



*PLANNING DEPARTMENT*

May 2, 2023

Stefanie Kaminski  
Project Manager, Land Development  
Regional Group  
1737 Woodward Drive  
Ottawa, ON K2C 0P9

Via e-mail  
[skaminski@regionalgroup.com](mailto:skaminski@regionalgroup.com)

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

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The proposed draft plan of subdivision is known as Mill Run Extension. The total area of the subject property is 5.61 hectares. The site is at the north end of the Town of Almonte, north of Ottawa Street. The subject property is currently vacant and is proposed to be developed 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 of Lanark County, and Residential in the Community Official Plan 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.

**COMMENTS**

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:

**Hydro One** – March 7, 2023

**Enbridge Gas Inc.** – March 14, 2023

**Bell Canada** – March 20, 2023

**Municipality of Mississippi Mills** – April 24, 2023.

The Municipality has provided a First Submission Comment Letter of planning comments, comments from the drainage superintendent and MNM comments. Please see attached.

The Municipality has indicated that Engineering comments will be provided at a later date.

The detailed comments are attached for your review and response.

**Leeds, Grenville and Lanark District Health Unit** – April 3, 2023

The Health Unit reviews proposed development in relation to healthy communities. The attached letter provides suggestions for draft plan conditions to further strengthen and encourage health related practices. The focus is on the following Infrastructure for Active Transportation, Streetscaping, Traffic-calming measures, Local Park, Climate Change Resilience Measures.

**Mississippi Valley Conservation Authority** – MVCA has advised that a review letter will be provided next week.

### **Comments from the public**

The County and the local municipality received several public comments and inquires related to the proposed development. The comments are related to property lines, retaining walls, drainage, access, traffic, municipal street connections, stormwater management, density, development in the area, growth and population. The comments are attached and should be considered and addressed through the process by either the municipality, County or the developer.

Please contact me if you have any questions or concerns.

Yours truly,



Julie Stewart, MCIP, RPP  
County Planner  
[jstewart@lanarkcounty.ca](mailto:jstewart@lanarkcounty.ca)  
1-613-267-4200 Ext 1520

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

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Hello,

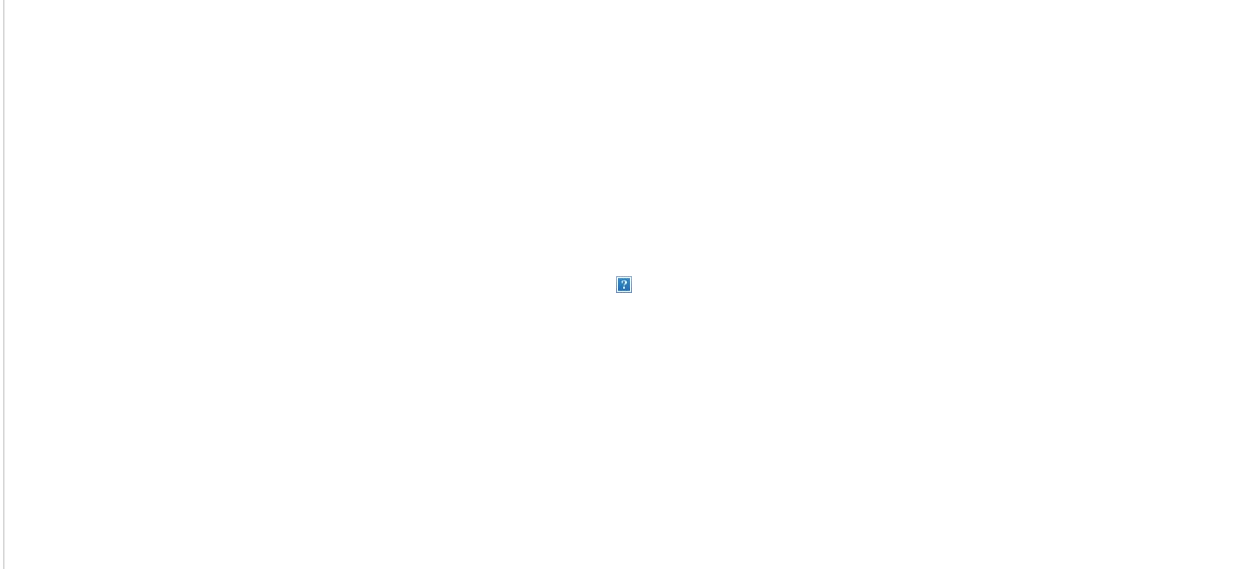
We are in receipt of your Plan of Subdivision application, 09-T-23003 dated Feb 28,2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands'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

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**From:** [circulations@wsp.com](mailto: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

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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](mailto: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](mailto:planninganddevelopment@bell.ca)

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

March 14, 2023

Julie Stewart, MCIP, RPP  
County Planner  
County of Lanark  
99 Christie Lake Road  
Perth, ON K7H 3C2

Dear Julie,

Re: Draft Plan of Subdivision  
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 object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall use the [Enbridge Gas Get Connected tool](#) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.  
([https://enbridge.outsystemsenterprise.com/GetConnected\\_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp\\_UI%2F](https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F))

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.

