



May 1, 2024

John Southwell
Southwell Homes Ltd.
195 Julie Anne Cres.
Carleton Place, ON K7C 4M5

Via e-mail – johnsouthwell@rogers.com

**RE: Draft Plan of Subdivision, Southwell Homes
Notice of a Complete Application for a Draft Plan of Subdivision Part of Lot
4, Concession 10, and Lot 7, Registered Plan 288, geographic Township of
Ramsay, Municipality of Mississippi Mills, County of Lanark
County of Lanark File No. 09-T-22006**

The proposed draft plan of subdivision is to create fourteen (14) lots for low density development and seven (7) blocks. The draft plan indicates the blocks are to be used for the following purposes: Block 15 private road, proposed to be sold to abutting land owners; Block 16 proposed lot addition to abutting land; Block 17, proposed future block, Block 18 wetlands, Block 19 proposed lot addition to abutting land, Block 20 and Block 21 for future streets. The subject lands propose to access Old Mill Lane and Apple Street, a new local road is also proposed within the draft plan of subdivision.

The application was deemed to be complete by Lanark County on December 6, 2022 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*. An initial status letter was provided to the applicant on December 13, 2023. On February 27, 2024 the applicant provided a comment response letter and the re-submission was circulated to respective agencies on March 4, 2024.

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

DESCRIPTION:

The subject property is designated as Settlement Area, Floodplains, Provincially Significant Wetlands in the Sustainable Communities Official Plan of Lanark County. According to the Municipality of Mississippi Mills Community Official Plan, the subject property is designated Rural Settlement Area and Hamlet, Provincially Significant Wetlands and Floodplains. The subject lands are zoned as Development (D), Environmental Hazard (EH) and Environmental Protection (EP) in the Municipality of Mississippi Mills Zoning By-law No. 11-83.

LANARK COUNTY

Agency Name	Date Received	Comments
Municipality of Mississippi Mills	April 15, 2024	<ul style="list-style-type: none"> Comments related to utilities and transportation
Mississippi Valley Conservation Authority	April 2, 2024 April 29, 2024	<ul style="list-style-type: none"> Technical Comments related to slope stability assessment and Stormwater Management Comments related to new permitting regulations
Ministry of Environment	April 30, 2024	<ul style="list-style-type: none"> Comments related to the Certificate of Prohibition on the subject property
Stantec – Hydrogeological Assessments Peer Review	April 15, 2024	<ul style="list-style-type: none"> Comments related to Revised Hydrogeological Assessment and Terrain Analysis prepared by Paterson Group Inc. dated February 21, 2024
Stantec – ESA Peer Review	April 15, 2024	<ul style="list-style-type: none"> Technical comments related to the Remedial Action Plan dated February 15, 2024
Enbridge	March 6, 2024	<ul style="list-style-type: none"> No further comments other than the previously identified conditions
Bell - WSP	N/A	No Comments
Hydro One	N/A	No Comments

Please contact me if you have any questions or concerns.

Koren Lam, MSc.
Senior Planner
klam@lanarkcounty.ca
1-613-267-4200 Ext 1505

Cc: Tracy Zander, Zanderplan
Melanie Knight, Municipality of Mississippi Mills
Mike Dwyer, Lanark County

April 15, 2024

Koren Lam, Senior Planner
Lanark County

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

**Re: Comment Letter – Plan of Subdivision – ESA and Hydrogeological Study
09-T-22006 Southwell Homes
122 Old Mill Lane, Appleton**

Please find below comments regarding the applicant's request to defer any outstanding comments related to environmental contamination and remediation as draft conditions.

MUNICIPALITY OF MISSISSIPPI MILLS

Environmental

1. The Department understands that Lanark County is in the process of having the resubmission peer reviewed including the remedial action plan. The Municipality is unable to provide any comments with respect to this plan until such time that the results of this peer review are received and reviewed by Municipal staff.
2. It has come to the Municipality's attention that the property has a prohibition order from the Ministry of Environment, Conservation and Parks and that the applicant is working directly with the Ministry to have the order removed. The Municipality requests to be notified if/when the prohibition order is removed.

Utility Easement

3. With respect to the applicant's request to amend the existing utility easement (records attached) the Municipality is in the process of determining if maintaining the easement over Street 1 is necessary.

Transportation

4. With respect to the realignment of the proposed street to remove the redundancy beside 124 Wilson Street, the Department is satisfied with this realignment.
 5. The Department is satisfied with the response regarding the alignment of Street 1 and Apple Street.
-

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

Sincerely,

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

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

cc: Melissa Fudge, Planning Technician
Luke Harrington, Engineering Coordinator
Mike Asselin, Development and Capital Projects Engineer
Cory Smith, Director of Roads and Public Works
Ken Kelly, CAO



Soloway Wright LLP
700 - 427 Laurier Avenue West
Ottawa ON K1R 7Y2

T: 613.236.0111 | 1.866.207.5880
F: 613.238.8507
www.solowaywright.com

Vanessa Carment
Lawyer

Direct line: 613.782.3239
Email address: vcarment@solowaywright.com

FILE NO: 55930-1000

VIA EMAIL: dmunday@cswan.com

December 20, 2023

Cunningham Swan Carty Little & Bonham LLP
27 Princess Street, Suite 300
Kingston, ON K7L 1A3

Attention: David Munday

Dear Mr. Munday:

Re: Southwell Homes Ltd. ("Southwell") Plan of Subdivision Application related to the lands legally described at Schedule "A" attached hereto and the potential of municipal road being subject to easements in favour of EO Generation GP Inc. and EO Generation Limited Partnership (together, "EO Generation")

Thank you for your assistance in providing our office with the documents required to register the Transfer, Release and Abandonment of the Municipality of Mississippi Mills' (the "**Municipality**") interest in the easement registered as Instrument No. RN85116. As you may be aware, EO Generation is the registered owner of the lands legally described at Schedule "B" attached hereto (the "**EO Generation Lands**") and has the benefit of certain easement rights over parts of the Southwell Lands as set out in Instrument Nos. RN85116, RN85119, and LC66598 (collectively, the "**EO Easements**"). We also note that contiguous lands owned by the Municipality, being Parts 3 and 14 on Plan 26R2678, are subject to the EO Easement as in Instrument No. RS191716.

We are in the middle of ongoing discussions with the solicitor for EO Generation in an effort to obtain a Transfer, Release and Abandonment of the EO Easements or, in the alternative, obtaining EO Generation's consent to releasing the existing EO Easements as they affect the Southwell Lands, and registering a new easement in favour of EO Generation with a more limited scope. Notwithstanding that our discussions with EO Generation's solicitors continue, the purpose of this letter is to open discussions with the Municipality regarding the potential encumbrance of the EO Easements on the lands that are proposed to be dedicated to the Municipality as public road through the registration of the Southwell Plan of Subdivision.

Ottawa Office

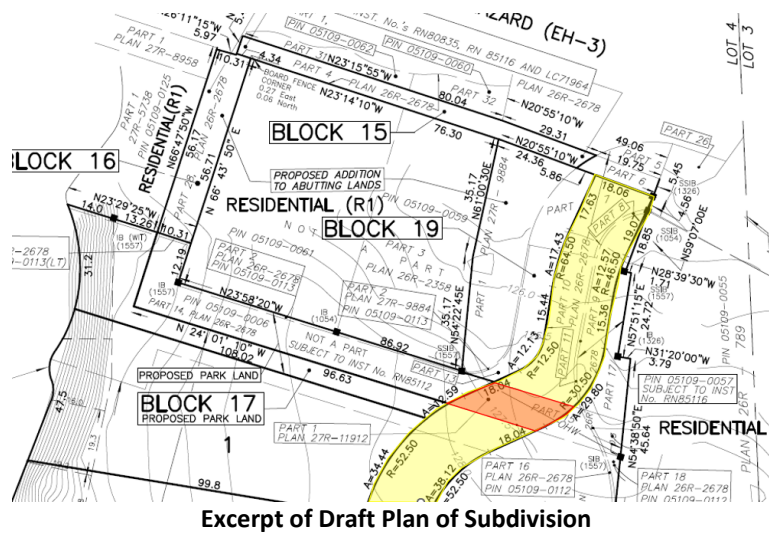
700 – 427 Laurier Avenue West, Ottawa ON K1R 7Y2
T: 613.236.0111 | 1.866.207.5880 | F: 613.238.8507

