

**CORPORATION OF THE COUNTY OF LANARK**

**\*\*\***

**MUNICIPALITY OF MISSISSIPPI MILLS**

**\*\*\***

**PLANNING RATIONALE**

**In support of**

**Draft Plan of Subdivision Application**

**MENZIE ENCLAVES SUBDIVISION**

**ADDRESS:**

**ADELAIDE ST, ALMONTE, ON**

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# TABLE OF CONTENTS

1.0 INTRODUCTION.....	2
1.1 Objective.....	2
1.2 Site Location - Description and Community Context.....	2
1.3 Pre-Application Consultation.....	3
2.0 APPLICATION PROPOSAL.....	5
2.1 Proposed Draft Plan of Subdivision and Zoning By-law Amendment.....	6
3.0 PLANNING POLICY ANALYSIS.....	6
3.1 Provincial Policy Statement 2020.....	7
3.2 Lanark County Sustainable Communities Official Plan.....	7
3.3 Town of Mississippi Mills Community Official Plan.....	8
3.3.1 Growth and Settlement Policies.....	8
3.3.2 Residential Policies.....	8
3.3.3 Medium Density Residential Developments Criteria.....	8
3.3.4 Existing Uses Compatibility and Historical Character.....	8
4.0 BUILDINGS DESIGNS AND SURROUNDING RESIDENCES.....	9
5.0 TRAFFIC CIRCULATION, EMERGENCY VEHICLES OPERATION, ON AND OFF STREET PARKING AND STREET LIGHTING.....	9
6.0 LANDSCAPING, LOTS GRADING AND DRAINAGE.....	9
7.0 PROPOSED STORMWATER MANAGEMENT.....	9
8.0 FULL MUNICIPAL SERVICES TO ACCOMMODATE PROJECT NEEDS.....	9
9.0 DENSITY PROVISIONS, HEIGHTS AND HOUSING STYLES.....	10
10.0 URBAN DESIGN POLICIES.....	10
11.0 SUPPORTING MATERIAL.....	11
11.1 Provisional Infrastructure and Stormwater Management Concept Plan.....	11
11.2 Environmental Impact Assessment.....	11
11.3 Transportation Impact Study.....	12
11.4 Environmental Site Assessment.....	12
11.5 Stage 1 and 2 Archaeological Assessment.....	12
11.6 Preliminary Geotechnical Investigation.....	12
12. CONCLUSION.....	12

**Addenda:** Addendum # I - Land Ownership Proof, Addendum # II – Subdivision Draft Plan, Addendum # III –Environmental Impact Assessment, Addendum # IV – Geotechnical Investigation, Addendum # V – Archaeological Assessment, Addendum # VI – Servicing Preliminary Report, Addendum # VII – Stormwater Preliminary Report, Addendum # VIII – Grading Plan.

## 1.0 INTRODUCTION

### 1.1 Objective

This Planning Rationale is to support the application for a Draft Plan Approval of a subdivision on lands located near and within the urban serviced area of Almonte, Municipality of Mississippi Mills. The project is being owned by 13165647 Canada Inc. and is to be known as “**Menzie Enclaves**”.

### 1.2 Site Location - Description and Community Context

The subject land lots are located inside the northern limit of the urban boundary of the Municipality of Mississippi Mills and are legally described as:

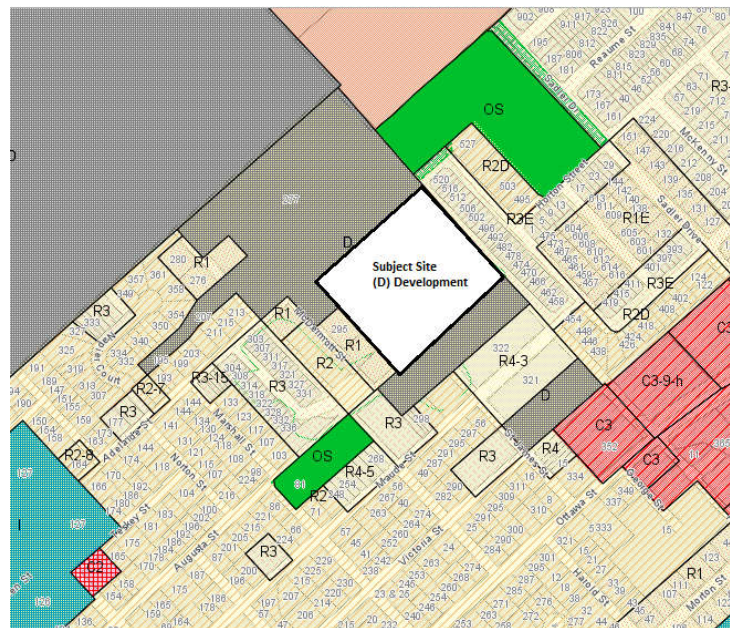
- a) Park Lot 2, Block C Henderson Section, Plan 6262 in Municipality of Mississippi Mills in the County of Lanark of a size of 3.1 acres.
- b) Lots 1 to 25 inclusive, Alfred Street and Alexandra St, Mclean Section, Plan 6262 of a size of 4.1 acres.

The total area being 7.2 acres that is 2.92 hectares. Ownership proof is attached in **Addendum # I**.



**Fig. #01 - Land Location**

The subject lands are currently undeveloped and covered with trees and dense vegetation. They are among the last few remaining infill development parcels within the urban limits of the Town that are readily serviceable for residential development, and are within short walking distances to nearby community parks, schools, and commercial facilities that are located along the Ottawa Street corridor. The site designation on Schedule A of the County of Lanark Official Plan is “Settlement Area”. It is designated as “Residential” in the Town of Mississippi Mills Community Official Plan as shown below:



**Fig. # 02 - Mississippi Mills Official Plan**

The property is zoned as Development (D) in the Municipality of Mississippi Mills Zoning By-law 11-83.

### 1.3 Pre-Application Consultation

A pre-application consultation meeting with the County of Lanark and the Municipality of Mississippi Mills was held on July 14, 2022 to discuss a proposed preliminary concept subdivision plan showing a combination of semi-detached and some single home dwellings as presented to the Municipality planner.

The objective was to obtain sufficient information and preliminary comments about the feasibility of the development and to confirm the application submission requirements.

Following the pre-consultation meeting, the following studies and plans were required by the County for the application:

- i) Planning Rationale
- ii) Environmental Impact Assessment
- iii) Servicing Options Statement
- iv) Conceptual Storm drainage and Water Management Plan
- v) Grading Plan
- vi) Archaeological Assessment

The Geotechnical Report and Traffic Impact study were not required. The Municipality planner has also advised that a Zoning By-law Amendment application would be required to reflect the proposed land uses. The zoning according to Melanie Knight calls for 19 units per hectare. The proposed concept plan met this density requirement with its 55 units on 2.92 hectares.

The preliminary comments and review by the Municipality of Mississippi Mills Planning department supported the project as meeting the zoning requirements as well as not necessitating any contribution of land for recreational and parks since the project was considered as a small one.

The subdivision layout is shown below (Fig. # 04). The Draft Plan is attached as PDF in Addendum # II.