Blasting and pile driving activities in the vicinity of Enbridge Gas Distribution and Storage (GDS) facilities require prior approval by GDS. The [Blasting and Pile Driving Form](#), referenced in Enbridge's [Third Party Requirements in the Vicinity of Natural Gas Facilities Standard](#), must be provided to [mark-ups@enbridge.com](mailto:mark-ups@enbridge.com) by the Owner of the proposed work for all blasting and pile driving operations. In addition, a licensed blasting consultant's stamped validation report must be submitted to GDS for review if blasting is to occur within thirty (30) metres of GDS facilities. The request must be submitted a minimum of four (4) weeks prior to the beginning of work to allow sufficient time for review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jasleen Kaur', with a horizontal line above the first few letters.

**Jasleen Kaur**  
Municipal Planning Coordinator  
**Engineering**

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**ENBRIDGE**

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect. Inclusion.**

## Julie Stewart

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**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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:SAROntario@ontario.ca)

April 3, 2023

Julie Stewart, MCIP, RPP  
County Planner  
County of Lanark  
[jstewart@lanarkcounty.ca](mailto: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.<sup>1</sup> 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)<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup>

### **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.<sup>5,6</sup>
  - A splash pad or wading pool to provide a community-focused, family-friendly recreation option<sup>7</sup> 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).<sup>8,9,10</sup>
  - Shade structures (e.g., trees, built structures) to help reduce the risk of skin cancer, promote physical activity, and decrease local temperatures<sup>11</sup> 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.<sup>12,13</sup>
  - 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.

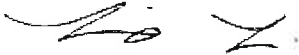
## Climate Change Resilience Measures

- 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.<sup>3</sup>

LGLDHU encourages the Municipality of Mississippi Mills and the County of Lanark to continue to create healthy communities. Joseph Reid ([Joseph.Reid@healthunit.org](mailto:Joseph.Reid@healthunit.org)), Health Promotion Consultant and Danielle Shewfelt ([Danielle.Shewfelt@healthunit.org](mailto: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](https://publications.gc.ca/collections/collection_2011/tc/T22-201-2011-eng.pdf)
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April 23, 2023

Julie Stewart  
County of Lanark  
99 Christie Lake Road  
Perth, ON  
K7H 3C6

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

**Re: First 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**

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Dear Ms. Stewart,

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

## **MUNICIPALITY OF MISSISSIPPI MILLS**

### **Planning**

1. The Municipality anticipates that the layout of the subdivision will be modified to address environmental concerns associated with the wetlands identified in the submitted EIS. Further conversation with County, Municipality, Mississippi Valley Conservation Authority and applicant is expected to determine how much wetland compensation is required.
2. Please update the Municipality on developments regarding the Information Gathering Form to the MECP to determine impacts on the Category 3 Habitats and whether the proposed development requires authorization under the Endangered Species Act.
3. Please note that the Municipality does not consider wetlands as appropriate parkland conveyances. The Municipality's preference is for full cash-in-lieu of parkland for this specific development. Further discussion is required between the applicant and the Municipality in this regard.



4. The Municipality may be willing to accept the conveyance of Block 61 as it is located along a Municipal Drain as an expansion area of the municipal drain limits; however, this requires further discussion with the Municipality.
5. Certain figures in the EIS and Planning Rationale indicates that Block 62 is partially parkland. The draft plan identifies the block as stormwater management; the Municipality would not consider this small piece to be adequate or suitable parkland. Please identify parkland and stormwater management in a consistent manner.
6. A Stage 2 Archaeological Assessment has been recommended by the Stage 1 Archaeological Assessment; the applicant will need to provide the results of the Stage 2 Archaeological Assessment.
7. Staff acknowledge that the proposed single zone approach to zoning was used previous Mill Run phases; however, for new phases of the Mill Run subdivision, the proposed zoning of the property should more accurately reflect the proposed uses. Please propose and identify separate Residential First, Second and Third Density subzones with special exceptions.
8. Additional zoning details are also expected to be provided for any proposed stormwater management, conservation lands and parkland areas. Special exceptions reflecting intent for the areas to be used for conservation purposes may be appropriate.
9. Please note that there are existing concerns regarding grading behind the houses fronting along Leishman Drive; there may be an opportunity to address these drainage concerns in these new phases of development. Discussion with the Municipality regarding the drainage concerns will be required.
10. Please note that the Official Plan considers semi-detached dwellings and triplexes (3 unit dwellings either horizontal or vertical) to be low density residential development; it appears that the density calculations included in the Planning Rationale consider semi-detached dwellings as medium density residential development. Please prepare updated density calculations and revise the Planning Rationale's commentary on density to reflect the actual proposed density. Additional commentary if an Official Plan Amendment is or is not needed may be required depending on the updated density calculations.

*Section 3.6.5 Range of Housing Types:*

*3. Low density residential development shall include single detached, semidetached, duplex, converted dwellings, and triplex housing. In general, the gross density for low density residential development shall be 15 units per hectare (6 units per acre).*

*4. Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and*

*similar multi-unit forms of housing. In general, medium density residential development shall have a maximum net density of 35 units per net hectare (15 units per net acre)*

For questions or concerns regarding the comments above, please contact Melanie Knight, Senior Planner at 613-256-2064 ext. 501 or [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca).

### **Development Services, Engineering & Public Works**

11. Engineering comments are expected to be provided at a later date due to the uncertainty regarding the subdivision layout as there are environmental concerns associated with the identified wetland.

