



January 8, 2024

Tracy Zander
Zanderplan Inc.
40 Sunset Blvd
Perth, ON
K7H 2Y4

Via e-mail – tracy@zanderplan.com

**RE: Draft Plan of Subdivision – Hilan Village
Status Letter
Part Lot 17, Concession 9, geographic Township of Ramsay,
Municipality of Mississippi Mills, County of Lanark
County of Lanark File No. 09-T-22003**

The proposed draft plan includes lots, blocks and internal streets. The draft plan proposes to create thirty-six (36) lots for single-detached dwelling units, twelve (12) blocks for semi-detached dwelling units, six (6) blocks for multiple attached units and three (3) blocks for apartments containing a total of fifty-seven (57) units. A total of 139 units for residential purposes is proposed. A new road networks of 3 new internal streets connecting to Carss Street is proposed. Three (3) blocks (Blocks 62, 65 and 66) are proposed as parks, one block, Block 63 for a walkway, and one block, Block 64, as hazard lands as open space. Block 61 is proposed as a lot addition to be added to the abutting residential lot known as 38 Carss Street.

The application was deemed to be complete by Lanark County on October 20, 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 Municipality of Mississippi Mills Official Plan. The subject property is zoned as Residential First Density (R1) in the Mississippi Mills Comprehensive Zoning By-law # 11-83

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:

LANARK COUNTY

Agency Name	Date Received	Comments
Municipality of Mississippi Mills	November 21, 2023	<ul style="list-style-type: none"> Comments related to the need for a Zoning By-Law Application and the need to review servicing capacity
Mississippi Valley Conservation Authority	November 28, 2023 August 13, 2023	<ul style="list-style-type: none"> Comments related to the previous comments in the initial circulation Further comments will be addressed at the detail design stage
Enbridge	June 10, 2022	<ul style="list-style-type: none"> No comments other than previously identified conditions
Hydro One	November 22, 2023	<ul style="list-style-type: none"> General comments related to developments located in low and high voltage facilities and corridor lands
Canada Post	June 8, 2022	<ul style="list-style-type: none"> Same comments as above
Bell - WSP	N/A	<ul style="list-style-type: none"> No comments received
Public	August 1, 2023 to December 22, 2023	<ul style="list-style-type: none"> Several comments related to traffic, intensification, storm water management, servicing, and zoning uses

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: 2849358 Ontario Inc. (c/o Lalit Aggarwal)
Adam O'Connor, Keeper Co. Ltd.
Melanie Knight, Mississippi Mills
Ken Kelly, Mississippi Mills
Jenn Harfield, Mississippi Mills
Kurt Graeves, Lanark County
Jasmin Ralph, Lanark County



CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

3131 OLD PERTH ROAD • PO BOX 400 • RR 2 • ALMONTE ON • K0A 1A0

PHONE: 613-256-2064

FAX: 613-256-4887

WEBSITE: www.mississippimills.ca

December 8, 2023

Koren Lam
Senior Planner
klam@lanarkcounty.ca

Dear Ms. Lam:

**RE: HILAN VILLAGE SUBDIVISION
REVIEW OF SECOND SUBMISSION
FILE: 09-T-22003 and D14-283-23**

Please see attached the Planning and Engineering comments regarding the resubmission for the Hilan Village Draft Plan of Subdivision.

Planning

Zoning By-law Amendment

1. Staff are satisfied with the proposed zoning schedule.
2. As a condition of draft approval, the Zoning By-law Amendment will be required to be passed. Staff will coordinate the timing of the Committee of the Whole meeting and subsequent Council meeting with the applicant once the comments attached have been satisfied.

Engineering

Water

3. Applicant to complete the system capacity check form and submit to the Municipality for review. – Outstanding.
4. Applicant to update servicing report to reflect new calculations for design flows and demands. – Outstanding.
5. Applicant has deferred several deliverables to the detailed design stage. All deferred deliverables shall be addressed in the detailed design.

Road Layout and TIA

6. Applicant to address comments in Peer Review study completed by Parsons Inc. Please show proposed traffic calming measures around the OVRT.



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Stormwater Management

7. Applicant has deferred several deliverables to the detailed design stage. All deferred deliverables shall be addressed in the detailed design.

I trust the above will assist you. If you have any further questions regarding this matter, please feel free to contact me at your convenience.

Respectfully yours,

Melanie Knight, MCIP, RPP
Senior Planner
Municipality of Mississippi Mills

cc: Ken Kelly, CAO
Cory Smith, Director of Roads and Public Works
Luke Harrington, Engineering Coordinator



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July 19, 2022

Julie Stewart
County Planner
jestewart@lanarkcounty.ca

Dear Ms. Stewart:

**RE: HILAN VILLAGE SUBDIVISION
REVIEW OF FIRST SUBMISSION
FILE: 09-T-22003**

Please see attached the Planning and Engineering comments regarding the resubmission for the Hilan Village Draft Plan of Subdivision.

Planning

Planning Rationale

1. Please provide information on the proposed density, specifically as it relates to the updated densities in Official Plan Amendment 22 and the ratio of Low Density to Medium Density residential uses.
2. Please provide a specific size of the proposed land to be dedicated as Parkland. Currently the Planning Rationale states that the “The new development will provide roughly 2255 m² of new park space near the centre of the site...” which indicates that Block 65 is the intended Parkland Dedication Block. Please confirm. See below on additional comments regarding Blocks 62, 64 and 66.
3. Please provide details and clarification on the purpose of Blocks 62, 64, 65 and 66. The Rationale notes that these Blocks are intended as Open Space; however no further details have been provided for the use of the Blocks, such as future ownership, ongoing maintenance etc.
4. It is also noted that the Draft Plan identifies Blocks 62 and 66 as “Park”; however, the Planning Rationale refers to these Blocks as Open Space, please clarify.
5. Please provide the calculation of proposed dedicated Parkland to the Municipality to confirm that the proposed Parkland is in accordance with Mississippi Mills By-law 15-78, as amended.
6. Please provide detailed information on Block 64, the intended owner as well as any consideration to access to Block 64 – by way of Block 65?



