

Attachment 5 – Public Comments

Hello Maggie,

I live on Finner Court and my back yard faces onto the drainage area where current flooding occurs on neighbour's properties. In paragraph 3 of the recent Notice dated March 15, 2021, it is mentioned "or verbal comments to the Planner **prior** to the passage of the by-law". I hope I am not misreading this comment. The original application by the developers to BY-LAW #11-83 was closely monitored by myself and neighbours. In my mind this comment reads as if the removal of the holding (h) symbol is a fait accompli.

Unfortunately my search for a transcript or a copy of the video tape of the council meeting of August 25, 2020 (agenda item J.3) BY-LAW #11-83 has proved fruitless. Comments were made in that meeting that easements exist behind all the even numbered homes along Finner Court which are inaccurate. Secondly Mayor Lowry stated that the Municipality had never conducted a water study in this area and that the budget allotted was a few years down the road.

Various people were on site this week, In discussion with an employee of the contractor (Stubbe?) he explained that a few problem areas have been found and his employer's mandate is to find solutions.

I am unclear about the Municipalities next steps. Understandably the developer is anxious to start work which can put pressure on Council.

Will the water infrastructure be completed before any building begins? Since the cost was not allotted by the Municipality for a few years, where is the money coming from?

On what basis did MVCA accept the proposed Stormwater Management Report - especially since solutions are still being sought?

Your attention to my concerns would be greatly appreciated.

Thank you,

Valorie Wilkins
326 Finner Court. Almonte
[REDACTED]

Hi Valorie,

Thank you for your comments.

The by-law was passed by Council on August 25, 2020. The discussion for the item was brought forward to the Committee of the Whole on August 11, 2020. The recording of the meeting is available on the Municipality's website but I have provided the links below for reference:

Committee of the Whole – August 11, 2020 <https://pub-mississippimills.escribemeetings.com/Meeting.aspx?Id=766d5f52-9a71-4dc7-89a6-19e84ffd4df0&Agenda=Agenda&lang=English>

Council – August 25, 2020 <https://pub-mississippimills.escribemeetings.com/Meeting.aspx?Id=0583e908-6180-4d78-935f-5bef04ccff1&Agenda=Agenda&lang=English>

Unfortunately I do not recall the comments that were made at the meeting and have not had a chance to review the video recordings.

The applicant for the proposed development has submitted a request to remove the holding provision and to advance with the Site Plan Control application following staff and MVCA approval of the stormwater management plan for the development. The holding provision and Site Plan Control application will be brought forward to the Committee of the Whole with a staff report for discussion on April 6th, 2021. **Please be advised that the lifting of the holding provision and Site Plan Control is not subject to a public meeting and the public has limited appeal rights.**

The developer has submitted a Servicing Memo with plans for the stormwater management which includes a rear yard swale, privately owned and maintained, that connects to Marshall Street and ultimately draining into the stormwater management pond in the Finner Court Subdivision.

With regards to the water infrastructure, can I confirm if you are asking about water or the stormwater infrastructure?

Sincerely,

Maggie Yet

Planner 1

Municipality of Mississippi Mills
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Hi Maggie,

Thank you your quick reply on Friday and the links provided. My concern is the drainage of storm water. Not to dwell on the issue but the link you provided for the agenda for the Aug 25/20 meeting is different from the agenda provided to me and others at the time prior to that meeting. I am forwarding the following email referencing the J.3 agenda item.

Secondly, the remark about the easements is pointed out by me to CAO Kelly by email. He made the remark prior to the meeting starting but it was captured on the video prior to the "on" camera meeting. Mayor Lowry also commented on the fact that no study had been made in this area regarding drainage of storm water and it was slated as a budget item in a few years (I cannot remember the budget year). This was mentioned prior to the official start of the meeting.

A lot of new and proposed new development has occurred in this area. Will the new storm water system take into consideration development behind Napier Court? Water will run downhill from that point.

Would you please advise if the new storm water system will be installed prior to the development of the 5 townhomes (By-Law #11-83.

