaide to Martin St. which would avoid the traffic going through Mill Run, give access for the construction of the Mill Run Extension and divert the traffic heading to Hwy 29

This access road is essential as it is imminent that the Mill Run Extension is just the beginning and there are future plan to go further.

Intersection (roundabout) at Conc. 11/Ottawa/Appleton/March

This intersection hardly support the existing traffic and we are proposing adding approx. 900 units which will turn into 1800 vehicles in Almonte East alone when including 09-T-23002 Mill Valley Estate and 09-T21005 Mill Valley Living, 09-T-21002 Evoy Lands (Hannan Hills), 09-T-23003 Mill Run Extension

It is already dangerous as it is since people coming to and from March/Ottawa St. seem to think they have a right of way.

According to the report, the last Mill Valley Estate Traffic Impact Study for Mill Valley Estates Transportation Impact Assessment prepared by GGH Transportation in Nov. 2022 the existing traffic conditions were not anticipated to change for the 2027-2032 conditions other than adding bike and pedestrian access. **This is unacceptable.**

Could not find any maps representing the future growth of Almonte in its entirety as one map and coordination of traffic plans for all of the existing and future imminent proposals yet to be tabled.

Density of units

The concern raised and also left without conclusion or response regarding the proposal # 09-T-21002 Evoy Lands (Hannan Hills) to increase the density of residential units from the maximum of 35 units per net hectare to 52 units per net hectare which was a significant increase in the number of units to be built and required an amendment to the current zoning by-laws falling outside of the recommended standards of the Town of Mississippi Mills Community Official Plan at the time; **which would then open the door for all future developers to request similar amendments which is seems like it did looking at the density of all 4 proposals.**

Thank you for your attention to this matter,

Waiting for a response to my concerns

Respectfully

Carole Roots

From: Val Flynn
Sent: March 20, 2023 7:50 PM
To: Julie Stewart; Cory Smith; Christa Lowry; Ken Kelly; Rickey Minnille
Cc: Kathy Duffy; Carole Roots
Subject: Notice of Application and Consultation

Re: Mill Run Extension Notice 09-T-23003

In response to the above notice, I am submitting the following concerns:

1. The diagrams and maps for the extension of Mill Run all show an extension of Honeyborne Street. Several residents submitted their concerns regarding the extension of Honeyborne St. on Aug. 3, 2021 Notice #09-T-21002. We have yet to have a response to those concerns which are still valid today, however note the road extension appearing on several maps.
2. The Storm Management Report and maps are unclear as to the status of the walking path around the existing pond. Any removal of the existing walking path around the pond would severely impact the residents of Mill Run. This path is enjoyed by many and there is regular foot traffic on the path. In addition to a loss of enjoyment for the residents should this path be removed, it would be simply outrageous given the cost and time that went into building it. This path should be maintained and could be extended to add a loop around the newly designated storm management block.
3. There seems to be a lack of overall planning and coordination for the town of Almonte. Several notices all include a number of studies (draft plans, environmental impact statements, geotechnical investigations, servicing and stormwater management, transportation impact, etc.) These appear to be individual studies prepared in silos with no connection to surrounding plans. What is the big picture? What is the 5 year plan for the future?
4. There is a lack of transparency and communication as noted by the limited number of Mill Run residents who received this notice, the lack of information provided on the one page hand out, and the lack of feedback to Notice 09-T-21002.

Further to the above concerns this is to confirm by way of this written notice that I want to receive the decisions on the proposed plan for the extension of Mill Run.

Thank you for your attention to this matter.

Valerie Flynn

Almonte

From: Maureen Fitzmorris
Sent: March 28, 2023 12:09 PM
To: Julie Stewart
Subject: Re: Mill Run Extension Notice 09-T-23003

thanks very much, Julie, much appreciated.

From: Julie Stewart
Sent: March 28, 2023 9:50 AM
To: Maureen Fitzmorris; Cory Smith; Christa Lowry; Rickey Minnille
Subject: RE: Mill Run Extension Notice 09-T-23003

Hi Maureen

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

Please find attached the draft plan and the planning rationale. 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#09-T-23002-Mill-Valley-Estates>

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.

You will be notified of any future public meeting.

Thank you,
Julie

From: Maureen Fitzmorris
Sent: Tuesday, March 28, 2023 8:52 AM
To: Julie Stewart; Cory Smith; Christa Lowry; Rickey Minnille
Subject: Mill Run Extension Notice 09-T-23003

Re: Mill Run Extension Notice 09-T-23003

In response to the above notice, we are submitting the following concerns:

1. In August 3, 2021, Notice #09-T-21002, several of us on Honeyborne street collected signatures and submitted these along with our concerns regarding the extension of Honeyborne Street. These concerns are yet to be addressed, yet the new extension Mill Run includes this extension and ignores our concerns.
2. In the Summer of 2022, a footpath was completed around the pond at the end of Honeyborne. It is difficult to reconcile this along with the extension of the street along with building directly on the other sides of the pond. The path is used by numerous Mill Run residents on a daily basis. Also, the pond is home to geese, ducks and at times we

are privileged to see trumpeteer swans. This path should be maintained and could be extended to add a loop around the newly designated storm management block.

