

From: [Tracy Julian](#)
To: [Maggie Yet](#)
Subject: Zoning By-law Amendment Z-18-20
Date: December 4, 2020 7:51:53 AM

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Could you please provide more information on what this new development would include. How many new units and what type of units?

Thank you, Tracy Julian

From: [S. Law](#)
To: [Maggie Yet](#)
Subject: Notice of Complete Application and Public Meeting
Date: November 21, 2020 10:10:54 PM

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Hello Maggie,

I received notice in the mail of the proposed zoning changes near the Orchard View Development. I have read the materials provided. My concern with the proposal is that there is no mention of improving Paterson Street. Currently Paterson has parking in front of Orchard View. The space allocated on the road does not seem to be sufficient as it frequently causes traffic flow problems. Lines should be placed on the road for traffic and parking. There is frequent honking and anger due to the poor development of the street and/or poor driving. I live on Johanna and hear the problems it causes. I also drive on the road and people need to squeeze in between parked cars to allow on coming traffic through. I fear with further development, the problems will only increase.

Until the traffic/parking issue on Paterson Dr is resolved i cannot support the change in zoning. Can you please advise if the issue is being addressed by council and if not, how do i submit a formal request to deny the change in zoning?

Thank you,
Susan Law
43 Johanna St.

Sent from my iPad

From: [Susan Law](#)
To: [Marc Rivet](#)
Cc: [Maggie Yet](#)
Subject: Re: Notice of Complete Application and Public Meeting
Date: December 2, 2020 10:27:58 AM

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Thank you very much for your response. It does address my concerns. I see no issues with the amendment to the zoning for the area.

Kind regards,
Susan

Sent from my iPhone

On Dec 2, 2020, at 10:23 AM, Marc Rivet <[REDACTED]> wrote:

Good morning Ms. Law,

My name is Marc Rivet and am assisting the planning department with this file. Although the current application is for an Official Plan Amendment and Zoning By-law, the Site Plan should answer your questions / concerns. The project known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). Phase II will have its own driveway and parking.

Trusting this answers your concerns.

<image001.jpg>

Regards.
Marc

-----Original Message-----

From: S. Law [REDACTED]
Sent: November 21, 2020 10:11 PM
To: Maggie Yet <myet@mississippimills.ca>
Subject: Notice of Complete Application and Public Meeting

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Hello Maggie,

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frequently causes traffic flow problems. Lines should be placed on the road for traffic and parking. There is frequent honking and anger due to the poor development of the street and/or poor driving. I live on Johanna and hear the problems it causes. I also drive on the road and people need to squeeze in between parked cars to allow on coming traffic through. I fear with further development, the problems will only increase.

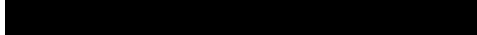
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Thank you,
Susan Law
43 Johanna St.

Sent from my iPad

Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1



[<0.png>](#)

*J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. **We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office.** We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.*

<A1.0 Site Plan - OVMS sept 28 2020.pdf>

From: [Ann LeBlanc](#)
To: [Maggie Yet](#)
Subject: request for information
Date: December 4, 2020 10:04:25 AM

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.

Attention: Maggie Yet

Hi,

I read the "Notice of Complete Application and Public Meeting - 219 Paterson Street (Zoning)" and would like any additional information you have that you are permitted to share with the public. I live in Riverfront Estates and since this proposal is close to my house I would like as much information as possible.

This is the information on the notice...

ADDITIONAL INFORMATION including a copy of the proposed Zoning By-law Amendment

ZONING BY-LAW #11-83

MUNICIPALITY OF MISSISSIPPI MILLS NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34 THE PLANNING ACT R.S.O. 1990, CHAPTER P.13.

Thank you for your assistance.

Ann LeBlanc
727 Maurice Stead Street
Almonte

From: [Ann LeBlanc](#)
To: [Marc Rivet](#)
Cc: [Maggie Yet](#); [Malcolm Graham](#)
Subject: Re: FW: request for information
Date: December 7, 2020 12:29:19 PM
Attachments: [0.png](#)

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Thank you very much for the information.

It is nice to see the increase in housing for seniors (I will be one someday soon... yikes)... The existing Orchardview Residence is beautiful, so I can only imagine that the next one will be just as attractive.

We fully support the rezoning application.

Ann LeBlanc & Malcolm Graham

On Mon, Dec 7, 2020 at 10:21 AM Marc Rivet <[REDACTED]> wrote:

Good morning Ms. LeBlanc,

My name is Marc Rivet and am assisting the planning department with this file.

