

# Beautiful Eastern Association of Snowmobile Trails

P.O. Box 8, Stittsville, Ontario  
K2S 1A2

Website: [www.thebeast.ca](http://www.thebeast.ca)

E-mail: [info@thebeast.ca](mailto:info@thebeast.ca)



December 7, 2020

Maggie Yet  
Mississippi Mills Planner

**Re: Unopened road allowance known as: Portion of Old Perth Road  
allowance between lots 10 and 11, Concession 3, Ramsay Ward,  
Municipality of Mississippi Mills.**

Dear Maggie:

Thank you for reaching out and making our snowmobile club aware of this.

One of our main connecting trails, BEAST 306. This trail is a critical north south connector from Mississippi Lake to Clayton Lake and has been in existence for over 40 years. This trail uses the unopened road allowance that continues from Miller Road east until it meets Concession 3. At this intersection of 2 road allowances our trail transitions across a bridge onto private property owned by the Deschamp family. They have been long time supporters of our club. A small portion of this bridge resides on the property in question. Two of our volunteers were inspecting the bridge this past weekend and noticed the orange paint on the bridge.

As you can appreciate the BEAST snowmobile club would not be in favour of this sale due to the uncertainty of the “next landowner” and his/her acceptance of our trail on their property. We would prefer it remain a public road allowance.

Respectfully,

Ian Edwards  
BEAST President

**From:** [Nick de Boer](#)  
**To:** [Maggie Yet](#)  
**Subject:** Road Closure  
**Date:** December 9, 2020 2:19:38 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.

Hello Maggie,

Please send me the following information on the area of the proposed road closure on Old Perth Road.

- 1) What will the resulting area of 1655 plus 1474 plus the road closure equal? (The resulting lot size)
- 2) What is the minimum lot size for a rural building lot?
- 3) A map showing the creek/stream that flows at or near the Concession 3 road allowance and the landscape contours.
- 4) What are the setback restrictions from the creek and the road?

Thank you  
Nick de Boer

**From:** [Ronald Deschamps](#)  
**To:** [Maggie Yet](#)  
**Subject:** Re: Lot 10&11 Ramsay ward Road Allowance  
**Date:** December 8, 2020 3:58:18 PM

---

Sent from my iPhone

> On Dec 8, 2020, at 3:57 PM, Ronald Deschamps <[REDACTED]> wrote:

>

> Good afternoon. My name is Ron Deschamps and I am writing to you to oppose the sale of the road allowance at the above mentioned address to a developer. My mother Patricia Deschamps owns the land on one side of the road allowance. I grew up in Mississippi Mills and considered myself lucky to have 100 acres to play and explore on. I may not have had Winnie the Pooh or rabbit but I did have a dog named Duke and together we had many adventures, built forts and caught frogs in the streams. As I grew up I used the property as a member of the snowmobile club and was lucky enough to spend many days travelling on it. As a teenager I used the property to drive my ATV on and dirt bikes. I have also brought my children up on the property and instilled them with a sense of adventure and a respect for nature. I too live in Mississippi Mills and am shocked and appalled that this sale is even happening. If the sale goes through it will make my mother's property value decrease. I strongly recommend that if the land is to be sold my mother has the right to purchase it. Have we not lost enough of our values land to developers.

> Thank you for your consideration. I hope you el make the best decision for all of the parties involved. Kindly confirm receipt of this email.

>

> Ron Deschamps

>

> Sent from my iPhone

Tammy Kleiboer

1112 Ramsay Concession 3A, Almonte, ON, K0A 1A0

[REDACTED]

[REDACTED]

Thursday, December 3, 2020

Maggie Yet

Planner 1

Municipality of Mississippi Mills

3131 Old Perth Road, Almonte, ON, K0A 1A0

Dear Ms. Yet,

I am writing this letter as a follow up to our telephone conversation on Friday, November 27<sup>th</sup>, 2020, as per your request. As stated during that conversation, our family is very displeased with the information shared within the public notice. This not only impacts me personally, but also my mother, Patricia Lynne Deschamps, who resides at 1655 Old Perth Road. We are very upset to learn of the proposal that the Council of the Municipality of Mississippi Mills proposes to enact Bylaws in accordance with Section 34 of the Municipal Act, 2001, to stop-up and close the following described highways or parts of highways:

