

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: January 12, 2021
TO: Committee of the Whole
FROM: Tyler Duval, Planning Consultant
SUBJECT: **OPENING OF PHASE 5**
Mill Run Subdivision Almonte Ward,
Municipality of Mississippi Mills

RECOMMENDATION:

That the Committee of the Whole is satisfied that the draft conditions regarding the Plan of Subdivision have been satisfied and recommend that Council authorize the Mayor and Acting Clerk to enter into a Subdivision Agreement for the Mill Run Subdivision Phase 5.

SUMMARY

This report advises Council that all the draft conditions regarding the proposed Phase 5 Mill Run Plan of Subdivision have been satisfied and recommends authorization for the Mayor and Clerk to enter into a Subdivision Agreement to allow the Mill Run (Phase 5) Subdivision to be registered and construction to proceed.

BACKGROUND

Mill Run Subdivision consists of 6 phases where 4 of the phases have been opened and built out. The draft approval applies to the draft plan of subdivision prepared by Fairhall Moffat and Woodland dated April 2015, revised November 2015, revised May 2016, revised February 2017, February 2018 and as further revised for Phases 4 and 5 on August 2018 and showing:

- a) A total of seventy-four (74) lots for single detached dwellings, Lots 47-66 and Lots 73-128;
- b) A total of six (6) blocks (40 units in total) for semi-detached dwellings, Blocks 128, 130, 131, 143, 146 and 147;
- c) A total of six (6) blocks (74 units in total) for townhouse dwellings, Blocks 127, 129, 132, 142, 144 and 145.
- d) A total of three (3) blocks for pathways, Blocks 151, 154 and 155.
- e) One (1) block for other, Block 150.
- f) Four (4) blocks for 0.3 m reserves, Blocks 158, 159, 160 and 161.

The lands associated specifically with Phase 5 of the development has an approximate total of 2.64 ha (6.53 acres) of land and is proposed to consist of 19 lots for single detached dwellings, 6 blocks for semi-detached dwelling units (12 units) and 4 blocks for Townhouse dwellings (22 units).

The draft approved Plan of Subdivision requires development on full municipal services. The municipal infrastructure will include water, sanitary and storm sewers.

MILL RUN PHASE 5

The conditions of Draft Plan Approval issued by the County of Lanark have been satisfied. A draft Agreement has been prepared and is being reviewed by the Town's solicitor, the developer, their consultants and their solicitor.

All plans associated with the development have been reviewed and approved by staff and all relevant external agencies. Furthermore, the Ministry of Environment has issued the required Certificates of Approval regarding the water mains, sanitary sewers and storm sewers.

Upon execution of the Agreement, the developer will be required to provide all required securities for the development and a cash payment of \$30,698.02 to the municipality to cover administration costs and registration fees.

CONCLUSION

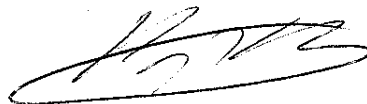
The developer has satisfied the conditions issued for draft approval of the Mill Run subdivision Phase 5. Staff requests that Committee of the Whole direct:

1. That Council agree that the conditions of draft approval have been satisfied.
2. That Council authorize the Mayor and Clerk to enter into a Subdivision Agreement with the applicant for the Mill Run Subdivision (Phase 5) development.