3. The long term plan for this area is certainly not clear and appears to disregard the wishes of all residents, not only on Honeyborne Street but all adjoining streets.
4. The Notice received is lacking in detail and does not address any of our concerns previously put forth in Notice 09-T-21002.

Further to the above concerns please take note that we wish to receive further details of this plan as well as any decisions that are made for the extension of Mill Run.

Thank you for your attention to this matter.

Maureen Fitzmorris & Patrick Donnelly,
Almonte, Ontario

From: Kathy Duffy
Sent: April 3, 2023 11:20 AM
To: Melanie Knight; Julie Stewart
Cc: 'Val Flynn; Christa Lowry; Julie Stewart; Cory Smith; Ken Kelly; Rickey Minnille; Roxanne Sweeney; Jeffrey Ren; 'Carole Roots'
Subject: Re: Notice of Application and Consultation - Mill Run Phase 7 and 8
Attachments: Mill Run Resident Signatures.pdf; Letter to Lanark County.pdf

Good Morning Melanie and Julie:

My husband and I live at _____ in Mill Run beside the SWM Pond. We were in Florida when the notice was sent out and we have just returned home this past Friday and therefore unable to submit a response to the Notice of Application and Consultation File No 09-T-23003 until now.

I have reviewed the documents submitted to Lanark County for this file and share the same concerns as stated in the written submissions made by our neighbours Val Flynn and Carole Roots. Please consider this email as our official request to be notified of any decisions made in respect to this proposed plan of subdivision.

Thank you Melanie for the information you have provided in response to Val's submission. It has been very informative. This is the first time we have been given any 'explanation' regarding the Honeyborne cul-de-sac extension. Changes to existing 'master plans' and development of new plans is a significant concern to us all. I appreciate you providing the link to MM-2048 - Mississippi Mills and for the notice of the public information meeting scheduled for April 13th. We will be sure to have representation at the meetings. I have subscribed to the link and we will continue to provide feedback and follow the progress of the Master Plan developments.

I have attached a copy of the original letter submitted to Lanark County and Mississippi Council and staff dated August 4, 2021 regarding File No 09-T-21002 Evoy Lands (Hannan Hills). It would be greatly appreciated if we could be provided with an update regarding the status of this proposed Subdivision and in particular the extension of Honeyborne Street.

Thank you for your attention to these matters.

Kathy & Ray Duffy

On Apr 3, 2023, at 6:30 AM, Melanie Knight <mknight@mississippimills.ca> wrote:

Hi Valerie,

Your email was forwarded to me, so I wanted to acknowledge receipt of it from Municipal staff and also provide some information on your comments below.

Planning applications are required to be circulated within a specific radius of the subject property, depending on the type of application. For subdivision applications it is within 120 metres of the subject property. To access plans and studies related to the Mill Run subdivision proposal, you can visit our website here for more detailed information than what was in the notice that you received. [Active Planning Notices and Applications - Mississippi Mills](#) There is also a Zoning By-law Amendment application related to the subdivision application which will be circulated soon so you should receive a notice for this application as well. All of the information related to the proposed Subdivision and the Zoning By-law Amendment will remain on our website, including any revised plans, until a decision on the application is made.

With respect to the road extension from Honeyborne, I will review this subdivision file and get back to you on the intent of the cul-de-sac. Often cul-de-sacs are put in as temporary features until future development occurs and road connections are made. In other cases, the cul-de-sacs are to remain as part of the permanent road network. I understand that there is confusion amongst residents, especially in subdivisions and areas that are slowly developing, as to where and when road extensions occur. It is for this reason that the Municipality is ensuring that for new subdivision development any cul-de-sacs that are planned as temporary and any future road connections are clearly signed when they are first constructed, so that new residents moving into the subdivision are aware of these future connections. Any future road connections are part of the official Subdivision Agreement, which is accessible to all prospective purchasers through real estate lawyers; however, it can be a detail that is overlooked when new homeowners purchase properties.

With respect to the expansion of the stormwater management pond, the Municipality will ensure that the existing trails are incorporated as part of the expansion, save and except the removal of the trail where the construction is required for the expansion of the stormwater management pond.

For the coordination between developments, the plans and studies submitted with the development are often very technical; however, they are required to take into account adjacent development as well as the Municipality's master plans. These master plans provide an overview

of the Municipality’s long-term plans (5, 10, 15, 25-year timeframes) to ensure that development can be accommodated within the Municipality’s current infrastructure capacity and also provide for recommendations for any upgrades that are necessary before new development is permitted to proceed. All of these elements are reviewed by Municipal staff as part of the technical review of planning applications and so while, it may appear to not be coordinated, I can assure you that the coordination of the review is completed and is part of the Municipal staff’s analysis and recommendations to Council on planning applications.