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Lot Layout

7. Please amend the rear and side lot lines of Lots 34, 35, 36, 37 Blocks 37, 38, 46 51, 52, 53, 54, 55, to regularize the intersections of these lot lines. The current arrangement of lot lines creates 'pockets' in some of the rear yards, which is not desirable.

Open Space Blocks 62, 64 and 66

8. Please provide details on the purpose of Blocks 62, 64 and 66. Specifically please clarify the intent of preserving any trees within these Blocks. If any trees are to be preserved and the Blocks conveyed to the Municipality, a Tree Conservation Report is required.
9. As noted above, Blocks 62 and 66 are identified as Parks on the Draft Plan; however, it appears that a pumping station and other infrastructure is proposed within Block 66. Please clarify.

Park Block 65

Further feedback will be provided regarding the Park Block; however, the following comments regarding the Park Block 65 should first be addressed.

10. Please provide a Tree Conservation Report for Block 65 since the rationale for locating the park in this area is to preserve a mature stand of trees. The Municipality will not be responsible for any damage to mature tree stands during the construction of the subdivision.
11. Based on the topographic information, it appears that the land beyond the Top of Slope is not suitable for accessible parkland. Please revise the boundary of Block 65 to align with the Top of Slope.
12. Please update the Site Grading Plans to include any proposed slopes within Block 65. Based on Site Grading Plan – 1 it appears that Block 65's existing grades will be altered, which may impact the ability of the mature tree stand.
13. Based on the Engineering submission, it appears that there is stormwater management infrastructure proposed within the Block 65. Please provide information in this regard and how these will impact the survivability of the mature tree stand and how this will correspond with any proposed trails within the Block.
14. Please amend the Proposed Land Use Table on the Draft Plan to detail the proposed Block(s) to be dedicated as Parkland, separating out the other Open Space and Walkway Blocks.
15. It is noted that the concept (excerpt below) illustrated the easterly "tail" of the Park as being enhanced by a green boulevard which is part of the required 18 metre right-of-way. Please confirm if this is the intent of the Draft Plan and if so,



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17. The OVRT is under the authority of the County of Lanark and as a result, the Municipality defers to the County on any restrictions which may exist in relation to the OVRT.

Zoning By-law Amendment

18. Please submit a complete Zoning By-law Amendment application so that the Zoning By-law Amendment and the Draft Plan of Subdivision applications can be dealt in tandem. Please note that the Zoning By-law Amendment will not be passed until such time that the application has received Draft Plan approval by the County.

Engineering

Please be advised that a peer review of the submission is currently underway and further comments will be provided to supplement the following comments.

General

19. Proposed easements should be shown on the plans.
20. Detail page(s) are missing.
21. If Block 61 is to be a lot addition to adjacent land, it should be treated as a property boundary in all plans and engineering design. See comments below under stormwater management.

Road Layout and Traffic Impact Assessment (TIA)

22. Please provide justification for the offset alignment of Street 1 and Street 2 intersection.
23. Please provide a temporary cul-de-sac at the termination of Street 1 or provide details as to how the termination of Street 1 will be dealt with respect to the access to Block 44 and the ability for the Municipality to maintain this area with respect to snow removal etc.

Stormwater Management

24. Multiple overland flow outlets from multiple storm treatment units. Provide additional details for the overland flow, if mechanical treatment of stormwater is to be completed, review options to limit the number of units required.
25. Please confirm that Block 61 is intended to be a lot addition and if so, please clarify/confirm that there will be agreements in place to address the overland flow. It is preferred that Block 61 be treated as a property boundary if it is intended to be a lot addition to the adjacent lot.
26. Please relocate the stormwater units out of the traveled portion of the road.



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27. Concentrated overland flow from stormwater across a path in a park and within the preserved mature tree stand should be reviewed and alternatives provided.

Grading and Drainage Plan

28. Backyard slopes to be reviewed. Many are between 10% and up to 25.4% slope and this will limit the functionality of the rear yards. The standard is generally no more than 8%. Please provide analysis and justification for these slopes.
29. Retaining walls should be reviewed for other options, engineering details and guardrail will be required as a condition of draft approval and more detail on drainage around retaining walls will be required including cross sections.
30. Please indicate the full extent of the Grading Plan of rear yards for lots 17-30 and 61.
31. Please indicate the setbacks related to the Erosion Hazard Limit.
32. Site Grading Plan – 2 shows a retaining wall to be located through the detached garage on Lot 2. Please revise accordingly.
33. On lots where detached garages are proposed, please provide driveway and grading information.
 - a. Consideration should be given with respect to rear yard setbacks and alignment with the grading and drainage for detached garages.

Site Servicing

34. Individual services running to units to be shown on servicing plan, services to be a minimum of 300 mm outside of driveway and curb stop to be located 300 mm from property line.