Per Mayor Lowry's email below, "staff will be investigating the matter of easements..", do you know where this stands?.

Thanks for your help,

Valorie Wilkins
326 Finner Court
[REDACTED]

- Forwarded Message -----

From: Christa Lowry <clowry@mississippimills.ca>

To: VALORIE WILKINS <v.wilkins@rogers.com>

Cc: Ken Kelly <kkelly@mississippimills.ca>; David Armstrong <darmstrong@mississippimills.ca>; Bev Holmes <bholmes@mississippimills.ca>; Cynthia Guerard <cguerard@mississippimills.ca>; Denzil Ferguson <dferguson@mississippimills.ca>; Jan Maydan <jmaydan@mississippimills.ca>; John Dalgity <jdalgity@mississippimills.ca>; Rickey Minnille <rminnille@mississippimills.ca>

Sent: Thursday, September 10, 2020, 11:22:14 a.m. EDT

Subject: RE: Council meeting August 25, 2020 - Agenda item J.3

Dear Ms. Wilkins,

Thank you for your email and for providing this information to Council and staff. Staff will be investigating the matter of easements when assessing the drainage challenges in the wider neighbourhood. We certainly appreciate the sensitivity of the issue to you and your neighbours regarding both access to property and potential development.

Thank you again for this information.

Kindest regards,

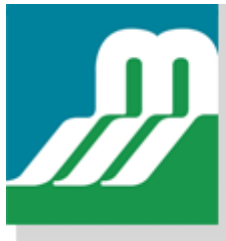
Christa Lowry

Christa Lowry

Mayor, Municipality of Mississippi Mills

613-256-2064

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From: VALORIE WILKINS <v.wilkins@rogers.com>
Sent: August-27-20 11:45 AM
To: Christa Lowry <clowry@mississippimills.ca>
Subject: Fw: Council meeting August 25, 2020 - Agenda item J.3

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Mayor Lowry,

My apologies for the earlier mistake in your email address.

Valorie Wilkins

----- Forwarded Message -----

From: VALORIE WILKINS <[REDACTED]@rogers.com>

To: kkelly@mississippimills.ca <kkelly@mississippimills.ca>

Cc: clowry@mississimills.ca <clowry@mississimills.ca>; rminnille@mississimills.ca <rminnille@mississimills.ca>; jdalgity@mississippimills.ca <jdalgity@mississippimills.ca>; jmayden@mississippimills.ca <jmayden@mississippimills.ca>; bholmes@mississippimills.ca <bholmes@mississippimills.ca>; cguerrard@mississippimills.ca <cguerrard@mississippimills.ca>; dferguson@mississippimills.ca <dferguson@mississippimills.ca>

Sent: Wednesday, August 26, 2020, 05:22:24 p.m. EDT

Subject: Council meeting August 25, 2020 - Agenda item J.3

Dear CAO Kelly,

As a resident of Finner Court, I watched with great interest the council meeting of August 25th and was pleased that By-Law 20-067 was passed. During discussion of agenda Item J.3, you made reference to a "fact" that there are easements along all properties of Finner Court. I would appreciate receiving a copy of this aforementioned easement. The reason I ask is because my title indicates that the easements expired on July, 2018. Several other neighbours have also made similar comments but I have no verification other than verbal.

Hopefully permission will be requested to access the yards of the residents of Finner Court who do not have easements to their properties and to alert those with easements that a study is being conducted.

This is a very sensitive issue in my neighbourhood. Firstly, we have already experienced the intrusion of several people, who, unannounced and unidentified wondered through the rear yards of those living on Marshall/bordering Finner Court. The assumption was made that perhaps these people were conducting the water study, clearly this was not the case. They left when approached by a resident on Finner Court.

Secondly, there is general disfavour about the approval of five (5) units being approved, a situation of which I sure you are aware. These comments are offered to be helpful in nature.

Respectfully,

Valorie Wilkins

326 Finner Court

[REDACTED] 613-461-0504