

March 09<sup>th</sup>, 2023

County of Lanark  
Planning Department  
99 Christie Lake Road  
Perth, ON K7H 3C6

**To the attention of: Ms Julie Stewart, MCIP County Planner**

**Reference: Menzie Enclaves Residential Development  
Application for Draft Plan of Subdivision  
Municipality of Mississippi Mills**

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*13165647 Canada Inc.* is proposing to develop a residential subdivision on lands located east of Adelaide, McDermott junction in the Town of Almonte. The lands are located in the northeast quadrant of the town and more particularly described as:

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

The residential development is to be known as “***Menzie Enclaves***”.

The subdivision would accommodate a total of 50 semi-detached and 5 single detached dwelling units. The proposed Draft Plan is based on a concept plan that was discussed in the pre-consultation meeting held on July 14th, 2022, with you and the planning and technical staff of the Municipality of Mississippi Mills. Among the presents were Ms Melanie Knight, Mr Cory Smith and Mr Ken Kelly from the Municipality, Mr Greg Winters and Ms Susan Gordan from Novatec. The meeting also included the owner Mr Sampat Poddar and our engineer Mr Mongi Mabrouk.

*13165647 Canada Inc.* has asked *Advance Engineering Ltd.* To prepare a Planning Rationale in support of the application for a Draft Plan of Subdivision. The Planning Rationale outlines the proposed development, summarizes the technical studies to support the proposed development and confirms that the proposal conforms to the 2020 Provincial Policy Statement and Municipal Policy documents as relating to the policy documents of the County of Lanark and the Municipality of Mississippi Mills.

We have attached supporting material pointing out the positive aspects of the project and showing that there are no specific hurdles or issues that could hinder the project.

*13165647 Canada Inc.* hopes to have the draft plan approval as soon as possible in order to start working on the infrastructure design and construction. Time is a major element that affects costs and thus the pricing of the units.

I look forward to working with you on achieving the project for the benefit of the community and all of us.

Should you require additional information, please do not hesitate to communicate with the undersigned.

Thank you.

Truly yours,

Ash Sharma

For 13165647 Canada Inc. 514-817-9265

cc: Mr Sampat Poddar, President, 13165647 Canada Inc.