Other

35. Easements for rear yard catch basin leads shall be 3.0m in width, if applicable.
36. Access Easements shall have a preferred cross fall of up to 5%, but no greater than 7% at the discretion of the Municipality.
37. Please acknowledge that upgrading Carss Street between the intersection of the Union Street North and Carss and the intersection of Carss Street and Street 1 of the proposed development. The Street upgrade shall be to a full urban cross section with sidewalk and street lighting.
38. Please be advised that a 1.5 m sidewalk on one side of each Street within the proposed plan of subdivision and on the north side of the Carss Street upgrade will be required.
39. Please be aware that the Municipality requires a 3.0 m access road to the SWM inlet and outlet once determined in their final locations.



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40. Please be advised that as a condition of draft plan approval, a landscape plan will be required which should reflect all plans and studies (Geotechnical Report, Tree Conservation Report, EIS, Servicing, Grading and Drainage etc.)

I trust the above will assist you. If you have any further questions regarding this matter, please feel free to contact me at your convenience.

Respectfully yours,

Melanie Knight, MCIP, RPP
Senior Planner
Municipality of Mississippi Mills

RE: 09-T-22003 - Hilan Village - Re-submission to Draft Plan of Subdivision

Diane Reid <dreid@mvc.on.ca>

Tue 11/28/2023 11:59 AM

To: Koren Lam <klam@lanarkcounty.ca>

Cc: 'Tracy Zander' <tracy@zanderplan.com>; 'Adam O'Connor' <adam@keeperco.ca>; Jacob Perkins <jperkins@mvc.on.ca>

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Hi Koren,

MVCA has reviewed the revised plans and note there have been no changes with regards to MVCA's previous comments.

With respect to the SWMP, MVCA does not have any further comments on the conceptual plan. MVCA comments will be addressed at the detail design stage, following draft plan approval.

Concerning the Slope Stability Assessment, we understand that a response to MVCA's previous comments are forthcoming.

Regards,
Diane Reid

From: Koren Lam <klam@lanarkcounty.ca>

Sent: Thursday, November 9, 2023 9:18 AM

To: Koren Lam <klam@lanarkcounty.ca>

Cc: 'Tracy Zander' <tracy@zanderplan.com>; 'Adam O'Connor' <adam@keeperco.ca>

Subject: 09-T-22003 - Hilan Village - Re-submission to Draft Plan of Subdivision

Good Morning,

The County of Lanark has received a re-submission of a Draft Plan of Subdivision for Hilan Village.

- Status Letter from Lanark County, dated November 9, 2023
- Two Comment Response Letters to Mississippi Mills, dated March 24 and October 16, 2023
- Planning Rationale, dated March 24, 2023
- Civil Design Plans, dated October 13, 2023
- Revised Stormwater Management Plan, dated October 13, 2023
- Revised Draft Plan of Subdivision, dated September 21, 2023
- Revised Servicing Brief, dated October 13, 2023
- Zoning Amendment Sketch, dated September 21, 2023

A full list of documents are submitted in the OneDrive. We would like to request that all agency comments are returned to me by December 9th, 2023.

[☐ 09-T-22003 - Hilan Village - Re-submission](#)

Please do not hesitate to contact me if you have any questions.

Thanks,

Koren Lam, MSc.

Senior Planner

Lanark County

99 Christie Lake Road

Perth, ON K7H3C6

613-267-4200 Ext 1505

August 13, 2023

File Number: 09-T-22003

To: Diane Reid, Environmental Planner

Prepared by: Ramy Saadeldin, Engineering Department

Re: Slope Stability Engineering Review Responses – Hilan Village Residential Subdivision Application, 38 Carss Street, Almonte Ontario

The Mississippi Valley Conservation Authority (MVCA) has been involved in the technical review of the above noted application. The following documents were reviewed in preparation of this memorandum:

- Slope Stability Engineering Review Responses, Prepared by Kollaard Associates, Dated January 31, 2023, Kollaard File No. 210864.
- Slope Stability Evaluation – Revision 1, Prepared by Kollaard Associates, Dated September 20, 2022, Kollaard File No. 210864

Introduction

This review has included the responses submitted by Kollaard Associates to address the slope stability engineering review comments included in the MVCA Technical Review Memorandum (dated July 8, 2022, Revised August 24, 2022).

Recommendations

The following presents our comments on the responses submitted by Kollaard Associates:

Stable slope allowance:

- The stable slope allowance is expected to be associated with the maximum slope angle between the top and bottom elevations of the slope and it should meet the minimum factor of safety requirements. If the geotechnical study concludes that the existing slope is considered stable and meets the minimum factor of safety requirements, then an allowance of zero metres is considered appropriate. Using a stable slope allowance of a negative value is, in fact, reducing the distance available for the recommended erosion access and it is not considered a typical practice. It is, however, considered possible that the geotechnical engineering study recommends a reduced access erosion allowance if supported by appropriate engineering analyses, as discussed later in this letter.
- Please include the slip surface for a shallow failure at the crest of the slope and its corresponding factor of safety. In addition, please comment on the stability of top of the slope in case of heavy rain “wet” conditions and the possibility of the overburden soils to become saturated and loose and its impact on the stability of the “surficial” overburden soils near the top of the slope.
- As indicated in the responses, the recommendations of the stable slope allowance significantly rely on the Slope/W modeling results. The analysis results are dependent on the parameters assumed for the overburden soils. Please provide additional details supporting the methodology used to assume the effective angle of internal friction for the clayey silt and the silty clay and references supporting the typical values of these parameters. This includes the range of values of the soil parameters, and how the parameters were selected between

the upper and lower limits of these typical values, and on what basis. Please include these details in the report and indicate where. In addition, please clarify the factor of safety for the slope under undrained conditions.

