

Submission #1

From:

David and Christina Humber (1411 12th Con South Pakenham)

Michael O'Brien and Leslie Murray (1418 12th Con South Pakenham)

Christopher Hobbs and Chantal Comeau (1424 12th Con South Pakenham)

Bruce and Ro Orok (1371 12th Con South Pakenham)

John and Leigh Gorman (4789 Dark's Side Road)

RE: Dark Side Road - Zoning Meeting May 4, 2021**David Humber** [REDACTED]

Tue 4/27/2021 9:32 PM

To: Mills Planner <mplanner@mississippimills.ca>**Cc:** Roxanne Sweeney <rsweeney@mississippimills.ca>; [REDACTED] 3 attachments (4 MB)

Dillon planning report FINAL.pdf; Dillon site plan.pdf; Z-05-21-Dillon_PM_Zoning-Notice.pdf;

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Good Day,

After examining the zoning change request, planning report and site plans, I would like to raise an objection to the zoning amendment on behalf of the residents of Pakenham 12th Concession South and Dark's Side Road.

We feel the rezoning of the former Country View Lodge to support a 22 unit affordable housing low-rise is not appropriate based on the following points;

- The Mississippi Mills Community Official Plan.
 - The rezoning of the former 4676 Dark's Side Road does not fit within the Residential Goals and Objectives in section 3.6.1, Residential Conversion Policy in section 3.6.8, or section 2.5.2 Smart Growth concepts presented in the COP.
 - This rezoning would create yet another specific by-law supporting the special exception to the R4 Zone is to omit the standard requirements for privacy yards and equipped children's play area.
 - The current neighbourhood is mixed agriculture and rural residential a high-density low-rise apartment complex does not fit the existing neighbourhood.
- Infrastructure impacts to the neighbourhood.
 - Dark's Side Road and Pakenham Concession 12 South are both in poor condition with limited lighting, limited signage for speed, farm vehicles and children.
 - With no sidewalks, bike lanes, or amenities within walking distance it is reasonable to expect a significant increase in vehicle traffic. Potentially 22 additional cars. This is additionally problematic with no recreational services located at 4676 Dark's Side Road or any apparent indication there would be based on the zoning request and planning documents residents are forced to drive everywhere increasing the traffic in the area.
 - There does not appear to be sufficient off-street parking or lighting for such parking at 4676 Dark's Side Road.
 - Telecommunications with Mississippi Mills and specifically Pakenham are limited at best, it is reasonable to expect a significant strain on the existing infrastructure, and this is not addressed in the planning report
 - With an increase in residents it is reasonable to expect a negative impact on the local aquifer supplying the lodge and or it's neighbours.
- Environmental impacts to the neighbourhood.
 - There is an overlap with infrastructure items, increase in traffic, increased water usage that have environmental impacts to the neighbouring farms and homes.
 - Increased water usage leads to increase septic usage and drainage requirements that could negatively impact neighbouring properties and farms and the Mississippi River.
 - The Community Official Plan suggests that with such a substantial change, a proper environmental impact assessment would need to be completed prior to this zoning change being approved.

- None of the above items are addressed satisfactorily within the ZanderPlan Report dated March 5, 2021.

We would also provide the following questions that need to be answered prior to considering removal of any objection to the zoning change.

- How does this rezoning fit into the Community Official Plan, Residential Goals and Objectives, Residential Conversion Policy, or "Smart Growth"
- How does the town see this rezoning fitting the existing neighbourhood?
- Has there been an impact assessment/traffic study been completed on the roads supplying 4676 Dark's Side Road? Is it available?
- Will on street parking be prohibited in and around 4676 Dark's Side Road.
- Has an Environmental Impact Assessment been completed for allowing a 22 apartment dwelling? Is it available?
- As indicated in this article <https://www.insideottawavalley.com/news-story/8991809-pakenham-seniors-home-hit-with-several-regulation-orders/> there were several issues with the facility prior to ownership changing. How many of these items have been addressed?
- Are there any Building Permits issued for the facility? Are they available?

