

LANARK COUNTY

PLANNING DEPARTMENT

May 1, 2023

Stefanie Kaminski
Project Manager, Land Development
Regional Group
1737 Woodward Drive
Ottawa, ON K2C 0P9

Via e-mail
skaminski@regionalgroup.com

**RE: Draft Plan of Subdivision - Mill Run Extension
Part of Lot 17, Concession 10, geographic Town of Almonte,
now Municipality of Mississippi Mills, County of Lanark
County of Lanark File No. 09-T-23003**

The proposed draft plan of subdivision is known as Mill Run Extension. The total area of the subject property is 5.61 hectares. The site is at the north end of the Town of Almonte, north of Ottawa Street. The subject property is currently vacant and is proposed to be developed with residential uses.

The application was deemed to be complete by Lanark County on February 24, 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 Community Official Plan of the Municipality of Mississippi Mills. The proposed draft plan includes 64 blocks, an extension of Sadler Drive and three new internal streets. Blocks 1-16 and 26-56 are proposed to be developed with 47 detached dwellings, blocks 17-25 are proposed to be developed with 18 semi-detached dwellings, and blocks 57-59 are proposed to be developed with 60 townhouse units. 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.

COMMENTS

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:

Hydro One – March 7, 2023

Enbridge Gas Inc. – March 14, 2023

Bell Canada – March 20, 2023

Municipality of Mississippi Mills – March 14, 2023.

The Municipality has provided Planning and Engineering comments related to density, lot size, area and layout, Transportation and Street Layout, Environmental Impact Study, Parkland, Noise Study.

The Municipality has also provided Engineering comments related to the Traffic Impact Assessment, Stormwater Management, Water and Wastewater.

The detailed comments are attached for your review and response.

Leeds, Grenville and Lanark District Health Unit – April 3, 2023

The Health Unit reviews proposed development in relation to healthy communities. The attached letter provides suggestions for draft plan conditions to further strengthen and encourage health related practices. The focus is on the following Infrastructure for Active Transportation, Streetscaping, Traffic-calming measures, Local Park, Climate Change Resilience Measures.

Mississippi Valley Conservation Authority – MVCA has advised that a review letter will be provided next week.

Comments from the public

The County and the local municipality received several public comments and inquires related to the proposed development. The comments are related to property lines, retaining walls, drainage, access, traffic, municipal street connections, stormwater management, density, development in the area, growth and population. The comments are attached and should be considered and addressed through the process by either the municipality, County or the developer.

Please contact me if you have any questions or concerns.

Yours truly,



Julie Stewart, MCIP, RPP
County Planner
jstewart@lanarkcounty.ca
1-613-267-4200 Ext 1520

From: [SHILLAKU, Paul](#)
To: [Julie Steward](#)
Subject: Lanark County -09-T-23003
Date: March 7, 2023 8:33:49 AM
Attachments: [image001.png](#)

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Hello,

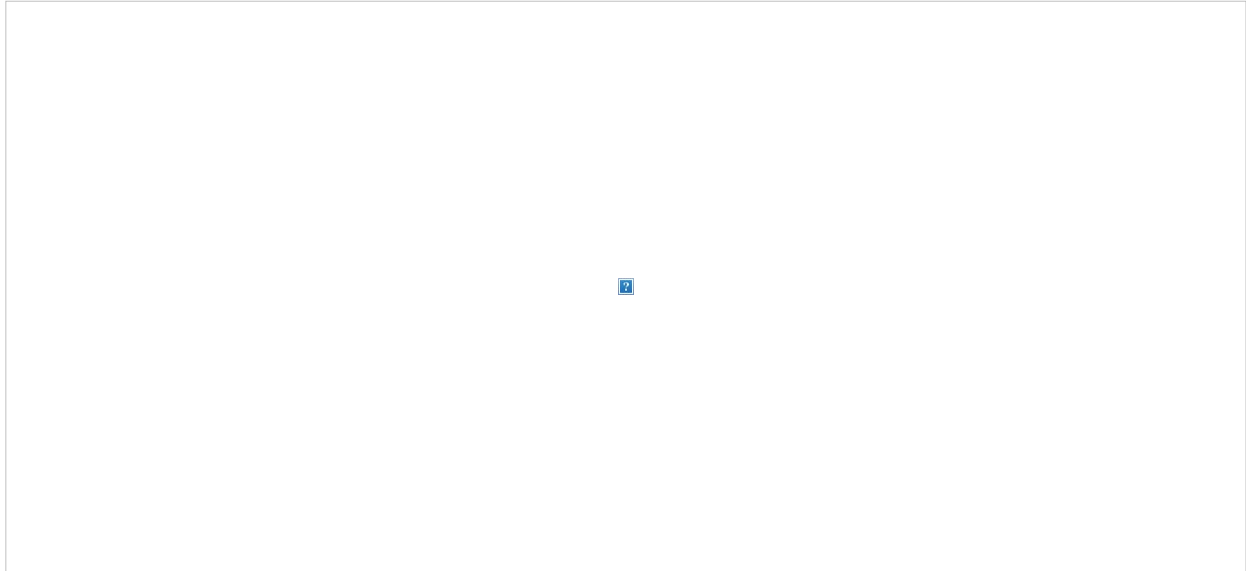
We are in receipt of your Plan of Subdivision application, 09-T-23003 dated Feb 28, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' 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:

<http://www.hydroone.com/StormCenter3/>

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

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From: circulations@wsp.com
To: [Julie Stewart](#)
Subject: Draft Plan of Subdivision Application (09-T-23003), Ottawa St., west of Concession 11A, Lanark County
Date: March 20, 2023 9:11:19 AM

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2023-03-20

Julie Stewart

Mississippi Mills

, ,

Attention: Julie Stewart

Re: Draft Plan of Subdivision Application (09-T-23003), Ottawa St., west of Concession 11A, Lanark County; Your File No. 09-T-23003

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and

provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

March 14, 2023

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

Dear Julie,

Re: Draft Plan of Subdivision
Menzie Almonte 2 Inc. (c/o Regional Group)
Part of Lot 17, Concession 10
County of Lanark
File No.: 09-T-23003

Enbridge Gas 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 use the [Enbridge Gas Get Connected tool](https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

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 at no cost.