Kingston Office

510 – 366 King Street, Kingston ON K7K 6Y3
T: 613.544.7334 | 1.800.263.4257 | F: 1.800.263.4213

1. THE PROPOSED PUBLIC ROAD

As set out in the current version of the Draft Plan of Subdivision, a proposed public road bisects the Southwell Lands. An excerpt of the Draft Plan of Subdivision with the visible segment of the proposed public road shown in yellow is below. A portion of the proposed public road is currently subject to the EO Easements, as shown in orange below:



2. THE EO EASEMENTS

As background, EO Generation is the dominant tenement having the benefit of the following easements:

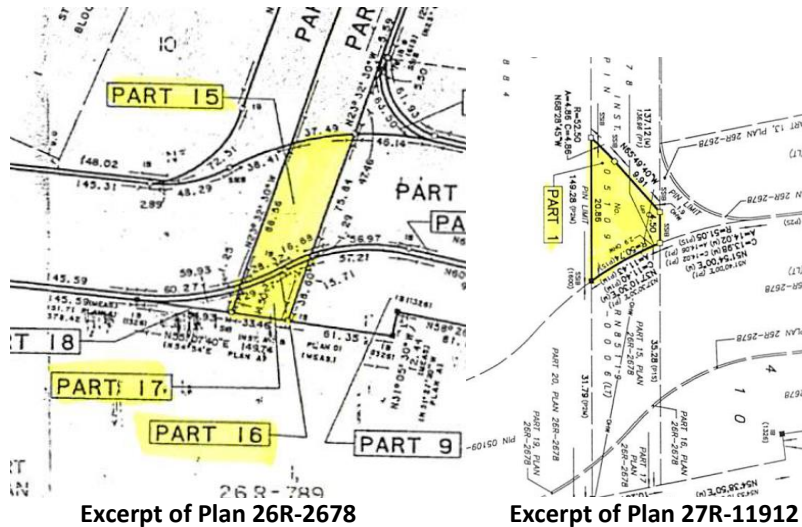
(a) Instrument Nos. RN85116 and RN85119

On September 2, 1988, the easements described in Instrument Nos. RN85116 and RN85119 were granted pursuant to a transfer from 724597 Ontario Inc. (being a predecessor in title of the EO Generation Lands) and the Corporation of the Township of Ramsay (being a predecessor in title of certain parts of the Southwell Lands). The aforementioned easements were registered on title to certain parts of the Southwell Lands prior to the Southwell Lands being consolidated.

In particular, pursuant to Instrument No. RN85116, EO Generation has the benefit of an easement over Part 17 on Plan 26R-2678, which forms part of the Southwell Lands. In addition, pursuant to Instrument No. RN85119, EO Generation has the benefit of an easement over Parts 15 and 16 on Plan 26R-2678 and Part 1 on Plan 27R-11912, which also form part of the Southwell Lands.

(b) Instrument No. RS191716

On May 1, 1998, another transfer occurred wherein Merol Power Corporation (being a predecessor in title certain parts of the Southwell Lands) granted the Easement being as Instrument No. RS191716 in favour of Canadian Hydro Developers, Inc. (being a predecessor in title to the EO Generation Lands), which was registered on title to the EO Generation Lands. We note that the Easements described in Instrument Nos. RS191716, RN85116 and RN85119 are the same easement insofar as they affect Parts 15, 16, and 17 on Plan 26R-2678 and Part 1 on Plan 27R-11912.



3. EO GENERATION EASEMENT RIGHTS

The relevant rights under the EO Easements are identical and are as outlined under the heading “TRANSMISSION LINE EASEMENT” on Schedule “B” to RN85116 and RN85119 (both enclosed), and “TRANSMISSION LINE EASEMENT No. 1” on Schedule “A-2” of RS191716 (enclosed), as follows:

1. To erect, maintain, operate, repair, replace, relocate, reconstruct, and remove at any time and from time to time, in, over, along and upon or under the land (herein referred to as “the strip”) an electrical transmission line or lines including poles and anchors with all guys, braces, wires, cables and associated material and equipment.
2. To cut and remove, or to clear and keep clear, all trees, brush and other obstructions and materials from the strip.
3. To enter on and to pass and repass at any and all times, in, over along, and upon the strip for itself, its servants, agents, contractors and sub-contractors with or without vehicle, supplies, machinery and equipment for all purposes necessary or convenient to the exercise and enjoyment of the rights and easement hereby granted.
4. To remove, relocate and reconstruct the line on or under the strip, subject to payment of compensation for any damage caused thereby.

Please confirm whether the Municipality is agreeable to the dedication of the proposed public road subject to the EO Easements as they are currently granted, or, if not, whether the Municipality would be agreeable to the dedication of the proposed public road subject to an amended version of the EO Easements.

Yours very truly,

Vanessa Carment
VMC/KML
Enclosures

SCHEDULE "A"
Legal Description of the Southwell Lands

PIN 05109-0168(LT)

LOT 7 PLAN 288 AND PART LOT 4 CONCESSION 10 RAMSAY BEING PARTS 2, 4, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 20, 21 23, 24, 25 AND 28 PLAN 26R2678 AND PARTS 1, 2, 3 AND 4 PLAN 27R9884 AND PART 1 PLAN 27R11912; SUBJECT TO AN EASEMENT AS IN RN80835; SUBJECT TO AN EASEMENT OVER PARTS 4, 17 AND 28 PLAN 26R2678 IN FAVOUR OF PARTS 1, 3, 5, 6, 12, 14 AND 26 PLAN 26R2678 EXCEPT PART 1 PLAN 27R11912 AS IN RN85116 LC246686; SUBJECT TO AN EASEMENT OVER PARTS 15 AND 16 PLAN 26R2678 AND PART 1 PLAN 27R11912 IN FAVOUR OF PART 1 PLAN 26R2678 AS IN RN85119; SUBJECT TO AN EASEMENT OVER PARTS 4 AND 28 PLAN 26R2678 AND PART 1 PLAN 26R2358 AS IN LC71964; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 7, 10, 13, 15, 20 AND 24 PLAN 26R2678 AND PART 1 PLAN 27R11912 AS IN LC244482; MUNICIPALITY OF MISSISSIPPI MILLS

SCHEDULE "B"
Legal Description of the EO Generation Lands

PIN 05109-0064(LT)

PT BED OF MISSISSIPPI RIVER PL 843 RAMSAY; PT UNNAMED ISLAND IN THE MISSISSIPPI RIVER PL 843 RAMSAY; PT LT 4 CON 10 RAMSAY PT 1, 26R2678; EXCEPT 27R7292; LT 11 TESKEY SURVEY PL 843 LANARK N RAMSAY; LT 12 TESKEY SURVEY PL 843 LANARK N RAMSAY; PT LT 13 TESKEY SURVEY PL 843 LANARK N RAMSAY; PT UNNAMED LANE BTN LTS 12 & 13 FROM CHURCH ST TO MISSISSIPPI RIVER PL 843 RAMSAY PT 30, 26R2678; T/W & S/T RS191716; S/T RS182580, RS191716E; TOWN OF MISSISSIPPI MILLS

85116

Form 1 - Land Registration Reform Act, 1984

A

Number
CERTIFICATE OF REGISTRATION

'88 SEP 2 PM 4 21

Land Registry
Office at
Almonte,
Ontario.

B.L. Moses, Paul

(1) Registry Land Titles (2) Page 1 of 4 pages **3**

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Consideration TWO HUNDRED & SEVENTY-FIVE THOUSAND--
----- Dollars \$ 275,000.00

(5) Description This is a: Property Division Property Consolidation
FIRSTLY: Part of west half Lot 4, Concession 10, Township of Ramsay, County of Lanark.
SECONDLY: Parts of Lots 9 and 13, and all of Lots 10, 11, 12 and a certain lane between Lots 12 and 13, Plan 843, Village of Appleton, Township of Ramsay, County of Lanark as more particularly described in Schedule attached hereto, as Schedule "A".