Should Council proceed with the rezoning without addressing the above items in full, we will be filing a Notice of Appeal to the Local Planning Appeal Tribunal.

Thank you,

Signed on behalf of;

David and Christina Humber, 1411 12th Concession South Pakenham

Michael O'Brien and Leslie Murray, 1418 12th Concession South Pakenham

Christopher Hobbs and Chantal Comeau, 1424 12th Concession South Pakenham

Bruce and Ro Orok, 1371 12th Concession South Pakenham

John and Leigh Gorman, 4789 Dark's Side Road

—
David Humber

FWD Consulting (2031819 Ontario Inc.)
[REDACTED]

From: Roxanne Sweeney <rsweeney@mississippimills.ca>

Sent: April 19, 2021 3:59 PM

To: David Humber [REDACTED]

Cc: Mills Planner <mplanner@mississippimills.ca>

Subject: Dark Side Road - Zoning Meeting May 4, 2021

Hi Mr. Humber –

Please submit your written comments/questions to Tyler Duval. I have cc'd Tyler Duval on this e-mail.

Planning staff during the public meeting portion will either read the comments or if received in advance of the agenda provide the comments in the agenda.

Council and COW meetings are also available through live stream.

<https://events.mississippimills.ca/council>

Thanks,

Roxanne Sweeney
Municipality of Mississippi Mills
61 -256-2064 ext 209

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From: David Humber [REDACTED]
Sent: Wednesday, April 14, 2021 9:04 PM
To: Roxanne Sweeney <rsweeney@mississippimills.ca>
Subject: Zoning Meeting May 4, 2021

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Good evening,

I am enquiring about the registration process for submitting comments prior to, or during, the zoning meeting scheduled for May 4, 2021. I have attached the zoning notification for 4676 Dark's Side Road, Pakenham for clarification.

https://www.mississippimills.ca/en/municipal-hall/resources/Documents/By-laws/Z-05-21-Dillon_PM_Zoning-Notice.pdf

Thank you,

--

David Humber

FWD Consulting (2031819 Ontario Inc.)
[REDACTED]

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Submission #2

From:

Keith Bean (4596 Dark's SD)

FW: Public Meeting regarding Z-05-21 Dillon 4676 Dark's Side Road

Roxanne Sweeney <rsweeney@mississippimills.ca>

Mon 5/3/2021 12:17 PM

To: Mills Planner <mplanner@mississippimills.ca>; Jennifer Russell <jrussell@mississippimills.ca>

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

From: Keith Bean [REDACTED]

Sent: Monday, May 3, 2021 11:48 AM

To: Roxanne Sweeney <rsweeney@mississippimills.ca>

Cc: [REDACTED]

Subject: Public Meeting regarding Z-05-21 Dillon 4676 Dark's Side Road

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Hi Roxanne

I would like to formally submit some questions and concerns about the proposed 22 unit apartment project at 4676 Dark's Side Road

To start, I have a lot of respect for Tim and Lori's vision and passion for this project.

If the building had been put up for sale through normal channels I would have purchased it, if only to have quiet enjoyment of my own property.

My fields about the subject property on the North and East sides. The fields are awesome clay and are tiled. They have been in corn and soybeans since I bought the property in 2018.

I have three fears:

1. With 80 plus occupants possible, the water needs will be much higher than ever before, if the wells draw more and more water from the aquifer and the water is eventually contaminated from pesticides or fertilizer used on my property am I liable?
2. We are fencing and preparing to raise Polled Herefords. If we need to wean cattle or make any other farm noises, will we have to deal with stress of noise complaints?
3. If we need to spread manure, again, will have stressful calls from authorities even if we are in the right?

I hate to bring up these points, but looking ahead we may be dealing with different owners than Tim and Lori who may not understand country life.