You may be interested to know that the Municipality is just beginning the process to update a number of Master Plans. You can find more information here: [MM 2048 - Mississippi Mills](#)

I hope this information helps. I will look into the Honeyborne cul-de-sac question and get back to you when I have more information to share.

Melanie

Melanie Knight, Senior Planner

Municipality of Mississippi Mills

613-256-2064 ext. 501 | mknight@mississippimills.ca

This message is confidential. It is intended only for the individual(s) named. If you have received it by mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its attachments or disclose its contents to anyone without consent.

From: Val Flynn
Sent: March 20, 2023 7:50 PM
To: Julie Stewart; Cory Smith; Christa Lowry; Ken Kelly; Rickey Minnille
Cc: Kathy Duffy; Carole Roots
Subject: Notice of Application and Consultation

Re: Mill Run Extension Notice 09-T-23003

In response to the above notice, I am submitting the following concerns:

1. The diagrams and maps for the extension of Mill Run all show an extension of Honeyborne Street. Several residents submitted their concerns regarding the extension of Honeyborne St. on Aug. 3, 2021 Notice #09-T-21002. We have yet to have a response to those concerns which are still valid today, however note the road extension appearing on several maps.
2. The Storm Management Report and maps are unclear as to the status of the walking path around the existing pond. Any removal of the existing walking path around the pond would severely impact the residents of Mill Run. This path is enjoyed by many and there is regular foot traffic on the path. In addition to a loss of enjoyment for the residents should this path be removed, it would be simply outrageous given the cost and time that went into building it. This path should be maintained and could be extended to add a loop around the newly designated storm management block.
3. There seems to be a lack of overall planning and coordination for the town of Almonte. Several notices all include a number of studies (draft plans, environmental impact statements, geotechnical investigations, servicing and stormwater management, transportation impact, etc.) These appear to be individual studies prepared in silos with no connection to surrounding plans. What is the big picture? What is the 5 year plan for the future?
4. There is a lack of transparency and communication as noted by the limited number of Mill Run residents who received this notice, the lack of information provided on the one page hand out, and the lack of feedback to Notice 09-T-21002.

Further to the above concerns this is to confirm by way of this written notice that I want to receive the decisions on the proposed plan for the extension of Mill Run.

Thank you for your attention to this matter.

Valerie Flynn
Almonte

From: Lisa Clare
Sent: April 3, 2023 1:36 PM
To: Julie Stewart
Subject: File 09-T-23003 Mill Run Extension

Hi there,

I am writing to submit my concerns regarding the proposed extension of the Mill Run subdivision file 09-T-23003.

I am a resident of Mill Run on Leishman Drive and back onto the proposed extension. I have lived here since 2020 and when we purchased our lot in 2019 we were told that the land behind our property would not be developed for at least 15 years if ever.

Here is as brief an outline as I can manage:

1. Traffic.

Access to the site will be from Sadler Dr (we assume, where else would it be?) and given there is a park right at the extension point this is concerning as a parent of 2 young children. Construction traffic, noise and dirt are an issue for a space that was recently finished (Mill Run park) and it will greatly affect families wanting to enjoy this space. Safety of little ones at the park is also a big concern.

2. Wildlife.

Over the last 3 years we have witnessed deer, turkeys, coyotes, ermines, beavers, turtles and a myriad of birds, squirrels and other animals who make this area their home. Further clearing of the land pushes those animals out of their homes and destroys what has become a sustainable ecosystem. Given the number of other subdivision applications the county has that have been for areas that are nearly already cleared or flat, it would be a shame to destroy this land. It feels greedy to do this.

3. Growth/Population/Infrastructure

Given the number of subdivision notices for Almonte at the moment, the amount of growth that is occurring is also concerning. From what I understand, there are 125 units being planned for the Mill Run extension. Add to the 166 for Hannan Hills, 93 for Mill Valley Living and 471 for Mill Valley Estates, 57 for Hilan and 225 for Browns Land, one has to wonder when will it end? Our town has seen exponential growth since we first moved here in 2016 and our infrastructure cannot be maintained without significant work. There is one tiny grocery store that is incredibly expensive. There is a lack of childcare services for young ones. And while we have a very charming Mill Street with shops and restaurants which attract tourists, there is a lack of services for the day to day. Almonte is not supposed to be Carleton Place and if there is so much growth being planned as is, that is what a lot of residents feel it will turn into.

Finally, at the very least for the wildlife and environmental aspect, I truly hope that if Almonte is so in need of more development, concentrate on Mill Valley and Browns Land, developments that are bigger and on land that is already flat and cleared. It would be such a shame to destroy what is there all in the name of making money. I strongly feel like the Mill Run extension is not what this town and its residents want or need, nor is it what we were told would happen when

we purchased our homes with Neilcorp. Please consider the residents who are already here and not the potential buyers in the future.

Thank you for your time.

Lisa Clare

Resident of Mill Run on Leishman Drive.