FOR OFFICE USE ONLY

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(6) This Document Contains (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other (7) Interest/Estate Transferred Fee Simple **TOGETHER WITH RIGHT-OF-WAY AND EASEMENT**

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that
Name(s) **724597 ONTARIO INC.** Signature(s) *Ralph Brown*
Ralph Brown, President Date of Signature **SEP 02 1988**

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction
Name(s) Signature(s) Date of Signature Y M D

(10) Transferor(s) Address for Service **R. R. # 3, Almonte, Ontario KOA 1A0**

(11) Transferee(s) **CORPORATION OF THE TOWNSHIP OF RAMSAY** Date of Birth Y M D

(12) Transferee(s) Address for Service **R. R. # 2, Almonte, Ontario KOA 1A0**

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.
Signature _____ Date of Signature Y M D
Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.
Name and Address of Solicitor _____ Signature _____ Date of Signature Y M D

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.
Name and Address of Solicitor _____ Signature _____ Date of Signature Y M D

(15) Assessment Roll Number of Property _____ City _____ Mun. _____ Map _____ Sub. _____ Par. _____ **MULTIPLE**

(16) Municipal Address of Property
**R. R. # 3,
ALMONTE, Ontario
KOA 1A0**

(17) Document Prepared by:
**EVELYN A. WHEELER,
Barrister & Solicitor,
P.O.Box 1540,
ALMONTE, Ontario KOA 1A0
613-256-4148**

Fees and Tax	
Registration Fee	20 00
Land Transfer Tax	2800 00
	2620.00
Total	2495 -

FOR OFFICE USE ONLY

Additional Property Identifier(s) and/or Other Information

RECITAL:

WHEREAS the execution, delivery, acceptance and registration as the case may be, of the within Transfer/Deed of Land and related instruments has been authorized by By-Law No. 1742 passed on September 1st, 1988, by the Council of the Corporation of the Township of Ramsay, one of the parties hereto.

DESCRIPTION:

FIRSTLY: Parts of the West Half of Lot 4, Concession 10, including part of the bed of the Mississippi River, Township of Ramsay, County of Lanark, laid out and designated as Parts 1, 2, 3, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 23, 24, 25 and 26, on Reference Plan 26R-2678.

TOGETHER WITH a right-of-way in perpetuity for persons and vehicles in common with the Transferor and all others now or hereafter entitled thereto in, over, along and upon that part of the West Half of Lot 4, Concession 10, designated as Parts 4 and 28 on said Reference Plan 26R-2678.

TOGETHER WITH an easement in perpetuity for the Transferee, its successors and assigns, in, over, along and upon those parts of the West Half of Lot 4, Concession 10, in the Township of Ramsay, in the County of Lanark, laid out and designated as Parts 17 and 28, on Reference Plan 26R-2678 for the purposes and with the rights and on the terms and conditions set out under the heading "TRANSMISSION LINE EASEMENT" on Schedule "B" attached hereto.

SECONDLY: Lots 10, 11 and 12 (Teskey Section) and Parts of Lots 9 and 13, (Teskey Section) and an Unnamed Lane between Lots 12 and 13, (Teskey Section) from Church Street to the Mississippi River, all according to Registered Plan No. 843 for the Village of Appleton, designated as Parts 29 and 30 on Reference Plan 26R-2678.

Additional Property Identifier(s) and/or Other Information

TRANSMISSION LINE EASEMENT

1. To erect, maintain, operate, repair, replace, relocate, reconstruct, and remove at any time and from time to time, in, over, along and upon or under the land (herein referred to as "the strip") an electrical transmission line or lines including poles and anchors with all guys, braces, wires, cables and associated material and equipment.
2. To cut and remove, or to clear and keep clear, all trees, brush and other obstructions and material from the strip.
3. To enter on and to pass and repass at any and all times, in, over along, and upon the strip for itself, its servants, agents, contractors and sub-contractors with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to the exercise and enjoyment of the rights and easement hereby granted.
4. To remove, relocate and reconstruct the line on or under the strip, subject to payment of compensation for any damage caused thereby.

FOR OFFICE
USE ONLY

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration

DYE & DURHAM CO. LIMITED
 Form No. 508
 (Amended Aug. 1, 1988)

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* Part West 1/2 Lot 4, Conc. 10, Ramsay Twp. and Part Lots 9, 13, all Lots 10, 11, 12 and Lane, Plan 843, Village of Appleton, Ramsay Twp, all in the County of Lanark

BY *(print names of all transferors in full)* 724597 ONTARIO INC.

TO *(see instruction 1 and print names of all transferees in full)* CORPORATION OF THE TOWNSHIP OF RAMSAY

I, *(see instruction 2 and print name(s) in full)* EVELYN A. WHEELER

MAKE OATH AND SAY THAT:

1. I am *(place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)*
- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
 - (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
 - (c) A transferee named in the above-described conveyance;
 - (d) The authorized agent or solicitor acting in this transaction for *(insert name(s) of principal(s))* CORPORATION OF THE TOWNSHIP OF RAMSAY

described in paragraph(s) ~~(a), (b), (c)~~ above; *(strike out references to inapplicable paragraphs)*

(e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for *(insert name(s) of corporation(s))* _____

described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraphs)*

(f) A transferee described in paragraph () *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and am making this affidavit on my own behalf and on behalf of *(insert name of spouse)* _____ who is my spouse described in paragraph () *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and as such, I have personal knowledge of the facts herein deposed to.

2. *(To be completed where the value of the consideration for the conveyance exceeds \$250,000).*
- I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance
- contains at least one and not more than two single family residences.
 - does not contain a single family residence.
 - contains more than two single family residences. *(see instruction 3)*
- Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.*

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act *(see instructions 4 and 5)* NONE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$ 275,000.00	
(b) Mortgages (i) Assumed <i>(show principal and interest to be credited against purchase price)</i>	\$ nil	
(ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange <i>(detail below)</i>	\$ nil	
(d) Securities transferred to the value of <i>(detail below)</i>	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to land transfer tax <i>(detail below)</i>	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX <i>(Total of (a) to (f))</i>	\$ 275,000.00	\$ 275,000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property <i>(Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)</i>	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
(j) TOTAL CONSIDERATION	\$ 275,000.00	

All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. *(see instruction 6)* n/a
6. If the consideration is nominal, is the land subject to any encumbrance? n/a
7. Other remarks and explanations, if necessary. n/a

Sworn before me at the Town of Almonte
 in the County of Lanark
 this 2nd day of September 1988

(Signature)
 MARLENE CAROLE WADE, A COMMISSIONER
 A Commissioner for the Law of Ontario
 WHEELER, EXPIRES MAY 16, 1989.

(Signature)
 Evelyn A. Wheeler

Property Information Record


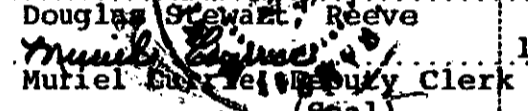
- A. Describe nature of instrument Deed
- B. (i) Address of property being conveyed *(if available)* R. R. # 3, Almonte, Ontario KOA 1A0
- (ii) Assessment Roll No. *(if available)* Multiple
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed *(see instruction 7)* R. R. # 2, Almonte, Ontario KOA 1A0
- D. (i) Registration number for last conveyance of property being conveyed *(if available)* not available
- (ii) Legal description of property conveyed Same as in D.(i) above. Yes No Not known
- E. Name(s) and address(es) of each transferee's solicitor
EVELYN A. WHEELER
Barrister & Solicitor,
P. O. Box 1540,
ALMONTE, Ontario
KOA 1A0
613-256-4148

For Land Registry Office use only	
REGISTRATION NO	
Land Registry Office No	
Registration Date	

Number 85119 CERTIFICATE OF REGISTRATION 1988 SEP 2 PM 4 27 Land Registry Office at Almonte, Ontario. <i>B.L. Moore, Registrar</i> LAND REGISTRAR	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 4 pages 3
	(3) Property Identifier(s) Block Property	
	(4) Consideration TWENTY-SEVEN THOUSAND FIVE HUNDRED Dollars \$ 27,500.00	
	(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/> FIRSTLY: Part West half Lot 4, Concession 10, Township of Ramsay, County of Lanark. SECONDLY: Parts of Lots 9 & 13, and all of Lots 10, 11 and 12 (Teskey Section) and an Unnamed Lane between Lots 12 and 13, Registered Plan 843, in the Village of Appleton, Township of Ramsay, County of Lanark. See Schedule	