I think residential apartments is a big difference, even from previous use as a seniors home that would have one resident per unit and few cars to park.

What strain will the Municipality have if water or septic fail and the building has 80 or so residents to find a place for. Is there a tank if water needs to be hauled in?

What happens if my fields get contaminated because the septic beds are overtaxed? Is the developer responsible or whoever is in current ownership or is it the municipality for approving the septic system?

I spoke with a planner and had them review the proposal. They suggested it is not a far jump from R3 to R4. In reality though, a seniors home that is properly managed is different than a residential unit with 22 families, all from different walks of life.

In summary I will deal with the planning dept decision but I felt I needed to make my thoughts known

Thank you for allowing me to submit.

Keith Bean
4596 Dark's Side Road
Pakenham, ON



Submission #3

From:

Jeanna Barr (4713 Dark's SR)

Fwd: Dark's Side Road Public Meeting

Roxanne Sweeney <rsweeney@mississippimills.ca>

Mon 4/26/2021 8:04 PM

To: Mills Planner <mplanner@mississippimills.ca>; Marc Rivet <mrivet@jlrichards.ca>

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From: jeanne [REDACTED]
Sent: Sunday, April 25, 2021 1:23:48 PM
To: Roxanne Sweeney <rsweeney@mississippimills.ca>
Subject: Dark's Side Road Public Meeting

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Hello,

I would like to be informed of the information on this public meeting. I have read the concerns of other residents in the area, some points do need addressing.

Please send information on this subject to me at [REDACTED],

Thank you,

Jeanne Barr

Submission #4

From:

Tracy Julian (375 Tait McKenzie Dr)

Objection to Rezoning

Tracy Julian [REDACTED]

Tue 5/4/2021 6:54 PM

To: Mills Planner <mplanner@mississippimills.ca>

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.

SUBJECT: BACKGROUND REPORT –ZONING BY-LAW AMENDMENT Z-05-21 CON 12 PT LOT 12 - 26R1440; PART 1 Pakenham Ward, Municipality of Mississippi Mills CIVIC ADDRESS: 4676 Dark's Side Road, Pakenham

I will be objecting to this zoning bylaw amendment. My objections are due to the following:

- There is no report on whether any Affordable rental units will be provided in this new development of 22 units. (Affordable as defined in the Provincial Policy statement and the price point provided annually by the Ministry of Municipal Affairs and Housing)
- The new development will not be conforming to our Community Official Plan in regards to our Affordable Housing policy.

Thank you, Tracy Julian

Submission #5

From:

Nathan Bourgeault and Alana Petrie (4698 Dark's SR)