For questions or concerns regarding the comments above, please contact David Shen, Director of Development Services, at 613-256-2064 ext. 503 or [dshen@mississippimills.ca](mailto:dshen@mississippimills.ca).

### **Drainage Superintendent**

12. This proposed subdivision is within the drainage area of the Almonte Municipal Drain (also referred to as “Spring Creek”). It is also anticipated that it is the intent of the subdivision to use the drain as the “legal and sufficient outlet” as required by The Drainage Act, and ultimately for MECP ECA permitting that will be required by the development.
13. It is typical that the incorporation of a subdivision and the use of the drain by the subdivision will require an update to the Engineer’s Report (Section 78 of the Drainage Act). The full cost of the update to the Engineer’s Report is assessed as a “Special Benefit” to the developer except where there are existing issues or requirements by others (in which case the costs would be split accordingly with some assessment to other landowners).
14. In this regard, it is recommended that:
  - A Drainage Engineer be engaged early in the process to avoid unnecessary delay; however, it is also noted that the Drainage Engineer will be reliant in necessary information being finalized and provided by the developer before certain steps of the Drain report may be completed.
  - The requirement for an updated Engineer’s Report and payment of all associated costs be made a condition of the development agreement.
15. Plans and Profiles have been attached for the applicant’s review.

For questions or concerns regarding the comments above, please contact Lorne Franklin, Drainage Superintendent, at 613-592-6060 ext. 123 or [lfranklin@rcii.com](mailto:lfranklin@rcii.com).

## **EXTERNAL AGENCIES**

### **Ministry of Mines**

16. In response to your request for comments regarding Zoning By-law Amendment Application D14-MEN-23 in lot 17, Concession 10, Geographic Township of Ramsay, Township of Mississippi Mills, the Ministry of Mines checked this property for mining land tenure, geology, mineral deposits, mineral and aggregate potential, abandoned mine sites and natural geological hazards, with the following results:

- There are no Crown mining rights on the property.
- There are no active mining claims within 1000 m of the property.
- There is one Abandoned Mine (AMIS) site within 1000 m of the property: AMIS site #7163, the former McGill quarry, about 500 m southwest of the subject property, produced limestone building stone pre-1912. There are no hazards associated with the site.
- The property is underlain by limestone of the Gull River Formation.
- There are no significant sand and gravel deposits. The property lies within Selected Bedrock Aggregate Resource Area 3, consisting of Gull River Formation limestone with less than 1 m of overburden on the eastern half of the property and 1-8 m of overburden on the western half. All parts of the subject property are within 300 m of a residential area to the south.
- There is no significant mineral potential on the property.
- The eastern half of the property is within an area of Inferred Karst and the western half is mapped as Potential Karst. Inferred karst is defined as regions of carbonate bedrock units highlighted as most vulnerable or susceptible to karstification, where direct field observations have not been made by OGS staff or other sources - a natural extrapolation of the known karst areas for given rock units. Potential karst is defined as areas of carbonate rock units identified as most susceptible to karst processes.


17. Maps of bedrock geology, aggregate potential, Mineral Deposit Inventory, Abandoned Mines records and Karst mapping are available for viewing or free download through the OGS Earth portal using the following link:

<http://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth>.