(6) This Document Contains	(a) Redescription New Easement Plan/Sketch <input checked="" type="checkbox"/>	(b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>	(7) Interest/Estate Transferred Fee Simple Together with right-of-way and easement
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(8) Transferor(s) The transferor hereby transfers the land to the transferee

Name(s) CORPORATION OF THE TOWNSHIP OF RAMSAY	Signature(s)  Douglas Stewart, Reeve  Muriel Stewart, Deputy Clerk (Seal)	Date of Signature Y M D 1988 09 02 1988 09 02
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(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature Y M D
---------	--------------	----------------------------

(10) Transferor(s) Address for Service **R. R. # 2, Almonte, Ontario KOA 1A0**

(11) Transferee(s)

MEROL POWER CORPORATION	Date of Birth Y M D
--------------------------------	------------------------

(12) Transferee(s) Address for Service **P. O. Box 699, Barry's Bay, Ontario KOJ 1B0**

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.	Date of Signature Y M D	Signature Date of Signature Y M D
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(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor	Date of Signature Y M D	Signature
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(15) Assessment Roll Number of Property	City: Mun: Map: Sub: Par:	MULTIPLE	Fees and Tax
(16) Municipal Address of Property R. R. # 3, Almonte, Ontario KOA 1A0			Registration Fee 20 -
(17) Document Prepared by: EVELYN A. WHEELER, Barrister & Solicitor, P. O. Box 1540, ALMONTE, Ontario KOA 1A0 613-256-4148			Land Transfer Tax 137.50
			Total 157.50

Additional Property Identifier(s) and/or Other Information

RECITAL:

WHEREAS the execution, delivery, acceptance and registration as the case may be, of the within Transfer/Deed of Land and related instruments has been authorized by By-Law No. 1742 passed on September 1st, 1988, by the Council of the Township of Ramsay, one of the parties hereto.

DESCRIPTION:**FIRSTLY:**

THOSE parts of the West Half of Lot 4, Concession 10, Township of Ramsay, including part of the bed of the Mississippi River and an Unnamed Island therein, County of Lanark, laid out and designated as Part 1, on Reference Plan 26R-2678.

TOGETHER WITH a right-of-way in perpetuity for persons and vehicles in common with all others now or hereafter entitled thereto in, over, along and upon that part of the West Half of Lot 4, Concession 10, designated as Parts 4 and 28 on said Reference Plan 26R-2678.

TOGETHER WITH an easement in perpetuity for the Transferee, its successors and assigns, in, over, along and upon those parts of the West Half of Lot 4, Concession 10, in the Township of Ramsay, in the County of Lanark, laid out and designated as Parts 3, 14, 15, 16, 17, and 28 on Reference Plan 26R-2678, for the purposes and with the rights and on the terms and conditions set out under the heading "TRANSMISSION LINE EASEMENT" on Schedule "B" attached hereto.

SECONDLY:

Lots 10, 11 and 12 (Teskey Section) and parts of Lots 9 and 13, (Teskey Section) and an Unnamed Lane between Lots 12 and 13 (from Church Street to the Mississippi River), all according to Registered Plan No. 843 for the Village of Appleton, designated as Parts 29 and 30, on Reference Plan 26R-2678.

Additional Property Identifier(s) and/or Other Information

TRANSMISSION LINE EASEMENT

1. To erect, maintain, operate, repair, replace, relocate, reconstruct, and remove at any time and from time to time, in, over, along and upon or under the land (herein referred to as "the strip") an electrical transmission line or lines including poles and anchors with all guys, braces, wires, cables and associated material and equipment.
2. To cut and remove, or to clear and keep clear, all trees, brush and other obstructions and material from the strip.
3. To enter on and to pass and repass at any and all times, in, over along, and upon the strip for itself, its servants, agents, contractors and sub-contractors with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to the exercise and enjoyment of the rights and easement hereby granted.
4. To remove, relocate and reconstruct the line on or under the strip, subject to payment of compensation for any damage caused thereby.

FOR OFFICE
USE ONLY

FOR OFFICE
USE ONLY

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF Part West Half Lot 4, Concession 10, and part Lots 9 and 13 and Lots 10, 11 and 12, and Unnamed Lane between Lots 12 and 13, Registered Plan 843, Appleton, Township of Ramsay, County of Lanark
BY (print names of all transferors in full) CORPORATION OF THE TOWNSHIP OF RAMSAY

TO (see instruction 1 and print names of all transferees in full) MEROL POWER CORPORATION

I, (see instruction 2 and print name(s) in full) MERVIN W.V. OLSHESKI, of the Township of Radcliffe in the County of Renfrew,

MAKE OATH AND SAY THAT:

- 1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s): (see instruction 2))
 - (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
 - (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
 - (c) A transferee named in the above-described conveyance;
 - (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) _____

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

- (e) The President, ~~King Peter's Hospital~~ Merol Power Corporation authorized to act for (insert name(s) of corporation(s)) _____

described in paragraph(s) (d), (e), (c) above; (strike out references to inapplicable paragraphs)

- (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$250,000).

- I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance
 - contains at least one and not more than two single family residences.
 - does not contain a single family residence.
 - contains more than two single family residences. (see instruction 3)

Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.

- 3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) None

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$ 27,500.00	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ nil	
(ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange (detail below)	\$ nil	
(d) Securities transferred to the value of (detail below)	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ 27,500.00	\$27,500.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
(j) TOTAL CONSIDERATION	\$27,500.00	

All Blanks Must Be Filled In. Insert "Nil" Where Applicable.

- 5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) Not applicable.
- 6. If the consideration is nominal, is the land subject to any encumbrance? Not applicable.
- 7. Other remarks and explanations, if necessary. Not applicable.

Sworn before me at the Township of Sherwood in the County of Renfrew this 2nd day of September, 1988.

Mervin W.V. Olszeski
Mervin W.V. Olszeski

A Commissioner for taking Affidavits, etc.

Property Information Record

- A. Describe nature of instrument: Transfer/Deed of Land and easements
- B. (i) Address of property being conveyed (if available) Church Street, Appleton, R.R. #3, Almonte, ON KOA 1A0
- (ii) Assessment Roll No. (if available) Not available (not assigned)
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) P.O. Box 699 Barry's Bay, ON KOJ 1B0
- D. (i) Registration number for last conveyance of property being conveyed (if available) Not available
- (ii) Legal description of property conveyed. Same as in D.(i) above. Yes No Not known

E. Name(s) and address(es) of each transferee's solicitor
Robert B. Howe
Barrister and Solicitor
P.O. Box 790
Barry's Bay, Ontario
KOJ 1B0

For Land Registry Office use only

REGISTRATION NO _____

Land Registry Office No _____

Registration Date _____

of the nature D

for registration M D

records relief this Ontario

Signature M D

0 - 2.50

7.50.

A

FOR OFFICE USE ONLY

191716

CERTIFICATE OF REGISTRATION
LANARK (E) ALMONTE
LAND REGISTRAR

'98 MAY 1 PM 4 04

New Property Identifiers

Additional:
See Schedule

Executions

Additional:
See Schedule

(1) Registry Land Titles (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Consideration
EIGHT HUNDRED NINETY FIVE THOUSAND
Dollars \$ **895,000.00**

(5) Description This is a: Property Division Property Consolidation
In the Geographic Township of Ramsay, Municipality of the Town of Mississippi Mills, County of Lanark and being:
Firstly: parts of the West Half of Lot 4, Concession 10, including part of the bed of the Mississippi River.
Secondly: Lots 9 - 14, inclusive and an Unnamed Lane between Lots 12 and 13, (Teskey Section), Registered Plan No. 843, Village of Appleton.
See Schedules "A" and A-2, pages 2 and 3.