Erosion access allowance:

- If the engineering analyses have concluded that the recommended toe erosion allowance is zero metres, please clearly indicate this in the report.

Erosion access allowance:

- The study has included an erosion access allowance of 6 metres. In the calculation of the erosion hazard limit, the available setback distance from the top of the slope was recommended to be 3.3 metres. This distance is expected to support the following:
 - a. emergency access to erosion prone areas;
 - b. construction access for regular maintenance and access to the site in the event of an erosion event or failure of a structure; and
 - c. providing protection against unforeseen or predicted external conditions.

Unless additional analyses (including, those recommended earlier regarding the risks associated with “surficial” shallow slope failures near the top of slope) and additional comments clarifying how the 3.3 m setback is considered appropriate to support the erosion access allowance are provided, it is considered more appropriate to recommend a setback distance of 6 m from the top of the slope.

Other: The report includes the following “*The proposed conditions will include constructing residential buildings along the crest of the slope with minimum setback from the crest of the slope. Since the overburden thickness is shallow at the crest of the slope, it is expected that the residential buildings will be founded in close proximity to or directly on the bedrock. Provided that the proposed buildings adjacent the crest of the slope are founded on the bedrock or in close proximity to the bedrock underlying the table land, the loading from the buildings will be transferred to the bedrock with no impact on the stability of the slope. The proposed development will not impact the slope stability. As such the slope stability under proposed development conditions remains the same as that under the existing conditions*”.

Since a slope stability assessment has been completed to check the setback requirements for the proposed development and each of the hazard limit allowances have been reviewed, it is considered more appropriate to delete the text above from the report. If any of the above statements have been assumed in the analysis, please state such statements under the relevant analysis and provide the scientific basis and references supporting such assumptions.

Should any questions arise, please contact the undersigned.



Ramy Saadeldin, PhD, P.Eng., PMP
Engineering Department

June 10, 2022

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

Dear Julie,

Re: Draft Plan of Subdivision Application
2849358 Ontario Inc.
Access off Carss Street
Part of Lot 17, Concession 9, Geographic Township of Ramsay
County of Lanark
File No.: 09-T-22003

Enbridge Gas Inc. 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 contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea60@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

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 Inc. at no cost.

Sincerely,



Casey O'Neil
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

enbridge.com
Safety. Integrity. Respect. Inclusion.

Lanark County - 38 Carss Street - 09-T-220023

ARABIA Gabriel <Gabriel.Arabia@hydroone.com>

Wed 11/22/2023 2:21 PM

To:Koren Lam <klam@lanarkcounty.ca>

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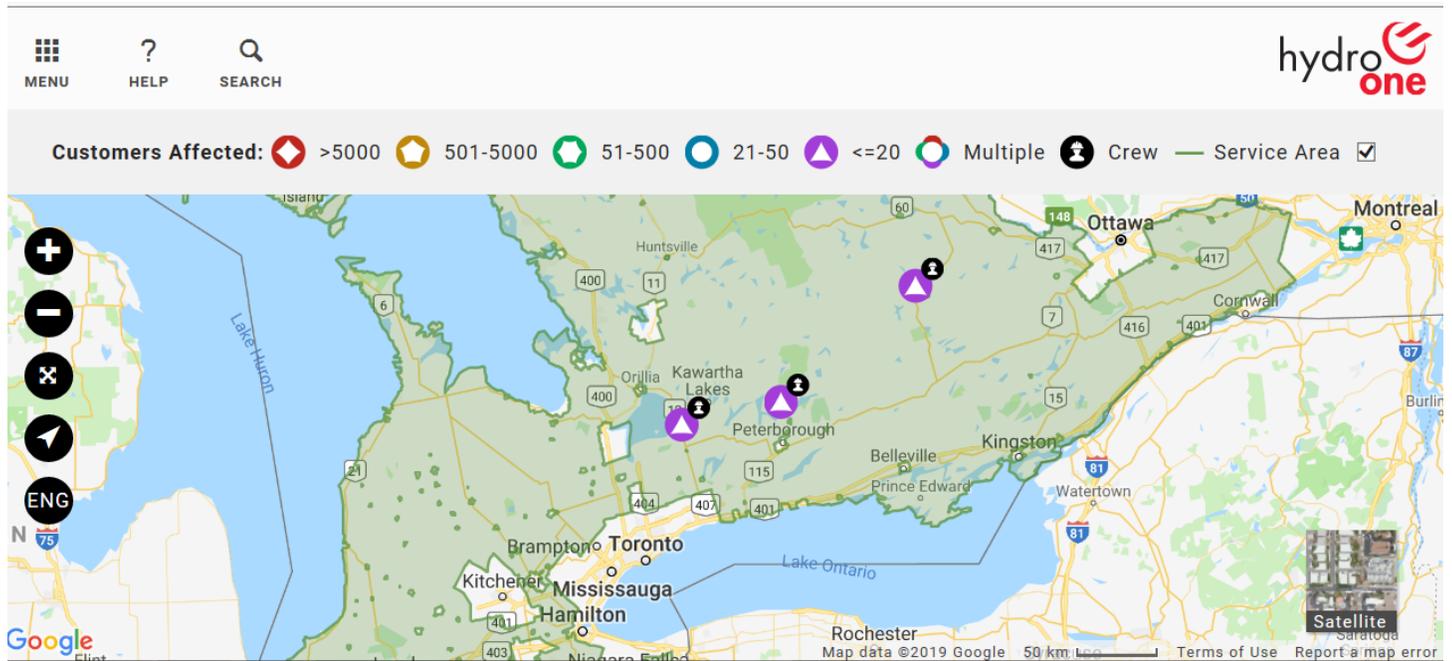
Hello,