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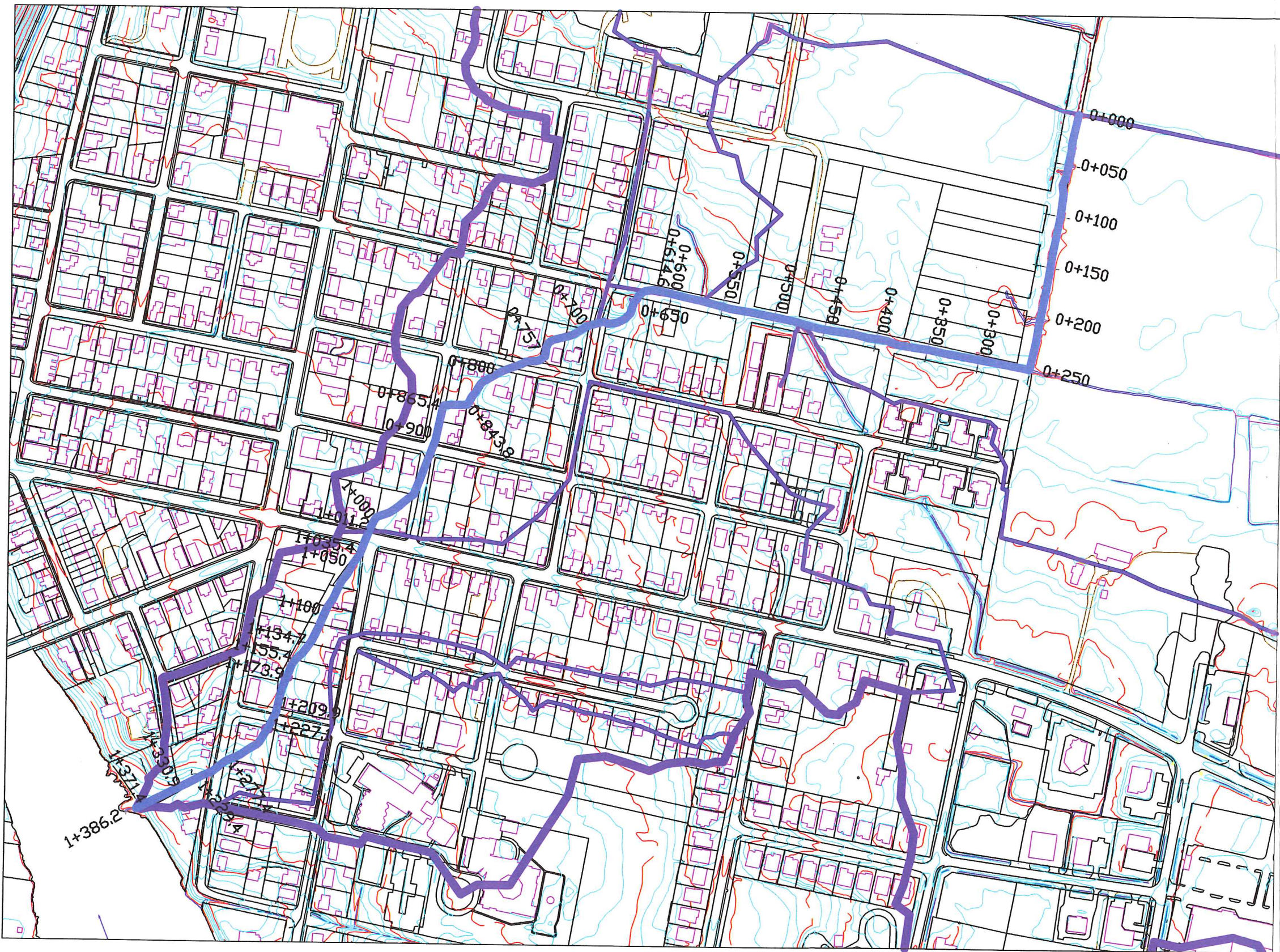
If you should have any questions or concerns regarding this file, please feel free to contact me at 613-256-2064 ext. 501 or [mknight@mississippimills.ca](mailto:mknight@mississippimills.ca).

Sincerely,

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

Melanie Knight, Senior Planner  
Municipality of Mississippi Mills

cc: Roxanne Sweeney, Planning Clerk  
David Shen, Director of Development Services  
Cory Smith, Director of Roads and Public Works



LEGEND

- WATERSHED BOUNDARY
- SUBWATERSHED BOUNDARY
- Almonte Drain
- 0+200 Stations

It is the contractor's responsibility to inform themselves of the exact location of any utilities above or below ground prior to any work commencement. Such information may not be shown on this drawing or where shown its accuracy can not be guaranteed.