Blasting and pile driving activities in the vicinity of Enbridge Gas Distribution and Storage (GDS) facilities require prior approval by GDS. The [Blasting and Pile Driving Form](#), referenced in Enbridge's [Third Party Requirements in the Vicinity of Natural Gas Facilities Standard](#), must be provided to mark-ups@enbridge.com by the Owner of the proposed work for all blasting and pile driving operations. In addition, a licensed blasting consultant's stamped validation report must be submitted to GDS for review if blasting is to occur within thirty (30) metres of GDS facilities. The request must be submitted a minimum of four (4) weeks prior to the beginning of work to allow sufficient time for review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jasleen Kaur', with a stylized flourish at the end.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.



CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

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

PHONE: 613-256-2064

WEBSITE: www.mississippimills.ca

March 14, 2023

Julie Stewart
County Planner
jstewart@lanarkcounty.ca

Dear Ms. Stewart:

**RE: MILL VALLEY ESTATES
REVIEW OF SUBMISSION #1
FILE: 09-T-23002**

Please see below the Planning and Engineering comments regarding the Mill Valley Estates Plan of Subdivision.

Planning

The Municipality applauds the applicant on the attempt to accommodate density within the proposed subdivision; however, to ensure that the development accommodates appropriate on-site parking, street parking and snow storage in the Mississippi Mills context, the Department has provided a number of comments below to address these issues while balancing the overall proposed density of the development.

Draft Plan (lot size, area and layout)

1. Generally speaking, the Municipality's Zoning By-law contemplates lots for single detached dwellings with frontages of 12 metres or greater. Please amend the single detached dwelling lots to be at least 12 metres wide or greater.
2. Consideration of the design of the lots should incorporate the parking of vehicles on-site, preferably two vehicles per lot (can be in tandem). The Department would appreciate receiving conceptual site plans for each standard type of lot proposed with the proposed building envelopes to ensure that the proposed lots (and associated zoning) can accommodate an appropriate building envelope as well as on-site parking.
3. While the Official Plan Amendment and Zoning By-law Amendment is currently on circulation and separate detailed comments will be provided, please be advised that the proposed 3 metre front yard setbacks should be amended to 6 metres (at a minimum) and the exterior side yard setback for those lots that are perpendicular to other lots should be amended to 6 metres to provide a consistent built form street frontage.
4. Please revise the location of the townhouse blocks (for example Blocks 224 to 229; Blocks 233 to 242) so that blocks of townhouses do not front on the same street resulting parking issues (on-street and on-site).



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5. Please note that the Municipality has exempted townhouses from Site Plan Control and as a result, conceptual block layouts for a typical townhouse block will be required to be reviewed for consistency and analysis with the associated Zoning By-law Amendment. Further comments on the townhouse blocks will be provided once conceptual block layouts are provided.
6. Consider locating denser uses such as townhouses or semi-detached dwellings on the lots 171 to 179 that back onto Appleton Sideroad.
7. The Department is supportive of the pedestrian walkway on Block 251; however, the walkway appears to connect with Paterson Street/Old Almonte Road at the Riverfront Estate entrance which currently does not have a sidewalk or any pedestrian facilities. Please see comment 23 below under TIA (Engineering Section) regarding Paterson Street/Old Almonte Road. Discussion with the Municipality in this regard is requested.
8. For Blocks 212 to 220 and/or 206 to 211, consideration should be given to having garages accessed from Street No. 7 and the front facades facing Paterson Street/Old Almonte Road to provide active frontages along Paterson Street/Old Almonte Road.

Transportation and Street Layout

9. As noted below in the Engineering section, each local street should include a sidewalk on one side of the street. As the draft plan is amended, further comments may be provided on the preferred location of sidewalks on each street.
10. Street No. 1 is a long street with few intersections. Please provide information on traffic calming measures to be included along this street.

Environmental Impact Assessment (EIA)

11. Page 13 of the EIS has a series of mitigation measures and recommendations. Please confirm if the intent is to preserve the hedgerow trees in the southwest portion of the site or preserve any other trees on the subject property.
12. The EIA includes a number of mitigation measures and recommendations which will be included in the final approvals of the subdivision to be adhered to during construction.

Parkland

13. It is noted that the parkland dedication does not include the full required amount of 5% for residential development and 2% for non-residential development. Please be advised By-law 15-78 regulates parkland dedication for the Municipality and provides details on the requirement and submission of cash-in-lieu. This will be incorporated as a condition.



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14. Please be advised that as the subdivision progresses, detailed direction will be provided to the applicant regarding the design of the Pickleball Courts and associated parking. The Department is satisfied with the conceptual layout of the Parkland Block as proposed on the Draft Plan and detailed on the Concept Plan.

Noise Study

15. Page 16 of the Noise Study indicates that outdoor noise levels for those lots abutting Paterson Street/Old Almonte Road will exceed the recommended levels and that a Warning Clause can be included as a mitigation measure. Please confirm if the applicant intends on including the warning clause or constructing a sound barrier.

Land Use Compatibility Study

16. The Department has no concerns at this time with the Land Use Compatibility Study and will provide further comments when the Official Plan Amendment and Zoning By-law Amendment circulation periods have ended.

