

99 Christie Lake Road, Perth, ON K7H 3C6

Stefanie Kaminski
Regional Group
1737 Woodward Drive
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2024.09.23
Via Email - Skaminski@regionalgroup.com

Status Letter for a Draft Plan of Subdivision - Mill Run Extension
Part of Lot 17, Ramsay Concession 10, geographic Town of Almonte, now Municipality
of Mississippi Mills, County of Lanark
County File No. 09-T-23003

Lanark County received an application for a draft plan of subdivision in the Town of Almonte, Municipality of Mississippi Mills and was deemed complete on February 24, 2023. Following the County's consultation period, an initial status letter was provided to the applicant on May 1, 2023 for the applicant to address agency comments. An updated submission was provided on December 20, 2023 and staff circulated the second application on January 3, 2024 and a status letter was issued on March 1, 2024. On July 26, 2024, the agent provided an updated submission and the following report is a consolidation of agency comments.

Subject Property Description

The proposed draft plan of subdivision is known as Mill Run Extension in the Municipality of Mississippi Mills, Lanark County. The total area of the subject property is 5.61 hectares or 13.8 acres. The subject property is located at the North end of the Settlement Area in the Town of Almonte. Currently, the subject property is vacant and is proposed to be development with residential uses. The subject property is designated as "Settlement Area" in the Sustainable Communities Official Plan (SCOP) of Lanark County, and Residential in the Community Official Plan (COP) of the Municipality of Mississippi Mills.



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Subdivision Description

The proposed draft plan includes 64 blocks, an extension of Sadler Drive and three new internal streets. There are a total of 125 residential dwelling units where Blocks 1-16, 26-56 are proposed to be single family homes, Blocks 17-25 are semi-detached homes and Blocks 57-59 are Townhomes. Blocks 60-61 would be used for open space, Block 62 would be used for stormwater management, and Blocks 63-64 would be used for servicing.

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

Agency Name	Date Received	Comments
Municipality of Mississippi Mills	September 20, 2024	<ul style="list-style-type: none">Comments related to wetland compensation and draft plan design
Mississippi Valley Conservation Authority	September 6, 2024	<ul style="list-style-type: none">Comments related to EIS, SWMP and off-site compensation
Upper Canada District School Board	July 30, 2024	No comments
Leeds, Grenville & Lanark District Health Unit	N/A	No further comments
Enbridge	N/A	No further comments
Hydro One	N/A	No further comments
Bell Canada	N/A	No further comments
Public	N/A	No comments

Comments are received as of September 23, 2024 and are attached to this letter for ease of reference. All other agency comments have been previously provided in the last status letter.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



LANARK COUNTY



lanarkcounty.ca

99 Christie Lake Road, Perth, ON K7H 3C6

Koren Lam

Koren Lam

Senior Planner

CC: Melanie Knight, Municipality of Mississippi Mills

Diane Reid, Municipality of Mississippi Mills

Mike Dwyer, Lanark County





September 20, 2024

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

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

**Re: Second Submission Comment Letter
Mill Run Extension - Ramsay Concession 10, Part Lot 17; Part 1,
Plan 27R-11897 (No Municipal Address)
09-T-23003 & D14-MEN-23**

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

Planning

1. Please be advised that the Municipality's Official Plan Amendment 32, which is proposing to replace net density provisions with a minimum gross density range of 15 units/gross ha to 35 units/gross ha was approved by Mississippi Mills Council and will be forwarded to the County for approval.
2. Please note that the comment pertaining to setback distance of 5.75 metres between the front face of a garage and the back fact of the curb or planned sidewalk should have read 6.0 metres. The Municipality confirms that all right-of-way cross sections will not have boulevards.
3. Please be advised that the minimum parking space for the interior parking space of a garage will be required to meet the minimum width and length required for a parking space as per Section 9.3.6 of the Zoning By-law which is 2.75 metres by 5.75 metres.
4. It is the Municipality's understanding that the applicant and the Mississippi Valley Conservation Authority have not yet reached an agreement regarding wetland compensation. The Municipality echoes the comments by the Conservation Authority that the wetland compensation needs to be clearly determined prior to draft plan approval.