Town of Mississippi Mills

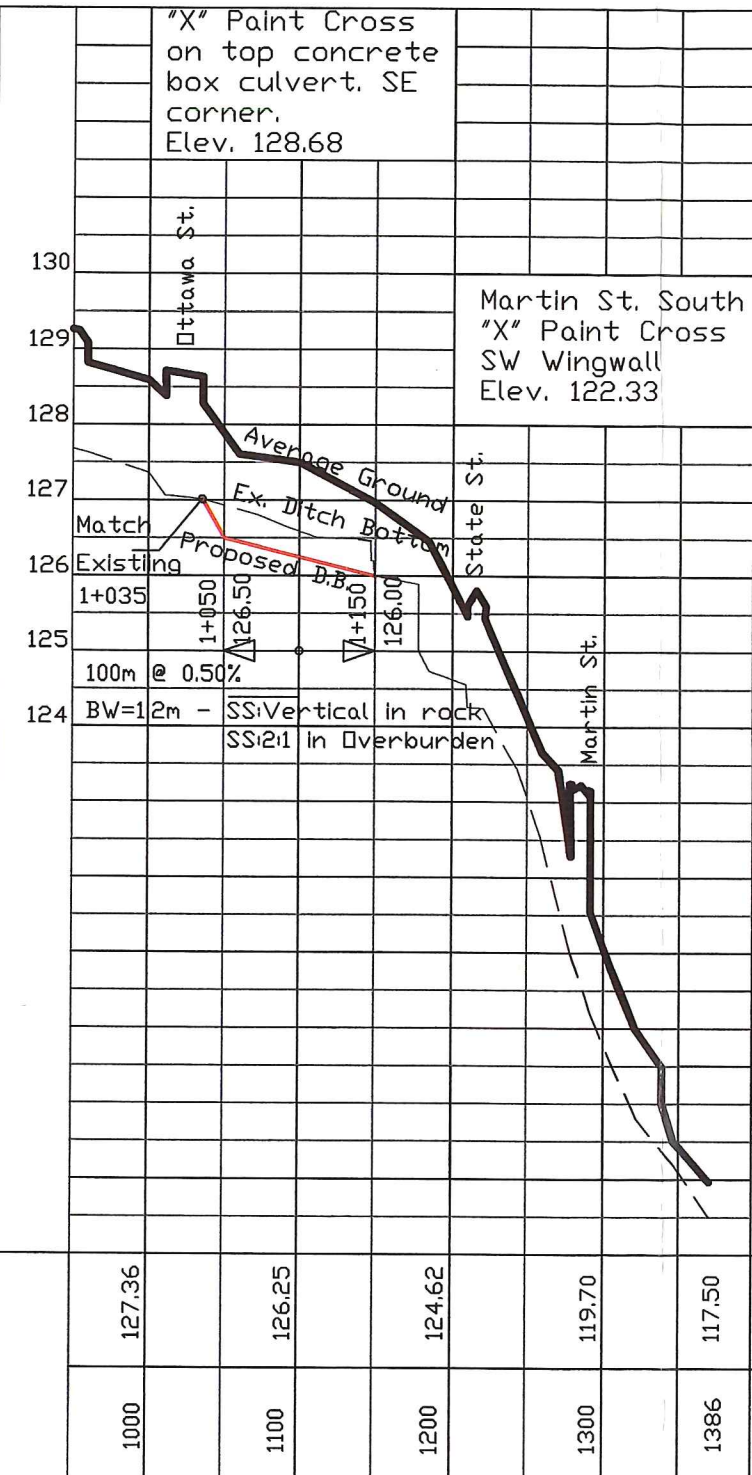
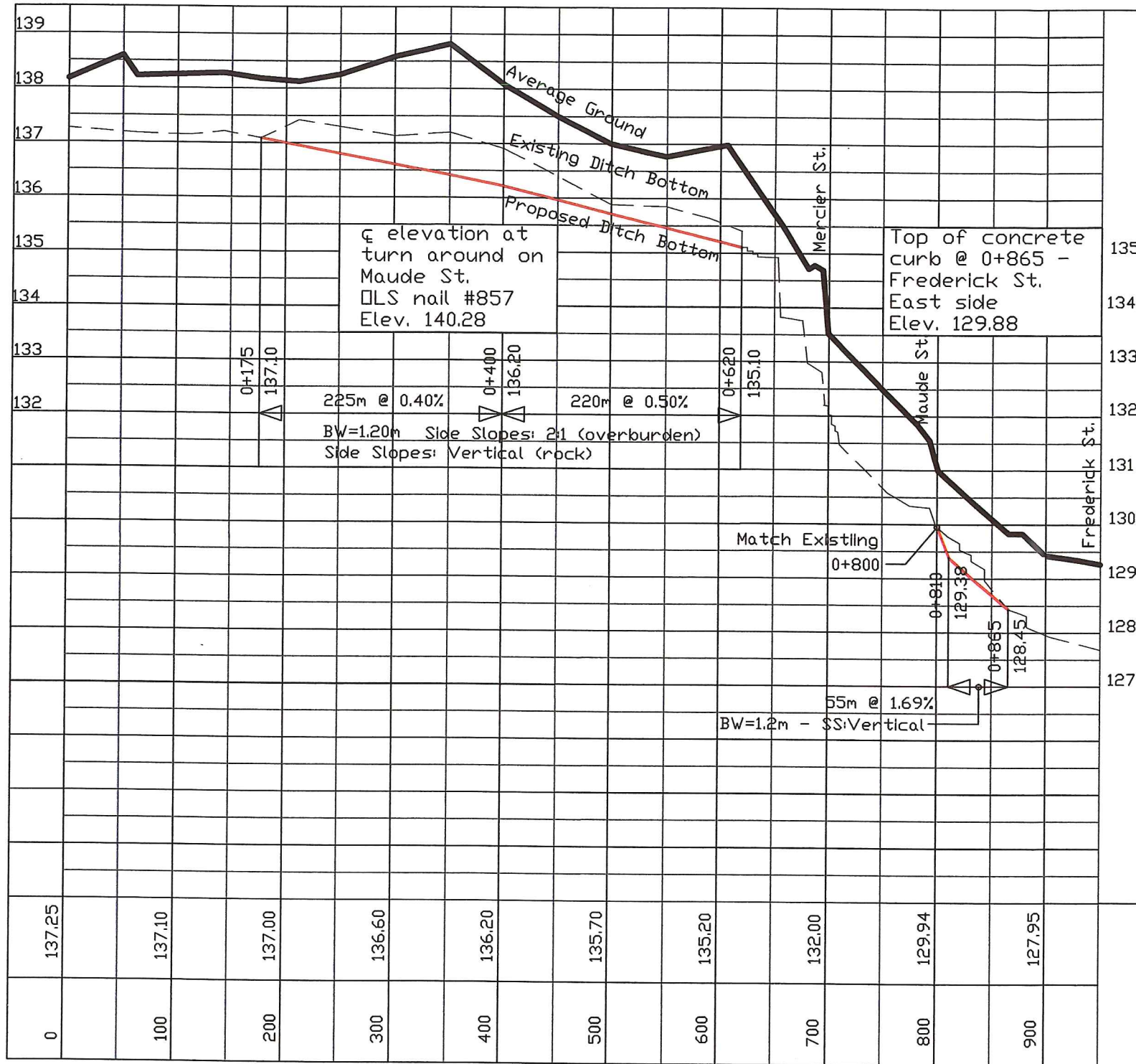
SAI Engineering

Almonte Drain

Town of Almonte  
Drain Location

|          |             |          |
|----------|-------------|----------|
| DATE     | SCALE       | DWG. NO. |
| May 2007 | 1:2000 (A1) | 1 of 3   |

Elevation



Elevation

NOTE: Plan and profiles are to be read in conjunction with Engineer's report, specifications and contract documents.