Nathan Bourgeault and Alana Petrie
4698 Darks Side Road
Pakenham, ON K0A 2X0



ri 8, 021

RE: Zoning Amendment Application Z-05-21

To Whom It May Concern,

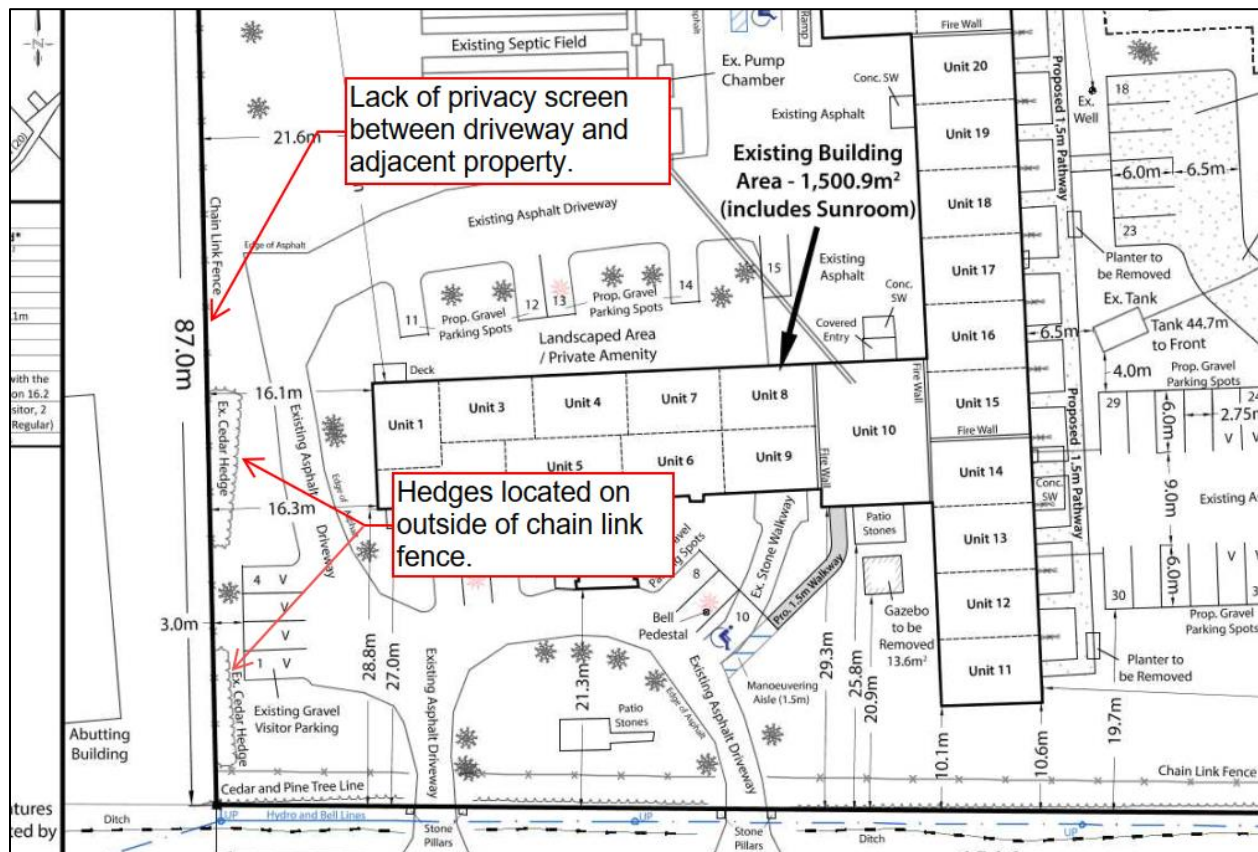
Please find attached our comments regarding the proposed rezoning of 4676 Dark's Side Road, Pakenham from "Residential Third Density Special Exception 5" (R3-5) to "Residential Fourth Density Special Exception"(R4-X) to permit the conversion of the existing building into a 22-unit apartment dwelling.

After reviewing the zoning change request, planning report and site plans I would like to raise the following concerns regarding the proposed rezoning. I would request that comments in **bold** be addressed prior to our consent being given for the proposed zoning amendment.

1. The planning report submitted to support the zoning application notes "*The property includes an unoccupied institutional building which previously housed fifty five seniors*" (Page 1) It is noted that under the R3-5 zoning the permitted use is for a maximum of 10 residents in a retirement home or group home Type A
 - a. **Is there a variance to the R3 5 zoning which allowed for an exceedance of the maximum occupancy?**
 - b. **What is the current permitted maximum number of residents as per the R3 5 zoning?**
 - c. If there is not a variance to the R3-5 zoning permitted uses, then the fact the previous owners were in violation of their permitted use is not relevant to this application.
2. The planning report and site plan submitted to support the zoning application notes "*There is a cedar and pine treeline that runs along the property's frontage onto*

Dark's Side Road and there is a cedar hedge which runs along the property's northwestern and northeastern border" (Page 2).