(6) This Document Contains (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other (7) Interest/Estate Transferred Fee Simple **TOGETHER WITH A RIGHT-OF-WAY AND EASEMENTS**

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s) **MEROL POWER CORPORATION** Signature(s) *[Signature]* Date of Signature **1998 05 01**
Per: **Mervin Olsheski**
Office: **President**

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction Name(s) Signature(s) Date of Signature Y M D

(10) Transferor(s) Address for Service **P.O. Box 699 Barry's Bay ON K0J 1B0**

(11) Transferee(s) **CANADIAN HYDRO DEVELOPERS, INC.** Date of Birth Y M D

(12) Transferee(s) Address for Service **622 - 5 Avenue SW, Suite 200 Calgary Alberta T2P 0M6**

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. **MEROL POWER CORPORATION** Date of Signature **1998 05 01**

Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.
Name and Address of Solicitor: **Robert B. Howe, Esq. Barrister and Solicitor P.O. Box 790, Barry's Bay ON K0J 1B0** Signature *[Signature]* Date of Signature **1998 05 01**

(14) Solicitor for Transferee(s) I have investigated the transferor(s) title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.
Name and Address of Solicitor: **David A. Dell 44th Floor 1 First Canadian Place Toronto, ON M5X 1B1** Date of Signature **1993 04 29**

PIN: Name of Transferee(s): **Canadian Hydro Developers, Inc.**

(15) Assessment Roll Number of Property: **09 31 929 020 43400**

(16) Municipal Address of Property: **R.R. #3 Almonte ON K0A 1A0**

(17) Document Prepared by: **Robert B. Howe, Esq. Barrister and Solicitor Murray Street, P.O. Box 790 Barry's Bay ON K0J 1B0**

Fees and Tax	
Registration Fee	50.00
Land Transfer Tax	11900.00
Total	

FOR OFFICE USE ONLY

Additional Property Identifier(s) and/or Other Information

DESCRIPTION OF LAND:

In the Town of Mississippi Mills in the County of Lanark, and being composed of:

Firstly:

Those parts of the West Half of Lot 4, Concession 10, Geographic Township of Ramsay, including part of the bed of the Mississippi River and an Unnamed Island therein, laid out and designated as Part 1 on Reference Plan 26R-2678;

TOGETHER WITH a right-of-way in perpetuity for persons and vehicles in common with all others now or hereafter entitled thereto in, over, along and upon those parts of the West Half of Lot 4, Concession 10, laid out and designated as Parts 4 and 28 on said Reference Plan 26R-2678;

AND TOGETHER WITH an easement in perpetuity in, over, along and upon those parts of the West Half of Lot 4, Concession 10 laid out and designated as Parts 3, 14, 15, 16, 17 and 28 on Reference Plan 26R-2678 for the purposes and with the rights and on the terms and conditions set out under the heading "TRANSMISSION LINE EASEMENT No. 1" on Schedule "A-2" attached hereto.

Secondly:

Lots 11 and 12 and part of Lot 13 (Teskey Section) and an Unnamed Lane between Lots 12 and 13 (from Church Street to the Mississippi River), all according to Registered Plan No. 843 for the Village of Appleton, Geographic Township of Ramsay, designated as Part 30 on Reference Plan 26R-2678;

SUBJECT TO an easement in favour of the municipality to occupy, improve and maintain said Part 30 as parkland, as specified in a Transfer/Deed registered as No. 85120;

TOGETHER WITH an easement in perpetuity for the purposes and with the rights and on the terms and conditions set out under the heading "TRANSMISSION LINE EASEMENT No. 2" on Schedule "A-2" attached hereto in, over, along and upon Lot 10 (Teskey Section) and part of Lot 9 (Teskey Section), Registered Plan No. 843, Village of Appleton, Geographic Township of Ramsay, designated as Part 29 on Reference Plan 26R-2678; and

AND TOGETHER WITH an easement in perpetuity for the purposes and with the rights and on the terms and conditions set out under the heading "TRANSMISSION LINE EASEMENT NO. 3" on Schedule "A-2" attached hereto in, over, along and upon Lot 14 (Teskey Section) and part of Lot 13 (Teskey Section), Registered Plan No. 843 and part of the West Half of Lot 4, Concession 10, being part of the bed of the Mississippi River adjacent to Lots 13 and 14 (Teskey Section), Registered Plan 843, Village of Appleton, Geographic Township of Ramsay, designated as Part 1 on Reference Plan 27R-6772.

FOR OFFICE USE ONLY

Additional Property Identifier(s) and/or Other Information

TERMS OF TRANSMISSION LINE EASEMENT NO. 1:

- (a) To erect, maintain, operate, repair, replace, relocate, reconstruct and remove at any time and from time to time, in, over, along and upon or other the said land (herein referred to as "the strip") an electrical transmission line or lines including poles and anchors with all guys, braces, wires, cables and associated material and equipment;
- (b) To cut and remove, or to clear and keep clear, all trees, brush and other obstructions and material from the strip;
- (c) To enter on and to pass and repass at any and all times, in, over, along and upon the strip for the servants, agents and contractors and sub-contractors of the Transferee, with or without vehicles, supplies, machinery and equipment, for all purposes necessary or convenient to the exercise and enjoyment of the foregoing easement and rights; and
- (d) To remove, relocate and reconstruct the line on or under the strip, subject to payment of compensation for any damage caused thereby.

TERMS OF TRANSMISSION LINE EASEMENT NO. 2:

- (a) To erect, maintain, operate, repair, replace, reconstruct and remove one or more electrical transmission lines, including such poles and anchors, overhead and overhanging and buried wires, conduits and cables and such guys and braces as may be required;
- (b) To cut and remove and to clear and keep clear all trees and brush; and
- (c) To enter on and to pass and repass at any and all times in, over and upon the said land for the servants, agents, contractors and subcontractors of the Transferee, with or without vehicles, supplies, machinery and equipment, for all purposes necessary or convenient to the exercise and enjoyment of the foregoing easement and rights.

TERMS OF TRANSMISSION LINE EASEMENT NO. 3:

- (a) To erect, maintain, operate, repair, replace, reconstruct and remove one or more electrical transmission lines, including two poles and anchors, overhead and overhanging and buried wires, conduits and cables and such guys and braces as may be required;
- (b) To cut and remove and to clear and keep clear all trees and brush; and
- (c) To enter on and to pass and repass at all times in, over, along and upon the said land for the servants, agents, contractors, and subcontractors of the Transferee, with or without vehicles, supplies, machinery and equipment, for all purposes necessary or convenient to the exercise and enjoyment of the foregoing easement and rights.

FOR OFFICE USE ONLY

Affidavit of Residence and of Value of the Consideration Form 1 - Land Transfer Tax Act

to all instructions on reverse side.

THE MATTER OF THE CONVEYANCE OF (insert brief description of land) part of Lot 4, Concession 10; Lots 11 and 12; part of Lot 13 and an Unnamed Lane between Lots 12 and 13 (Teskey Section), Plan 843, Town of Mississippi Mills (Geographic Township of Ramsay), County of Lanark

BY (print names of all transferors in full) MEROL POWER CORPORATION

TO (see instruction 1 and print names of all transferees in full) CANADIAN HYDRO DEVELOPERS, INC.

1. (see instruction 2 and print name(s) in full) JOHN D. BEATING OF THE CITY OF CALGARY IN THE PROVINCE OF ALBERTA, BUSINESSMAN

MAKE OATH AND SAY THAT:

1. I am (place a check mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
(b) A trustee named in the above-described conveyance to whom the land is being conveyed;
(c) A transferee named in the above-described conveyance;
(d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

(e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))

Canadian Hydro Developers, Inc.

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

(f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000.)

I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance

- (d) contains at least one and not more than two single family residences.
(e) does not contain a single family residence.
(f) contains more than two single family residences. (see instruction 3)

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) n/a

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

Table with columns for description, amount in dollars, and a 'Where Applicable' column. Rows include: (a) Monies paid or to be paid in cash (\$ Nil), (b) Mortgages (I) Assumed (\$ 895,000.00), (b) Mortgages (II) Given back to vendor (\$ Nil), (c) Property transferred in exchange (\$ Nil), (d) Securities transferred to the value of (\$ Nil), (e) Liens, legacies, annuities and maintenance charges to which transfer is subject (\$ Nil), (f) Other valuable consideration subject to land transfer tax (\$ Nil), (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) (\$ 895,000.00), (h) VALUE OF ALL CHATTELS - items of tangible personal property (\$ Nil), (i) Other consideration for transaction not included in (g) or (h) above (\$ Nil), (j) TOTAL CONSIDERATION (\$ 895,000.00)

All Items Must Be Filled In. Insert "Nil" Where Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary. No value has been allocated to the duplex dwelling on the property because the Transferee has agreed to reconvey the same to the Transferor once the consent of the appropriate Land Division Committee has been obtained.