Engineering

Transportation (Transportation Impact Assessment)

17. The applicant should be aware that a Transportation Master Plan is being conducted by the Municipality. The applicant should contact the project team (via David Shen dshen@mississippimills.ca) for more information regarding the traffic and transportation planning in the area.
18. Please confirm if Mill Valley Living development was included in the analysis. It does not appear to be included. If not, please amend the assessment accordingly.
19. Section 1.1.3 – please revisit the conclusion regarding traffic volumes.
20. Section 1.1.6 – please specify your data source (The Traffic Specialist?).
21. Section 2.1.1 and 2.1.2 – please review the existing Official Plan Amendments for existing conditions and possible future development identified. The assumptions and conclusions may have changed.
22. Section 3.1 - please confirm the industrial site trip generation.
23. Figure 12 – please include a sidewalk on one side of each local street.
24. Section 5.2.1 – the Municipality requests a meeting to review the conclusions in this Section regarding turning lanes and signal warrants at certain intersections and also requests a meeting regarding the modification of Paterson Street/Old Almonte Road to an urban cross section.
25. The Transportation Master Plan (TMP) classifies Paterson Street/Old Almonte Road as a collector road with a ultimate road width of 24 metres. The TMP further



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anticipates that Paterson Street/Old Almonte Road will be urbanized for a distance of 460 metres (south) from Robert Hill St. Please provide for the necessary road widening on the east side of Paterson Street/Old Almonte Road to satisfy the full 24 metre width.

Stormwater Management

Servicing Report:

26. Section 5.2, please detail the imperviousness parameters for each type of the surfaces and the calculation to the overall 53% and 71%.
27. Section 5.2.2, the business park should be included in the analysis, although it will have a different routing and discharge point. The reviewer is not able to associate modelling input/output with specific modes. Please confirm the model has considered uncontrolled or controlled flow discharge to Appleton Side Road south ditch (by showing flow rates of certain nodes). The Municipality will discuss with the applicant on the stormwater management design for the business park (i.e., individual site actions or a centralized stormwater control).
28. The re-aligning of the ditch is subject to MVCA approval, and potential DFO review. Consultation and obtaining approval at detailed design and construction stages from the County is also required.
29. The reviewer is not able to associate modelling input/output with specific modes. Please confirm the model has considered upstream flows from Appleton Side Road (by showing flow rates of certain nodes).
30. Please consider energy dissipation method in your open channel and inlet/outlet design.
31. The Municipality encourages LID measures to be incorporated into the proposed development.

EC-1:

32. The Municipality requests an Erosion Control Plan by phasing.

Water and Wastewater

33. The consultant should be aware that a Water/Wastewater Master Plan is being conducted by the Municipality. The applicant should contact the project team (via David Shen dshen@mississippimills.ca) for more information regarding the water wastewater planning in the area.
34. The Municipality has a separate technical review on water/wastewater servicing plan, connections, and capacity analysis of the existing infrastructure. A phased servicing plan is required.



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35. The Municipality reserves a right to request new/additional watermain looping to limit a satisfactory water age in the area.
36. The Municipality intends to have a further discussion with the applicant regarding comprehensive wastewater servicing strategy in the area, including oversizing the area trunk, pumping station and inlet, as well as a forcemain.
37. Please include the whole development sanitary calculation sheet. Specify the proposed pumping station proposed capacity, show the forcemain calculation in the calculation sheet.
38. Please be advised due to the size of the proposed pumping station, a direct submission of ECA might be required.

Geotechnical Study

39. The underground infrastructure design for this subdivision includes proposed construction up to ~4.0 m deep, while the maximum depth of test pit is 2.6/2.8 m. The Municipality will require additional geotechnical investigation at the detailed design stage.

Other

40. The applicant shall provide development phasing and approximate timing within the application and within each technical study and design.

As noted above, comments from the circulation of the Official Plan Amendment and Zoning By-law Amendment will be provided once the circulation period ends on March 21, 2023. 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,

A handwritten signature in blue ink, appearing to read "Melanie Knight".

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

Cc: David Shen, Director of Development Services and Engineering
Ken Kelly, CAO

Julie Stewart

From: Species at Risk (MECP) <SAROntario@ontario.ca>
Sent: February 28, 2023 2:23 PM
To: Julie Stewart
Subject: Automatic reply: Notice of Application and Consultation - Mill Run Extension (Menzie Almonte 2 Inc.) Draft Plan of Subdivision - County of Lanark File No. 09-T-23003

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Thank you for your inquiry to the Permissions and Compliance team, Species at Risk Branch, Ministry of the Environment, Conservation and Parks.

What's New?

- The Ministry of the Environment, Conservation and Parks (MECP) has responsibility for the administration of the Ontario Endangered Species Act (ESA). In MECP, work associated with ESA authorizations has been centralized from Ministry of Natural Resources and Forestry district offices into one Permissions and Compliance team within the new Species at Risk Branch in MECP.

What Next?

- Your email is being reviewed by branch staff to determine the nature of your inquiry or submission. Your inquiry or submission will then be actioned to someone from our team for follow up as required.
- We strive to follow up with a response to your inquiry within 100 business days.

Do you think you may need an ESA permit or authorization?

- Please visit <https://www.ontario.ca/page/species-risk> to learn more about protecting and recovering species at risk, then navigate to the Resources and Permits section, including [Register or Get a Permit](#) for more information about permits and authorizations under the ESA.
- You only need an authorization under the ESA (e.g. a permit or other type of authorization) if your work is going to contravene the ESA (e.g. if the activity you are proposing is going to kill, harm or harass a species at risk or damage or destroy their habitat). If you are able to undertake your work in a manner that does not contravene the ESA, that is what we call "avoidance" of impacts to species at risk or their habitat and it is the ideal scenario for clients and the species-the species aren't adversely impacted, and you don't need an authorization.

Do you want to know if any species at risk are at, or near, your project site? Do you need help determining if you need an ESA permit or authorization?

