

99 Christie Lake Road, Perth, ON K7H 3C6

Eric Bays
Senior Urban Planner, Stantec
300- 1331 Clyde Avenue
Ottawa ON K2C 3G4

October 30, 2024
Via email - eric.bays@stantec.com

Status Letter for a Draft Plan of Subdivision
254 Lake Avenue West - Escape Homes
Part of Lots 12 and 13, Concession 11, formerly Township of Beckwith, now Town of Carleton Place
County of Lanark File No. 09-T-23008/09-CD-23002

A draft plan of subdivision and a Common Elements Condominium application is proposed for 254 Lake Ave West in the Town of Carleton Place. The application was deemed complete on December 14, 2023, and a preliminary status letter was issued on February 8, 2024. On September 3, 2024, the developer submitted responses to comments along with updated materials. This status letter reflects all agency comments received during the second circulation.

Plan of Subdivision and Condominium Proposal

The application proposes to divide the property into seven new development parcels. Blocks 1 - 7 are residential dwellings with a total of 20 units. There are two detached dwellings, one semi-detached buildings (two units), and four fourplex buildings (16 units) with four shared driveways. A common elements condominium is proposed for Block 9 to oversee maintenance and operation of private sanitary pipes and a pump station. The seven development parcels will be considered Parcels of Tied Land (POTL) to Block 9.

The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential District in the Town of Carleton Place Official Plan. The subject lands are Residential District in the Town of Carleton Place Development Permit By-law 15-2015 and provides a range of housing densities in a low-rise built form.



99 Christie Lake Road, Perth, ON K7H 3C6

A summary of the agency comments is included below, formal agency letters and correspondences between the agency and County are attached and should be reviewed in their entirety.

Agency Name	Date Received	Comments
Lanark County Planning Department	October 28, 2024	<ul style="list-style-type: none">Comments related to draft plan of condominium
Town of Carleton Place	October 24, 2024	<ul style="list-style-type: none">Comments related to Tree Conservation and Stormwater Management
Mississippi Valley Conservation Authority	October 10, 2024	<ul style="list-style-type: none">No further comments
Canada Post	October 28, 2024	<ul style="list-style-type: none">Comments related to service type and location
Enbridge	September 27, 2024	<ul style="list-style-type: none">No further comments other than the previously identified conditions
Hydro One	October 10, 2024	<ul style="list-style-type: none">No comments
Bell Canada	October 24, 2024	<ul style="list-style-type: none">Provided conditions of approval
Public	N/A	<ul style="list-style-type: none">No further public comments received

Comments are received as of October 30, 2024 and are attached to this letter for ease of reference. All other agency comments have been previously provided in the last status letter.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Koren Lam
Senior Planner





LANARK COUNTY

lanarkcounty.ca

99 Christie Lake Road, Perth, ON K7H 3C6

Lanark County

CC: Nathan Adams, Escape Homes Consulting
Niki Dwyer, Town of Carleton Place
Diane Reid, Mississippi Valley Conservation Authority
Mike Dwyer, Lanark County
Cindy Deachman, Lanark County



99 Christie Lake Road, Perth, ON K7H 3C6

Eric Bays
Stantec Consulting Ltd.
300 - 1331 Clyde Avenue
Ottawa, ON K2C 3G4

2024.10.28

254 Lake Avenue West (Carleton Place)
County File No. 09-T-23008/09-CD-23002
2nd Comments
Draft Plan of Subdivision and Plan of Condominium

Dear Eric,

The County of Lanark has received the 2nd updated submission of the Draft Plan of Subdivision and Condominium application for 254 Lake Ave. Escape Homes in the Town of Carleton Place. The County has undertaken an additional review of the material provided and would like to request the following further information prior to the consideration of approval.

Draft Plan of Subdivision & Draft Plan of Condominium

- Please clarify whether the semi-detached will be further divided through Part Lot Control?
- Will the proposed sidewalk be located on the road allowance along Lake Ave West?
- Please clarify how the application plans to execute the "Exclusive Use Areas" for the shared driveways:
 - Conveyance of Easements: list will also require Easements over Block 9 (Common Elements) for shared driveway access. Please revise the Planning Rationale Report and Draft Plan of Condominium.
 - Please revise the Plan of Condominium to highlight the "Exclusive Use Areas" as separate blocks.
 - As a condition of approval, the County may require a notice or agreement of the "Exclusive Use Areas" since



99 Christie Lake Road, Perth, ON K7H 3C6

County staff may not review the Condominium Description Document during the Condominium Exemption process.