Sworn before me at the City of Calgary in the this 30th day of April 19 98

(Signature of Commissioner for Taking Affidavits)

M. ANN HUGHES A Notary Public in and for the Province of Alberta

(Signature of John D. Beating)

Property Information Report

A. Describe nature of instrument: Transfer/Deed of Land
B. (I) Address of property being conveyed (if available) not assigned
(II) Assessment Roll No. (if available) 09 31 929 020 43400
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 622 5th Avenue S.W., Suite 200, Calgary, Alberta T2P 0M6
D. (I) Registration number for last conveyance of property being conveyed (if available) not available
(II) Legal description of property conveyed: Same as in D.(I) above. Yes [] No [] Not known [X]
E. Name(s) and address(es) of each transferee's solicitor
DAD/GF 29564
DAVIES, WARD & BECK
Post Office Box 63, Suite 4400, 1 First Canadian Place, Toronto, Ontario M5X 1B1

For Land Registry Office Use Only
Registration No.
Registration Date
Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes [] No []
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes [] No []
(c) Do all individual transferees have French Language Education Rights? Yes [] No []
(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes [] No []

SCHEDULE

WHEREAS the Transferee is the owner in fee simple of those lands and premises (the "Transferee's Lands") being composed of PT BED OF MISSISSIPPI RIVER PL 843 RAMSAY; PT UNNAMED ISLAND IN THE MISSISSIPPI RIVER PL 843 RAMSAY; PT LT 4 CON 10 RAMSAY PT 1, 26R2678; EXCEPT 27R7292; LT 11 TESKEY SURVEY PL 843 LANARK N RAMSAY; LT 12 TESKEY SURVEY PL 843 LANARK N RAMSAY; PT LT 13 TESKEY SURVEY PL 843 LANARK N RAMSAY; PT UNNAMED LANE BTN LTS 12 & 13 FROM CHURCH ST TO MISSISSIPPI RIVER PL 843 RAMSAY PT 30, 26R2678; T/W & S/T RS191716; S/T RS182580, RS191716E; TOWN OF MISSISSIPPI MILLS being all of PIN 0509-0065(LT).

AND WHEREAS the Transferor is the owner in fee simple of lands legally described as LOT 7 PLAN 288 AND PART LOT 4 CONCESSION 10 RAMSAY BEING PARTS 2, 4, 7, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25 AND 28 PLAN 26R2678 AND PARTS 1, 2, 3 AND 4 PLAN 27R9884 AND PART 1 PLAN 27R11912; SUBJECT TO AN EASEMENT AS IN RN80835; SUBJECT TO AN EASEMENT OVER PARTS 4, 17 AND 28 PLAN 26R2678 IN FAVOUR OF PARTS 1, 3, 5, 6, 12, 14 AND 26 PLAN 26R2678 EXCEPT PART 1 PLAN 27R11912 AS IN RN85116 LC246686; SUBJECT TO AN EASEMENT OVER PARTS 15 AND 16 PLAN 26R2678 AND PART 1 PLAN 27R11912 IN FAVOUR OF PART 1 PLAN 26R2678 AS IN RN85119; SUBJECT TO AN EASEMENT OVER PARTS 4 AND 28 PLAN 26R2678 AND PART 1 PLAN 26R2358 AS IN LC71964; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 7, 10, 13, 15, 20 AND 24 PLAN 26R2678 AND PART 1 PLAN 27R11912 AS IN LC244482; MUNICIPALITY OF MISSISSIPPI MILLS being all of PIN 05109-0168(LT) (the "Property").

THE TRANSFEROR grants and transfers to the Transferee, its successors and assigns to be used and enjoyed as appurtenant to the Transferee's Lands, a free and unencumbered easement (the "Easement") in perpetuity on, over and across a portion of the Property, namely Parts 15, 16 and 17 on Plan 26R-2678 and Part 1 on Plan 27R-11912 (the "Easement Lands"), subject to the terms set out herein. The Transferee shall have the right:

1. to construct, operate, maintain, repair, replace, or renew aerial telecommunications facilities (the "Facilities") forming part of continuous lines between the Transferee's Lands and other lands, including only such reasonably necessary aerial cable and wires over the Easement Lands. The Transferee shall be entitled to place, install or construct markers, poles, anchors, guys, and all reasonable appurtenances thereto that directly related to the Facilities on all parts of the Easement Lands except Parts 15 and 16 on Plan 26R-2678 [and Part 1 on Plan 27R-11912](#). For clarity, only Facilities that are strictly aerial in nature are permitted over Parts 15 and 16 on Plan 26R-2678 [and Part 1 on Plan 27R-11912](#); and
2. of reasonable access to the Transferee, its contractors, agents, employees, vehicles, equipment, and supplies to and over the Easement Lands, with reasonable prior written notice to the Transferor except in case of emergency.

THE TRANSFEROR shall have the right to fully use, construct upon, and enjoy the Easement Lands including, without limitation, constructing and installing roads, fencing, landscaping (both hard and soft), and shed(s) on the Easement Lands.

THE TRANSFEEE shall:

1. be responsible for any damage caused at any time by its agents or employees to the Easement Lands and any and all construction or installations thereon. The Transferee agrees to promptly restore the Easement Lands, at its sole cost and expense, where any such damage occurs; and
2. indemnify and save the Transferor harmless from all actions, causes of actions, suits, claims and demands of every nature and kind whatsoever which may be made against the Transferor relating to or arising out of the placement, repair, and maintenance of the Facilities by the Transferee and for which the Transferee, in law, is responsible.

NOTWITHSTANDING any rule of law or equity and even though any of the Facilities may become annexed or affixed to the Easement Lands, title to the Facilities shall nevertheless remain in the Transferee.

THIS AGREEMENT including all rights, privileges, and benefits herein contained shall extend to, be binding upon, and enure to the benefit of, the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

THE TRANSFEEE, in the event it grants a release of the Easement, shall, at the option of the Transferor, promptly remove the Facilities at its sole cost and expense. The Transferee's obligation to remove the Facilities shall survive the release of the Easement.

Summary report: Litera Compare for Word 11.5.0.74 Document comparison done on 2/21/2024 10:45:33 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: nd://4872-0185-0790/1/Draft - Hydro Easement Language - EO Generation.docx	
Modified DMS: nd://4872-0185-0790/2/Draft - Hydro Easement Language - EO Generation.docx	
Changes:	
Add	2
Delete	0
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	2

Conservation Partners Partenaires en conservation



09-T-22006

April 29, 2024

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

Dear Ms. Lam:

**Re: 09-T-22006 – Southwell Homes Subdivision - UPDATE
Lot 10, Con 4, Town of Mississippi Mills (Ramsay)
Southwell Homes Inc.**

Subsequent to MVCA's initial review letter, dated October 26, 2023, MVCA has been in receipt of the following reports:

- *Slope Stability Assessment*, prepared by Paterson Group, revised November 10, 2023
- *Geotechnical Responses to MVCA Comments*, prepared by Paterson Group, November 10, 2023
- *EIS Addendum and Response to December 13, 2023 Comments on Environmental Impact Statement*, prepared by CIMA, Feb 23, 2024
- *Response to Mississippi Valley Conservation Authority Comments (including SWMP)*, prepared by Novatech, Feb 22, 2024
- *Concept Plan*, prepared by Novatech, revised Feb 21, 2024

ENVIRONMENTAL IMPACT ASSESSMENT

MVCA's Biologist has reviewed the EIS Addendum and Response. These documents have satisfied MVCA's previous comments.

Of additional note, MVCA should be contacted regarding the potential installation of docks within the PSW, to assess the requirement for MVCA permission.

SLOPE STABILITY ASSESSMENT

MVCA's Engineering Team previously reviewed the *Slope Stability Assessment* (revised Nov 10, 2023). A technical review letter was sent to the County on December 20, 2023, with the following comment:

The revised slope stability report and the comment response letter referenced above addressed MVCA's previous comments on the slope stability assessment for the proposed residential development. MVCA has no further comments or concerns.

While MVCA does not have any further concerns with respect to Slope Stability, we request the addition of the revised Limit of Hazard lands on the final Constraints Plan.

In addition, we note that a 0.6 m high turtle exclusion fence, in the form armour stone, is proposed along the edge of the PSW's 30 m buffer zone. This fence is located just beyond the Limit of Hazards Lands, and will, therefore, also serve as a barrier and visual demarcation of this hazard zone.

