

**Cover Letter / Comments in purple by
Mongi Mabrouk (Advance Engineering Ltd.)
on Municipality Letter sent on December 5, 2024 to Lanark County**

Municipality of Mississippi Mills
Development Services and Engineering Department
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December 5, 2024

Koren Lam, Senior Planner
Lanark County

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

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

Please find below the consolidated comments from the Fourth Review of the above noted application.

MUNICIPALITY OF MISSISSIPPI MILLS

Planning Department

Capacity Allocation

1. Please refer to the attachments below to access the three Committee of the Whole meetings where staff presented reports regarding the limitations of the existing wastewater treatment plant and the introduction of a Capacity Allocation By-law.

September Meeting: <https://pub-mississippimills.escribemeetings.com/Meeting.aspx?Id=ae664066-9f5c-476b-8691-9bb1dbe7bb46&Agenda=Agenda&lang=English&Item=30&Tab=attachments>

November Meeting: <https://pub-mississippimills.escribemeetings.com/Meeting.aspx?Id=588ff3b6-c825-4720-a897-9fcfd31e06ff&Agenda=Agenda&lang=English>

December Meeting: <https://pub-mississippimills.escribemeetings.com/Meeting.aspx?Id=43d39dea-1dca-4f23-9b7a-5a960313e2c4&Agenda=Agenda&lang=English>

Staff anticipate that the proposed Capacity Allocation By-law will be passed at Council on December 10, 2024.

AE: We acknowledge that the municipality will allocate wastewater capacities to new subdivisions according to new By-law.

2. With respect to the email dated November 29, 2024 (attached), please be advised that the Municipality was not aware of the capacity constraints with the wastewater treatment plant until September 2024.

AE: Noted. The Master Plan showed a committed capacity allocated to the infill subdivision, that is why we moved forward. See the servicing report.

Engineering Department

Water

3. Section 2.2.1 table has incorrect residential average demand. Please revise.

AE: Report has been revised. The Appendix and the Water Demand Form both showed the correct value 350 L/c/day. No effect on the design that used 350 L/c/day.

4. Fire flow demand in Mississippi Mills is to be FUS only. Please remove references to city of Ottawa for fire flow calculations.

AE: Report has been revised and References to Ottawa guidelines have been removed.

Wastewater

5. Infiltration rate shall be 0.33 L/s/ha for sewers. No need for wet and dry weather flows. Please revise accordingly.

AE: Report has been revised. 0.33 L/s/ha has been used.

Stormwater

6. Section 1.4.3 – second paragraph is not consistent with the purpose of the section. Please revise.

AE: Paragraph in question has been removed.

7. Please clarify what the ultimate volume of the stormwater management pond will be and show what calculation method used to achieve the total. The current total volume in the report is not consistent with the dimensions quoted and clarification needs to be provided. Please revise accordingly.

AE: We have provided more clarification in the revised report.

Servicing

8. Are there updated servicing drawings showing the proposed systems and connections to future infrastructure? It is our understanding that the

development will connect to the infrastructure that will be built by Cavanagh as part of the Hannan Hills subdivision. The application is considered incomplete in terms of proposed servicing. Please revise drawings and report to reflect servicing conditions at the time when Hannan Hills has installed the necessary services for development at the Menzies Enclave site.

AE: We have received a concept plan from Hannan Hills design team showing the proposed elevations of Adelaide St grade and sewers. We have used the pertinent information in our design. We are attaching servicing and grading plans that reflect the coordination.

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 co- ordinate 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