- We have developed a guide to help clients work through the preliminary screening process, including providing advice to clients on how they can gather information you have requested from publicly available information sources. The guide provides advice on how you can determine if any species at risk are likely to exist at your site. If you are seeking information regarding species at risk likely to occur at or near your site, please send an email to sarontario@ontario.ca and include "request for preliminary screening guide" in the subject line. To provide the most efficient service, it is recommended clients read this guide and

explore applicable information sources prior to contacting sarontario@ontario.ca to begin discussions with the Permissions and Compliance team about your proposed project.

Do you want to report a suspected violation of the ESA?

- Please call the MECP Tips/Pollution Hotline at 1-866-663-8477 and provide the details requested. Someone may follow up with you directly to request additional information. We may not be able to follow up with you to provide you an update on the status of your tip as the status of any ongoing inspections or investigations is confidential until resolved.

We also receive a high volume of inquiries related to Butternut (an endangered tree) to this email address. The following information can assist you if you have some of the more common questions regarding the ESA and impacts to Butternut.

Do you think you may need an ESA permit or authorization to cut down a Butternut tree?

1. If a Butternut tree has been identified, a Butternut Health Assessment will need to be completed to assess the health of the tree in accordance with the document titled Butternut Assessment Guidelines: Assessment of Butternut Tree Health for the Purposes of the Endangered Species Act, 2007. This will determine if the tree is Category 1, 2 or 3.
2. Please note that Section 4.2 (Timing of Assessment) on page 10 of the Butternut Assessment Guidelines states that “A complete and accurate assessment of a Butternut tree can only be conducted during the leaf-on season.” It also notes that “For the purposes of the ESA, an assessment will be considered to have been conducted during the leaf-on season if it was conducted between the dates of May 15 and August 31.” For this reason, a Butternut Health Assessment should not be conducted until May 15 in order to get an accurate assessment of the live crown.
3. Once a Butternut Health Assessment has been completed and submitted to the Ministry of Environment, Conservation and Parks (MECP) and 30 days have elapsed, ESA requirements can be identified as per below:
 - If a BHA identifies a tree as a hybrid, no authorization under the ESA is required to remove the tree, as it is not a pure Butternut and not protected under the ESA.
 - If a BHA identifies a tree as a Category 1 tree, no authorization under the ESA is required to remove the tree, as it is affected by Butternut canker (a fungal disease) to such an advanced degree that retaining the tree would not support the protection or recovery of Butternuts in the area.
 - If a BHA identifies a tree as a Category 2 or 3 tree, registration is enabled under Part V of Ontario Regulation 830/21 so long as all requirements of the Regulation are met.
 - Please note there is a maximum number (see below) of trees which can be removed under this regulation. If the maximum number of trees is exceeded then a 17(2)(c) Permit will likely be required.

If the proponent is proposing to rely on section 25 of the Regulation 830/21 for the removal of Category 1 trees or hybrids, please note that that the proponent is eligible to do so 30 days after they have submitted your BHA to MECP at SAROntario@ontario.ca unless the MECP has indicated otherwise prior to the end of the 30 day period.

If the proponent is proposing to rely on section 26 of the Regulation 830/21 for the removal of a maximum of 15 Category 2 or a maximum of 5 Category 3 trees, after the 30 days then the proponent must register a Notice of Impact with the ESA Registry, and follow additional rules. Once

they have registered and received a reply in regards to your Notice of Impact, you may remove the trees.

Are you submitting a Butternut Health Assessment?

1. Please submit your Butternut Health Assessment Forms to sarontario@ontario.ca. In the subject line, clearly indicate that the email contains a BHA and the municipality within which the BHA was conducted. Once received, the submission will be triaged and actioned.

Did you recently see a species at risk?

- Please visit <https://www.ontario.ca/page/report-rare-species-animals-and-plants> for information on how to report a species at risk sighting.

Would you like to learn more about species at risk and the ESA and its related policies?

- Please visit <https://www.ontario.ca/page/species-risk>.
- Policies under the ESA, ministry-endorsed survey protocols and a number of best-management practices related to how you can avoid or minimize impacts to species at risk can be found online at <https://www.ontario.ca/page/species-risk-guides-and-resources>.
- General inquiries related to the ESA or species at risk can be directed to SAROntario@ontario.ca

April 3, 2023

Julie Stewart, MCIP, RPP
County Planner
County of Lanark
jstewart@lanarkcounty.ca

**Re: Notice of Application and Consultation - Mill Run Extension (Menzie Almonte 2 Inc.)
Draft Plan of Subdivision – County of Lanark File No. 09-T-23003**

Dear Julie Stewart,

The Leeds, Grenville & Lanark District Health Unit (LGLDHU) is pleased to provide feedback on the Mill Run Extension (Menzie Almonte 2 Inc.) Draft Plan of Subdivision – County of Lanark File No. 09-T-23003

Communities in which people live, work, learn, and play have a significant impact on their health and well-being. Subdivision developments that are accessible, people-friendly, well connected, contain diverse land use, and provide a multi-modal transportation network offer residents opportunities to participate in healthy activities, to connect with each other, and provide chances to grow, live, and age well.

The development of this proposed subdivision includes health-promoting and protecting factors, including:

- New housing units that contribute to efficient land use and increased housing density and variety of housing types.
- A new parkland area.

Below, we offer suggestions for conditions of approval of the draft plan of the subdivision for your consideration that could further strengthen the health-promoting and protecting aspects of the proposed Mill Run Extension subdivision.

Infrastructure for Active Transportation

- Consider the following as conditions of approval for the proposed subdivision:
 - Build sidewalks on both sides of all new streets.
 - Build protected bicycle lanes/paths, which should be segregated (e.g., with a physical barrier) from motor vehicle traffic, on all new streets.
 - Note: Active transportation, including on designated infrastructure (e.g., sidewalks, bicycle lanes/paths) has numerous benefits on individual health, population health, the transportation system, social cohesion, the economy, and the natural environment.¹ Building a robust active transportation network can provide more equitable access to the amenities located in Almonte for residents without a motor vehicle.