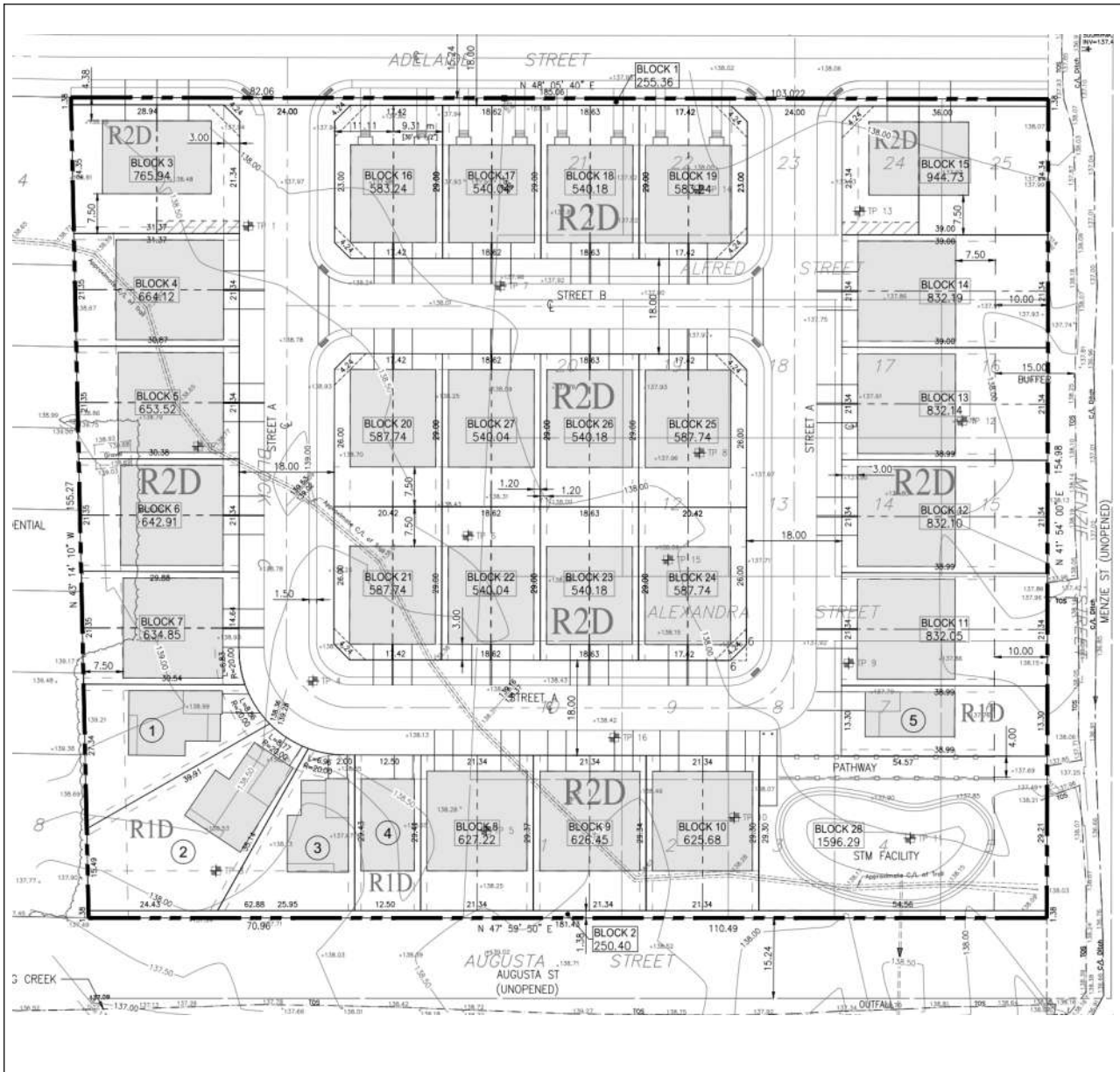


Fig. # 03 proposed Subdivision Layout

Parcel Name	Square Meters	Hectares	Perimeter (m)
Block 1	255.36	0.03	372.85
Block 2	250.4	0.03	365.65
Block 3	765.94	0.08	110.24
Block 4	664.12	0.07	104.93
Block 5	653.52	0.07	103.93
Block 6	642.91	0.06	102.94
Block 7	634.85	0.06	103.23
Block 8	627.22	0.06	101.46
Block 9	626.45	0.06	101.39
Block 10	625.68	0.06	101.32
Block 11	832.05	0.08	120.66
Block 12	832.1	0.08	120.66
Block 13	832.14	0.08	120.67
Block 14	832.19	0.08	120.67
Block 15	944.73	0.09	124.92
Block 16	583.24	0.06	95.33
Block 17	540.04	0.05	95.24
Block 18	540.18	0.05	95.25
Block 19	583.24	0.06	95.33
Block 20	587.74	0.06	97.09
Block 21	587.74	0.06	97.09
Block 22	540.04	0.05	95.24
Block 23	540.18	0.05	95.25
Block 24	587.74	0.06	97.09
Block 25	587.74	0.06	97.09
Block 26	540.18	0.05	95.25
Block 27	540.04	0.05	95.24
Block 28	1596.29	0.16	167.64
1	589.61	0.06	106.64
2	852.62	0.09	123.72
3	524.79	0.05	99.47
4	367.75	0.04	83.84
5	518.55	0.05	104.58

Fig. # 04 - Subdivision Parcel Area Schedule

## 2.0 APPLICATION PROPOSAL

Housing being in shortage and scarce in Ontario and in Canada as a whole, the Centre for Economic Analysis (CANCEA)'s President Paul Smetanin has concluded in a study that single detached housing is the least productive use of land and that while high rise and condos are the most productive use of land, people typically do not want to live in mid or high rises. Townhouses, duplexes and row housing are referred to as gentle density and are often simply missing in cities developments. This proposed development adheres with this conclusion.

## 2.1 Proposed Draft Plan of Subdivision and Zoning By-law Amendment

The proposed development consists of a mix of 50 semi-detached and 5 single detached homes. The developer has determined that this developing typology will offer a reasonably-priced housing for young couples and senior citizens who would prefer single floor bungalows. The development will not seek a higher density, instead it will comply with the current Official Plan and Zoning.

In their Planning Rationale submitted to the County and the Town of Mississippi Mills, Cavanagh/Neilcorp Group, the developer of *Hannan Hill* project located north of our project, outlined the street access to both subdivisions by widening existing Florence Street and Adelaide Street right-of-ways to 18 m. Adelaide Street will eventually connect to Honeybone Street and *Mill Run*. 13165647 Canada Inc. proposal will follow this plan. In addition, sidewalks have been added to provide pedestrian connectivity within the streets as required in the Official Plan.