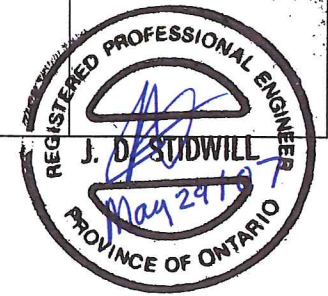
Town of Mississippi Mills

SAI Engineering

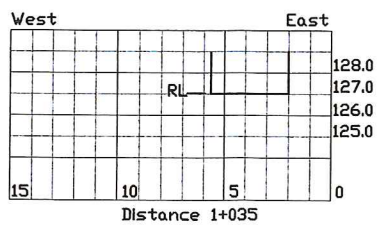
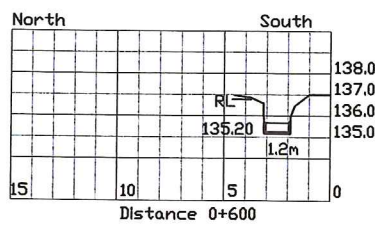
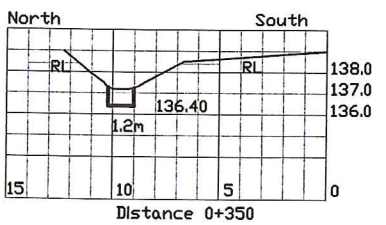
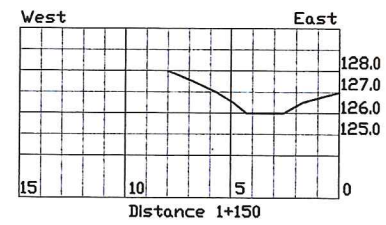
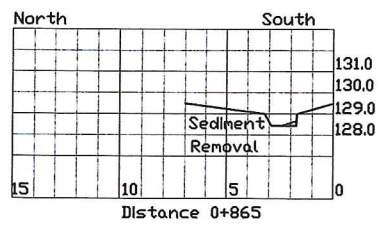
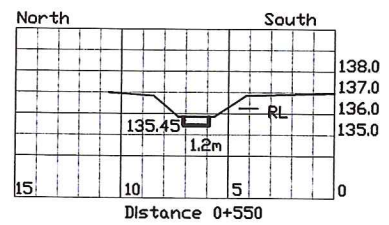
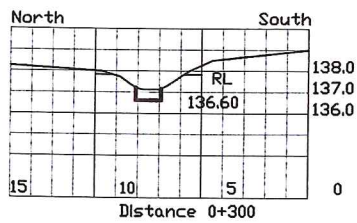
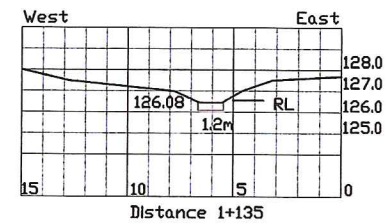
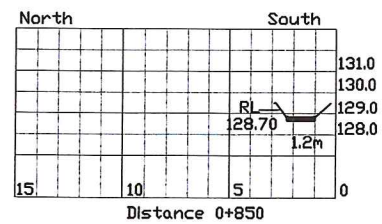
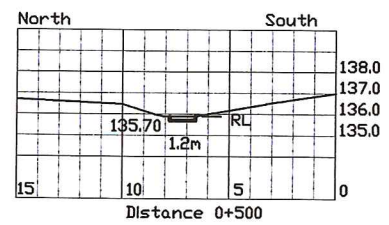
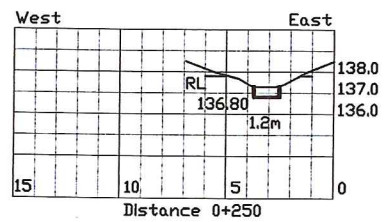
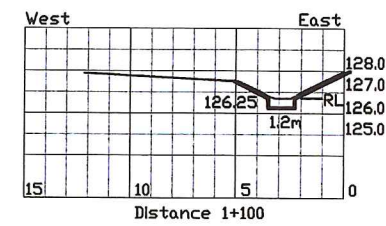
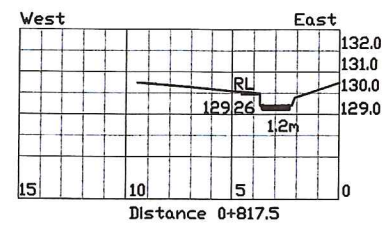
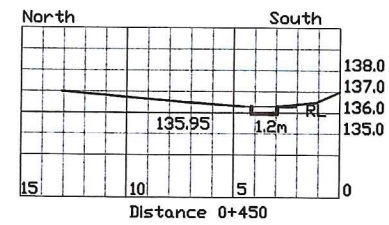
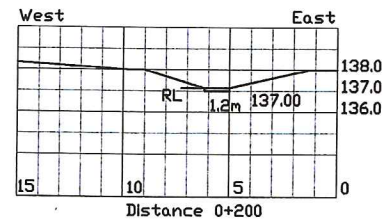
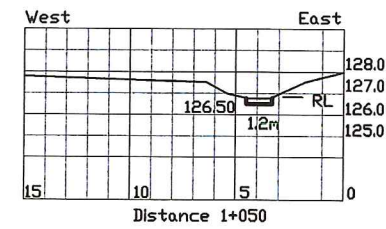
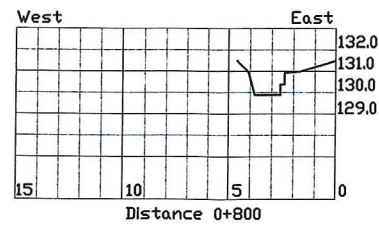
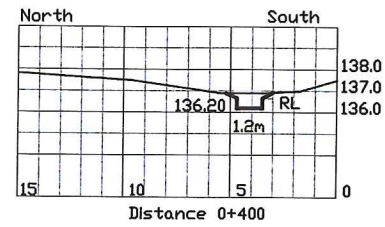
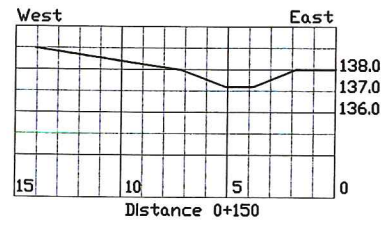
Almonte Drain