- Include way-finding signage directing residents and visitors to local points of interest including amenities in Almonte.
- Include accessibility features (e.g., accessible pedestrian signals, tactile paving, etc.).
 - Note: Accessibility features can make the built environment friendlier for youth, families, older adults, and people with diverse physical abilities.

Streetscaping

- Consider the following as a condition of approval for the proposed subdivision:
 - Plant trees and install other amenities (e.g., street furniture, planter boxes)² to create an inviting streetscape to maximize youth-, family-, and age-friendliness of the area.
 - Note: Tree cover can contribute to improved air quality, shade, cooling, aesthetics, traffic-calming, and increased water infiltration.³ Fruit-bearing trees and planter boxes with edible products can contribute to the local food system.

Traffic-calming Measures

- Consider the following as a condition of approval for the proposed subdivision:
 - Install traffic-calming infrastructure (e.g., speed bumps, curb extensions, street trees, pedestrian crossings, etc.) at strategic locations to improve the safety of these roads for pedestrians, cyclists, and motorists.⁴

Local Park

- Consider the following as conditions of approval for the designated parkland in the proposed subdivision:
 - A community garden to encourage increased physical activity, healthy eating, knowledge of the food system, increased mental well-being, and social connections.^{5,6}
 - A splash pad or wading pool to provide a community-focused, family-friendly recreation option⁷ with more equitable access for cooling down during days of extreme heat, especially for community members who may not have access to air conditioning or other cool-down methods.
 - Note: Due to climate change, extreme heat events are expected to become more severe (e.g., hotter, longer, more frequent).^{8,9,10}
 - Shade structures (e.g., trees, built structures) to help reduce the risk of skin cancer, promote physical activity, and decrease local temperatures¹¹ and a source of free, potable water to help prevent heat-related illnesses.
 - A playground with barrier-free components and surfaces to allow for optimal accessibility and natural/adventure play components that encourage challenging play experiences, creativity, and age appropriate risk-taking behaviour.^{12,13}
 - Seating, washrooms, waste bins, bicycle parking, bicycle repair station, and picnic tables to improve the utility for youth, families, and adults of all ages and abilities.

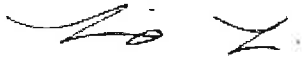
Climate Change Resilience Measures

- Consider the following as a condition of approval for the proposed subdivision:
 - Leave as many mature trees as possible and replace all felled trees by planting in a nearby area within the municipality.
 - Note: Tree cover can contribute to improved air quality, shade, cooling, aesthetics, traffic-calming, and increased water infiltration.³

LGLDHU encourages the Municipality of Mississippi Mills and the County of Lanark to continue to create healthy communities. Joseph Reid (Joseph.Reid@healthunit.org), Health Promotion Consultant and Danielle Shewfelt (Danielle.Shewfelt@healthunit.org), Municipal Public Health Nurse Liaison for the County of Lanark are looking forward to working with you to continue promoting healthy community development in Lanark and Mississippi Mills.

Sincerely,

THE CORPORATION OF THE LEEDS, GRENVILLE
AND LANARK DISTRICT HEALTH UNIT



Linna Li, MD, FRCPC
Medical Officer of Health and Chief Executive Officer

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From: Gail Ritchie
Sent: March 6, 2023 9:06 AM
To: Julie Stewart
Subject: Mill Run Extension

Dear Julie Stewart,

We live at _____ and our back yard abutts the extension land. We ask that you keep us informed as decisions are made about the development behind us. Our main questions are:

- will the significant difference between the elevation of our lot and the land behind us be changed and if so, by how much? What will it look like?
- will the cement brick retaining wall holding our back yard in place be altered?
- will we have storm sewers behind us?

Thank you,
George and Gail Ritchie.
Sent from my iPad

From: Rob Smith
Sent: March 7, 2023 10:31 AM
To: Julie Stewart
Subject: File No. 09-T-23003 Regional Group

Good Morning Julie,

Please keep me updated throughout the approval process of the Subject Land: Part of Lot 17, Concession 10, Town of Almonte.

My main concern will be how the Applicant will treat our property boundary. During our house construction (Leishman Dr), NeilCorps/Cavanagh installed a concrete retaining wall as well as a 7 ft chain link fence. This resulted in the loss of approximately 4 ft of our property.

I assume the subject land will be back -filled to be level with our property? If so, I assume I can tear down the chain link fence so that I can reclaim my 4 ft of property as per my Survey?

Cheers,
Rob Smith

From: Bernard Yu
Sent: March 16, 2023 1:03 PM
To: Julie Stewart
Subject: Part of Lot 17, Concession 10, geographic Town of Almonte

Re: File no. 09-T-23003

Hi Julie

We have reviewed the development plan. We noticed that there is no space between the developing property and mine. We have a concern about how the property line is treated. With the retaining wall, fence and the supporting gravel behind it, we lost about 4 feet or more of the usage of the property (appropriate 177.68 sq feet). If the developing property is back fill to the same level as mine. I assume the fence will be moved 4 feet or more to where the property line should be according to the survey.

Also, during the snow melting and rainy seasons, there is a lot of water running behind the retaining wall. It looks like a brook. If it is back filled, I concern about the water drainage.

Please keep me update and the approval process with your development plan. Thank you for your help.