- Note the Condominium Exemption fee of \$2,500 is outstanding

If you have any questions, please contact the undersigned.

Sincerely,



Koren Lam
Senior Planner
Lanark County

Cc: Niki Dwyer, Town of Carleton Place
Diane Reid, Mississippi Valley Conservation Authority
Mike Dwyer, Lanark County
Cindy Deachman, Lanark County



Corporation of the Town of Carleton Place

175 Bridge Street, Carleton Place, ON K7C 2V8 Phone: (613) 257-6200 Fax: (613) 257-8170



October 24, 2024
(transmitted VIA email)

Koren Lam, County Planner
Lanark of County – Planning Department
99 Christie Lake Road
Perth, ON K7H 3C6
klam@lanarkcounty.ca

Re: Draft 2 Comments – Lake Avenue (File - 09-T-23008)
Proponent – Escape Homes

Ms Lam,

Further to the formal circulation of the Condominium application for the property known as 254 Lake Avenue, the Town has undertaken an initial review of the material provided and would like to request the following further information or modifications prior to the consideration of the technical merits of the development.

TREE PRESERVATION REPORT:

Note: Any site alteration or vegetation removal will require a Class 1 Development Permit prior to undertaking.

- More information about the “medium to large” trees is required. Any healthy tree over 200mm DBH requires evaluation to justify the removal as well as a replacement plan in accordance with the provisions of the Development Permit Bylaw. The applicant needs to submit a tree preservation report or EIS to evaluate the existing site conditions and mitigative measures required.

SERVICING AND STORMWATER MANAGEMENT REPORT:

The following comments are required to be addressed prior to next submission:

- More information is needed on the Lyndhurst St. connection that was installed by the Town. The submission should include plan and profile drawings indicating all required reinstatements, pipe locations, pipe sizes, pipe materials, depth of pipe, etc.
- Further information is required on the proposed pump station components (wet well size, pump size, float locations, etc.). The connection to Lyndhurst will not be done by others and should be completed as part of the development site works
- Although this is not a municipally owned sanitary sewer main, we recommend increasing the slope of the first sewer run from 0.32% to 0.5%. Sanitary services should be connected via a tee wye to prevent clogging.



Corporation of the Town of Carleton Place

175 Bridge Street, Carleton Place, ON K7C 2V8 Phone: (613) 257-6200 Fax: (613) 257-8170



- The services for Block 6 should be relocated to be outside of the driveways.
- There are concerns regarding the drainage to the roadside ditch along Lake Ave downstream from the development, as water in this ditch occasionally flows onto the roadway.
- Can the proponent comment on how the buildings are protected from flooding if the ditch were to be surcharged in the spring, since this is the main outlet for the rear yard drainage?
- Additional clarification on the sump pump outlet pipe is required. Will the discharge pipes go directly to the ditch? How are the basements protected from flooding if the ditch is surcharged in the spring? This area is known for flooding, so this should be evaluated by the engineer. A potential option is to discharge the pipe to the rear yard ditch, which would help alleviate water backing up into the basement. The proposed pipe locations should be shown on the plans and equipped with backflow preventers.
- How is the quality of the stormwater being addressed? Given the proximity to the Mississippi River, this should be considered in the servicing report
- Please confirm where the hydrant flow data is derived from. Hydrant testing should be completed to confirm the flows utilized in the servicing report
- Please confirm the purpose of the 5" retaining curb along the western property line. This could be eliminated entirely with minor grading on the adjacent property, pending permission from the respective owner.
- Please confirm the purpose of the 1.5 m paved shoulder.
- Proposed roadway structures should be provided for the road reinstatement, as well as for the on-site drive aisle and parking areas
- Confirm garbage collection location, specifically for the two proposed quadplex buildings.
- Is the existing structure going to be demolished? Where is the existing septic and well? This will need to be shown on the plans we will require a removal drawing. Are the existing wells going to be decommissioned?

The following additional comments should be considered by the applicant in preparing their next submission and will be required at the site design stage of development:

- Subdrains for rear lot drainage may be used but will not reduce the required 1% minimum grade requirement for rear lot swales. Please ensure the swales have minimum 1% grade.
- U.S.F. and foundation elevation information missing
- Please change the culvert material type from CSP to dual-wall HDPE.
- 1.8 m of cover is required on all water services, including at ditch crossings.
- Please indicate the proposed pipe material for the water services.