- a. These cedar hedges are incorrectly shown on the site plan as being inside the fence and are in fact located outside of the chain link fence on the adjacent property (See attached photos)



- b. We have concerns regarding the privacy features on the proposed site being insufficient (cedar hedges) along the shared property line. Currently this area of our property is heavily utilized for outdoor recreation and family gatherings (fire pit, volleyball, BBQ, etc). The site plan as proposed would greatly reduce our ability to enjoy this portion of our property in privacy.
- c. Specific concerns given the alignment of the existing asphalt driveway accessing the western portion of the site and vehicles accessing the site during the evening.
 - i. Alignment of driveway would lead to headlights shining through prime use area of our property directly to the principle residence.

- d. Burden of maintaining existing privacy features (hedges) fall on neighboring landowner (4698 Darks Side Rd)
 - e. **We would like to propose the site plan be updated to reflect proper location of cedar hedges and existing privacy features.**
 - f. **Also, we would ask that a permanent privacy fence be installed along the shared property boundary with 4698 Darks Side Rd.**
3. The planning report submitted to support the zoning application notes "*The applicant is intending to re-use the existing unoccupied building and plans to contain all twenty twenty-two units within the structure at this time*" (Page 3)
- a. Based on the language it is indicative that there may be plans to expand this facility beyond the proposed 22 units at a later date
 - b. **Are there any provisions in the zoning by law or the R4-X zoning which would require further public consultation prior to any future developments on the existing site?**
4. The planning report submitted to support the zoning application notes in numerous locations access to pre-existing infrastructure being sufficient to support the proposed 22 units
- a. **Are there any studies, reports or impact assessments which support these statements regarding existing infrastructure being adequate?**
 - b. Roads:
 - i. Currently both Darks Side Road and 12th Concession are in poor condition with limited lighting, no sidewalks, bike lanes and limited signage for speed, farm vehicles and children.
 - ii. **Are there any plans by the municipality for upgrade or repair of both access roads to accommodate the additional traffic?**
 - iii. As seen in previous years during maintenance closures on Kinburn Side Rd the additional traffic on Darks Side Road has a negative impact to both road quality and safety.
 - c. Well Water:
 - i. **Has an inspection of the existing well located on the proposed site been completed?**

- ii. **Is there sufficient flow available within the well and local aquifer to support the increased residents living in the neighborhood?**
- iii. Have water quality issues been resolved since boil water order from local health unit in February of 2017?

d. Sewage:

- i. **Has an inspection been completed of the septic infrastructure on the proposed site and is it sufficient for the additional residents?**
- ii. Have issues with septic tank identified by previous owners been resolved?

e. Fire

- i. The site plan and planners report do not identify any fire safety measures such as fire routes, provisions for fire water, sprinklers, etc.
- ii. Have fire safety concerns raised by Mississippi Mills Fire department in 2018 been resolved?

f. Broadband:

- i. The municipality of Mississippi Mills has identified internet access as an essential service for Canadians. This has only become more evident during the COVID-19 pandemic with an increased demand of remote work and schooling, online shopping, health care and communication with family members (<https://www.mississippimills.ca/en/municipal-hall/broadband-access.aspx>).
- ii. Currently the options for internet access (DSL, dial-up and LTE) in the village of Pakenham (specifically on the eastern shore of the Mississippi River) are strained specifically during prime hours (daytime and evening hours).
- iii. The planning report submitted to support the application does not mention the supply of broadband internet access for the 22 units and the impact these additional units will have on the existing supply of reliable broadband internet for homes and businesses in the Village of Pakenham.
- iv. **It is requested that as part of this zoning application provisions be included for the supply of broadband internet to**

the homes and businesses in the neighborhood to reduce the impact on existing residents.

Note: We understand that the municipality is currently working with Federal and Provincial agencies to improve the access to broadband in rural areas. Even though this neighborhood technically falls within the Village of Pakenham it is woefully underserved and cannot support the existing population let alone the additional burden of 22 rental units.

This addition burden will have real impacts on our ability to earn a living, manage our business, receive an education, and communicate with family members. The Municipality has identified broadband access the resulting “digital divide” as a key area of concern for rural areas.