Engineering & Public Works

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

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,



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

cc: Melissa Fudge, Planning Technician
Luke Harrington, CET
Mike Asselin, Senior Engineer and Project Manager
Cory Smith, Director of Roads and Public Works
Ken Kelly, CAO

Conservation Partners Partenaires en conservation



09-T-23003

September 6, 2024

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

Dear Ms. Lam:

**Re: 09-T-23003 – Mill Run Extension
Lot 17, Con 10, Town of Mississippi Mills (Almonte)**

Subsequent to MVCA's most recent review letter to Lanark County, dated Feb 6, 2024, we have been in receipt of the following revised documents:

- *Comment Response Letter* (Novatech, July 26, 2024)
- *Draft Plan of Subdivision* (Novatech, July 25, 2024);
- *Concept Plan* (Novatech, revised June 20, 2024);
- *Environmental Impact Statement* (Gemtec, Revised July 18, 2024);
- *Servicing and Stormwater Management Report*, Novatech, Revised July 26, 2024;
- *Response Letter #2* (The Regional Group, July 26, 2024);
- *Geotechnical Investigation* (Paterson, Revised July 25, 2024);
- *Responses to Geotechnical Comments* (Paterson, July 25, 2024).

REVIEW

In summary, the following is relevant to MVCA's scope of review:

- Removal of 3.42 ha of an MVCA regulated wetland;
- Alterations to Spring Creek;
- East-west channel that exists between the current storm pond and phase 7-8 parcel;
- Organic Soils;
- Stormwater Management in terms of quantity control, flooding and erosion

Additional details on the context of MVCA's review can be found in our initial review letter dated June 5, 2023.

Environmental Impact Statement

MVCA's Biologist has reviewed the following plans:

- *Environmental Impact Statement* (Gemtec, Revised July 18, 2024);
- *Response Letter #2* (The Regional Group, July 26, 2024)

Of particular note, the proponent is no longer proposing to provide wetland compensation/habitat in the expanded stormwater management facility, and instead will develop a proposal to create habitat off site. The offsetting proposal will be submitted at a later date and will consist "of a meadow marsh and thicket swamp vegetation communities at roughly a 2:1 ratio." The proponent will be working with Ducks Unlimited to design and construct the wetland.

Please refer to the attached internal memo for details.

It is noted that an easement and/or agreement will be required to ensure that design and function of the off-site wetland continues in perpetuity.

Stormwater Management Plan

MVCA's Water Resources Engineer has reviewed the revised reports. Please refer to the attached internal memo for comments.

MVCA Ontario Regulation 41/24 (Regulatory)

Pursuant to ONTARIO REGULATION 41/24, *Prohibited Activities, Exemptions and Permits*, 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 flood plain or an erosion hazard, or their Regulation Limits; for any interference within 30 m of a regulated wetland; or for any alterations to the shoreline or channel of a watercourse. Based on our current understanding of the project, the following activities require MVCA permission:

- Removal of 3.42 ha of an MVCA regulated wetland;
- Modifications to the existing pond outlet to Spring Creek

RECOMMENDATIONS

We request that the following items be addressed prior to moving forward:

1. All recommendations with respect to the Stormwater Management Plan (refer to the attached MVCA Technical Memo), be addressed.
2. All recommendations with respect to the Environmental Impact Statement (refer to the attached MVCA Technical Memo), be addressed.

If you have any questions, please contact the undersigned.

Yours truly,



Diane Reid
Environmental Planner

cc. Melanie Knight, Town of Mississippi Mills, email
Stephanie Kaminski, Regional Group, email

To:	Diane Reid, Environmental Planner
From:	Kelly Stiles, Biologist
RE:	Mill Run Extension, Phases 7 and 8, Almonte Environmental Impact Statement and HIS Review
MVCA File No.:	PMMSB-31
Munic. Ref. ID.:	09-T-23003
Date:	September 3, 2024

Mississippi Valley Conservation Authority (MVCA) has been circulated the following updated reports in support of the development:

- “Environmental Impact Statement, Proposed Subdivision Development, Part of Lot 17, Concession 10 (Ramsay) Almonte” by Gemtec, July 18, 2024.
- “Mill Run Extension, Part of Lot 17, Concession 10, Part 1 on Plan 27R-11897 (09T-23003), Draft Plan of Subdivision and Zoning By-law Amendment Applications Response Letter #2” by Regional Group, July 26, 2024.

Proposal Summary

The proposal is for the development of 7.22 ha of vacant rural property into phases 7 and 8 of an adjacent residential subdivision. Currently, this area is largely dominated by willow thicket swamp (3.64 ha), as well as cedar coniferous forest and cultural thicket habitats.

Subsequent to the previous version, the amount of wetland to be impacted has been clarified, and a naturalized stormwater pond is no longer proposed as wetland compensation; rather compensation is currently proposed on a private property near Appleton with further details to follow in a separate Wetland Compensation Plan.

Gemtec Conclusions

Section 8.0 of the EIS concludes that “no significant residual impacts to natural heritage features identified on-site, including fish habitat, local wetlands, significant wildlife or habitats of species at risk are anticipated as a result of the proposed project” provided that mitigation and compensation measures are implemented as proposed. There were no updates to the EIS conclusions in the July, 2024 revision.