STORMWATER MANAGEMENT PLAN (SWMP)

MVCA's Engineering Team has reviewed the consultant's response letter dated Feb 22, 2024. In summary, MVCA is requesting some additional information at the conceptual stage. Please see the attached *MVCA Technical Review _SWMP & SSA_Southwell Homes_April 2024*, for details.

MVCA ONTARIO REGULATION 41/24

Effective April 1, 2024, MVCA's Ontario Regulation 153/06 has been amended to Ontario Regulation 41/24, *Prohibited Activities, Exemptions and Permits*. Pursuant to this regulation, written permission is required from MVCA prior to the initiation of any construction or filling activity (which includes excavations, stockpiling and site grading) within the 1:100-year flood plain, an Erosion Hazard, and their 15 m Regulation Limits; any interference, in and within the Regulation Limit (i.e. within 30 m), of a PSW; or for any alterations to the shoreline of a watercourse. For the subject property, a permit is required from MVCA for the following:

- Development within 30 m of the PSW;
- Development within the Limit of Hazard Lands as per the final *Slope Stability Assessment*;
- (1) stormwater outlet to the river;
- (1) stormwater outlet to the PSW; and
- Apple St. extension within the Regulation Limit of a MVCA regulated wetland;
- Removal of a 0.04 ha of an MVCA regulated wetland, to accommodate the Apple St. Extension

Note: To our knowledge, no development is proposed within the 1:100-year flood plain or the PSW, or the Regulation Limits associated with these features.

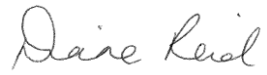
RECOMMENDATIONS AND CONCLUSIONS

Prior to moving forward, MVCA recommends the following:

1. Clarification of the Concept Plan vs the Constraints Plan. Two different plans appear to use one or more of these terms in their titles. In addition, a legend should be shown on the final Constraints Plan.
2. Adherence to the recommendations in the attached *MVCA Technical Review _SWMP & SSA_Southwell Homes_April 2024*;

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
ZanderPlan, Agent, email

To:	Diane Reid, Environmental Planner
From:	Alana Perez, Water Resources Engineer
RE:	SWM Engineering Review of the Draft Plan of Subdivision Application for 122 Old Mill Lane, Municipality of Mississippi Mills
MVCA File No.:	09-T-22006
Date:	April 2, 2024

Mississippi Valley Conservation Authority (MVCA) was circulated the following reports in response to MVCA technical review comments dated October 25, 2023 regarding the above Draft Plan of Subdivision application:

- Appleton Shores – Response to Mississippi Valley Conservation Authority Comments, prepared by Novatech, dated February 22, 2024; and
- Appleton Shores Subdivision Servicing Options and Conceptual Stormwater Management Report, prepared by Novatech, dated September 2, 2022.

Please note that MVCA provided comments on both the stormwater management plan and slope stability assessment – this review only includes the stormwater management plan.

MVCA offers the following additional comments for your consideration:

1. MVCA’s response letter regarding the slope stability assessment (dated November 29, 2023) included the following comment: “MVCA recommends the revised Limit of Hazard Lands setbacks shown on Drawing PG6241-1 – Limit of Hazard Lands Plan (Revision 1, October 2023) in the revised slope stability assessment report is to be incorporated into the proposed stormwater management design.” The revised Limit of Hazard Lands setback does not appear to be included on the updated Concept Plan attached to Novatech’s comment response letter. Please ensure the updated line is included on drawings in the detailed design phase.
2. The comment response letter also states that the following items will be included in the detailed design.
 - i) A “stress-test” analysis where the peak intensity and total rainfall volume of the 100-year storm is increased by 20% to simulate the potential effects of climate change;
 - ii) Details regarding the outlet swale design (including swale cross-sections and calculations) to demonstrate how the required volume will be provided;
 - iii) Design details, capacity analysis of roadside ditches, and proposed linear stormwater management facilities;

However it is recommended that concept level calculations and designs are completed prior to detailed design to demonstrate that the proposed outlet swales and roadside ditches have sufficient capacity to convey design storms (including the 100-year +20% storm “stress-test”) within the area allocated to these features. For example, what are the preliminary dimensions of the proposed linear stormwater management facility, and will it fit within the proposed drainage/stormwater management easement? The “stress-test” flows should be included in this analysis as well to confirm that no changes will need to be made to the lot layout during the detailed design phase.

3. MVCA accepts the response to “Item 4” in the comment response letter regarding the need for mitigation measures for the wetland at this stage. It is understood that peak flows are approximately 80% to 90% of the pre-development flows, but the volume of water directed to the wetland should be similar, and the wetland is hydraulically connected to and controlled by the river. As mentioned in the comment response letter, please review this analysis during the detailed design phase to confirm whether mitigation measures would be required.

Please direct any questions to the undersigned.

Alana Perez
Water Resources Engineer

Koren Lam

From: Davis, Greg (MECP) <Greg.Davis@ontario.ca>
Sent: April 30, 2024 1:14 PM
To: Koren Lam
Subject: RE: 09-T-22006 - Southwell - Appleton Subdivision 2nd Re-Submission

You don't often get email from greg.davis@ontario.ca. [Learn why this is important](#)

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 afternoon,

I need to retract my statement that the certificate of prohibition that was applied to the former Appletex facility needs to be removed prior to the redevelopment of the site as a residential subdivision. I understand the RSC's that were conducted in 2011 include the area of the residential development and therefore the planning authority, pending their review, can proceed with the building permits for the more sensitive use.

Thank you,

Greg Davis
Environmental Compliance Officer | Badge 725 | Ottawa District Office | Eastern Region
Ministry of the Environment, Conservation and Parks | Government of Ontario
(613) 866-0926 or (613) 521-3450 x227 greg.davis@ontario.ca

2430 Don Reid Drive, Unit 103
Ottawa ON K1H 1E1

We want to hear from you. How was my service? You can provide feedback at 1-888-745-8888 or www.ontario.ca/inspectionfeedback. Nous attendons vos commentaires. Qu'avez-vous pensé de mon service? Vous pouvez nous faire part de vos commentaires au 1-888-745-8888 ou à www.ontario.ca/retroactioninspection.

Are reporting a spill? Please contact the Ministry of the Environment, Conservation and Parks, Spills Action Centre at (416)325-3000 or 1(800) 268-6060.

Are you reporting a pollution incident or environmental concern? Please use the ministry's [online pollution reporting tool](#) or for more urgent matters contact the Pollution Hotline at 1(866) 663-8477.

From: Davis, Greg (MECP) <Greg.Davis@ontario.ca>
Sent: Thursday, March 7, 2024 11:19 AM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Hart, Tracy (MECP) <Tracy.Hart@ontario.ca>; Tieu, Emily (She/Her) (MECP) <Emily.Tieu@ontario.ca>
Subject: RE: 09-T-22006 - Southwell - Appleton Subdivision 2nd Re-Submission

Good morning,

I have reviewed the documents you provided for the Southwell subdivision proposal.

As you know the site was a former industrial site with known waste disposal and soil and groundwater contamination. A Director's Order (attached) was issued in 1993 for waste removal, subsurface investigations of soil and groundwater, as well as remediation of the property. The order was not complied with and as such the entire parcel was issued a certificate of prohibition (attached). The certificate of prohibition will need to be removed for the areas of the site that are to be developed for residential use. The client (Southwell) recently submitted their request to my district manager Tracy Hart for the removal of the certificate of prohibition. A decision has not been made at the current time.

The subdivision proposal documents included information in the attached remedial action plan that soil contamination above the applicable standards still exist at the site. The site should not have any remaining soil contamination given the proposed area had Record of Site Conditions (RSCs) filed in 2011 after impacted soil and groundwater were removed. More recently detailed site plans showing the exact location of the RSCs were not found so the client put forward their understanding and reasoning the location of the areas of the RSCs. Their proposed site plan for the RSCs included the former lagoon area of the site where known contamination existed. While soil test pits were done in the lagoon area no groundwater monitoring in this area was conducted (refer to page 7 in the remedial action plan) and therefore I am not aware how the groundwater at the site can be conclusively stated to be meeting the potable criteria if testing has not occurred.

Therefore I am not in a position to agree with the proposal until such time the certificate of prohibition is removed for the areas of the proposed residential development.

I am copying my district manager and supervisor for awareness.