As shown in the Draft Plan (**Fig. # 04 - Addendum II**), a 15-m wide buffer measured from the top of the creek west bank has been provided along Menzie Street at the east side of the site. The buffer will preserve the natural qualities associated with the creek/municipal drain and will add a considerable green space in the area. This item is further discussed in the detailed Environment Impact Assessment report (**Addendum # III**).

The subdivision streetscape, as laid in the Draft Plan, will accommodate semi-detached single floor and two floor units. 5 lots are single family units. It may be pointed at this conjecture that the term “affordable housing” generally refers to housing for low moderate income households priced at or below the average rent or selling price for comparable housing in a specific geographic area. Our project is planned to give homebuyers a good quality housing at a competitive cost to similar housing in the area.

The units shall have a range of housing styles and options. All units shall have private parking as well as garages. The units shall be around 1200 to 1600 sq.ft in area with pitched roofs and partial stone veneer on facades with vinyl or wood cladding around the buildings. All buildings shall meet the latest insulation and energy conservation provisions. To allow reasonably priced homes for the first time buyers, the units shall have a maximum of three bedrooms and two in case of single floor bungalows. All homes will be free hold and offered at market rates.

All units shall have municipal water and sewage services which are the most important servicing for protection of the environment and healthier living. Stormwater generated by the development will be managed in an on site facility. 13165647 Canada Inc. is working closely with Cavanagh/Neilcorp Group and Mississippi Mills engineers on creating common servicing infrastructure and roadways.

## 3.0 PLANNING POLICY ANALYSIS

The proposed development is consistent with the 2020 Provincial Policy Statement regarding provincial interests and in conformity with Lanark County Sustainable Communities Official Plan and Municipality of Mississippi Community Official Plan.