*Unopened Road Allowance known as: Portion of Old Perth Road allowance between Lots 10 & 11, Concession 3, Ramsay Ward, Municipality of Mississippi Mills.*

During our conversation, you responded to my question regarding why this has come about. Your response was that a local developer is interested in purchasing the land listed within the public notice. As a resident of this area with my family for almost fifty years, the thought of losing this road allowance to a local developer is extremely disheartening. We continue to maintain the land owned by my mother adjacent to the road allowance, enjoy the nature trail with family, and allow access to the BEAST snowmobile club for winter recreation. It would be an absolute shame to lose the road allowance to a developer! We are saddened to think of the possibility that the land could be sold. If the stop-up and disposition occurs, our family is extremely interested in the purchase of the land (road allowance) as it has sentimental value to us. We have sought legal counsel who will also be in correspondence with you.

In closing, this area of Mississippi Mills which has been my home for as long as I can remember, is extremely special to me and my family. Our father, Bob Deschamps, purchased the land many years ago to raise his family and enjoy the richness of the land. I know he would be proud that we will do whatever we can to preserve this land from local developers.

Thank you for your time and understanding.

Sincerely,

Tammy Kleiboer

Municipality of Mississippi Mills  
Maggie Yet, Planner 1  
613-256-2064 ext. 206  
[myet@mississippimills.ca](mailto:myet@mississippimills.ca)

Hello Ms. Yet and Council,

I recently learned of the township's desire to stop-up an unopened road allowance that abuts my property at 1137 Ramsay Concession 3A.

We moved here recently, from a 55 acre property in Cedar Hill where we enjoyed 12 years of peace and privacy. We moved to this 45 acre property along the beautiful Wolf Grove creek, surrounded for the most part by other large properties. We were attracted by the scenery, the ecological value of the area (including the provincially significant Wolf Grove Wetland Complex), and the privacy.

You can imagine how upsetting it is that in the 18 months that we have lived here, through severances and minor variances, the town has approved 4 houses within 250m of ours. These developments include narrow lots with shared driveways, two dwelling units on a single lot and other non-standard elements for rural development.

The municipality is now considering the sale of an unopened road allowance in order to squish a fifth house onto a tiny lot adjacent to my side yard. This would again require bending the rules, to reduce setbacks. Moreover, markings along Old Perth Rd. suggest that further development plans might be underway. A once beautiful area of forest and wetlands is being converted into a neighborhood with the character of an estate lot subdivision.

We feel that we are under attack by development that we were not anticipating, and are now evaluating whether we wish to remain at this house. Beyond our personal feelings, there are many objective reasons why my wife and I believe that this proposal to sell the unopened road allowance is inconsistent with the municipality's Official Plan and other local policies and priorities. Four are outlined below:

**1. Development of such a small lot is clearly inconsistent with Official Plan goals for the RU zone:**

Maintaining the "rural character" within the RU zone is a priority of the Official Plan. The Zoning Bylaw prescribes a minimum lot area for the RU zone of 1 ha (2.5 ac). While I recognize that existing lots are exempt from this, the minimum was established in order to maintain this rural character. The lot currently owned by Mr. Jackson is unusable because of its very small size (0.08ha/0.19ac). Even in combination with the municipality's road allowance, the lot would

be tiny at 0.19ha/0.47 acres. This size is clearly well below the 2.5 ac defined in the Official Plan as the minimum size required to maintain the character of rural areas.

## **2. These road allowances are used extensively for recreational purposes**

Official Plan 4.6.4.5, 2. States that: “The Town shall retain ownership of all unopened road allowances unless it is clearly demonstrated that there is no use for the road allowance for roadways, pedestrians, cycling or recreation trail or walkways, utility corridors, public access to waterways, recreational vehicle trails or any other possible future public use.”