The HIS concludes that “hydrological impacts of the removal of organic soils on the unevaluated wetland and Spring Creek Municipal Drain are expected to be minor considering the offsetting functions of the expanded SWMF.” No updates to the HIS were submitted for this round of reviews. MVCA recommends that the HIS conclusions about offsetting hydraulic wetland functions be updated to reflect the revised proposal to provide wetland compensation offsite.

MVCA's Review

MVCA concurs with the following proposals:

1. The 30 m setback to the southern extension of the northern wetland; provided that the limit is clearly delineated so rear yard impacts and park space uses do not extend into the no-disturbance buffer zone.
2. The 15 m setback from the Spring Creek Drain, provided that rear yard impacts cannot extend into the no-disturbance buffer as these may disrupt the form and function of the buffer leading to increased bank erosion risks, etc.
3. The SWM facility planting design outlined in the Novatech report Section 2.5.9. Of note: the saving and re-use of the on-site hydric soils, the abundant planting of wet tolerant native shrubs within the ponding extents, and the seeding of the green spaces with a suitable native pollinator wildflower mix.

Previous MVCA Review Comments Follow-up:

MVCA had previously (January 20, 2024) requested that the proponent provide additional information on the following before moving forward. MVCA has reviewed the responses with the following feedback.

1. *The EIS (Table 3.1) outlines that 3.64 ha of the full parcel is considered willow thicket swamp. The EIS also discusses that a total of 3.64 ha of wetland will be lost due to the proposed development (Section 6.1). Please clarify the text and the calculation to clearly demonstrate that the wetland habitat which extends south into the north of the parcel, as well as all agreed to setback buffers will be no-disturbance areas.*

Addressed: the updated EIS (2024) has clarified that 3.42 ha of wetland are proposed for development.

2. *Separate from the size of the pond required to address storm water capture, please provide details on the size of the proposed wet meadow habitat and show what ratio of wetland creation will be occurring to account for the proposed amount removed for development.*

Partially Addressed: The proponent is no longer proposing to provide wetland compensation/habitat in the expanded stormwater management facility, and instead will develop a proposal to create habitat off site. The offsetting proposal will be submitted at a later date and will consist "of a meadow marsh and thicket swamp vegetation communities at roughly a 2:1 ratio." The proponent will be working with Ducks Unlimited to design and construct the wetland.

3. *MVCA requests the proponent separate the storm pond area and function from the proposed wetland offsetting and provide further details on the impacts of expected storm pond functions and maintenance on the proposed adjacent habitat enhancements.*

Addressed: The proponent is no longer proposing to provide wetland compensation/habitat in the expanded stormwater management facility.

- 4. Please provide comments in regards to the east-west channel which is situated between the current storm pond and the Phase 7-8 parcel.*

Partially Addressed: this topic is only discussed in the Regional Group response letter (July, 2024). It summarizes that the channel is likely a constructed feature along a fence line, and is likely a “cut off ditch constructed during the initial phases of the subdivision and provides rear yard drainage to the properties fronting Leishman Drive. ... Following the Headwater Framework, the feature would be considered to provide only contributing hydrologic functions at best and would be classified as mitigation only due to the surrounding habitat which is proposed for removal. Gemtec’s opinion is that no mitigation or compensation is required for this feature.” MVCA requests that the details of the feature and its contribution to the local hydrology be included in the EIS and HIS reports.

- 5. Will the hydric soils and plantings within the proposed wet meadow be able to receive sufficient surface water throughout the year to match pre-construction hydrology functions/balances of the Phase 7 & 8 thicket swamp?*

Addressed: The proponent is no longer proposing to provide wetland compensation/habitat in the expanded stormwater management facility.

- 6. Provide recommended mitigation measures to prevent yard creep into the wetlands and Spring Creek shoreline.*

Partially addressed: Permanent fencing, or equivalent, is anticipated to be required at the rear of properties backing onto the remnant wetland and Spring Creek shoreline as part of the Overall Benefits Permit for work in Blanding’s turtle habitat. Further details and discussion on the type, height and extent of the proposed turtle fencing will determine if it will also meet the function of protecting the buffer areas from human use impacts that may cause degradation of the setbacks (such as erosion due to tramping).

Previous Development Design Detail request:

- 1. MVCA recommends that a permanent fence be erected to delineate between the end of maintained yard areas and the commencement of the buffer zone which is to be unaltered. This includes the section of residential lots along the north-west of the parcel; where no northern buffer has been proposed.*

Partially addressed: The Regional Group letter summarizes that a permanent fence will be installed; however, details have not yet been provided.