Thank you,

Greg Davis

Environmental Compliance Officer | Badge 725 | Ottawa District Office | Eastern Region
Ministry of the Environment, Conservation and Parks | Government of Ontario
(613) 866-0926 or (613) 521-3450 x227 greg.davis@ontario.ca

2430 Don Reid Drive, Unit 103
Ottawa ON K1H 1E1

From: Koren Lam <klam@lanarkcounty.ca>

Sent: Monday, March 4, 2024 11:36 AM

To: Koren Lam <klam@lanarkcounty.ca>


Cc: 'Tracy Zander' <tracy@zanderplan.com>; John Southwell <johnsouthwell@rogers.com>

Subject: 09-T-22006 - Southwell - Appleton Subdivision 2nd Re-Submission

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

Hello,

Lanark County has received a re-submission for Southwell Homes - Appleton Draft Plan of Subdivision in the Municipality of Mississippi Mills.

Please access the re-submission files using this OneDrive Shared Folder:  [09-T-22006 - Appleton Subdivision - Southwell Homes - 2nd Re-submission](#)

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

- Re-submission Cover Letter from Lanark County, dated March 4, 2024
- Comment Response Letter from Zanderplan, dated February 27, 2024
- Revised Draft Plan of Subdivision, prepared by Bennett J. Faulhammer from Callon Dietz, dated December 19, 2023
- Transportation Comment Response Letter to Mississippi Mills from Novatech, dated February 22, 2024
- Geotechnical Response Letter to Mississippi Valley Rideau Conservation Authority from Paterson, dated February 27, 2024
- Slope Stability Assessment Memorandum, prepared by Paterson Group, dated November 10, 2023
- Conceptual Plan and Constraints, prepared by Novatech, dated January 11, 2024 and February 21, 2024.
- Environmental Impact Statement Comment Response from CIMA and supporting materials, dated February 23, 2024
- Hydrogeological Study Comment Response to Peer Review from Paterson Group, dated February 21, 2024
- Revised Hydrogeological Study, prepared by Paterson Group, dated February 21, 2024
- Remediation Action Plan, prepared by Paterson Group, dated February 14, 2024

Please submit your comments to me by April 8th, 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.

Thanks,

Koren Lam, MSc.
Senior Planner
Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6
613-267-4200 Ext 1505

Koren Lam

From: Ferguson, Grace <grace.ferguson@stantec.com>
Sent: April 15, 2024 5:12 PM
To: Koren Lam
Cc: Freymond, Roger
Subject: Appleton Peer Review - Southwell Homes Submission 09-T-2206 Stantec file 122140312
Attachments: 11 - PH4398-MEMO.02 -Response to Hydrogeological Peer Review Comments - February 21, 2024.pdf; 13 - PE1114-LET.04R - Remedial Action Plan - 116-112 Old Mill Lane - Feb 14-2024.pdf

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

Hello Koren,

Stantec has reviewed the Paterson resubmission documents related to the hydrogeological report and Remedial Action Plan (RAP) as requested, and provides the following comments regarding the Development Application Items 11 and 12 (Hydrogeological report) and Development Application Item 13 (RAP):

Development Application Items 11 and 12 – Response to Hydrogeological Peer Review Comments, dated February 21, 2024 and Revised Hydrogeological Assessment and Terrain Analysis, dated February 21, 2024:

Although the Comment response #1 proposes to limit discussion of remediation items in the hydrogeological report, Section 2.4 of this document includes a chronology of the industrial uses, incidents, environmental site assessments and remediation activities conducted at the property from 1990 to the Remedial Action Plan provided in February 2024. Stantec notes that the following statement has been added to the end of Section 2.4: “As the Environmental Assessments have already concluded that environmental impacts are not present in the groundwater underlying the site,” This has not yet been conclusively demonstrated, as discussed in the comment response for groundwater conditions under Item 13 below. This statement should be rephrased to more accurately state that impacts in the groundwater underlying the site have not been identified to date, and that further assessment findings will be documented in accompanying environmental site assessment documentation.

Stantec accepts Paterson’s responses to Comments 2, 3 and 4 of the response document

Development Application Item 13 – Remedial Action Plan (RAP), dated February 14, 2024:

With respect to soil conditions, Stantec has not received or reviewed a report that fully documents the December 2023 test pit investigation referenced in the RAP. There are test pits marked within the former lagoon area on the site plan attached to the RAP and some of these match the test pit names referenced in the RAP text (i.e., TP34-23 and TP33-23); however, this was not indicated, nor was a reference made to the site plan. We can not offer comment on the findings of this work without having details of test pit logs to confirm sampling depths relative to the historical lagoon sediment, and environmental laboratory results. This report and its associated test pit logs should be obtained from Paterson so that they can be reviewed and commented on by the County’s reviewers.

The RAP documented an elevated vanadium concentration that was attributed to being background. Since the reported concentration of 89.8 ug/g exceeded the Table 1 background site condition standard of 86 ug/g, this concentration cannot be considered representative of background without further evidence. Paterson would either need to provide the references to the scientific documentation that shows this concentration to fall within published background concentrations for vanadium from the local surficial geological unit, or they could provide the results of their own statistical analysis to prove the local background concentrations of vanadium. If the vanadium concentration is not shown to be consistent with local background concentrations, then removal of vanadium-impacted soil within the lagoon area should form part of the remediation work at the property prior to development.

The environmental summary of the RAP has identified the currently known areas of impacted fill; however, it should be clear that there remain significant portions of the site that have not yet been sampled to determine whether impacts are present or not. The quantities of excavated fill proposed in the RAP only account for excavation of an assumed quantity of soil at the known impacted areas identified around TP5-23, TP6-23 and TP9-23. Stantec notes that the area of identified impacted soil to the west of TP5-23 and to the east of TP9-23 has not yet been delineated. We refer back to our comments regarding soil quality delineation in the September 15, 2023 Peer Review letter by Stantec, which stated that:

Unless all soil is to be removed from the Site prior to redevelopment, further assessment of soil quality and delineation of impacted soil at various locations across the Site would be required prior to site redevelopment. Soil results to date indicate heterogeneous conditions, which makes it challenging to remove all uncertainty regarding soil quality at the Site, even if the current known areas of impacts are delineated. Under these conditions, adopting a grid approach to soil sampling across the Site might be appropriate to reduce the uncertainty associated with the volume of potential impacted fill/soil. It is noted, however, that depending on the grid size, areas of impacted soil could still be missed.

It is Stantec's opinion that if fill at any portion of the site is to remain during redevelopment, it must be tested and confirmed to meet the applicable site condition standard. It may be helpful to provide a plan showing only the test locations and depths at which environmental soil samples have been collected, and whether the samples met or exceeded the applicable site condition standards.

The RAP included an estimated cost to remove the known impacted fill from the stockpile and three discrete areas of the site, and an amount for Paterson to observe and sample remaining soil associated with this work. Stantec notes that this cost could be subject to significant increase, to account for the delineation and removal of fill from the entirety of the Site, and/or comprehensive fill sampling across the site if the intent is for it to remain.

Stantec further notes that the RAP should account for items to adhere to Ontario Regulation 406/19 for on-site and excess soil management. Given the former industrial use of the property, this site would be considered an 'enhanced investigation project area' and will require a notice to be filed on the Excess Soil Registry prior to removal of soil from the site, together with the supporting planning documentation.

With respect to groundwater conditions, we refer to the Stantec Peer Review letter dated September 15, 2023, which identifies a data gap in the understanding of groundwater quality beneath the former lagoon. Stantec understands that the absence of groundwater information within this portion of the site was also identified by the MECP, as documented in their email response to the County on March 7, 2024 following the RAP submittal. The MECP concerns will need to be addressed before the Certificate of Prohibition may be lifted from the site.

We trust that this response is sufficient for your current requirements. If you require anything further regarding the above, please contact the undersigned.

Regards,

Grace Ferguson M.Sc., P.Eng.
Senior Associate

Direct: 519 585-7456
Mobile: 226 339-6720
Fax: 519 579-6733
grace.ferguson@stantec.com

Stantec
100-300 Hagey Boulevard
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March 6, 2024

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

Dear Koren,

Re: Draft Plan of Subdivision – Second Submission
Southwell Homes Ltd.
122 Old Mill Lane
County of Lanark
File No.: 09-T-22006

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

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

Sincerely,



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