From: Bonnie Yu & Bernard Yu

Almonte,

Sent from Outlook

From: Carole Roots
Sent: March 18, 2023 10:51 AM
To: Julie Stewart
Cc: Cory Smith; Christa Lowry; Rickey Minnille; Jane Torrance; Ken Kelly
Subject: Concerns about building proposal # 09-T-21002 Evoy Lands (Hannan Hills), 09-T-23003 Mill Run Extension, 09-T-23002 Mill Valley Estate; 09-T-21005 Mill Valley Living

To all concerned:

Please note that I am not opposed to growth but as a resident of Mill Run I wish to express my concerns regarding the lack of transparency and voice the following concerns:

1. Lack of Response to concerns submitted by the residents of Mill Run to Julie Stewart Aug. 3, 2021 Is this proposal still on following the receipt of a notice regarding building proposal # 09-T-21002 Evoy Lands (Hannan Hills) for 166 units.**the table?**

2. Concerns regarding the proposed building proposal 09-T-23003 Mill Run Extension (125 units), the lack of transparency. Not everyone in Mill Run received the notice and the plan/map sent with the notice was not accurate in relation to the Draft located on the Lanark County Site. The blocks on the notice seem to be from Sadler West where the draft shows that the blocks are located equally on both side of the Sadler extension). Not all the residents of Mill Run were sent notices.

3. Concerns regarding the proposed application of approval for File 09-T-23002 Mill Valley Estate (425 units)

4. Concerns regarding the building proposal 09-T-21005 Mill Valley Living (125 units)

Specific concerns identified to date regarding the proposals:

Water concerns: Phase 1 of Mill Run has already experienced some water pressure degradation which reduced the water pressure down 4 lbs/psi (realized and measured by some residents), what are 4 additional developments going to do to the pressure.

Storm Management 2.3.3 File #09-T23003: A second pond inlet and forebay are to be constructed behind the existing pond in Mill Run, to receive flows from the Mill Run Extension, and the existing pond outlet structure is to be maintained, if possible. **We strongly oppose to changes that affect the walking trail around the existing pond.** A lot of people use this walking trail for it's a great attention for wildlife. We hope that the second pond and inlet will leave some green space in between each pond for a walkway.

Road access concerns to Honeyborne, Leishman, intersection Conc. 11, Ottawa St. Appleton Side Road and March Rd.

Honeyborne

The only mention for the extension to join Honeyborne to Menzie and Adelaide was in proposal 09-T-21002 Evoy Lands (Hannan Hills) which stated that Honeyborne would be extended following 50% completion of the project.

The residents of Honeyborne do not want Honeyborne to be connected to Menzie and Adelaide.

Honeyborne already has enough traffic and **is already experiencing issues with Maude connecting to it, we have high school students don't make the stop on Maude and whip around the 90 degree bend that is too tight. Several near miss head to head collisions have been experienced.**

The part of Honeyborne connecting to Ramsay Conc. 11 has already seen a large increase in traffic along with issues with cars parked on the road between Horton and Ramsay Conc. 11

Leishman, Sadler, Leishman and Honeyborne

Sadler seems to be the only way out of the Mill Run Extension which will impact both Leishman and Honeyborne as they are a throughway to Ramsay.

The next 2-3 years of construction will affect the park as equipment whip up and down Sadler making it unsafe for kids in the existing park and extremely noisy for Mill Run.

There should be consideration to create a road on the back end of both proposed developments 09-T-21002 Evoy Lands (Hannan Hills) and 09-T-23003 Mill Run Extension to go from Ramsay Conc. 11 to Florence and Adelaide to Martin St. which would avoid the traffic going through Mill Run, give access for the construction of the Mill Run Extension and divert the traffic heading to Hwy 29

This access road is essential as it is imminent that the Mill Run Extension is just the beginning and there are future plan to go further.

Intersection (roundabout) at Conc. 11/Ottawa/Appleton/March

This intersection hardly support the existing traffic and we are proposing adding approx. 900 units which will turn into 1800 vehicles in Almonte East alone when including 09-T-23002 Mill Valley Estate and 09-T-21005 Mill Valley Living, 09-T-21002 Evoy Lands (Hannan Hills), 09-T-23003 Mill Run Extension

It is already dangerous as it is since people coming to and from March/Ottawa St. seem to think they have a right of way.

According to the report, the last Mill Valley Estate Traffic Impact Study for Mill Valley Estates Transportation Impact Assessment prepared by GGH Transportation in Nov. 2022 the existing traffic conditions were not anticipated to change for the 2027-2032 conditions other than adding bike and pedestrian access. **This is unacceptable.**

Could not find any maps representing the future growth of Almonte in its entirety as one map and coordination of traffic plans for all of the existing and future imminent proposals yet to be tabled.

Density of units

The concern raised and also left without conclusion or response regarding the proposal # 09-T-21002 Evoy Lands (Hannan Hills) to increase the density of residential units from the maximum of 35 units per net hectare to 52 units per net hectare which was a significant increase in the number of units to be built and required an amendment to the current zoning by-laws falling outside of the recommended standards of the Town of Mississippi Mills Community Official Plan at the time; **which would then open the door for all future developers to request similar amendments which is seems like it did looking at the density of all 4 proposals.**

Thank you for your attention to this matter,

Waiting for a response to my concerns

Respectfully

Carole Roots

From: Val Flynn
Sent: March 20, 2023 7:50 PM
To: Julie Stewart; Cory Smith; Christa Lowry; Ken Kelly; Rickey Minnille
Cc: Kathy Duffy; Carole Roots
Subject: Notice of Application and Consultation

Re: Mill Run Extension Notice 09-T-23003

In response to the above notice, I am submitting the following concerns:

1. The diagrams and maps for the extension of Mill Run all show an extension of Honeyborne Street. Several residents submitted their concerns regarding the extension of Honeyborne St. on Aug. 3, 2021 Notice #09-T-21002. We have yet to have a response to those concerns which are still valid today, however note the road extension appearing on several maps.
2. The Storm Management Report and maps are unclear as to the status of the walking path around the existing pond. Any removal of the existing walking path around the pond would severely impact the residents of Mill Run. This path is enjoyed by many and there is regular foot traffic on the path. In addition to a loss of enjoyment for the residents should this path be removed, it would be simply outrageous given the cost and time that went into building it. This path should be maintained and could be extended to add a loop around the newly designated storm management block.
3. There seems to be a lack of overall planning and coordination for the town of Almonte. Several notices all include a number of studies (draft plans, environmental impact statements, geotechnical investigations, servicing and stormwater management, transportation impact, etc.) These appear to be individual studies prepared in silos with no connection to surrounding plans. What is the big picture? What is the 5 year plan for the future?
4. There is a lack of transparency and communication as noted by the limited number of Mill Run residents who received this notice, the lack of information provided on the one page hand out, and the lack of feedback to Notice 09-T-21002.