All of which is respectfully submitted,

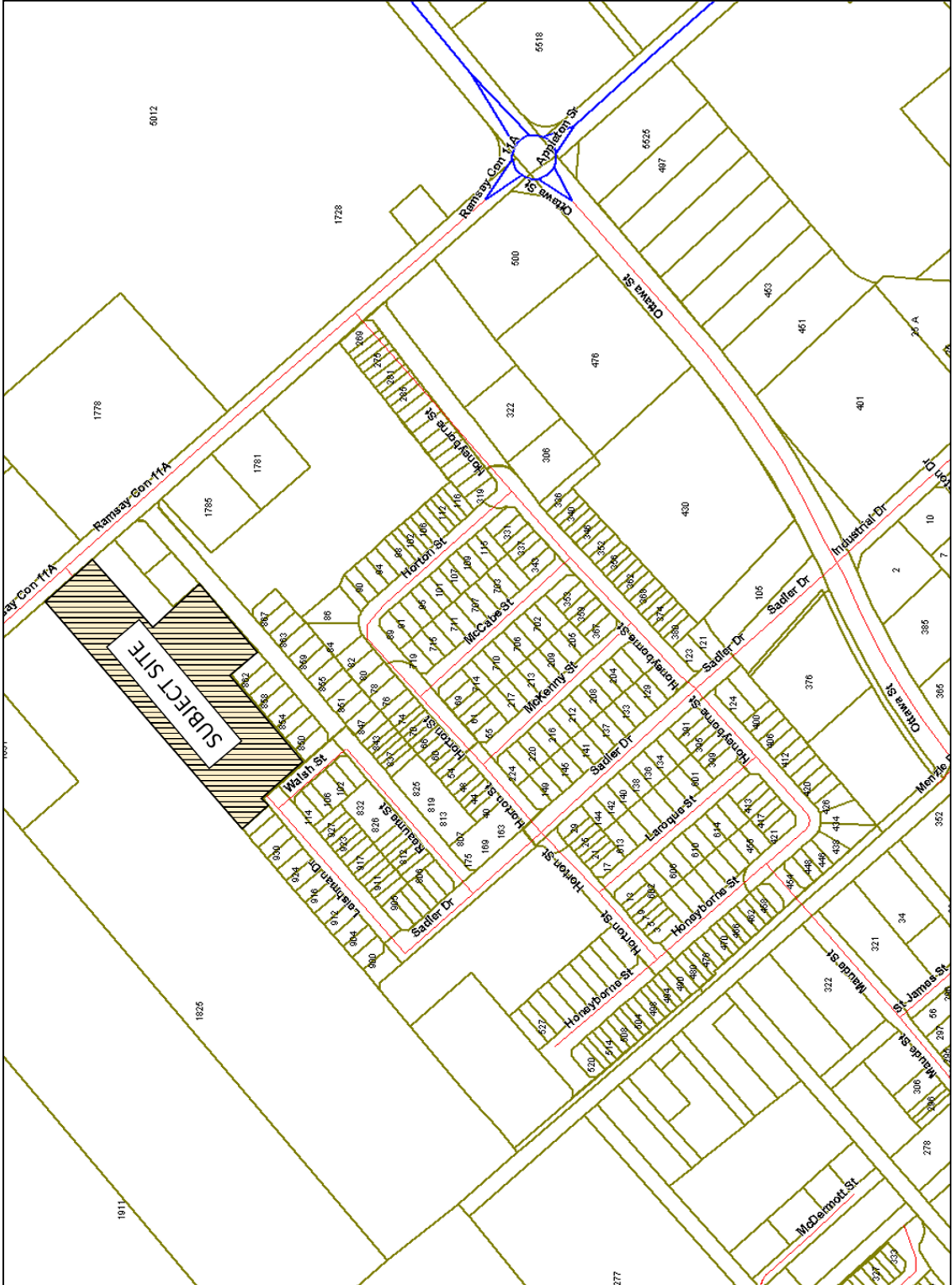


Tyler Duval RPP, MCIP, M.Pl.
Planning Consultant



Ken Kelly
Reviewed by CAO

LOCATION MAP



[illegible]

MILL RUN PHASING PLAN



ATTACHMENT – DRAFT CONDITIONS

Subdivision: Mill Run - Phases 2 to 5

File: 09-T-15002

Municipality: Town of Mississippi Mills

Subject Lands: Part Lot 16 Concession 10 geographic Township of Ramsay Now in the Municipality of Mississippi Mills

Applicant: Menzie Almonte Inc.

MILL RUN PHASE 5 – CLEARANCE OF CONDITIONS		
No	Condition	Cleared
1	<p>That this approval applies to the draft plan 09-T-15002, dated April 2015, revised November 2015, revised May 2016, revised February 2017, February 2018 and as further revised for Phases 4 and 5 on August 2018 and showing:</p> <p>a. A total of seventy-four (74) lots for single detached dwellings, Lots 47-66 and Lots 73-128;</p> <p>b. A total of six (6) blocks (40 units in total) for semi-detached dwellings, Blocks 128, 130, 131, 143, 146 and 147;</p> <p>c. A total of six (6) blocks (74 units in total) for townhouse dwellings, Blocks 127, 129, 132, 142, 144 and 145.</p> <p>d. A total of three (3) blocks for pathways, Blocks 151, 154 and 155.</p> <p>e. One (1) block for other, Block 150.</p> <p>f. Four (4) blocks for 0.3 m reserves, Blocks 158, 159, 160 and 161.</p>	Schedule A of Agreement
2	That if final approval is not given to this Plan within three (3) years of the draft approval date, and no extensions have been granted, the draft approval shall lapse	Lapsing date of February 10, 2023 has been met
3	That road allowances be shown and dedicated as public highways on the final plan.	Cleared upon execution of Agreement
4	That day lighting triangles be shown on the Final Plan at all intersections and dedicated as public highways.	Schedule F (6) of Agreement
5	That the streets shall be named to the satisfaction of the Municipality of Mississippi Mills.	Clause 18:10 and Schedule A of Agreement
6	That the subdivision agreement between the Owner and the Municipality of Mississippi Mills contain phasing arrangements and allocation of sanitary sewer and water services to the satisfaction of the municipality.	Section 11 and Schedule S of Agreement
7	That prior to final approval of each phase, the Owner shall prepare a finalized Services Report to the satisfaction of the Municipality of Mississippi Mills.	Schedule R of Agreement
8	That prior to final approval for each phase, the Owner shall provide an updated Transportation Impact Study (TIS) to the satisfaction of the Municipality of Mississippi Mills.	Schedule R of Agreement
9	The Owner shall prepare, at their sole cost, a hydraulic network analysis for the proposed water plant as part of each phase of development within the Plan of Subdivision. This report shall address domestic flows, fire flow demands, as well as looping requirements to the satisfaction of the Director of Roads and Public Works for the Municipality of	Schedule R of Agreement