### 3.1 Provincial Policy Statement 2020

2020 PPS calls for strong, affordable, efficient, environmentally sound, sustainable communities protective of provincial resources and public health and safety as well as those offering social well being. And it calls for efficient use of land within areas already settled and to be cost effective and adjacent to existing public infrastructure.

The proposed project is located within this urban boundary of the Town of Almonte and shall provide a mix of residential buildings for future growth and are compatible with the existing community.

PPS policy also directs that planning authorities besides providing a mix of housing options and densities to meet the market needs and the housing bring long term prosperity for a diversified work force. The present subdivision has freehold ownership by individuals of all age groups and in having municipal infrastructure protecting the environment will minimize risks to human being health and safety. Via a designed stormwater management accommodated through an efficient use of land and its buffer zones, it will provide a well balanced and an efficient use of an infill site literally neglected and undeveloped to this date.

An Environmental Impact Assessment (**Addendum # III**) and related natural heritage study provided by *Gemtec Consulting Engineers* addresses the natural considerations of PPS's interest. Further, a complete soil study (**Addendum # IV**) provides the information on the soil and concludes that subject lands are devoid of any contamination or presence of organic soil.

An archaeological study (**Addendum # V**) also included in this application for draft approval indicates the non presence of any artifacts of historical or archaeological value. The requirements of the PPS in regard to safety, public health protection, natural and human created hazards are met and the proposed residential development as per the policies of Section 3 of PPS has no environmental concerns.

### 3.2 Lanark County Sustainable Communities Official Plan

Adopted by the Council on June 27<sup>th</sup>, 2012, the Lanark Sustainable Communities Plan calls for growth and development within settlement areas as applicable to Official Plans and demands an adequate supply of residential lands providing a mix of low and high density housing. In our present project, the developer has chosen to stay with a medium density to provide neighbourhood facilities that are appropriate to the needs of individuals and families in the community without any dense housing.

The proposed subdivision will meet the projected demographic and market requirements over a period between two and three years and address the present housing crisis with its limited but sufficient number of housing units of different ranges.

Further, Phase I Gemtec Consulting Engineers' preliminary study, done in spring of 2022 (**Addendum # III – part A**), initially confirmed that there were no environmental concerns associated with previous land uses on the property and a more detailed one (**Addendum # III – Parts B,C**) confirms that the proposed residential development will be consistent with the 2020 Provincial Policy Statement. 3.2 Lanark County Sustainable Communities Official Plan.

Section 8.2.1 of the County Plan requires a list of studies and technical requirements to be reviewed at the time of subdivision application. Attached studies confirm that the project meets the policies of the County of Lanark Official Plan.

### **3.3 Town of Mississippi Mills Community Official Plan**

Adopted by the Municipality of Mississippi Council on December 13, 2005, and amended by OPA #21, the Mississippi Mills Community Official Plan identifies the subject lands as being within the urban boundary and having a Residential designation.

#### **3.3.1 Growth and Settlement Policies**

The Mississippi Mills Official Plan calls for directing urban developments towards and around existing communities with full services and efficient use of land. The present land lots are on a large unutilized area and the development can accommodate the increase of density in the area via its compact development and creates for an intelligent use of land.

#### **3.3.2 Residential Policies**

The objectives of the Municipality of Mississippi Mills to have developments that provide a range of housing options to meet the current and future needs of the community – that is a comfortable density providing safe and healthy living, and within municipal sewer and water services are met by the proposed subdivision.

The project with its planned semi detached units and a few single home lots provides a balanced project allowing designs compatible with the existing surroundings.

Even though the Municipality of Mississippi Mills to our understanding has established a mix of 70% low density, 30% medium density and 30% rental housing with a maximum density of 35 units per hectare, the present project has a much lower density. 50 semi-detached and 5 single home lots on 2.92 hectares meets the recommendations by the Municipality planning department.

Thus the projected subdivision not only meets a range of housing allowing a pleasant development with large streets, street parking availability but also a medium density development suitable for young couples, families and elder folks alike. And a possibility of few units for the select few who may want single family homes of a smaller size.