Drain Profile

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|----------|--------|----------|
| Date:    | Scale: | DWG. No. |
| May 2007 | Nts.   | 2 of 3   |



|        |              |
|--------|--------------|
| 127.36 | Ditch Invert |
| 117.50 | Distance     |



Town of Mississippi Mills

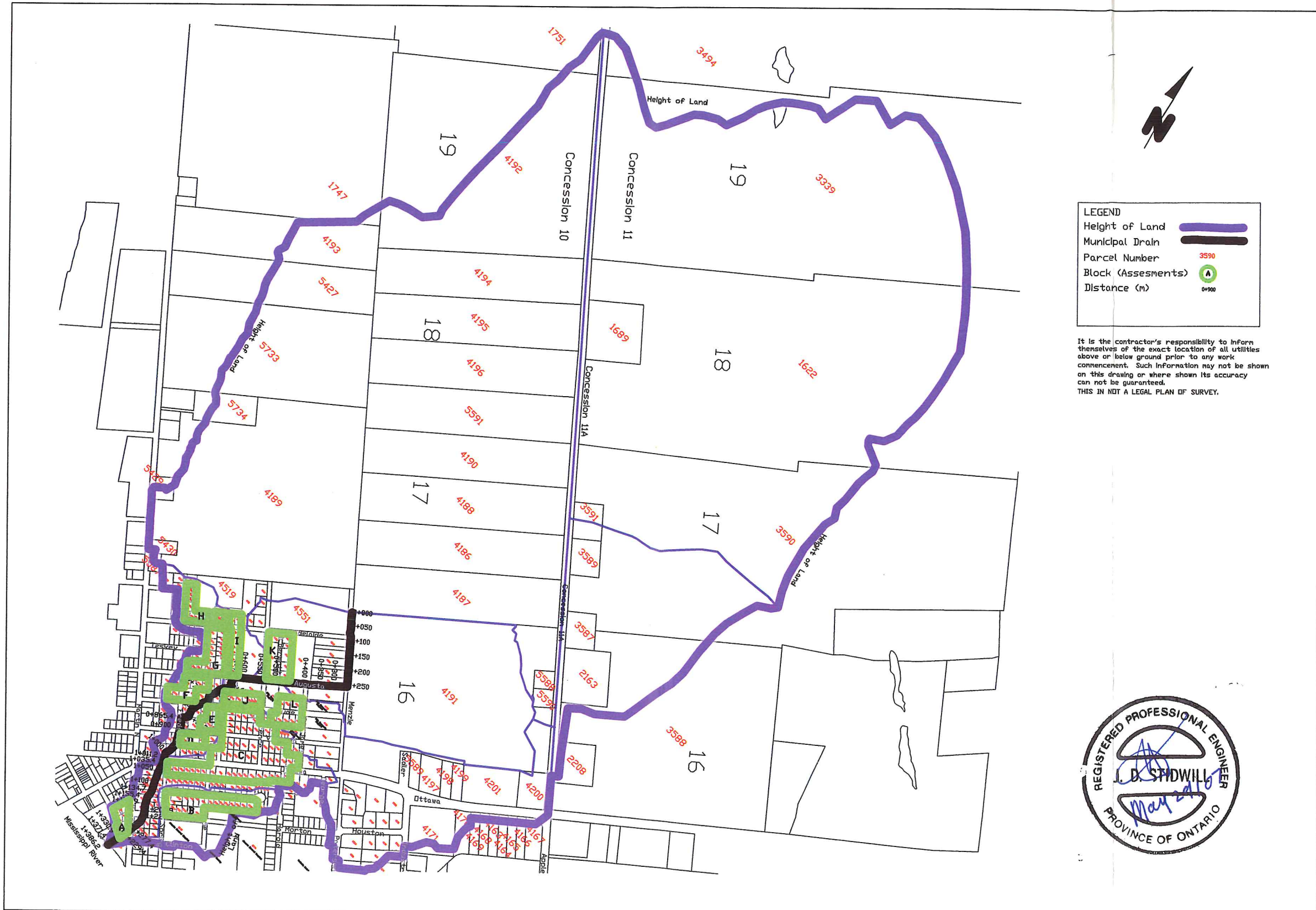
SAI Engineering

Almonte Drain

Cross Sections

|          |          |          |
|----------|----------|----------|
| Date     | Scale    | DWG. No. |
| May 2007 | As Noted | 3 of 3   |