This development without any immediate investment in infrastructure will only further this divide.

5. The planning report submitted to support the zoning application notes in numerous locations that the proposed development is located within the Village of Pakenham. Although it is noted as such in current zoning maps, from a practical perspective it is located on the eastern shore of the Mississippi River and does not have easy access to many of the amenities located in the Village of Pakenham proper.
 - a. Currently the bridge providing access to the Village of Pakenham does not have a provision for pedestrian access. And there are no sidewalks or walking paths between the proposed development and the bridge. Any access to the village would require vehicle access as public transportation does not service the area.
 - b. In the event that the bridge is closed for maintenance purposes the proposed development (and surrounding area) will be restricted from accessing the Village of Pakenham and will be forced to travel a great distance to access basic amenities.
6. The site plan submitted as part of the rezoning application indicates a large open storage area on the eastern portion of the property.

on Darks Side Rd and the bridge crossing the Mississippi River, is it reasonable to exempt this development from these requirements?

- b. Although the planners report does specify that the target demographic is seniors (Page 4) there does not appear to be any requirement which would exclude visitors with children or units being rented to a young family with children.
- c. **What is the justification for these exemptions and what alternatives will the residents (and visitors) of the proposed development be offered to offset these requirements?**

After lengthy review of the proposed rezoning plan, planners report, proposed site plan and existing municipal zoning by-laws we cannot support this application for rezoning. As such we would like to formally raise an objection to the zoning amendment.

Our chief concerns are related to the increased traffic along Dark's Side Road, the increased burden on infrastructure (both physical and digital infrastructure) and the loss of privacy along our shared property boundary due to increased vehicular traffic and lack of privacy fencing.

The most pressing concern is the lack of digital infrastructure in place to support this rezoning application. We strongly believe that without an immediate investment in broadband infrastructure this development will have devastating impact on both existing residents and the residents of the proposed development.

Should Council proceed with the rezoning without addressing the items in bold, we will be filing a Notice of Appeal to the Local Planning Appeal Tribunal.

Regards,



Nathan Bourgeault, M.Eng., P.Eng., PMP



Alana Petrie, M.Sc, PT,

Property Owners: 4698 Darks Side Rd, Pakenham, Ontario, K0A 2X0

Appendix A – Photos of Property



Figure 1 Photo from 4698 Darks Side Rd principal residence showing alignment with access driveway



Figure 2-Photo (looking towards road) showing cedar hedges on outside of chain link fence.



Figure 3 Photo (looking North-East towards proposed development) showing cedar hedge on ou side of chain link fence.



Figure 4-Photo (looking along property line towards road) showing cedar hedges on opposite side of fence



Figure 5 Satellite image showing proposed driveway alignment with principal residence

Re: Comments Re: Zoning amendment application: Z-05-21

Nathan Bourgeault [REDACTED]

Mon 5/3/2021 6:57 AM

To: Mills Planner <mplanner@mississippimills.ca>; Roxanne Sweeney <rsweeney@mississippimills.ca>