#### **3.3.3 Medium Density Residential Developments Criteria**

- a) Proximity to shopping, healthcare, education and other community activities as well as recreational amenities.
- b) Close to the commercial gateway corridor, the Almonte Hospital being about 1 km away. Almonte High School and two local parks namely Mill Run Park and Augusta St park and several amenities are within the neighbourhood.

#### **3.3.4 Existing Uses Compatibility and Historical Character**

Named after the adjoining Menzie Street, Menzie Enclaves is situated in an area with older housing as well some new and its design and medium density plan will be ambient with the neighbourhood. In naming it as an “Enclave”, the developer hopes to attract homebuyers with respectful cultural values.

Families, working people, retired or semi retired, individuals and couples able to traverse from Ottawa and nearby busy areas to a quieter corner that Mississippi Mills Municipality.

#### **4.0 BUILDINGS DESIGNS AND SURROUNDING RESIDENCES**

The proposed housing units will be single and double storied buildings with a variation in heights. Minimum shadows will affect neighbouring houses located west of the site. The development is architecturally compatible and integrates well with the current surrounding residential area. Setbacks are shown in the proposed Draft Plan.

#### **5.0 TRAFFIC CIRCULATION, EMERGENCY VEHICLES OPERATION, ON AND OFF STREET PARKING AND STREET LIGHTING**

The development will have two main access points via Adelaide St. All streets are two way traffic lanes with sidewalks. In addition to the private driveways and garages, wide lanes will allow street parking. The streets will also accommodate emergency vehicles. Individual street lighting in each driveway to be standard for all units. A proposed pathway will connect the development to Menzie St or Augusta St and will promote pedestrian movements. The medium density choice helps maintain a smoother traffic flow.

#### **6.0 LANDSCAPING, LOTS GRADING AND DRAINAGE**

By offering larger than normal widths for the semi-detached and some single homes lots, the landscaped areas will be increased. Stormwater runoff quantities will be decreased due to infiltration. Flattened grading and on-site and low impact measures will be implemented in order to mitigate any negative impact on the receiving watercourse.

#### **7.0 PROPOSED STORMWATER MANAGEMENT**

A proposed stormwater facility will be constructed at the south east of the site. The municipal drain on Menzie and Augusta Street is not expected to be affected by the post development conditions. The stormwater facility will be conceded to Municipality.

#### **8.0 FULL MUNICIPAL SERVICES TO ACCOMMODATE PROJECT NEEDS**

Discussions have been carried out with Mississippi Mills Municipality staff: Planner Ms Melanie Knight, Acting Director of Roads and Public Works Mr Cory Smith, Director Mr David Shen and Consultant *JL Richards engineers* in regards to water and sanitary services. Also, there was a co-ordination with Cavanagh/Neilcorp group team who have provided a plan showing the locations of their future connections to the Town services. *Menzie Enclaves* development has been considered in their design, and there is enough capacities for water and sewer. The present subdivision plan is adequately serviced by the infrastructure as presented in the "Serviceability and Conceptual Stormwater Management Report as submitted by the Cavanagh/Neilcorp group. Per Subdivision Plan indicating provisional infrastructure to be installed, the water management is well covered. The final plan will be supplied following a determination on the details of the connecting point, its depth, capacity and details on a pumping station that is expected to be required. Also shall be determined the final soil levels of the roads at this point.

## 9.0 DENSITY PROVISIONS, HEIGHTS AND HOUSING STYLES

The proposed subdivision plan is conforming to the applicable zoning and was revised according to the input by Mississippi Mills Municipality Planner and Acting Director of Roads and Public Works 's counsel and suggestions. The medium density provides fewer units and therefore matches the available servicing capacities. This is partially motivated by the desire of the developer to obtain a rapid draft plan approval that will reduce the development cost. Any saving will benefit future homebuyers, and fill the urgent need for housing. designed housing development that can be built rapidly.

