

**From:** [VALORIE WILKINS](#)  
**To:** [Cory Smith](#)  
**Cc:** [Ken Kelly](#); [Maggie Yet](#)  
**Subject:** Re: "Z-04-21" Fw: Council meeting August 25, 2020 - Agenda item J.3  
**Date:** March 30, 2021 12:28:52 PM  
**Attachments:** [image002.png](#)

---

**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.

Thanks Cory. This is good to know.

Valorie Wilkins

On Tuesday, March 30, 2021, 10:32:21 a.m. EDT, Cory Smith <csmith@mississippimills.ca> wrote:

All required storm water management controls required as part of the Z-04-21 development to ensure surface water flows are maintained at pre-development levels will be installed as part of the construction. As with any development, some of the components such as final grading cannot be completed before the work starts. Some of the controls may be able to be installed in advance.

Regards,

Cory Smith, C.Tech.

A/Director of Roads and Public Works

Municipality of Mississippi Mills

3131 Old Perth Rd.

P.O. Box 400

Almonte, ON

K0A 1A0

[csmith@mississippimills.ca](mailto:csmith@mississippimills.ca)

(613)256-2064 x229

---

**From:** VALORIE WILKINS <[REDACTED]>  
**Sent:** March 30, 2021 10:27 AM  
**To:** Cory Smith <csmith@mississippimills.ca>

**Cc:** Ken Kelly <kkelly@mississippimills.ca>; Maggie Yet <myet@mississippimills.ca>  
**Subject:** Re: "Z-04-21" Fw: Council meeting August 25, 2020 - Agenda item J.3

**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 Cory,

Thanks for your helpful information. The one question that has not been answered at this point is the sequence - will the storm water solutions be installed prior to the building of any new homes including those mentioned in "Z-04-21".

Kind regards,

Val Wilkins

326 Finner Court



On Tuesday, March 30, 2021, 08:41:42 a.m. EDT, Cory Smith <[csmith@mississippimills.ca](mailto:csmith@mississippimills.ca)> wrote:

Valerie,

Staff are working with an independent Engineering firm to review the drainage in the overall catchment area. This includes areas such as Napier Court. We are in the preliminary review portion. The preliminary portion will look at the overall drainage in the area and make recommendations for some immediate improvements that can be made to help improve the situation as well as providing a scope for a more detailed review of the catchment area once key issues are identified in the preliminary review. We are hoping to wrap up the preliminary stage of the review and move into the detailed review by the end of May. Some minor corrective actions are scheduled to take place this week along Marshall Street.

Should you have any further questions feel free to contact me.

Regards,

Cory Smith, C.Tech.

A/Director of Roads and Public Works

Municipality of Mississippi Mills

3131 Old Perth Rd.

P.O. Box 400

Almonte, ON

K0A 1A0

[csmith@mississippimills.ca](mailto:csmith@mississippimills.ca)

(613)256-2064 x229

---

**From:** Maggie Yet <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)>

**Sent:** March 29, 2021 2:19 PM

**To:** Cory Smith <[csmith@mississippimills.ca](mailto:csmith@mississippimills.ca)>; Ken Kelly <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>

**Subject:** FW: "Z-04-21" Fw: Council meeting August 25, 2020 - Agenda item J.3

Hi Ken and Cory,

Please see below. Can you advise the status of the Finner Court SWM and the issue of the easements?

Thanks!

**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:** VALORIE WILKINS <[REDACTED]>  
**Sent:** March 29, 2021 2:07 PM  
**To:** Maggie Yet <[myet@mississippimills.ca](mailto:myet@mississippimills.ca)>  
**Subject:** "Z-04-21" Fw: Council meeting August 25, 2020 - Agenda item J.3

**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,

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 k now where this stands?.

Thanks for your help,

Valorie Wilkins

326 Finner [REDACTED]

613-461-0504

- Forwarded Message -----

**From:** Christa Lowry <[clowry@mississippimills.ca](mailto:clowry@mississippimills.ca)>

**To:** VALORIE WILKINS <[REDACTED]>

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

[www.mississippimills.ca](http://www.mississippimills.ca)



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:** VALORIE WILKINS [REDACTED]  
**Sent:** August-27-20 11:45 AM  
**To:** Christa Lowry <[clowry@mississippimills.ca](mailto:clowry@mississippimills.ca)>  
**Subject:** Fw: Council meeting August 25, 2020 - Agenda item J.3

**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.

Mayor Lowry,

My apologies for the earlier mistake in your email address.

Valorie Wilkins

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

**From:** VALORIE WILKINS <[REDACTED]>  
**To:** [kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca) <[kkelly@mississippimills.ca](mailto:kkelly@mississippimills.ca)>

**Cc:** [clowry@mississimills.ca](mailto:clowry@mississimills.ca) <[clowry@mississimills.ca](mailto:clowry@mississimills.ca)>; [rminnille@mississimills.ca](mailto:rminnille@mississimills.ca) <[rminnille@mississimills.ca](mailto:rminnille@mississimills.ca)>; [jdalgity@mississippimills.ca](mailto:jdalgity@mississippimills.ca) <[jdalgity@mississippimills.ca](mailto:jdalgity@mississippimills.ca)>; [jmayden@mississippimills.ca](mailto:jmayden@mississippimills.ca) <[jmayden@mississippimills.ca](mailto:jmayden@mississippimills.ca)>; [bholmes@mississippimills.ca](mailto:bholmes@mississippimills.ca) <[bholmes@mississippimills.ca](mailto:bholmes@mississippimills.ca)>; [cguerrard@mississippimills.ca](mailto:cguerrard@mississippimills.ca) <[cguerrard@mississippimills.ca](mailto:cguerrard@mississippimills.ca)>; [dferguson@mississippimills.ca](mailto:dferguson@mississippimills.ca) <[dferguson@mississippimills.ca](mailto: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