Further to the above concerns this is to confirm by way of this written notice that I want to receive the decisions on the proposed plan for the extension of Mill Run.

Thank you for your attention to this matter.

Valerie Flynn

Almonte

From: Maureen Fitzmorris
Sent: March 28, 2023 12:09 PM
To: Julie Stewart
Subject: Re: Mill Run Extension Notice 09-T-23003

thanks very much, Julie, much appreciated.

From: Julie Stewart
Sent: March 28, 2023 9:50 AM
To: Maureen Fitzmorris; Cory Smith; Christa Lowry; Rickey Minnille
Subject: RE: Mill Run Extension Notice 09-T-23003

Hi Maureen

This e-mail is to acknowledge that comments have been received, thank you. Appreciate your comments and concerns.

Please find attached the draft plan and the planning rationale. The complete submission is available on the County of Lanark web site at the following link :

<https://www.lanarkcounty.ca/en/doing-business/planning-notices.aspx#09-T-23002-Mill-Valley-Estates>

All comments received by the County of Lanark are compiled and provided to the owner / agent to be addressed.

The municipality of Mississippi Mills will also be provided the comments for consideration in their review of the proposed draft plan of subdivision.

You will be notified of any future public meeting.

Thank you,
Julie

From: Maureen Fitzmorris
Sent: Tuesday, March 28, 2023 8:52 AM
To: Julie Stewart; Cory Smith; Christa Lowry; Rickey Minnille
Subject: Mill Run Extension Notice 09-T-23003

Re: Mill Run Extension Notice 09-T-23003

In response to the above notice, we are submitting the following concerns:

1. In August 3, 2021, Notice #09-T-21002, several of us on Honeyborne street collected signatures and submitted these along with our concerns regarding the extension of Honeyborne Street. These concerns are yet to be addressed, yet the new extension Mill Run includes this extension and ignores our concerns.
2. In the Summer of 2022, a footpath was completed around the pond at the end of Honeyborne. It is difficult to reconcile this along with the extension of the street along with building directly on the other sides of the pond. The path is used by numerous Mill Run residents on a daily basis. Also, the pond is home to geese, ducks and at times we

are privileged to see trumpeteer swans. This path should be maintained and could be extended to add a loop around the newly designated storm management block.

3. The long term plan for this area is certainly not clear and appears to disregard the wishes of all residents, not only on Honeyborne Street but all adjoining streets.
4. The Notice received is lacking in detail and does not address any of our concerns previously put forth in Notice 09-T-21002.

Further to the above concerns please take note that we wish to receive further details of this plan as well as any decisions that are made for the extension of Mill Run.

Thank you for your attention to this matter.

Maureen Fitzmorris & Patrick Donnelly,
Almonte, Ontario

From: Kathy Duffy
Sent: April 3, 2023 11:20 AM
To: Melanie Knight; Julie Stewart
Cc: 'Val Flynn; Christa Lowry; Julie Stewart; Cory Smith; Ken Kelly; Rickey Minnille; Roxanne Sweeney; Jeffrey Ren; 'Carole Roots'
Subject: Re: Notice of Application and Consultation - Mill Run Phase 7 and 8
Attachments: Mill Run Resident Signatures.pdf; Letter to Lanark County.pdf

Good Morning Melanie and Julie:

My husband and I live at _____ in Mill Run beside the SWM Pond. We were in Florida when the notice was sent out and we have just returned home this past Friday and therefore unable to submit a response to the Notice of Application and Consultation File No 09-T-23003 until now.

I have reviewed the documents submitted to Lanark County for this file and share the same concerns as stated in the written submissions made by our neighbours Val Flynn and Carole Roots. Please consider this email as our official request to be notified of any decisions made in respect to this proposed plan of subdivision.

Thank you Melanie for the information you have provided in response to Val's submission. It has been very informative. This is the first time we have been given any 'explanation' regarding the Honeyborne cul-de-sac extension. Changes to existing 'master plans' and development of new plans is a significant concern to us all. I appreciate you providing the link to MM-2048 - Mississippi Mills and for the notice of the public information meeting scheduled for April 13th. We will be sure to have representation at the meetings. I have subscribed to the link and we will continue to provide feedback and follow the progress of the Master Plan developments.

I have attached a copy of the original letter submitted to Lanark County and Mississippi Council and staff dated August 4, 2021 regarding File No 09-T-21002 Evoy Lands (Hannan Hills). It would be greatly appreciated if we could be provided with an update regarding the status of this proposed Subdivision and in particular the extension of Honeyborne Street.

Thank you for your attention to these matters.

Kathy & Ray Duffy

On Apr 3, 2023, at 6:30 AM, Melanie Knight <mknight@mississippimills.ca> wrote:

Hi Valerie,

Your email was forwarded to me, so I wanted to acknowledge receipt of it from Municipal staff and also provide some information on your comments below.

Planning applications are required to be circulated within a specific radius of the subject property, depending on the type of application. For subdivision applications it is within 120 metres of the subject property. To access plans and studies related to the Mill Run subdivision proposal, you can visit our website here for more detailed information than what was in the notice that you received. [Active Planning Notices and Applications - Mississippi Mills](#) There is also a Zoning By-law Amendment application related to the subdivision application which will be circulated soon so you should receive a notice for this application as well. All of the information related to the proposed Subdivision and the Zoning By-law Amendment will remain on our website, including any revised plans, until a decision on the application is made.

