



**Stantec Consulting Ltd.**  
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Ottawa ON K2C 3G4

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September 3, 2024

Project/File: 160410347

**Koren Lam, County Planner**

County of Lanark  
99 Christie Lake Road  
Perth, Ontario K7H 3C6

Dear Ms. Lam,

**Reference: 254 Lake Avenue West (Carleton Place)  
Draft Plan of Subdivision and Draft Plan of Condominium Applications  
Response to Circulation Comments**

<b>Comment</b>	<b>Response</b>
<b>County of Lanark – email dated 29 November 2023</b>	
Could you please revise the Site Plan (Attached) as we were aware that Block 9 is the servicing block not Block 8	Site Plan has been revised.
The draft plan of subdivision shows that there is only 1 semi-detached, however in the application submission form you note there are 2 semi-detached and this should be revised (Attached)	Draft Plan has been revised.
We believe the condo application can be processed as an exemption application. Can you confirm this is the approach and intent of this application?	We acknowledge the condominium can proceed by way of an exemption application.

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<p>Will the Common element condominium be responsible for construction and ongoing maintenance of above ground services including driveway installation/maintenance/landscaping on Block 9? Will exclusive use areas need to be established aboveground for the driveway extensions and front lawns over the condo?</p>	<p>The common element condo is intended to maintain below grade sanitary infrastructure only. Front yards and driveways will be the responsibility of individual Blocks by way of exclusive use areas.</p>
<p>What is the anticipated tenure of the fourplexes? Will part lot control be used on the quadplexes to create freehold parcels or are these intended to be rental buildings? If freehold, how will the parking and landscaped area in back will be owned and managed? You may need to consider common element condominium(s) for the parking and outdoor amenity areas.</p>	<p>The fourplexes will operate as rental units. It is not anticipated that these units will be subdivided in the future.</p>
<p>How will Block 1 be serviced? Block 2-7 will be serviced through Block 9, is Block 1 different or should it be included as a POTL to Block 9 as well?</p>	<p>Block 1 will be serviced from the private sanitary pipe in Block 9. The lateral will extend from the dwelling to the start of Block 9 as a private lateral.</p>

**Corporation of the Town of Carleton Place – letter dated 26 January 2024**

<p>1</p>	<p>Section 3.3 of the Planning Rationale references a “FIG-OP location” but there is no figure included. Please include the missing figure.</p>	<p>The rationale has been revised accordingly.</p>
<p>2</p>	<p>Section 3.3 notes that the development achieves a density of 21.4 units per net hectare but provides a breakdown in brackets which shows a density of 40.9 units per net hectare. Please confirm which density is accurate or rationalize the differential.</p>	<p>The rationale has been revised accordingly. The net residential density is 40.9 units/hectare:  <math>20 \text{ units} \div 0.4892 \text{ ha}_{\text{net}} = 40.9 \text{ units/ha}_{\text{net}}</math></p>
<p>3</p>	<p>The density analysis in Section 3.3 should also consider the impact of a site-by-site analysis of the “medium density” quadplexes vs the “low density” singles.</p>	<p>Please clarify as Section 3.3 of the rationale provides a review policies applicable to medium and high density development and how the proposal conforms to these policies (see Table 3 in the rationale).</p>
<p>4</p>	<p>The Rationale notes the completion of the “Intake Protection Zone Score Card” and inclusion in Appendix B. This appendix is</p>	<p>The scorecard has been completed and provided as part of the revised submission. No threat risks were identified.</p>

