

MEMORANDUM



**J.L. Richards
& Associates Limited**
700 - 1565 Carling Avenue
Ottawa, ON Canada
K1Z 8R1

Tel: 613 728 3571

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To: Ms. Julie Stewart
Planner
Lanark County
99 Christie Road
Perth, ON K7H 3C6

Date: July 13, 2021

JLR No.: 24473-005.1

CC: Mr. Ken Kelly, CAO
Municipality of Mississippi Mills

From: Mark Buchanan, P.Eng.

Re: Municipality of Mississippi Mills – OPA 22
Future Development Servicing

The purpose of this memorandum is to summarize the future development servicing associated with Official Plan Amendment No. 22 that remains consistent with the Municipality's updated Water and Wastewater Master Servicing Plan.

The updated Water and Wastewater Master Servicing Plan (JLR, 2018) was presented to Council on December 18, 2018 that accounted for growth over the next 20 years and beyond to future build areas (refer to attached for the complete Master Servicing Plan). The future build areas included in the Master Servicing Plan remain consistent with urban boundary expansions considered as part of OPA 22. Anticipated servicing requirements for each area identified in OPA 22 are summarized as follows:

Area 1

- Included in Master Plan build-out future development areas.
- Water servicing requires watermain upgrades and extensions of municipal services through infill area to the south (Envoy Lands) along with trunk watermain upgrades along Martin Street and Carss Street. Water servicing will benefit from Third River crossing proposed for future development in the north west area of Almonte and future development along Mississippi River, along with Patterson Street watermain extension.
- Wastewater servicing anticipates sewer outlet to Victoria Street trunk sewer at future Menzie Street extension.
- Stormwater: Unknown but anticipated that local water quality and quantity can be managed on site and outlet to near existing Mill Run SWM facility.

Area 2

- Included in Master Plan build-out future development areas.
- Water servicing, additional watermain extension along Appleton Side Road, in addition to future commercial development south of the industrial park.
- Wastewater pumping station and forcemain required to connect proposed development to gravity sewer system near Patterson Street and Houston Street. Requires industrial park sewer be routed along Houston Street, under Ottawa Street to the new Victoria Street trunk sewer. These sewer upgrades are required to prevent future sewer surcharging of the existing Ottawa Street sanitary sewer.
- Stormwater: Unknown but anticipate that local water quality and quantity can be managed on site. Outlet location and depth remain unknown and could impact development potential.

Area 3A

- Included in Master Plan build-out future development areas.
- Water Servicing requires a separate River crossing through the widest part of the Mississippi River, along with trunk water servicing extension along County Road 29.
- Wastewater Servicing likely via gravity sewer extension from County Drive.
- Sanitary sewer upgrades are anticipated along County Drive to accommodate the proposed development.
- Stormwater: Unknown but anticipated that local water quality and quantity can be managed on-site and outlet to the Mississippi River.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:

Mark Buchanan, P.Eng.
Associate, Senior Civil Engineer

Marc Rivet, RPP, MCIP
Associate, Senior Planner

MB:jd
Attach.

ATTACHMENT
2018 Master Plan