With respect to the road extension from Honeyborne, I will review this subdivision file and get back to you on the intent of the cul-de-sac. Often cul-de-sacs are put in as temporary features until future development occurs and road connections are made. In other cases, the cul-de-sacs are to remain as part of the permanent road network. I understand that there is confusion amongst residents, especially in subdivisions and areas that are slowly developing, as to where and when road extensions occur. It is for this reason that the Municipality is ensuring that for new subdivision development any cul-de-sacs that are planned as temporary and any future road connections are clearly signed when they are first constructed, so that new residents moving into the subdivision are aware of these future connections. Any future road connections are part of the official Subdivision Agreement, which is accessible to all prospective purchasers through real estate lawyers; however, it can be a detail that is overlooked when new homeowners purchase properties.

With respect to the expansion of the stormwater management pond, the Municipality will ensure that the existing trails are incorporated as part of the expansion, save and except the removal of the trail where the construction is required for the expansion of the stormwater management pond.

For the coordination between developments, the plans and studies submitted with the development are often very technical; however, they are required to take into account adjacent development as well as the Municipality's master plans. These master plans provide an overview

of the Municipality's long-term plans (5, 10, 15, 25-year timeframes) to ensure that development can be accommodated within the Municipality's current infrastructure capacity and also provide for recommendations for any upgrades that are necessary before new development is permitted to proceed. All of these elements are reviewed by Municipal staff as part of the technical review of planning applications and so while, it may appear to not be coordinated, I can assure you that the coordination of the review is completed and is part of the Municipal staff's analysis and recommendations to Council on planning applications.

You may be interested to know that the Municipality is just beginning the process to update a number of Master Plans. You can find more information here: [MM 2048 - Mississippi Mills](#)

I hope this information helps. I will look into the Honeyborne cul-de-sac question and get back to you when I have more information to share.

Melanie

Melanie Knight, Senior Planner

Municipality of Mississippi Mills

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

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: Val Flynn
Sent: March 20, 2023 7:50 PM
To: Julie Stewart; Cory Smith; Christa Lowry; Ken Kelly; Rickey Minnille
Cc: Kathy Duffy; Carole Roots
Subject: Notice of Application and Consultation

Re: Mill Run Extension Notice 09-T-23003

In response to the above notice, I am submitting the following concerns:

1. The diagrams and maps for the extension of Mill Run all show an extension of Honeyborne Street. Several residents submitted their concerns regarding the extension of Honeyborne St. on Aug. 3, 2021 Notice #09-T-21002. We have yet to have a response to those concerns which are still valid today, however note the road extension appearing on several maps.
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3. There seems to be a lack of overall planning and coordination for the town of Almonte. Several notices all include a number of studies (draft plans, environmental impact statements, geotechnical investigations, servicing and stormwater management, transportation impact, etc.) These appear to be individual studies prepared in silos with no connection to surrounding plans. What is the big picture? What is the 5 year plan for the future?
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Further to the above concerns this is to confirm by way of this written notice that I want to receive the decisions on the proposed plan for the extension of Mill Run.

Thank you for your attention to this matter.

Valerie Flynn
Almonte

From: Lisa Clare
Sent: April 3, 2023 1:36 PM
To: Julie Stewart
Subject: File 09-T-23003 Mill Run Extension

Hi there,

I am writing to submit my concerns regarding the proposed extension of the Mill Run subdivision file 09-T-23003.

I am a resident of Mill Run on Leishman Drive and back onto the proposed extension. I have lived here since 2020 and when we purchased our lot in 2019 we were told that the land behind our property would not be developed for at least 15 years if ever.

Here is as brief an outline as I can manage:

1. Traffic.

Access to the site will be from Sadler Dr (we assume, where else would it be?) and given there is a park right at the extension point this is concerning as a parent of 2 young children. Construction traffic, noise and dirt are an issue for a space that was recently finished (Mill Run park) and it will greatly affect families wanting to enjoy this space. Safety of little ones at the park is also a big concern.

2. Wildlife.

Over the last 3 years we have witnessed deer, turkeys, coyotes, ermines, beavers, turtles and a myriad of birds, squirrels and other animals who make this area their home. Further clearing of the land pushes those animals out of their homes and destroys what has become a sustainable ecosystem. Given the number of other subdivision applications the county has that have been for areas that are nearly already cleared or flat, it would be a shame to destroy this land. It feels greedy to do this.

3. Growth/Population/Infrastructure

Given the number of subdivision notices for Almonte at the moment, the amount of growth that is occurring is also concerning. From what I understand, there are 125 units being planned for the Mill Run extension. Add to the 166 for Hannan Hills, 93 for Mill Valley Living and 471 for Mill Valley Estates, 57 for Hilan and 225 for Browns Land, one has to wonder when will it end? Our town has seen exponential growth since we first moved here in 2016 and our infrastructure cannot be maintained without significant work. There is one tiny grocery store that is incredibly expensive. There is a lack of childcare services for young ones. And while we have a very charming Mill Street with shops and restaurants which attract tourists, there is a lack of services for the day to day. Almonte is not supposed to be Carleton Place and if there is so much growth being planned as is, that is what a lot of residents feel it will turn into.

Finally, at the very least for the wildlife and environmental aspect, I truly hope that if Almonte is so in need of more development, concentrate on Mill Valley and Browns Land, developments that are bigger and on land that is already flat and cleared. It would be such a shame to destroy what is there all in the name of making money. I strongly feel like the Mill Run extension is not what this town and its residents want or need, nor is it what we were told would happen when

we purchased our homes with Neilcorp. Please consider the residents who are already here and not the potential buyers in the future.

Thank you for your time.

Lisa Clare

Resident of Mill Run on Leishman Drive.