***These road allowances are heavily used in winter as an OFSC snowmobile trail.*** The current trail travels along my property boundary to the intersection of the road allowances, and then crosses Wolf Grove creek over my neighbour’s private land to reach the corner of Old Perth Rd and Conc. 3A. Should their private land become inaccessible, the trail could reach Old Perth Rd through the Road Allowance being considered for sale. The only other route, travelling NW and crossing the creek twice, would be extremely dangerous because of the (already dangerous) blind corner on Conc. 3A.

**Mississippi Mills has the honour of hosting a stretch of the Great Trail of Canada (formerly the TransCanada Trail), along Old Perth Rd.** Old Perth Rd. is also considered a municipal “Heritage Road” because of its scenic beauty. This road is used heavily by cyclists and pedestrians, many of whom stop near Wolf Grove Creek to take in the views. Cyclists often stop for lunch on the corner of Old Perth Rd. and 3A, or (unknowingly) cross the private land to stand near the bridge. We and other local inhabitants, walk and ski these road allowances regularly throughout the year, and in summer, bring our dogs to swim in the creek or catch minnows with our children. This is not the place to sell off tiny slivers of public land to facilitate rural sprawl.

## **3. Even if the lot was sold, the resultant development would cause further environmental and zoning-bylaw concerns**

Mr Jackson’s current lot has a maximum depth of approximately 41m, and the municipality’s road allowance has a depth of 67m. A substantial portion of this already narrow depth is taken up by creek and cliff. It would be impossible to build on Mr. Jackson’s existing lot without violating the 9m minimum road setback, or the 30m creek setback. It would be challenging, and perhaps impossible, to achieve the minimum setbacks even in the widest portion of the municipal land. Permitting a reduction in the setback from the creek, and building a septic system perched atop the cliff of fractured rock is a sure recipe for leaching into the creek. The town has the ability to avoid these negative outcomes entirely, by retaining ownership of the road allowance.

#### **4. The density of development being imposed on local residents threatens traditional rural land uses**

In the RU zone, the official plan seeks to “protect rural resources, traditional land uses, and environmental features”. By permitting development at these densities, the municipality is unknowingly eroding our ability to carry out normal rural activities, such as keeping chickens or other livestock and having outdoor wood furnaces. For example, the two dwelling units approved to the north of my lot means that I will not be permitted to have an outdoor wood furnace in my preferred location, despite that my house is plumbed and ready for one. Similarly, these houses will be too close the house adjacent to them to have a wood furnace. The lot you are proposing to sell is 100m away from a current outdoor wood furnace, so beyond the 50m limit imposed by Bylaw 01-40, but this example demonstrates the challenges that emerge when you develop at a density that does not meet the minimum thresholds for the RU zone.

I am not against residential development, but want to live in a community that makes strategic decisions to prioritize quality of life. This kind rural sprawl (or as it is less generously called, “dumb growth”) is widely understood to be an inefficient form of development, with negative impacts on the environment and quality of life, and negligible economic benefits in comparison to more strategic forms of growth. Selling municipal land to facilitate this kind of development would be shortsighted and would do nothing to enrich the local economy in the long-term. We sincerely urge council to reject this proposal and retain ownership of the road allowance.

Sincerely,



Paul and Sarah Smith

**From:** [Maggie Yet](#)  
**To:** "Paul Smith"  
**Subject:** RE: Opposition to sale of road allowance  
**Date:** December 10, 2020 8:49:36 AM

---

Hi Paul,

Land sales are not regulated under the Planning Act but per the Municipal Act. Section 270(1)1 of the Municipal Act requires a municipality to adopt and maintain policies for land disposition. Sale of municipal land in Mississippi Mills is per By-law 19-125 Land Sale.

Abutting lands is defined within the land sale by-law as follows:

1(a) "Abutting Land" in the case of the disposal of a closed road or highway, abutting land refers to a property that is immediately to the side of the road or highway, but does not include a property which touches either end of the road or highway. With respect to any other land disposal, abutting land is any real property which touches the Municipality's land parcel.

Given the above definition, 1137 Ramsay Concession 3A would not have been considered as immediately abutting the portion of the road allowance proposed to be closed.