We are in receipt of your Plan of Subdivision application, 09-T-220023 dated November 9th, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

To confirm if Hydro One is your local distributor please follow the following link:
[HydroOne Map](#)

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



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

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

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

Koren Lam

From: BEHRENS, Willy <willy.behrens@canadapost.postescanada.ca>
Sent: June 8, 2022 1:32 PM
To: Julie Stewart
Subject: Notice of Application and Consultation - Hilan Village - County of Lanark File No. 09-T-22003

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Good afternoon Julie

Please add me to your distribution list
I look after Almonte

Regarding this proposed Subdivision

Once the overall plan is determined with actual Civics I can provide an accurate commenting for the location of the Community mailbox's

I believe a central location at the park of block 65 could house the necessary CMB's for the homes in this subdivision

Regarding any building – multi unit apartments they would be serviced Via LBA that would need to be provided by the developer

Thank-you

Regards,



Willy R Behrens

Canada Post | Postes Canada

Delivery Planning Office

Delivery Service Officer / Agent de Service de Livraison

P.O Box 8037 Ottawa T CSC

Ottawa, Ontario K1G 3H6

📞 647.321.0143 | 📧 willy.behrens@canadapost.ca



FW: D14-284-23 Registered Speaker Request

Melanie Knight <

Mon 9/11/2023 6:51 AM

To: Jonas Barter

Cc: Koren Lam

; Casey Munro

📎 1 attachments (16 KB)

Speech_CouncilMeeting_August15_2023_rev1.docx;

Hi Jonas,

This is an overdue response to your email below, my apologies. Thank you for providing your speaking notes.

The explanation during the public meeting that I gave regarding the difference between a statutory public meeting for the Zoning By-law Amendment and a non-statutory meeting for the Subdivision application does not really affect how much/if the Municipality considers public comments – it's a technicality that is largely related to appeal rights. The Planning Act has been amended quite a bit the past few years and one big change to Subdivision applications is that they can no longer be appealed by the general public and then the second change was that the approval authority (which is the County Council in this situation), does not *have* to hold a statutory public meeting. Before this change, the County held their statutory public meeting during Mississippi Mills Council meetings, so this process has not changed at all.

The Zoning By-law Amendment related to the subdivision application still has to have a statutory public meeting and unlike subdivision applications, Mississippi Mills Council is the approval authority, not County Council.

Overall, for the public, it does not really make that much of a difference since Mississippi Mills Council has chosen to continue holding public meetings for subdivision applications even though there is no legal obligation to do so. The subdivision could not proceed without the Zoning By-law Amendment and so for the public, it makes little difference, but it is a difference that the Planning Department makes a point of highlighting during these meetings. Regardless of obligatory public meetings, Council and staff still take into account public comments just as we would if there was a requirement to hold a public meeting.

To answer your questions about the difference between R1 and R4 zoning, the R1 zone generally permits single detached dwellings whereas the R4 zoning permits other residential uses such as townhouses and low-rise apartment buildings. Staff are still reviewing the proposed zoning, as the applicant is proposing a series of uses within the R4 zoning with certain setbacks (which is called "site specific" zoning).

The applicant will still need to resubmit revised plans/studies before moving forward. You can subscribe to our Active Planning Application webpage and so when new information is added (or updated) to the webpage, you'll get an update. [Active Planning Notices and Applications - Mississippi Mills](#)

I hope this information helps and do not hesitate to reach out to the Department if you are unsure the status of the application. We are delayed in getting back to people due to a temporary staff shortage, but we do prioritize inquiries on active applications.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext. 501|

The Planning Department is temporarily short staffed, resulting in delayed responses. We appreciate your patience as we work to respond as quickly as possible.

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

From: Jonas Barter <barterjonas@gmail.com>
Sent: Wednesday, August 23, 2023 7:35 PM
To: Melanie Knight <mknight@mississippimills.ca>
Cc: Casey Munro <cmunro@mississippimills.ca>
Subject: Re: D14-284-23 Registered Speaker Request

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Hello Melanie,

Here are my speaking notes from August 15/23 for your records.

My understanding of the purpose of the public meeting was only to hear arguments for and against changing the zoning from R1 to R4. Is that correct? Can you direct me to the definitions of zoning types? What are R1 and R4 types?

Thank you,
Jonas Barter

On Tue, Aug 15, 2023 at 6:27 PM Jonas Barter > wrote:

I'm on Zoom. Can you confirm that I will be allowed to speak?

On Mon, Aug 14, 2023 at 4:37 PM Melanie Knight > wrote:

Hi Jonas

Thanks for confirming that you would like to register to speak. I have cc'd Casey Munro, Deputy Mayor in this email who will send you the link to the zoom meeting.

You are also able to attend in person and speak as well.

Melanie Knight
Senior Planner, Mississippi Mills

[a](#)

From: Jonas Barter <
Sent: Monday, August 14, 2023 3:39 PM
To: Melanie Knight
Subject: D14-284-23 Registered Speaker Request

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Have you seen our submission to Lanark County dated July 4, 2022? Will all the attendees have seen the document?

I would like to speak at the Zoom meeting tomorrow night at 6:00 PM.
Jonas Barter
43 Carss Street
613 314 9945

RE: Hilan Village - 09-T-22003 REQUEST to be placed on database to receive information on development of properties (Chris George)

Melanie Knight <mknight@mississippimills.ca>

Mon 8/21/2023 7:04 AM

To: Chris George

Cc: Melissa Fudge

; Koren Lam <

Kristy Warwick

Hi Chris,

Thanks for reaching out. We can certainly add you to the notification list for the Hilan Village subdivision application. I have included colleagues from Lanark County in this email as the subdivision application ultimately rests with the County.