Corporation of the Town of Carleton Place

175 Bridge Street, Carleton Place, ON K7C 2V8 Phone: (613) 257-6200 Fax: (613) 257-8170



- Revise the drawings and crossing table for crossings 1-4 to increase the separation to a minimum of 0.5 m.
- The note on the servicing plan indicates that the TVS connection for the water service connections to the existing 300 mm main is to be made by Town Forces. Please remove this note, as Watermain Note 8 indicates the proper procedure for connections.
- Please indicate the proposed cover on the water services where they cross the ditch. If insulation is to be utilized, a detail should be added to the drawings.
- The water and sewer services being installed on private property shall conform to the building code for spatial separation as indicated in the Ontario Building Code 7.3.5.7.
- A monolithic curb and sidewalk will be required to be extended across the frontage of this property to connect to the sidewalk at the intersection of Lake Ave. W. and Mississippi Road.

The following reports and studies have been reviewed and no comments or requests for clarification are required:

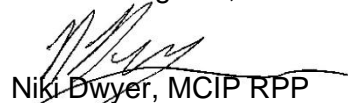
- Planning Rationale
- IPZ Checklist (Town staff defer comments on the review of this submission to the MVCA-RVCA).

Following the provision of amended studies, reports and plans reflective of the comments noted above, staff will proceed to schedule the locally conducted public meeting in accordance with the provisions of Section 6.5.1 of the Town's Official Plan.

Our review team would also be amenable to meeting to discuss the requested revisions at the proponent's convenience.

Should you have any questions, please do not hesitate to contact my office.

Kindest Regards,



Niki Dwyer, MCIP RPP
Director of Development Services
ndwyer@carletonplace.ca

cc: Jen Hughes, Planning Administrative Clerk (jhughes@carletonplace.ca)
Eric Bays, agent, Stantec (eric.bays@stantec.com)
Nathan Adams, owner (escapehomesconsulting@gmail.com)
Mike Walker, Development Review Officer (mwalker@carletonplace.ca)



To:	Diane Reid, Environmental Planner, MVCA
From:	Alana Perez, Water Resources Engineer, MVCA
RE:	SWM Engineering Review of the Draft Plan of Subdivision for 254 Lake Avenue West, Carleton Place
MVCA File No.:	PCPSB-24
Munic. Ref. ID.:	09-T-23008
Date:	October 10, 2024

Mississippi Valley Conservation Authority (MVCA) has been circulated the following reports in support of a subdivision application for 254 Lake Avenue West in the Town of Carleton Place:

- Servicing & Stormwater Management Report, prepared by McIntosh Perry Consulting Engineers Ltd., dated April 23, 2024;
- Civil Drawings, prepared by McIntosh Perry, dated April 18, 2024:
 - C101 – Grading and Drainage Plan;
 - C102 – Site Servicing Plan; and
 - C103 – Erosion and Sediment Control Plan.
- Response to Circulation Comments, prepared by Stantec Consulting Ltd., dated September 3, 2024.

MVCA's previous comments regarding natural hazards have been addressed by the above documents and we have no further comments.

Should any questions arise, please contact the undersigned.

Alana Perez
Water Resources Engineer

October 28,2024

Korem Lam, County Planner
County of Lanark
99 Christie Lake Rd
Perth on, K7H 3C8

Dear Koren,,

RE: **254 Lake Ave West (Carleton Place)**
File #1604100347

Thank you for contacting Canada Post regarding plans for a new subdivision in The town of Carleton Place. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

Canada Post will provide mail delivery service to the subdivision via mail panels installed in the main entrance of the apartments by the developer.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of **the new civic addresses** and **occupancy date** as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,

Peggy Deslauriers
Delivery Services Officer | Delivery Planning
P.O. Box 8037
Ottawa ON K1G 3H6

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete access/or Culvert per municipal specifications.

[Add subdivision plan showing proposed CMB sites as part of Appendix as applicable]



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

September 27, 2024

Koren Lam, MSc.
Senior Planner
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C2

Dear Koren,

Re: Draft Plan of Subdivision, Draft Plan of Condominium - Resubmission
Escape Homes
254 Lake Ave W
County of Lanark
File No.: 09-T-23008

Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).

Please always call before you dig, see web link for additional details
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Sincerely,

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Lanark - 254 Lake Avenue West - 09-T-23008

From AMIN Pranav <Pranav.Amin1@HydroOne.com>
Date Thu 10/3/2024 12:12 PM
To Koren Lam <klam@lanarkcounty.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.