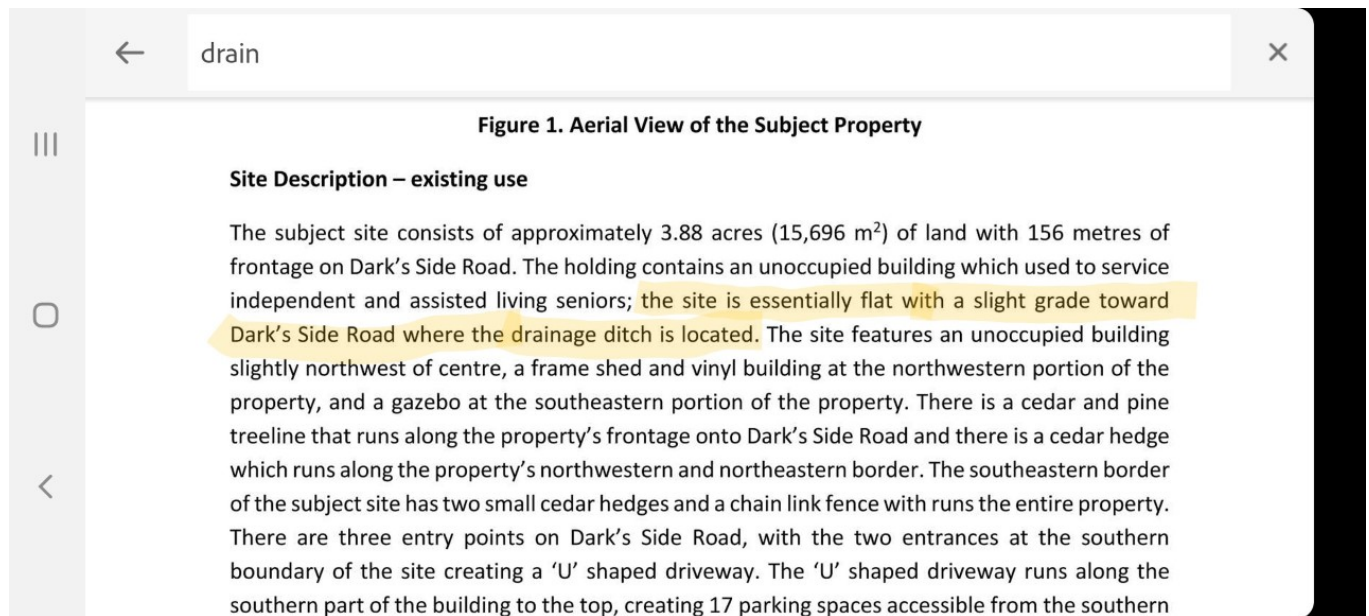
Cc: Jennifer Russell <jrussell@mississippimills.ca>; Cynthia Moyle <cmoyle@mississippimills.ca> [REDACTED]
[REDACTED]

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Tyler

In addition to my previous comments I would like to add that the planners report by Zaderplan also misidentifies the site drainage.

In their report they note the site is flat with a slight grade towards the ditch at road.



This is not the case as the rear of the property grades towards my property and the farm land behind. This is pretty evident by standing on the back corner of the lot or along the lot line. There is actually a drainage ditch which runs on my property from the property line towards the north west. This is a concern as any issues with that septic tank or field bed will drain directly into our prime recreational area of our property.

Given the elementary errors made in the planning report I'm having a hard time trusting any of the information provided especially when it is referring to infrastructure capacity.

You mentioned previously that all concerns related to servicing will be dealt with prior to issuance of a building permit (related to septic and water capacity). I am wondering if building permits have been issued as they have started construction on the site and there is currently 5-6 camper trailers on the site housing their construction crews.

Please add my concerns regarding the planners reports errors with respect to site drainage to my submission.

Also please advise regarding the issuance of building permits.

Regards,

Nathan and Alana
[REDACTED]

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From: Nathan Bourgeault [REDACTED]
Sent: Wednesday, April 28, 2021, 3:16 p.m.
To: Mills Planner; Roxanne Sweeney
Cc: Jennifer Russell; Cynthia Moyle; [REDACTED]
Subject: Comments Re: Zoning amendment application: Z-05-21

Tyler

Please find attached our comments regarding the pending zoning amendment in advance of the public meeting to be held May 4, 2021.

Please note we currently do not support this rezoning application as there are a number of outstanding concerns (see bold items in attached) which we feel need to be addressed before this project should be given approval.

If you have any questions or can follow upon any of the issues please do not hesitate to reach out to me.

Regards,



Nathan Bourgeault - M.Eng., P.Eng., PMP – CHIEF MINE ENGINEER
15 Goudreau Rd, Dubreuilville, Ontario, P0S 1B0
[REDACTED]

W: [www.alamosgold.com]www.alamosgold.com