For Baker's Quarry, this application has received what is called Draft Approval. The next step is for the applicant to proceed through that process, satisfying a number of conditions. After the conditions are satisfied, the applicant will enter into a Subdivision Agreement with the Municipality, after which construction can begin. All that to say, there won't be any more public meetings for this application.

There is not an active application for the Sonnenburg lands; however, you can subscribe to our Active Planning Application webpage and so when new information is added (or updated) to the webpage, you'll get an update. [Active Planning Notices and Applications - Mississippi Mills](#)

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext. 501 | mknight@mississippimills.ca

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From: Chris George

Sent: Monday, August 14, 2023 5:03 PM

To: Melanie Knight <mknight@mississippimills.ca>

Subject: REQUEST to be placed on database to receive information on development of properties

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Melanie,

Can I please be put on your list to receive information and any notices regarding the development of the Potvin property on Carrs Street? Our family is a property owner on Union Street North and we are interested in the traffic issues surrounding this development.

On a related subject, we would also like to be placed on the lists to receive notices re the developments on the Baker's Quarry and Sonnenberg properties (assuming there are database lists for these current and future developments).

Thank you in advance.

Regards,
Chris

RE: D14-284-23, owner 2849358 Ontario Inc. Lalit Aggarwal - public comments (Morris)

Melanie Knight

Tue 8/15/2023 9:06 AM

To:Janet Morris

Cc:Melissa Fudge ;Koren Lam

Hi Janet,

Thank you for providing your comments on the above noted application. As I am sure you are aware, there is a public meeting scheduled for tonight in Council Chambers (3131 Old Perth Road) beginning at 6:00 pm. You are welcome to attend in person to listen or listen online. Staff will provide an overview of the application as well as provide an update as to where this application is in the process. No decisions will be made at the public meeting regarding this proposed development.

If you would like to listen online, you can access the link here on our webpage: [Calendar_Council - Mississippi Mills](#) Please note that you may have to refresh your browser to have the video link pop up once the Council meeting begins.

I hope this information helps and thanks again for taking the time to providing your comments. I have also included Koren Lam, Senior Planner from the County of Lanark in this email to ensure that the County is aware of your comments as the ultimate decision for subdivision applications rests with the County.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext. 501|

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From: Janet Morris <morrisjanet18@gmail.com>
Sent: Monday, August 14, 2023 7:18 PM
To: Melanie Knight <mknight@mississippimills.ca>
Subject: Re: D14-284-23, owner 2849358 Ontario Inc. Lalit Aggarwal

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I live on Union Street North and wish to reiterate my concern regarding increased traffic on our street once this site is built.

I have read the traffic report and do not agree with the findings. Once winter comes most, if not, all car owners on Carss Street find it difficult to get up to Martin Street and choose to turn right immediately along Union Street to avoid the hill.

We need traffic calming as we already have ATVs and snowmobiles using our street as well as cars since the OVRT opened.

Janet Morris

Koren Lam

From: Joanne Plontz
Sent: July 4, 2022 8:56 AM
To: Julie Stewart; Michelle Mahon
Subject: FW: Hilan Subdivision

Joanne Plontz
Tourism & Corporate Relations Coordinator
99 Christie Lake Road
Perth, ON K7H 3C6
Toll Free: 1-888-4-LANARK
Ph: 613-267-4200 ext. 1701
Fax: 613-267-2964
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www.lanarkcountytourism.com

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-----Original Message-----

From: noreply@lanarkcounty.ca <noreply@lanarkcounty.ca> On Behalf Of Lucy Brown
Sent: July 3, 2022 1:56 PM
To: Joanne Plontz <jplontz@lanarkcounty.ca>
Subject: Hilan Subdivision

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 day

To who it may concern,
Please note that we live on Union street North just before Carrs Street in Almonte.
While we appreciate that Almonte is growing and the need for housing is increasing. We want to express our concerns about the increased traffic on Union Street North once the proposed Subdivision is built.

Union street North has three stop signs that were added over 20 yrs ago to calm traffic. The main issue remains that it is an old and very straight street, which leads to people speeding especially at night. We wonder why the developer cannot make the main entrance on Lansdowne which is off Martin street ? The Lansdowne entrance off Martin (a road design for heavier traffic) would be safer in the winter. We already have White Tail Ridge off Martin street further along towards Pakenham. You may not be aware but the Municipality of Mississippi Mills does minimum winter maintenance beyond Brookdale on Union with the side walls not plowed. The Carrs street hill is extremely steep and can be dangerous in the winter, the school busses prefer not to use it. Again we are not opposed to the development just the addition of a couple of hundred cars . Thank you for giving us the opportunity to share our concerns.

Lucy and Dave Brown

Origin: https://www.lanarkcounty.ca/en/doing-business/planning-notices.aspx?fbclid=IwAR3d2geNtP7ljp36P56Yq6JteixF1mx_BLOPN0sdGMm11eYgCEc8PRwiY3s

This email was sent to you by Lucy Brown through
<https://www.lanarkcounty.ca>.

RE: Hilan Village Development 09-T-22003

Melanie Knight

Tue 10/31/2023 8:01 AM

To: Marina May Raike

Cc: Koren Lam

; Megan Cullen

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.