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	missing from the submission, please provide the score card for our records.	
5	Please amend the Rationale to indicate how the developer proposes to address the provision of parkland in accordance with Section 51.1 of the Planning Act.	Additional text added has been added to the rationale. The applicant is proposing to provide cash-in-lieu of parkland (noted on pages 5 and 11 of the rationale).
6	How does the development contribute to the creation of affordable housing?	<p>The proposed development will increase the mix and variety of housing within the Town. The multiunit buildings are intended as future rental buildings. The County of Lanark's More Municipal Tools for Affordable Housing Report identifies the following housing gaps in the Town of Carleton Place (emphasis added):</p> <p><i>There is a need for a more diverse housing supply in Carleton Place that will accommodate a growing and aging population and increasing number of smaller households.</i></p> <p><i>The proportion of renters facing housing affordability issues in Carleton Place indicates a need for rental housing options in a range of affordability levels.</i></p> <p>The section concludes with the following paragraph (emphasis added):</p> <p><i>As such, an increase in the supply of rental housing in Carleton Place, both of market and affordable units, is required to address this need and provide households with an option to live in Carleton Place even if they can no longer afford to buy a home.</i></p> <p>The report confirms a significant need for both affordable and market-based housing at a range of affordability levels geared towards older adults and smaller households. The proposal introduces multiunit rental buildings into a part of the community composed primarily of detached dwellings.</p>
7	It would be helpful to also have conceptual floorplans of the quadplexes to understand the unit sizes and proposed stacking (i.e. are they back-to-back units? Or 2-up-2-down units which may be "accessible").	The multiunit buildings will be four stacked units with one per floor accessed from a common stairwell/hallway. Units will be one to three bedrooms in size.

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Tree Preservation Report		
8	No tree preservation report or EIS has been provided but it is noted that there are a handful of medium to large trees on site which will be subject to permitting prior to removal.	Acknowledged. Trees which may require permitting for removal will be addressed through future Development Permit processes for individual parcels. Could you please confirm if trees abutting Lake Avenue West would warrant any permits for removal.

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Servicing and Stormwater Management Report		
9	This site will rely on a private pump station (located on private property) and forcemain which will traverse the municipal ROW to the sanitary sewer stub on Lyndhurst. A licence of occupation will be required for the private forcemain.	The requirement for a License of Occupation for the proposed sanitary connection is acknowledged.
10	The runoff coefficient in the stormwater management post-development plan does not align with what is depicted in the site plan. Specifically, for Units B-E, which have rear parking and a drive aisle, the runoff coefficient in the post-development plan is indicated as 0.4-0.62, whereas it should be 0.9-1.	Proposed drainage coefficients as shown in the Post-Development Drainage Plan are calculated on sheet 1 of 11 in Appendix G. Runoff coefficients utilised for Units B-E have been considered at 0.9 – 1.0 for the 5 year and 100-year storm events respectively and shown as drainage areas B1, B2, B3 and B4 respectively.
11	The report notes that water services will be provided by a new 38mm watermain parallel to the existing 300mm watermain on Lake Avenue West with lateral connections made to the new main. Please note that lateral connections should be made directly into the 300mm main unless appropriate justification can be provided to rationalize the need for the additional infrastructure.	Agreed, wording of report has been revised to clarify connection type. A new water main or primary lateral is not currently proposed under this development. Each building is proposed to be serviced with an independent connection to the existing main.
12	The driveway configuration for Blocks 1 and 2 is preferential to the configuration for Blocks 3 and 4 as it results in more useable amenity space. Blocks 3 and 4 should be revised accordingly.	Acknowledged, driveway and parking for Blocks 3 and 4 have been maintained from the previous submission due to the required space for the stormwater management holding areas.
13	A monolithic curb and sidewalk should be extended across the frontage of this property to connect to the sidewalk at the intersection of Lake Ave. W. and Mississippi Road.	Lake Avenue West along the frontage of the development currently drains by sheet flowing to the south edge of pavement. The north travel lane is currently utilized for street parking and for through

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traffic. The south travel lane is proposed to be painted with a 3.5m travel lane and a 1.5m painted walkway within the existing asphalt width such that the existing drainage systems can be maintained without the need to install a storm sewer and surface collection system.