The proposed street layout will allow residents to move in and out of their homes without obstructions or noise disturbances during construction. It is planned to have Linear construction. The density of 19 units per hectare being less than what is required in the above section 3.3.2 has been considered acceptable by the Municipality of Mississippi Mills. It provides a pleasant and healthy community for homebuyers.

The soil tests indicate rock formations within inches below existing surfaces. The solid rock beneath foundations would allow basements with large windows, a better drainage, first and second floors in non bungalows units flush with exterior light.

There are four types of units, they being semidetached two floor three bedrooms homes, single floor bungalows, single floor bungalows with a loft, and some single family homes. All homes to have consistent vinyl and some masonry veneer.

Quality material, uniformity in design and higher than usual insulation as well gas heating combined with heat pumps to be integrated.

## 10.0 URBAN DESIGN POLICIES

The Municipality of Mississippi Mills Official plan's zoning bylaw establishes the heights, distances from property lines and street setbacks. They have been followed to the last detail via regular communications with the city staff.

City design policies are met as follows:

- a) The two land lots have an area of 2.92 hectares which meets the zoning requirements of 19 units per acre and was considered acceptable by Municipality Planner Ms Melanie Knight in the July 14, 2022 pre-consultation meeting with Ms Julie Stewart and other city staff and consultants. Per this meeting, the city considered the plan to be meeting city zoning requirements and did not see a need for any recreational land as the areas around provided much so.
- b) Zoning law compliance
- c) The zone matrices below (**Fig:# 06**) indicates lot areas, front yard, rear yard and lot frontage and maximum building height.

SINGLE-DETACHED DWELLING	R1			R2		SEMI-DETACHED DWELLING R2					
SUBZONING	R1C	R1D	R1E	R2C	R2D	SUBZONING	R2A	R2B	R2C	R2D	R2E
LOT FRONTAGE (m)	15.0	12.0	12.0	15.0	15.0	LOT FRONTAGE (m)	10.5	10.5	9.0	7.5	9.0
MIN. LOT AREA (m <sup>2</sup> )	440	360	360	450	450	MIN. LOT AREA (m <sup>2</sup> )	315	315	270	225	270
MIN. FRONT YARD (m)	6.0	4.5	3-5	4.5	3.0	MIN. FRONT YARD (m)	5.0	5.0	4.5	3.0	3.0
MIN. REAR YARD (m)	7.5	7.5	7.5	7.5	7.5	MIN. REAR YARD (m)	9.0	6.0	7.5	7.5	6.0
MIN. EXT. SIDE YARD (m)	4.5	4.5	3.0	4.5	3.0	MIN. EXT. SIDE YARD (m)	4.5	4.5	4.5	3.0	3.0
MIN. INT. SIDE YARD (m)	1.2	1.2	1.2	1.0	1.2	MIN. INT. SIDE YARD (m)	1.0	1.2	1.2	1.2	1.0
MAX. HEIGHT (m)	9.5	9.5	9.5	11.0	11.0	MAX. HEIGHT (m)	11.0	11.0	11.0	11.0	11.0

Fig. # 05 – Zoning matrices

## 11.0 SUPPORTING MATERIAL

The proposed subdivision plan and draft plan application is supported by the following documents:

### 11.1 Provisional Infrastructure and Stormwater Management Concept Plan

Designed in coordination with the Serviceability and Conceptual Stormwater Management Report as presented by Cavanagh/Neilcorp group as Hannan Hills Project, **Fig. #05 Addendum #VI** indicates a provisional approach for infrastructure including the stormwater management. The Serviceability and Conceptual Stormwater Management Report had been submitted to the Town by Cavanagh/Neilcorp group. This report with its objective to provide a preliminary servicing design for their development north of our proposed subdivision covers water distribution, sanitary servicing and storm drainage and indicates the servicing with municipal services as well as a stormwater management facility.