Hi Marina,

Thank you for your comments. The Municipality is in the process of reviewing all public comments. In addition, we anticipate that there will be a resubmission of the subdivision application. If you would like to subscribe to our planning application webpage, you will receive email notification when updates are provided on this website to keep up to date on this file and other developments in the Municipality. [Active Planning Notices and Applications - Mississippi Mills](#)

I have also cc'd Koren Lam, Senior Planner at the County, as the County is the approval authority for subdivision applications.

Thanks for taking the time to provide your comments.

Melanie

Melanie Knight (she/her)
Acting Director of Development Services and Engineering
Municipality of Mississippi Mills
613-256-2064 ext. 501|

The Planning Department is temporarily short staffed, resulting in delayed responses. We appreciate your patience as we work to respond as quickly as possible.

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From: Marina May Raike
Sent: Tuesday, October 17, 2023 10:05 AM
To: Melanie Knight
Subject: Hilan Village Development

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.

Melanie Knight

Senior Planner
Municipality of Mississippi Mills

Dear Ms Knight,

I would like to express my wholehearted agreement with an email previously sent to you from my neighbour, Kim Narraway regarding traffic and the Hilan development:

"For the safety and well being of the adults and children who live in the neighbourhood, particularly Union St and Mitcheson St, Mississippi Mills should mandate the building of the Lansdowne St roadway into the Hilan development. The construction of this roadway is, of course, the responsibility of the developer at this time. The right of way lies adjacent to municipal property, so M.M. could easily make allowances to ensure appropriate grading. Lansdowne St will become a new municipal road, complete with services like snow plowing and garbage collection. It should also become the construction access for all the heavy machinery and trucks used to build Hilan Village."

The quality of life in our neighborhood depends on this. Please implement the Lansdowne bypass.

Thank you,
Marina Raike
Cameron St.

content is safe.

Hi Melanie

Sounds good.

In terms of a technical review of the proposed Stormwater Management, it appears that both the MVCA and Town staff had some input. Does the County also provide a technical review?

Also, would my comments be considered by the technical reviewers ?

Will try to ZOOM the meeting to-morrow and I do understand that I will not have any input

Paul

From: Melanie Knight <mknight@mississippimills.ca>

Sent: Monday, August 14, 2023 8:46 AM

To:

Cc: Melissa Fudge

Koren Larr

Jasmin Ralph

Subject: RE: File D14-284-23 - Hilan Subdivision - 09-T-22003 Public (Paul Frigon)

Hi Paul,

Thank you for your comments. I have included Koren Lam, Senior Planner at the County of Lanark as your comments below relate directly to the subdivision application which approval ultimately rests with the County.

The Municipality anticipates a revised submission for this proposed development in the coming weeks and so if you subscribe to our Planning Application webpage (see right hand side of the webpage), you will receive notifications when a revised submission has been posted: [Active Planning Notices and Applications - Mississippi Mills](#)

Melanie

Melanie Knight, Senior Planner

Municipality of Mississippi Mills

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

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From: [L](#)

Sent: Friday, August 11, 2023 4:44 PM

To: Melanie Knight <mknight@mississippimills.ca>

Cc: jjren@mississippimills.ca

Subject: File D14-284-23 - Hilan Subdivision

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.

Hi Melanie

I have some professional experience with drainage designs for subdivisions and have been a practicing water resources engineer for over 40 years. Based on previous experiences; a review of the current SWM Plan; and the responses to various concerns expressed in technical reviews by MVCA and Mississippi Mills staff, I think that Mississippi Mills should have some concerns regarding some elements of the current proposal for the Hilan Subdivision. This subdivision is currently being reviewed under application D14-284-23.

There should be concerns regarding the stormwater management design and implementation for the proposed development, in the following areas:

- Appropriateness of peak flows used in 100-yr flow estimates: the flows from a short duration (3hr) Chicago design storm should have been assessed, as well. It could produce a higher peak flow than the longer duration (12-hr) Chicago storm used for the current design.
- The final design of the channel from the developed site to the Mississippi River. Given the steepness of the grade between the site and the river, extra review and care should be taken so that:
 - 100-yr flow velocities are correctly estimated
 - the resulting swale (channel) design is sufficiently robust to withstand erosion and undercutting
 - the resulting swale (channel) outlet to the Mississippi River is designed to minimize natural environment impact

- Full-time (100%) inspection during construction of the swale (channel) and its outlet must be provided to ensure the design plans are adhered to.

As well, there should be concerns regarding the current design and implementation of the lots backing on to the Mississippi River:

- Any drainage from these lots, directly to the Mississippi River, needs to be addressed by the current SWM Plan: the back-of-lot design should not allow a point-source drainage outlet since such an outlet would increase the potential for erosion of the adjacent steep slope.
- Some of the current lots, as designed, may have insufficient backyards; the backyards should meet MM standards for depth and slope
- If lots are designed or re-designed, so that sufficient backyards are established, any retaining wall used in the design should be fully reviewed and be followed up with 100% inspection during construction.

Hope these concerns can be addressed during finalization of the SWM Plans and subdivision design.

Regards,

Paul Frigon, P.Eng.