**SAI Engineering**  
STIDWILL ASSOCIATES INC.

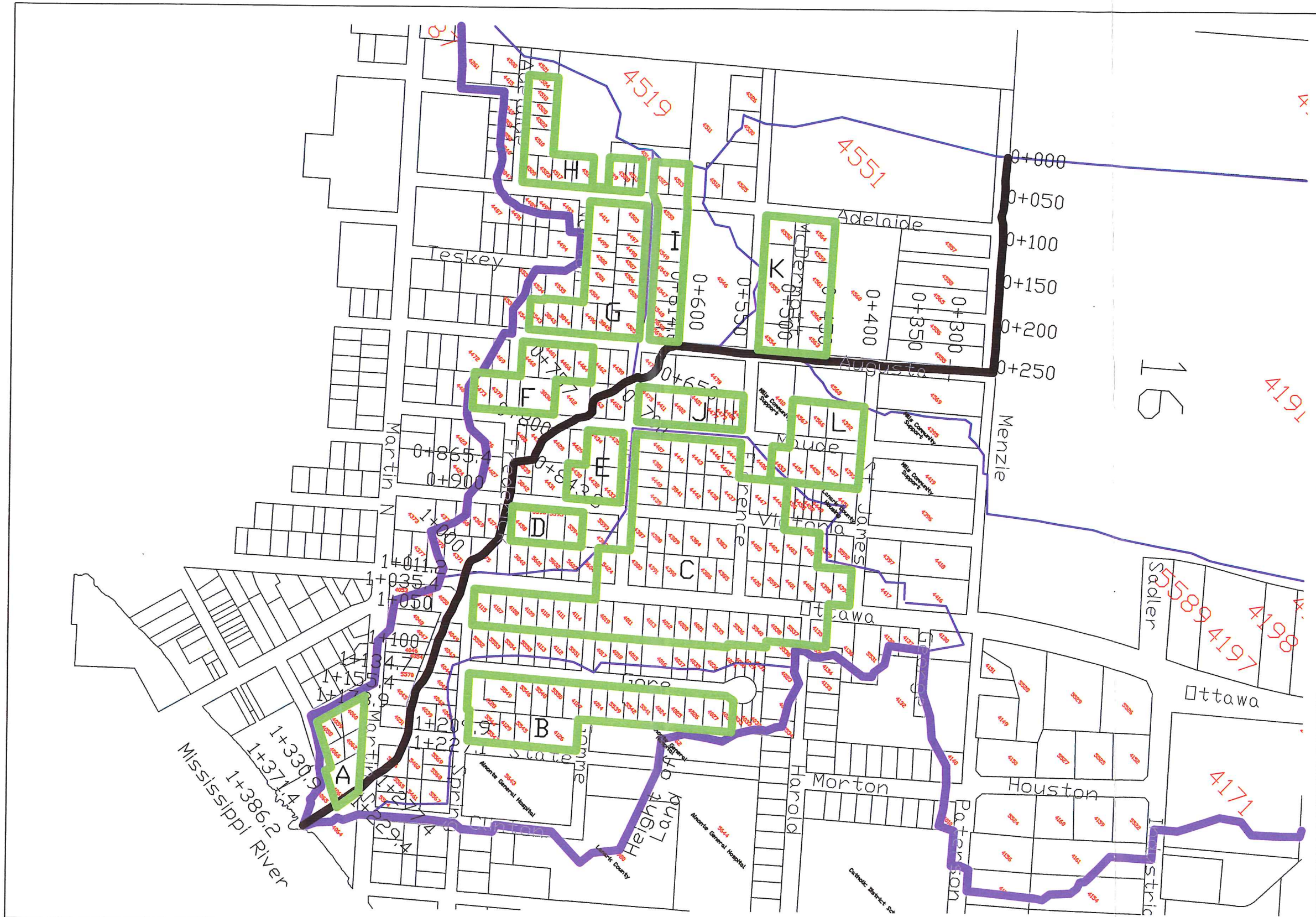
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DRAWN: LS  
 CHECKED: JS  
 APPROVED: JS  
 SCALE: 1:5000  
 A1 Sheet

**ALMONTE DRAIN**  
 TOWN OF MISSISSIPPI MILLS  
 ASSESSMENT MAP - FULL WATERSHED

DATE: May 2007  
 PROJECT: 06-02-0021  
 DRAWING: Assessment Map 1 of 2





**SAI Engineering**  
STIDWILL ASSOCIATES INC.

| No. | DATE | BY | REVISIONS |
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|     |      |    |           |
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DRAWN: LS  
CHECKED: JS  
APPROVED: JS  
SCALE: 1:200  
A1 Sheet

ALMONTE DRAIN  
TOWN OF MISSISSIPPI MILLS  
ASSESSMENT MAP - TOWN OF ALMONTE

DATE: May 2007  
PROJECT: 08-02-0021  
DRAWING: Assessment Map 2 of 2

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**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

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**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

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**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](#)

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**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 too 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-T-21005 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

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**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



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**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.

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**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-notice.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

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**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

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**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](mailto:mknight@mississippimills.ca)

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**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

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**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.