The current application is for an Official Plan Amendment and Zoning By-law. A Site Plan control application will follow after the use and provisions have been established. The project is known as Orchard View Estates Phase II but will only be accessed via Industrial Drive via a +/- 160 m long private driveway built to meet Building and Fire Code requirements. There will not be a connection through Orchard View Estates Phase 1 (to Paterson Street). The development will have its own driveway and parking.

The OPA 27 and Zoning By-law Amendment report includes details on the proposal. Retirement home is proposed to be 4 storeys in height (48 units) and bungalow townhomes (48 units). I believe the plan is to start construction Spring-Summer 2021 (should all approvals and agreements be in place) – length is dependant on phasing / demand. Once we start the Site Plan review process we could look into this with developer.

Maggie – could you forward the Background Report / copy of OPA 27?

Trusting this answers your concerns.

Regards.

Marc



Marc Rivet, RPP, MCIP
Associate
Senior Planner

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1



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any questions about your project.

From: Ann LeBlanc <[REDACTED]>
Sent: December 4, 2020 10:04 AM
To: Maggie Yet <myet@mississippimills.ca>
Subject: request for information

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Attention: Maggie Yet

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ADDITIONAL INFORMATION including a copy of the proposed Zoning By-law Amendment

ZONING BY-LAW #11-83

MUNICIPALITY OF MISSISSIPPI MILLS NOTICE OF COMPLETE
APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34
THE PLANNING ACT R.S.O. 1990, CHAPTER P.13.

Thank you for your assistance.

Ann LeBlanc

727 Maurice Stead Street

Almonte

From: [d.merrithew](#)
To: [Maggie Yet](#)
Subject: OPA 27
Date: November 27, 2020 12:45:17 PM

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.

RE: OPA 27

Thank you for the notice "A Proposed Amendment to MM Community Official Plan" - An Aging-in-Place complex : retirement home, freestanding adult bungalow townhouse and semi-detached units. (Orchardview?).

The Amendment is vague, therefore these questions may be premature:

How many stories tall will the "retirement home" be and how many units?
How many freestanding adult bungalow townhouses (# units/dwellings)
How many semi-detached units/dwellings.

Important: Will the developer plan for sufficient off-street parking for both residents and Visitors to the complex.

When (what date/year) will development / construction begin, and
When (date/year) will the project be complete?

Debbie Merrithew
78 Johanna Street
Almonte ON
[REDACTED]

From: [W & B Munro](#)
To: [Maggie Yet](#)
Subject: OPA 27
Date: November 26, 2020 10:24:09 AM

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.

Good morning

We live at 95 Johanna Street, Almonte. Our residence backs onto Patterson Street across from Orchard View on the Mississippi.

We have questions/concerns concerning the proposed OPA 27.

- 1/ Is this amendment an extension to the existing Orchard View facility?
- 2/ What allowances are made for Resident/visitor parking?

Our concern is the parking issue. Currently, visitors park on Patterson Street, which is narrow and very busy. There are two schools in the area, there is heavy construction traffic to the new home construction site. This traffic will only increase as construction takes place as proposed.

When there are events at Orchard View, visitors end up parking well beyond Robert Hill onto the Old Almonte Road.

Also, traffic speed is an issue. As people leave the stop sign on Patterson, they go into launch mode and are travelling well beyond the posted speed limit, in both directions!

These do not present a safe environment for vehicle or pedestrian traffic. There has already been one collision at the Robert Hill/Patterson Street intersection.

We need the developer to allocate sufficient ON SITE parking for this site!

Thank you

Brenda and Wayne Munro



December 8, 2020

Council of Mississippi Mills
Municipal Office
3131 Old Perth Road, P.O. Box 400,
Almonte, Ontario
K0A 1A0

Dear Councillors,

Re: Orchard View Estates Phase 2

McIntosh Perry has been retained by Houchaimi Holdings Inc. to pursue Planning Act approval of Phase 2 of the Orchard View Estates retirement home development. The development proposal requires Official Plan Amendment, Zoning By-law Amendment, Site Plan Control, and Consent applications.

The proposed retirement home use includes a four-storey 48-unit apartment dwelling and a total of 48 townhouse units enclosing the perimeter of the site. From staffing and operations/administrative standpoints, the proposed development will be integrated with the existing Orchard View retirement home complex on the adjacent lands to the west.

The Project Team and our Clients have been working collaboratively with Municipal Staff since our initial discussions in December of 2019, and these discussions have been positive and constructive.

We are looking forward to receiving comments from Council, Staff, and interested members of the public.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

McIntosh Perry Consulting Engineers Ltd.

Prepared By:



Vithulan Vivekanandan, MES Pl.

Junior Planner

T: 613.714.5926

E: v.vivekanandan@mcintoshperry.com

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