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**Mississippi Valley Conservation Authority (MVCA) – letter dated 25 January 2024**

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1	Please provide conceptual calculations and details for the perimeter swale with underlying stone trench and redefined roadside ditch, including typical cross-sections, dimensions, and grades. Please confirm that the swale and ditch are properly sized to contain the 100-year storm flow with no impacts to neighbouring properties.	Calculations for the proposed perimeter swale and drain have been added to the Servicing and Stormwater Management Report and are provided on calculation page 11 of 11 in Appendix G.
2	Please include details of how stormwater is directed from the proposed depressed stormwater storage areas to the perimeter swale.	Additional details added to Drawing C101 to detail the outlet of the stormwater storage areas to the perimeter swale.
3	Please include flow direction arrows on the pre-development drainage drawing.	Acknowledged, flow arrows have been added to the predevelopment drainage plan provided in Appendix E.
4	Show details regarding how the time of concentration is calculated. MVCA staff have been unable to verify/recreate this calculation based on the information provided on page 11 of 11 in Appendix G of the Servicing and Stormwater Management Report.	Calculation sheet 11 of 11 has been removed from the calculations. The new sheet 11 of 11 in Appendix G provides the post-development sewer/swale design sheet and assumes initial time of concentration of 10 minutes, consistent with City of Ottawa design guidelines for all land uses and lot grading configurations.
5	Section 1.1 of the Servicing and Stormwater Management Report refers to the following drawings: C101 – Lot Grading and Drainage Plan, C102 – Servicing Plan, and C103 – Sediment and Erosion Control Plan. Please provide these files for reference.	Drawings C101, C102 and C103 have been included with the resubmission package as separate documents to the Servicing and Stormwater Management Report.
6	Section 1.4 of the Servicing and Stormwater Management Report states that the existing building is proposed to be retained, with	Acknowledged, section 1.4 of the report has been updated to reflect the proposed development.

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	the remaining area being subdivided into 5 parcels of land. This is contrary to the Planning Rationale Report (Stantec, October 2023) as well as the Post-Development Drainage Area Plan in Appendix G of the Servicing and Stormwater Management Report. Please review and revise the text in Section 1.4.	
7	Section 5.2 includes the following sentence: "The subdrain system will promote." Please review and complete this sentence.	Acknowledged, section 5.2 of the report has been updated. The sentence has been revised to read "The subdrain system will promote drainage of the perimeter drain in shallow graded areas and during snow melt periods."
8	The incorrect row is highlighted as the 100-year event flow in the Roof Drain Flow table on page 6 of 11 in Appendix G of the Servicing and Stormwater Management Report. As calculated previously, the 100-year flow is 0.72 L/s (the row below). Please update.	Acknowledged, the Roof Drain Flow table on page 6 of 11 has been corrected to highlight the 0.72 l/s line for the 100-year storm event.

<b>Enbridge Gas Inc. – letter dated 20 December 2023</b>		
1	Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.	Acknowledged.
2	The applicant shall use the Enbridge Gas Get Connected tool to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.	Acknowledged.
3	If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.	Acknowledged.
4	In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.	Acknowledged.

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5	The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.	Acknowledged.
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6	Blasting and pile driving activities in the vicinity of Enbridge Gas Distribution and Storage (GDS) facilities require prior approval by GDS.	Acknowledged.
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**Bell – letter dated 21 December 2023**

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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.	Acknowledged.
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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.	Acknowledged.
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**HydroOne – letter dated 19 December 2023**

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1	No comments or concerns at this time.	Acknowledged.
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**Ministry of Transportation – letter Dated 18 December 2023**

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1	The ministry has determined that the subject lands are not within MTO's permit control area, therefore we have no comments to offer this application.	Acknowledged. No further action warranted.
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Please find below our comments to public comments and inquiries on the proposal:

	<b>Public Comments</b>	Response
1	Parking and street congestion. They have allowed for only 1.25 parking spaces per living unit (that includes the garage space) in the fourplexes.	The proposed parking meets the number required for fourplexes (1.25 spaces) set out in the Development Permit By-Law 12-2015.
2	Eroding property value. This proposal includes fourplexes with no provided proposed elevations or property descriptions other than building sizes.	Building elevations are not a requirement of a Plan of Subdivision or Plan of Condominium applications as the intent is to subdivide the property into smaller parcels and establish a structure for the stewardship of common elements. The applicant has voluntarily provided renderings of the proposed buildings. Elevations are a requirement of the subsequent Development Permit application to the Town.
3	Nonconforming. They claim that their proposal is conforming to the neighboring homes ("east and west on Lake Avenue") because they have included a detached home at each end so the 40' tall fourplexes are not immediately abutting existing residential homes. There are no other stacked fourplexes or 40' tall buildings in the area.	The proposed fourplexes are permitted in the Residential designation of the Town's Development Permit By-law. The lots intended for detached dwellings flank the fourplexes to allow a transition from abutting detached dwellings to the taller fourplexes.
4	More details needed about the sewage pumping station. Size, noise, odor, etc... why not at the back of the lot rather than on the street-front of Mississippi Road. They do mention connecting to the 22 cm sewer connection "in the boulevard on the northside of Lyndhurst". Actually the sewer connection is under the street though I am wary of the route from their pumphouse to Lyndhurst.	The sanitary sewage pump station and routing to the connection to the sanitary stub service installed on the east side of Mississippi Road will be carried out under separate cover. Detailed review and approval by County and Town staff is required prior to any works.



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5	<p>Pages 17 &amp; 18 of 00-rpt refers to a Servicing and Stormwater Management Report that was prepared by Macintosh Perry demonstrate how the proposed development could be accommodated with existing and proposed water, sanitary, and stormwater management infrastructure and proposes that storm water be managed by:</p> <p>“Deepening of the ditch along the south side of Lake Avenue west from west of the site to the Mississippi Road intersection. Deepening the roadside ditch will create a perimeter drainage system, which will direct site drainage towards the roadside ditch per existing conditions”.</p> <p>This would require that culverts be installed where the driveways cross this ditch which would certainly create a safety hazard and very inappropriate aesthetic for all the properties. Certainly, a storm sewer, equipped with catch water basins, draining towards the west end of the Subdivision, and emptying into the existing ditch would be a much better option.</p>	<p>We note that deepening of the existing roadside ditch allows for a perimeter drainage system to drain to the ditch. Deepening the ditch does not create a drainage system for the property. The proposed work along Lake Avenue West involves minor adjustments to the existing ditch elevations (proposed elevations will see the bottom of the ditch drop by approximately 25 mm – 100 mm along the proposed development frontage.</p>
6	<p>No information provided on proposed elevations.</p>	<p>Building elevations are not a requirement of a Plan of Subdivision or Plan of Condominium applications as the intent is to subdivide the property into smaller parcels and establish a structure for the stewardship of common elements. The applicant has voluntarily provided renderings of the proposed buildings. Elevations are a requirement of the subsequent Development Permit application to the Town.</p>
7	<p>No information for provision of Power and Communications Services.</p>	<p>Bell and HydroOne are circulated on development applications. Both parties did not identify any concerns with accommodating the proposed development with their existing networks.</p>
8	<p>The sewage-managing condominium idea is worrisome to us. We don't know if there is a successful precedent, but we wouldn't buy a property with that obligation attached to it. It appears the houses are freeholds. Is it just the sewer that is under a condominium agreement?</p>	<p>There are a number of examples of private sewer systems in other communities across Ontario. The sanitary sewers and pump station will be owned and maintained by the condominium corporation who will collect fees for the maintenance and all lifecycle costs of the system. Condominium corporations are</p>

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established as a legal entity with the authority to collect levies, direct work, and sustainably manage holdings. Parcels that benefit from the condominium works (i.e.: all the proposed parcels) are call "Parcels of Tied Lands" (POTLs) and are legally tied to the common elements which include the sewer system.

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Respectfully,

**STANTEC CONSULTING LTD.**

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