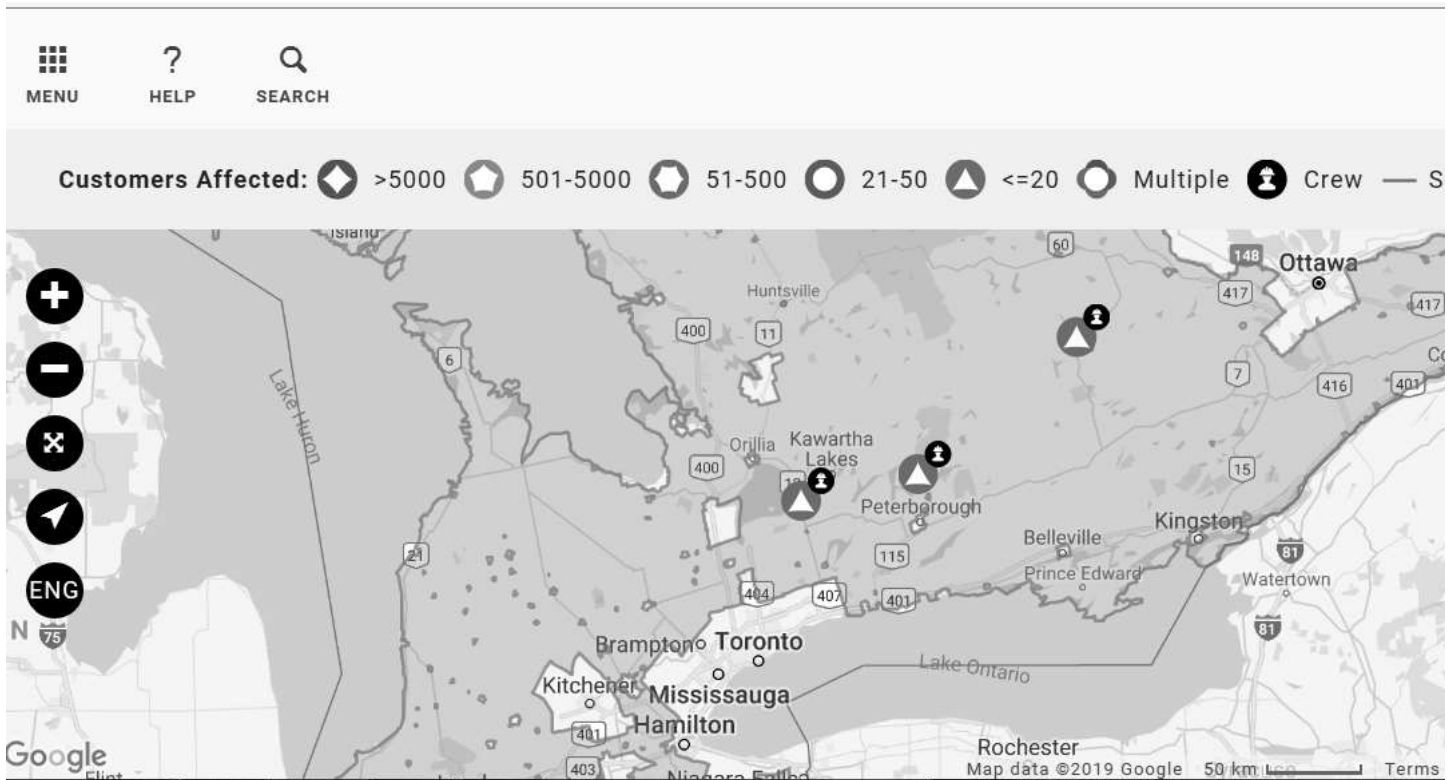
Hello,

We are in receipt of your Plan of Subdivision application, 09-T-23008 dated September 23rd, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
[Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

Draft Plan of Subdivision(09-T-23008) and Draft Plan of Condominium (09-CD-23002), 254 Lake Ave. W., Carleton Place

From PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>

Date Thu 10/24/2024 12:06 PM

To Koren Lam <klam@lanarkcounty.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.



10/24/2024

Koren Lam

**Carleton Place
Lanark (County)**

Attention: Koren Lam

**Re: Draft Plan of Subdivision(09-T-23008) and Draft Plan of Condominium (09-CD-23002), 254 Lake Ave. W., Carleton Place; Your File No. 09-T-23008,09-CD-23002
Our File No. DTS: 38259 / Circ: 44667**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.