	Mississippi Mills.	
10	That the ends of the roads between phases and the abutting property, a 0.3m reserve shall be dedicated and conveyed to the Municipality of Mississippi Mills.	Schedule F of Agreement
11	That the subdivision agreement between the Owner and the Municipality of Mississippi Mills contain phasing arrangements to the satisfaction of the municipality. a. That the temporary turning circles created as a result of the phased development be shown on the final plans as blocks. These shall be conveyed to and held by the Municipality of Mississippi Mills until the extension of the road allowance, when the blocks shall be conveyed without charge to the Owners of the abutting lots.	Section 5.12 of Agreement
12	That prior to final approval by the County of Lanark, the County shall be advised by the Municipality of Mississippi Mills that this proposed subdivision conforms to the zoning by-law in effect.	Cleared prior to Phase 5
13	That the Owner agrees in writing to satisfy all of the Municipality of Mississippi Mill's requirements, financial and otherwise, concerning the provision of roads, sidewalks, installation of services and drainage on the site. Specifically, the subdivision agreement shall contain provisions related to the Owner providing sidewalks in accordance with the final approved Transportation Impact Study	Schedule C and D of Agreement
14	That the Owner agrees to provide accommodation for cyclists as part of the design features for Sadler Street, Street 8 and Honeyborne Street to the satisfaction of the Municipality of Mississippi Mills.	N/A for Phase 5
15	That the Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Municipality of Mississippi Mills concerning the extension of sewer and water services to the proposed lots and shall provide for the municipality to assume ownership and operation of the system upon final acceptance by the municipality.	Schedule C and D of Agreement
16	That on the final plan and through a provision in the subdivision agreement between the Owner and the Municipality of Mississippi Mills, the Owner shall provide black, chain link, commercial grade fencing acceptable to the municipality, along both sides of the pathways as shown on the draft plan.	Section 18.4 and Schedule G of Agreement
17	That such easements and right-of-ways as may be required for the stormwater plan, landscaping plan, and the utility and lighting plan purposes, shall be granted to the appropriate authority.	Schedule F of Agreement
18	That the subdivision agreement between the Owner and the Municipality of Mississippi Mills contain a	Section 18, Schedule G and Schedule R of Agreement

	provision for the implementation of the requirements of the stormwater plan, landscaping plan, utility and lighting plans, at the Owner's expense.	
21	That prior to final approval, the Owner shall prepare an energy efficient report to the satisfaction of the Municipality of Mississippi Mills. Such a report shall outline opportunities for energy efficiencies and passive solar gain.	Schedule R of Agreement
22	That prior to final approval, the Owner shall prepare a landscaping plan to the satisfaction of the Municipality of Mississippi Mills. The landscaping plan shall address matters associated with tree retention and planting, open space development, and pedestrian travel. The landscaping strategy may also include provisions for plantings on future phases of the subdivision.	Schedule R of Agreement
23	That prior to final approval, the Owner shall prepare composite utility and lighting plan to the satisfaction of the Municipality of Mississippi Mills and those groups and companies responsible for the utilities involved.	Schedule R of Agreement
28	That the subdivision agreement between the Owner and the Municipality of Mississippi Mills and the Offers of Purchase and Sale Agreements and Deeds contain as a minimum, the following provisions, with wording acceptable to the Municipality, wherein the Owner agrees: a) To pay a capital development charge at the time of the construction of residential dwellings at the applicable Almonte Ward rate.	Section 24 (f) of this Agreement.
29	That the subdivision agreement between the Owner and the Municipality of Mississippi Mills be registered against the lands to which it applies once the plan of subdivision has been signed.	Section 24.3 of Agreement