MVCA requests further clarification on the following:

- A. The response to the request for details on the east-west channel (request 4 above) is solely in the Regional Group Response letter. MVCA requests that the discussion of this feature be included within the EIS summary of existing conditions (Section 3.3); it should be identified in Figure A.6; and it should be included in the proposal impact assessment. The HIS should also be updated to discuss the function of this feature.
- B. Section 7.1 of the EIS (July, 2024) states that “it is currently proposed that off-site compensation will take place within the Mississippi River watershed and consist of a minimum of 3.42 ha of newly constructed wetland comprised of approximately 2/3 marsh and 1/3 thicket swamp. Further Details on wetland compensation will be provided under separate cover.” The Regional Group response letter (July, 2024) indicates wetland compensation will be at a minimum of 1:1 ratio of area and function, with vegetation communities at roughly a 2:1 ratio. MVCA anticipates reviewing the preliminary plan and requests that it include a detailed table summarizing the types, extents and locations of offsetting areas proposed. The plan should include the following:
- Demonstrate that the mitigation hierarchy steps of avoiding, minimizing and mitigating have been followed and that offsetting is the only viable option.
 - Demonstrate no net loss of hydrological and ecological functions.
 - Summarize the goals, rationale, size, and location(s) of created feature(s)
 - Include a post-construction effectiveness monitoring plan.
 - An MVCA permit will be required for the loss of wetland habitat, and another permit may be required for the creation of new feature(s) pending their proximity to other CA regulated areas.
- C. Section 6.1 (EIS, 2024) paragraph 6, indicates that the removal of organic soils has the potential to reduce baseflows to Spring Creek, and there will also be a “resulting increase in wetland depth adjacent to the wetland”. Please provide clarification on this paragraph’s wording of anticipated impacts and long-term outcomes.
- D. Given the revised Wetland Compensation proposal, MVCA recommends that the HIS conclusions, regarding offsetting impacts to the local hydraulic wetland functions within the stormwater facility, be updated to reflect this change.

Kelly Stiles
MVCA Biologist

To:	Diane Reid, Environmental Planner
From:	Alana Perez, Water Resources Engineer
RE:	SWM Engineering Review of the Draft Plan of Subdivision Application for Phases 7 & 8 of the Mill Run Extension
MVCA File No.:	PMMSB-31
Munic. Ref. ID.:	09-T-23003
Date:	September 3, 2024

Mississippi Valley Conservation Authority (MVCA) was circulated the following reports and correspondence regarding the above Draft Plan of Subdivision application:

- Servicing and Stormwater Management Report – Mill Run Extension – Phases 7 & 8, prepared by Novatech, dated July 26, 2024;
- Hydrologic Impact Statement – Proposed Subdivision Development – Part of Lot 17, Concession 10 (Ramsey), prepared by GEMTEC, dated November 28, 2023; and
- Response Letter #2 – Mill Run Extension, prepared by The Regional Group, dated July 26, 2024.

MVCA's previous comment related to the proposed wetland compensation provided in the SWM facility expansion is no longer relevant as wetland compensation is now proposed to be provided off-site.

MVCA offers the following additional comments for your consideration:

1. MVCA's previous comment related to the proposed removal of the existing drainage ditch was addressed in Response Letter #2. It is understood that this ditch is meant to capture runoff from the lands to be developed in Phase 7, which, in the post-development scenario, will be captured by the proposed storm drainage system and conveyed to the SWM facility. This topic is only discussed in the comment response letter - please include a discussion of the current and proposed conditions of this ditch in the Servicing and Stormwater Management Report.
2. The Hydrologic Impact Statement should be updated to reflect the change in the design of the stormwater facility (i.e. no longer providing wetland compensation). Are there any changes to the conclusions of the HIS due to the current proposal to provide wetland compensation off-site?

Please address any questions to the undersigned.

Alana Perez, Water Resources Engineer

Koren Lam

From: Flaro, Suzanne <suzanne.flaro@ucdsb.on.ca>
Sent: July 30, 2024 3:13 PM
To: Koren Lam
Cc: Stefanie Kaminski
Subject: RE: 09-T-23003 Mill Run Extension - Updated Submission

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 Koren,

The UCDSB has no comment on this file.

Regards,

Suzanne

*Suzanne Flaro, CPA CGA
Planner*

*Upper Canada District School Board
225 Central Ave. W.
Brockville, ON
K6V 5X1
(613) 342-0371 ext. 1259
(613)340-5636*



From: Koren Lam <klam@lanarkcounty.ca>
Sent: Tuesday, July 30, 2024 2:13 PM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Stefanie Kaminski <SKaminski@regionalgroup.com>
Subject: 09-T-23003 Mill Run Extension - Updated Submission

Hello,

Lanark County has received an updated submission for Mill Run Extension Draft Plan of Subdivision in the Municipality of Mississippi Mills.