



May 12, 2025

Mr. Mike Dwyer
Planning Manager
County of Lanark
99 Christie Lake Road
Perth, Ontario
K7H 3C6

**RE: Hilan Village Plan of Subdivision, Municipal File No. 09-T-22003
38 Carss Street, Town of Mississippi Mills
Request for Minor Amendment to Draft Approved Plan & Conditions of Draft Approval**

We are writing on behalf of 2849358 Ontario Inc. to request amendments to the Draft Approval and related Conditions issued October 9, 2024, for the above referenced Plan of Subdivision. As illustrated on the enclosed revised Draft Plan of Subdivision, the proposed amendments include:

- The minor realignment of Street 1 and Street 2 to straighten the proposed road network, and the associated revisions to abutting lot/block lines and areas.
- Reduction of the proposed right-of-way width for Street 3 from 18.00 metres to 15.24 metres.
- Increased area for the pumping station block to accommodate the proposed pumping station.
- A total unit count of 115 units comprised of forty (40) single detached units, twenty-four (24) semi-detached units, twenty-seven (27) townhouse units, and twenty-four (24) stacked townhouse/terrace flat units.
- The combining of Lots 40 and 41 and Blocks 60, 61, 63, and 64 on the draft approved plan to create one large Block for multi-unit residential use in the form of twenty-four (24) stacked townhouse (terrace flat) units.

The general intent of the proposed amendments is to create a more uniform lot fabric for the purpose of achieving more consistency in housing types/forms on lots that are of similar size, shape, and area. The proposed amendments will allow for the provision of a larger mix of multi-unit dwelling types, while respecting the overall number of units and densities previously approved.

Per Section 10.1 of the County of Lanark Procedural Manual (2017), only the following revision requests shall be considered Major:

- a) deletion of a condition;
- b) addition of condition;
- c) change to the draft plan that will increase the number of lots or unit by 10% to 15%;
- d) change the road / street configuration;
- e) change the location of open space blocks (i.e. SWM Pond, Park, etc.); or
- f) change the intent of the development (i.e. single residential to multiple residential, residential to commercial, etc.).

The proposed amendments do not include the deletion or addition of a condition. The proposed number of lots and number of units respect the existing draft approval generally and will not result in an increase of more than 10%. The proposed changes to the streets do not include a reconfiguration but are limited to the minor realignment/straightening of Streets 1 and 2, and the narrowing of Street 3. The location of the open space blocks remains unchanged. No change to the intent of development is proposed, as the draft approved plan includes single detached, semi detached, and multiple unit residential dwelling uses, and the revised draft plan includes the same. Based on the forgoing, the proposed amendment can be considered Minor.

In support of this request, please find enclosed the following:

1. Revised Draft Plan of Subdivision prepared by Annis, O'Sullivan, Vollebekk Ltd., Plan Revised date of April 17, 2025.
2. Area Certificate prepared by Annis, O'Sullivan, Vollebekk Ltd., dated April 17, 2025.
3. A copy of *Schedule A to Draft Plan Approval Decision* with proposed amendments to the approved conditions of draft plan approval. Conditions proposed to be amended include nos. 29, 34, 40, 42, 51, 77, 96, and 97.

Upon confirmation that this request can be considered minor in accordance with the County of Lanark's procedures, payment of the required Minor Revision application fee of \$1,250.00 will be provided directly to the County of Lanark by 2849358 Ontario Inc.

Thank you very much for your consideration of this request. Should you have any questions or require any further information, please do not hesitate to contact the undersigned at bridgette@keeperco.ca or 613.807.5000.

Respectfully submitted,



Bridgette Alchawa, MCIP, RPP
Land Use Planner