

June 14, 2024

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

**RE: Re-submission of the Hannan Hills Draft Plan of Subdivision Application
Park Lots 1, 2 and 3, Block E, Henderson Section, Plan 6262, Almonte Ward,
Municipality of Mississippi Mills
County of Lanark File No. 09-T-21002**

As recently discussed, Cavanagh Developments has been working with our consultant team, to amend the Draft Plan of Subdivision for the Hannan Hills development in Almonte. The initial application proposed a total of 166 townhouse dwelling units to be developed on internal private streets. We have amended the draft plan, application and reports to propose a total of 110 residential dwelling units. The amended plan includes a mix of unit types, including four (4) single family dwelling units, eighty-two (82) street townhouses and twenty-four (24) back-to-back townhouses. The subdivision will be serviced by internal public streets, municipal water and sanitary services and an on-site stormwater management pond.

Please find the following enclosed. A one-drive link will be provided to you by our consultants Novatech.

- Planning Rationale, prepared by Novatech
- Serviceability and Conceptual Stormwater Management Plan, prepared by Novatech
- Environmental Impact Study, prepared by CIMA+
- Hydrologic Impact Study, prepared by Novatech and CIMA+
- Amended Draft Plan, prepared by egis
- Amended Concept Plan, prepared by egis
- Amended Subdivision application form
- Amended Zoning amendment application form

The following reports were included with the original submission, and are included in the One-Drive link, however we have not provided a hard copy of these as such were previously provided. If you do require a hard copy, please advise and we will provide.

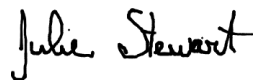
- Phase 1 ESA – Paterson Group, November 5, 2020. Phase 2 not required.
- Preliminary Geotechnical Investigation – Paterson Group, January 17, 2019
- Stage 1 and 2 Archaeological Assessment - Matrix Heritage, May 2021

During our meeting we discussed the applicable fee and determined that this re-submission would be considered as a Major Amendment, therefore please find enclosed a cheque payable to the County of Lanark in the amount of \$2,250.00 is also enclosed.

The subdivision review fee for the Municipality of Mississippi Mills has been submitted to the Municipality directly, together with the amended Zoning By-law Amendment.

Please do not hesitate to contact me if you have any questions. If you wish we can meet to review and discuss as well.

Yours truly,

A handwritten signature in black ink that reads "Julie Stewart". The signature is written in a cursive, flowing style.

Julie Stewart, RPP, MCIP
Project Manager – Planning
Cavanagh Developments
613-812-8214