Sincerely,

**Maggie Yet**

**Planner 1**

Municipality of Mississippi Mills  
3131 Old Perth Road, P.O. Box 400  
Almonte, ON, K0A 1A0  
P: (613) 256-2064 ext. 206  
F: (613) 256-4887



*This message is confidential. It is intended only for the individual(s) named. If you have received it by mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its attachments or disclose its contents to anyone without consent.*

---

**From:** Paul Smith <[REDACTED]>  
**Sent:** December 9, 2020 4:35 PM  
**To:** Maggie Yet <myet@mississippimills.ca>

**Subject:** Re: Opposition to sale of road allowance

**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.

Hi Maggie,

My address is 1137 Ramsay Concession 3A, and my property abuts these road allowances. Technically, it abuts the road allowance that is perpendicular to this one, but our lots would be touching if not for the road allowances themselves.

The bylaw suggests that only "abutting" landowners should be contacted. Is this proposal not regulated by the Planning Act (zoning change from ?? to RU) and therefore requiring notification within a prescribed zone?

The two Kleiboer families received notices (one abutting landowner, one nearby). I did not.

Paul

On Wed., Dec. 9, 2020, 3:52 p.m. Maggie Yet, <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)> wrote:

Hi Paul,

Can you provide the civic address for the property? I will follow up your inquiry.

The notice was sent out in accordance with the Municipality's Land Sale By-law and Notice By-law. Both are attached for your reference.

Sincerely,

**Maggie Yet**  
**Planner 1**

Municipality of Mississippi Mills  
3131 Old Perth Road, P.O. Box 400  
Almonte, ON, KOA 1A0  
P: (613) 256-2064 ext. 206  
F: (613) 256-4887



*This message is confidential. It is intended only for the individual(s) named. If you have received it by mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its attachments or disclose its contents to anyone without consent.*

---

**From:** Paul Smith <[REDACTED]>  
**Sent:** December 9, 2020 3:42 PM  
**To:** Maggie Yet <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)>  
**Subject:** Re: Opposition to sale of road allowance

**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.

Hi Maggie,

I think I mentioned this in passing, but I've since learned that the appropriate processes might not have been followed with respect to this proposal, so I wanted to register this comment officially.

My property is immediately adjacent to road allowance proposed for sale. I did not receive a notice by mail, and learned of this proposal a week or two ago, when I found the markings in the forest.

I wonder whether other adjacent landowners have been properly notified?

Can you please confirm.

Thanks,  
Paul

On Tue., Dec. 8, 2020, 10:23 a.m. Maggie Yet, <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)> wrote:

Hi Paul,

Thank you for your comments. At the next Committee of the Whole meeting, Council will be considering whether or not to deem the proposed portion of the road allowance as surplus. If Council defeats the motion, the issue will be closed. If Council moves forward with the motion, the next step would be to stop up and close the road, followed by sale.

Public comments received in writing up until the night of the meeting will be read aloud for consideration. Given the ongoing COVID situation, the public is discouraged from attending meetings in person. We encourage you participate by watching via the Municipality's livestream of the meeting which is available on the Council Calendar page at the time of the meeting.

The comments you have provided will also be provided to Council in advance of the meeting and appended to the staff report for the proposal.

Please let me know if you have any further questions, comments or concerns.

Sincerely,

**Maggie Yet**

**Planner 1**

Municipality of Mississippi Mills  
3131 Old Perth Road, P.O. Box 400  
Almonte, ON, KOA 1A0  
P: (613) 256-2064 ext. 206  
F: (613) 256-4887

*This message is confidential. It is intended only for the individual(s) named. If you have received it by mistake, please let me know by e-mail reply and delete it from your system; you may not copy or distribute this message and its attachments or disclose its contents to anyone without consent.*

---

**From:** Paul Smith <[REDACTED]>  
**Sent:** December 7, 2020 9:52 PM  
**To:** Maggie Yet <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)>  
**Subject:** Opposition to sale of road allowance

**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.

Dear Ms. Yet,

Thank you for returning my call and fielding my questions. Attached is a letter that outlines the key aspects (among many) of my opposition to the sale of the road allowance near Old Perth Rd and Conc. 3A.

Can you please clarify the process, in light of covid. Is council voting on this proposal on Dec.15th, and if so are we able to attend the meeting? Is attendance virtual?

Thanks very much,  
Paul