

October 17, 2024

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

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
3131 Old Perth Road
P.O. Box 400
Almonte, ON K0A 1A0

**Re: Mill Run Extension
Part of Lot 17, Concession 10, Part 1 on Plan 27R-11897 (09-T-23003)
Draft Plan of Subdivision and Zoning By-law Amendment Applications
Response Letter #3**

Dear Koren Lam and Melanie Knight,

Please find below a comprehensive response to the comments received from staff regarding the above noted application. We trust that our responses and revised submission materials are sufficient for Staff's purposes. However please do not hesitate to contact the undersigned should you require anything further. In support of our comment responses, please find attached the following plans and reports:

- Revised Draft Plan of Subdivision, prepared by Novatech;
- Revised Concept Plan, Rev 8, prepared by Novatech;
- Revised Planning Rationale, Rev 2, prepared by Novatech, dated September 27, 2024;
- Revised Environmental Impact Statement, Rev 5, prepared by Gemtec, dated October 4, 2024;
- Revised Hydrologic Impact Statement, Rev 2, prepared by Gemtec, dated October 4, 2024;
- Revised Servicing and Stormwater Management Report, prepared by Novatech, dated October 4, 2024;
- Hydrologic Impact Statement Comment Responses, prepared by Gemtec, dated October 4, 2024;
- Environmental Impact Statement Comment Responses, prepared by Gemtec, dated October 4, 2024.
- Geotechnical Investigation Comment Responses, prepared by Paterson Group, dated October 2, 2024; and
- MVCA Technical Review Memorandum, prepared by the Rideau Valley Conservation Authority, dated October 15, 2024.

Municipality of Mississippi Mills Planning Comments

1. Please be advised that the Municipality's Official Plan Amendment 32, which is proposing to replace net density provisions with a minimum gross density range of 15 units/gross ha to 35

units/gross ha was approved by Mississippi Mills Council and will be forwarded to the County for approval.

Regional Group: Acknowledged. We satisfy the density range as outlined by OPA 32 with a gross density of 17.3 units/ha.

2. Please note that the comment pertaining to setback distance of 5.75 metres between the front face of a garage and the back fact of the curb or planned sidewalk should have read 6.0 metres. The Municipality confirms that all right-of-way cross sections will not have boulevards.

Regional Group: Acknowledged. We satisfy the 6.0m setback between the front face of a garage and the back face of the curb or planned sidewalk.

3. Please be advised that the minimum parking space for the interior parking space of a garage will be required to meet the minimum width and length required for a parking space as per Section 9.3.6 of the Zoning By-law which is 2.75 metres by 5.75 metres.

Regional Group: Acknowledged. The home builder has been notified and the layout of their models accommodate the required garage dimensions.

4. It is the Municipality's understanding that the applicant and the Mississippi Valley Conservation Authority have not yet reached an agreement regarding wetland compensation. The Municipality echoes the comments by the Conservation Authority that the wetland compensation needs to be clearly determined prior to draft plan approval.

Regional Group: Acknowledged. The MVCA provided their approval to proceed with Draft Plan approval in their Technical Review Memorandum dated October 15, 2024 which has been included as part of the resubmission package.

Municipality of Mississippi Mills Engineering & Public Works Comments

5. In the response letters dated July 25 and 26, the required notice to be included in the Subdivision Agreement and the agreement of purchase and sale notifying homeowners of their dual sump pumps/back up systems was not acknowledged. Please be advised that these clauses will be required as noted above.

Regional Group: We are in agreement with the requirement for a clause to be included in the Subdivision Agreement and the Agreements of Purchase and Sale to notify homeowners of the requirement for a dual sump pump and battery powered secondary pump for units with a proposed USF below the recorded spring high groundwater level. The Geotechnical Comment Response memo prepared by Paterson Group dated October 2, 2024 has been included to support the above noted response.

Mississippi Valley Conservation Authority – EIS Technical Memo

Please refer to the comment responses provided in the HIS Comment Response Letter and EIS Comment Response Letter prepared by Gemtec, dated October 4, 2024.

Mississippi Valley Conservation Authority – SWMP Technical Memo

Please refer to the comment responses provided in the HIS Comment Response Letter and EIS Comment Response Letter prepared by Gemtec, dated October 4, 2024.

We trust that the responses above will be sufficient for Staff's purposes, however please do not hesitate to contact the undersigned should you have any comments or questions.

Kind regards,

Menzie Almonte 2 Inc.

c/o Regional Group

A handwritten signature in black ink, appearing to read 'Stefanie Kaminski'.

Stefanie Kaminski

Manager, Land Development

skaminski@regionalgroup.com | 613-230-2100 x7301

cc: Drew Blair, Novatech
James Ireland, Novatech
Greg Winters, Novatech
Drew Paulusse, Gemtec