

99 Christie Lake Road, Perth, ON K7H 3C6

Ash Sharma
Owner, 13165647 Canada Inc.
790 Rue Verdure
Brossard, QC J4W 1R3

April 1, 2025
Via email – ashmontreal@yahoo.com

SUPPLEMENTAL to Status Letter dated December 11, 2024 for a Draft Plan of Subdivision – Menzie Enclaves
Park Lot 2, Block C, Henderson Section, Registered Plan 6262; and Lots 1-25, Park Block C, McLean Section, and Alfred Street and Alexandria St, Registered Plan 6262, former Town of Almonte, Municipality of Mississippi Mills
County File No. 09-T-23006

This is a supplementary letter to the Status Letter previously issued on December 11, 2024. Supplemental letters are issued when new material information is provided to the County following the issuance of a Status Letter and should be formally documented as a part of the approval process. The information contained in the December 11, 2024 Status Letter still remains valid, and this letter serves to add new details to it. The supplemental information includes new comments received from the municipality on March 23, 2025, as outlined in the table below.

Agency Name	Date Received	Comments
Municipality of Mississippi Mills	March 23, 2025	Comments related to Capacity Allocation process

For ease of reference to expedite the review, the submission back to the County in response to the Status Letter issued December 11, 2024 and this Supplementary Letter shall include a cover letter that:

- includes the date the updated submission is made
- includes an index of all documents, drawings and reports included in the submission; and
- any updated contact information for the file, including changed or new agents or firms.

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The submission shall also include:

- a document that summarizes the full scope of issues and comments, itemized by issue and grouped by agency or stakeholder, and details how the updated submission addresses them.
- the associated documents, drawings and updated reports
- a link to a location where the documents can be reviewed and retrieved, valid for a minimum of 15 days.

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

Sincerely,



Koren Lam
Senior Planner
Lanark County

CC: Mongi Mabrouk, Advance Engineering Ltd.
Melanie Knight, Mississippi Mills
Mercedes Liedtke, Mississippi Valley Conservation Authority
Mike Dwyer, Lanark County



Koren Lam

From: Melanie Knight <mknight@mississippimills.ca>
Sent: March 17, 2025 8:20 AM
To: Ash Sharma; Koren Lam; Ken Kelly
Cc: Luke Harrington; Michel Asselin
Subject: RE: Infra plan connection from the city to Cavanagh project and Menzie Enclaves project

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 Ash,

Please see the following answers below. We will provide an additional response to the County via a comment response letter. Please refer to the [Council agenda](#) outlining the Capacity Allocation and process to apply.

Any revisions to the servicing study needs to be resubmitted with the changes, not just noted.

If the desire is to move forward ahead of Hannan Hills, you will be required to provide detailed design drawings for the servicing/design of Adelaide Street to bring the Municipal services to the site as well as the eventual design (cross section) of Adelaide Street. The arrangement would then be flipped whereby the Hannan Hills development would be required to enter into a cost sharing agreement with the developer of Menzies subdivision.

I hope this makes sense.

Melanie

Melanie Knight (she/her)
Director of Development Services and Engineering
Municipality of Mississippi Mills
613-256-2064 | mknight@mississippimills.ca

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From: Ash Sharma <ashmontreal@yahoo.com>
Sent: March 4, 2025 3:47 PM
To: Melanie Knight <mknight@mississippimills.ca>; klam <klam@lanarkcounty.ca>; Ken Kelly <kkelly@mississippimills.ca>
Subject: Re: Infra plan connection from the city to Cavanagh project and Menzie Enclaves project



March 23, 2025

Koren Lam, Senior Planner
Lanark County

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

**Re: Fifth Submission Comment Letter – Subdivision Application
Menzie's Enclave
09-T-23005 (County File Number)**

MUNICIPALITY OF MISSISSIPPI MILLS

Planning Department

1. Please refer to the [Council agenda](#) outlining the Capacity Allocation and process to apply.
2. The Municipality has reviewed the agreement between the Menzies Enclaves development and the Hannan Hills development. It is noted that in this agreement, it is mutually agreed that the new streets introduced by Hannan Hills and Menzies Enclaves are to be aligned as much as possible where they intersect with Adelaide St. Staff note that if Street B were eliminated and the townhouses reoriented to Street A this will provide for flexibility for street alignment with Hannan Hills/Adelaide St and an opportunity to have larger rear yards for the lots backing the buffer area (see Figure 1 below).

Engineering Department

3. Any previous engineering comments need to be responded via revised reports or plans, not only responses to the comments.
4. The Department has reviewed the cost sharing agreement. Please provide details on the following:
 - a. Please clarify which party is constructing any required sidewalks and street trees within the Adelaide Street right-of-way.
 - b. Please clarify which party is constructing required street lighting within the Adelaide Street right-of-way.
 - c. Please clarify which party will be coordinating utilities within the Adelaide Street right-of-way.
 - d. Please clarify which party will be coordinating the extension across the drain connecting to Honeyborne.
 - e. Please clarify which party will be posting securities for all off-site works on Adelaide Street and Florence Street construction).

Please note that the above questions will also be posed to the applicants for the Hannan Hills subdivision application.

Please amend the Site Servicing Report to reference and tie into the Hannan Hills subdivision Site Servicing Report.

The next submission should address every one of the comments or issues noted above, to ensure the effectiveness and consistency of the next review. A cover letter must be included that states how each comment was addressed in the resubmission. Please coordinate the numbering of each resubmission comment, or issue, with the above noted comment number.

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, Engineering Technologist
 Mike Asselin, Sr. Engineer
 Cory Smith, Director of Roads and Public Works
 Ken Kelly, CAO