Fw: Public Comment - Phil Wood - Proposed development on the former Potvin property - Hilan Village

Koren Lam

Tue 8/15/2023 12:47 PM

From: Melanie Knight <mknight@mississippimills.ca>

Sent: Tuesday, August 15, 2023 12:44 PM

To:

Cc: Koren Lam <klam@lanarkcounty.ca>; Melissa Fudge <mfudge@mississippimills.ca>; Kristy Warwick <kwarwick@lanarkcounty.ca>

Subject: RE: Public Comment - Phil Wood - Proposed development on the former Potvin property - Hilan Village

Hi Phil,

Thank you for providing your comments on the above noted application. As you are aware, there is a public meeting scheduled for tonight in Council Chambers (3131 Old Perth Road) beginning at 6:00 pm – since you cannot attend the meeting, you can listen online and access the link here on our webpage: [Calendar Council - Mississippi Mills](#) Please note that you may have to refresh your browser to have the video link pop up once the Council meeting begins. You can also return to the same meeting webpage and watch the public meeting at a later date.

Staff will provide an overview of the application tonight as well as provide an update as to where this application is in the process. No decisions will be made at the public meeting regarding this proposed development.

I hope this information helps and thanks again for taking the time to providing your comments. I have also included Koren Lam, Senior Planner from the County of Lanark in this email to ensure that the County is aware of your comments as the ultimate decision for subdivision applications rests with the County.

Melanie

Melanie Knight, Senior Planner
Municipality of Mississippi Mills
613-256-2064 ext. 501 | mknight@mississippimills.ca

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From: Phil Wood

Sent: Tuesday, August 15, 2023 11:46 AM

To: Melanie Knight <mknight@mississippimills.ca>

Subject: Proposed development on the former Potvin property

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

Good morning,

Unfortunately I am unable to attend tonight's meeting, therefore I am submitting the following for your consideration. Firstly I do not oppose the development of the former Potvin property given the current and ongoing need for housing. I do however, I have concerns with respect to the increase traffic flow and the need for traffic calming measures.

The area comprised of Union Street, Michetson Street, and intersecting streets are in generational change with many young families with children living throughout this area. This is positive growth and plus for the entire community, therefore I would like to suggest the following proposals:

1. Introduce a second exit from the development to Martin Street for both traffic control and emergency use.
2. Reduce the speed limit throughout the above mentioned area, from Ottawa Street to Carss Street to 40 KM/PH.
3. Ensure school bus routes pick up points that are best suited for the students and not the drivers, (The current pick up points need a second thought.)

4. With respect to the re-development of Union Street North perhaps it could be delayed until after the majority of the work on the project has been completed, to save undue wear and tear on the new infrastructure.

5. Examine the possibility of either making Union Street a one way South from Carrs to Brookdale, or a No-Entry south bound from Carrs to Brookdale between 15:00 and 18:00, or stop it up altogether.

6. Finally, I do not believe the traffic survey took into account the increase trend of home deliveries which will add to the increased traffic flow, and, with all due respect to the couriers, they do tend to drive quickly. (personal observation)

Respectfully submitted,

Phil Wood

Robbie Brady

June 29 2022

Julie Stewart
Lanark County Planner

File # 09-T -2203 Hilan Village

Please accept my comments on the above noted file.

I feel that it is important to be proactive so I am sharing my concerns.

I believe that the developers of this property are fulfilling the wishes of Al Potvin and I do not have any issues with the planned community.

My major concern is the increased activity of trucks, cars and people that will be using Carss street. Carss street is a very narrow steep street .

If you are walking up the hill from the rail trail or Al's property , vehicles coming down can't see you or vice versa and this is now.

I propose three plans of action:

1. Install a sidewalk on Carrs st with a curb from Martin to the new community.
2. Install a round-a-bout at the intersection of Martin st and Carss.

Martin st is a 60 k zone from White tail ridge to just past Carss where it becomes 40k in the high school zone. This would control traffic on Martin as well a safe access to Carss.

3. Finally the developers should use Landsdowne street for construction and eventually another access for Hilan Village.

Landsdowne street appears to be an anomaly in that it is on all drawings but nobody wants to build it. If Landsdowne street was developed it could also be an access to the proposed Landsdowne Natural Heritage park

Please keep me informed of all decisions and
I would also be very happy to attend any meetings.

Best Regards

Robbie Brady

613-324-6486

Robebrady@ gmail.com

From: [Alexi Johnston](#)
To: [Julie Stewart](#)
Subject: File Number 09-T-22003
Date: July 4, 2022 11:13:57 PM

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.

Hi There,

I am writing to you in regards to the draft plan for Hilan Village. I would like to be notified of the decision and updates on this proposed plan of subdivision. We are the owners of 83 Carss St, kiddy-corner to the new proposed subdivision.

We had been previously told that there would be 6-10 single family homes going into the neighbourhood and were surprised to see the sheer number of units that are now being proposed to be put in.

We have concerns about the proposal, mainly the proposed access point from Carss and Union. It is an extremely steep street and it is already dangerous and difficult enough to pull out of our driveway with the amount of people going up and down the hill. It's already busy as it is and people drive too fast on it, especially when coming down. Increased traffic and winter is going to be a disaster and extremely dangerous. There are too many stop signs on Union and people will opt to come down Carss and Martin St N. The only access point that makes sense is through the new street, Landsdown. The pitch isn't as steep and traffic will disturb less established homes. Intersecting a steep hill access, a very busy rail trail, a proposed park and a new subdivision will make this area a busy and chaotic intersection. We had also been told that the spring bank trail was going to remain, it looks like this has been removed. Is this the case? This area is also a sanctuary for wildlife and people using the rail trail. We often see deer crossing there and other animals at dusk, especially around the Lansdowne heritage park and even right across to our property. We had deer in our yard yesterday evening. This will disrupt the wildlife. There's also a concern of light pollution as it is very dark in this part of the town and this will be disruptive.

Thank you for your time,

Many Thanks,

Alexi Johnston