The Hannan Hill report indicates an approximate subdivision as envisaged in the subject lands now owned by 13165647 Canada Inc. The concept plan as provided in our application is quite similar, thus connection via services as proposed via Cavanagh/Neilcorp for their Hannan Hills project shall be similar with final details to be worked out as the application progresses.

Meetings with city engineers JL Richards and City Director of Roads and Public Works Mr Cory Smith, Mississippi Mills planner Ms Melanie Knight as well as Mr David Shen Municipality engineer have been held on details and timing as the moratorium on the Florence street where the connecting point to city services shall be ending in mid 2023.

### 11.2 Environmental Impact Assessment

A preliminary assessment was carried out at the outset in the spring of 2022 by Gemtec Consulting Engineers to determine the presence of fish or other species habitat. Also, due to a possibility that there may be organic material such as peat moss, an exhaustive soil engineering report was also done. Gemtec Consulting Engineers further did a full report including communication with the Ministry of Environment and confirmed that the site had no contamination. Gemtec Consulting Engineers recommended the creation and integration of buffer zones along the watercourse. Further, they confirmed that there was no wetland on our subject property. The wetland originally believed to be on

the north east end and on the northern neighbour land was no longer considered as a wetland. This was further confirmed by Ms Diane Reid of the MVCA.

According to the attached *Gemtec* Environmental Impact Assessments reports (**Addendum # III**), the proposed subdivisions development will have no impact on the natural environment. The reports being:

- a) An initial Preliminary investigation in spring of 2022
- b) An exhaustive final report

### **11.3 Transportation Impact Study**

No traffic study has been called for as per the letter sent by Ms Julie Stewart and dated August 11, 2022. A Transport Impact Study had been carried out by Novatech in 2021 for the Cavanagh/Novatech Group project. It concluded that no significant impact was expected, however it did recommend Adelaide Street connection to Honeybourne Street when the development is half built.

### **11.4 Environmental Site Assessment**

Phase 1 ESA was performed by Paterson Group in the spring of 2022 to research the past and current use of the site and to identify any environmental concerns. No environmental concerns were observed.

### **11.5 Stage 1 and 2 Archaeological Assessment**

Matrix Heritage has prepared a stage 1 and Stage 2 report to assess the archaeological potential of the property and has concluded that no further studies were needed.

### **11.6 Preliminary Geotechnical Investigation**

Paterson Group undertook geotechnical testing via 16 pits with the objective to evaluate the subsoil conditions and bedrock elevations and provide recommendations for the design and construction approaches.

No anomaly, contamination, peat moss, wetland or other situations that could obstruct construction was encountered.

## **12. CONCLUSION**

*13165647 Canada Inc.* has acquired two lots totalling 7.2 acres (2.92 hectares) with the objective of building decent housing of medium density for young families with or without children and for retired or senior citizens. The company's associate construction company that worked on a previous project in Stittsville recognizes the need for economical housing for middle class families in this present economy where land and construction prices are relatively high. The development will meet the planning policies and zoning requirements of the Municipality of Mississippi Mills.

*13165647 Canada Inc.* recognizes that the infill development would carry some challenges such as bringing services, building new roads and infrastructure and raising the land. The developer, Mr Sampat Poddar, owner of *13165647 Canada Inc.*, does not expect the project to be of a great yield in terms of profitability, however he looks forward to other projects in the area and wants to contribute to the much needed housing availability and be involved in community service.

The company will explore sharing cost opportunities of some infrastructure with the development to the north and what it understands will be a new development on McDermott St.

The development offers a potential for a community enclave and it is perfectly compatible with the surrounding residential area.

Respectfully submitted.  
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**Addenda List**

- Addendum # I - Land Ownership Proof
- Addendum # II - Draft Plan of Subdivision
- Addendum # III - Environmental Impact Assessment - Preliminary and detailed
- Addendum # IV - Geotechnical Investigation
- Addendum # V - Archaeological Assessment
- Addendum # VI - Servicing Report - Preliminary
- Addendum # VII - Stormwater Report - Preliminary
- Addendum # VIII - Grading Plan - Preliminary