



May 17, 2024

Tyler Yakichuk
Fotenn Planning and Design
396 Cooper Street, Suite 300
Ottawa, ON
K2P 2H7

Via e-mail – yakichuk@fotenn.com

**Re: Status Letter for a Draft Plan of Subdivision
355 Franktown Road
Part of Lot 15, Concession 11, Geographic Township of Beckwith,
now Town of Carleton Place, County of Lanark
County of Lanark File No. 09-T-23001**

The subject property is known municipally as 355 Franktown Road. The site is in the south-east area of the Town of Carleton Place, north of Highway 7. The subject property, currently contains a commercial strip mall, including a convenience store, frozen foods store, and a pet store. The remainder of the site is currently vacant and is proposed to be developed for residential uses.

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 and Residential District in the Development Permit By-law for the Town of Carleton Place.

Development Proposal:

The proposed draft plan includes three blocks and one internal street. Block 1 is proposed to include two four-storey apartment buildings, each of which contains 48 dwelling units, for a total of 96 apartment dwelling units. 130 underground parking stalls and 18 at-grade visitor parking stalls are proposed for the apartment buildings. Block 2 is proposed to include one townhouse building for six dwelling units. Block 3 will contain the existing commercial development. One internal street is proposed to provide frontage and access for Block 1 and Block 2.

The application was deemed to be complete by Lanark County on January 27, 2023 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the Planning Act. The applicant had re-submitted their second comment response letter to external agencies on March 28, 2024. The comment response re-submission was then circulated to agencies on April 5, 2024.

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



Please find the following agency comments enclosed:

Agency Name	Date Received	Comments
Town of Carleton Place	May 1, 2024	<ul style="list-style-type: none">Comments regarding site plan design, servicing, Stormwater and Traffic Impact Study
Mississippi Valley Conservation Authority	May 3, 2024	<ul style="list-style-type: none">Comments regarding stormwater and EIS
Ministry of Transportation	May 12, 2024	<ul style="list-style-type: none">No further comments other than the request for MTO consultation if an entrance is proposed on Hwy 7
Leeds, Grenville & Lanark District Health Unit (LGLDU)	N/A	<ul style="list-style-type: none">No further comments received
Enbridge	April 16, 2024	<ul style="list-style-type: none">Same comments provided in the initial circulation
Hydro One	April 22, 2024	<ul style="list-style-type: none">Same comments provided in the initial circulation
Bell Canada	February 7, 2023	<ul style="list-style-type: none">Same comments provided in the initial circulation
Public	N/A	<ul style="list-style-type: none">No comments

Comments are received as of May 17, 2024 and are attached to this letter for ease of reference. All other comments have previously been provided.

Please contact me if you have any questions.

Koren Lam, MSc.
Senior Planner
Lanark County

cc: 11309455 Canada Corporation
Raad Akrawi, Heafey Group
Carmine Zayoun, Zayoun Group
Niki Dwyer, Town of Carleton Place
Diane Reid, Mississippi Valley Conservation Authority

Corporation of the Town of Carleton Place

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



May 1, 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 III Comments – 355 Franktown Road (File - 09-T-23001)
Proponent – 11309455 Canada Corporation

Ms Lam,

Further to the formal circulation of the Subdivision application for the property known municipally as 355 Franktown Road, the Town has reviewed the resubmission and has included a summary of outstanding matters that are required to be addressed prior to draft conditions.

Planning Rationale and Urban Design:

- It is the Town's expectation that landscaping improvements and sidewalk along the frontage of the property are added to the commercial block along Franktown Road when the driveway. This will be included as a condition of draft approval.

Traffic Impact Study and Traffic Flow Design:

- The Fire Department is not prepared to recognize breakaway bollards as a solution to the fire lane. Please provide an alternative solution which maintains clear access for trucks but eliminates the potential for non-authorized traffic.

SERVICING AND STORMWATER MANAGEMENT REPORT:

Sanitary

- Plan and profile drawings were not included that were submitted in submission #2.
- Confirm lateral service pipe size and material.
- The hydraulic grade line analysis was concluded and recommended that off-site sewer upsizing will need to be completed prior to this development connecting to the Towns



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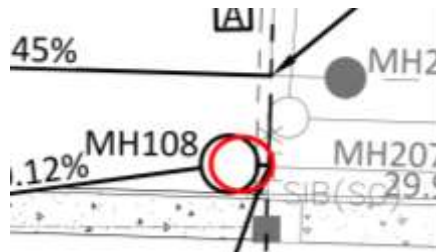


collection system. Current plans have the sewer to be upsizing project to be completed in summer 2024.

- Mandrel testing will have to be completed on all flexible sewers as per OPSS.MUNI 438 a note should be added to this effect.

Storm

- The servicing report will need to include language on how the site adheres to the water balancing requirements outlined in the Town's C.L.I. E.C.A. The appropriate forms will need to be completed and submitted to the Town.
- Plan and profile drawings were not included that were submitted in submission #2.
- The proponent will need to demonstrate how the oil grit separator is adhering to the testing protocol in Section 5.2.4 of the C.L.I. E.C.A. which must follow the Environmental Technology Verification (ETV) protocol. Please ensure that during the detail design and within the storm water management report they indicate how the oil grit separator will be following this regulation.
- Details on the oil grit separator will need to be provided or a brochure on the unit that is being utilized.
- Storm manhole 108 should be connecting directly to the existing stub as shown below.



- Confirm that the oil grit separator (MH107) does not provide quality control for the private site (condominium) storm water management. This will need to be changed if that is the current arrangement as the Town would be performing regular maintenance on a structure that provides storm water management for a private site.

Water

- Plan and Profile drawings were not included that were submitted in submission #2
- Form 1 will need to be completed and submitted to the Town for the watermain installation along the Town's right of way.
- Confirm service pipe material for the Townhomes units



Corporation of the Town of Carleton Place

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



- The condominium water and sanitary service does not meet the Ontario building code horizontal separation requirements. Please provide 2.4m minimum horizontal separation.
- The proposed new 50mm copper service to the existing building will need to provide adequate horizontal separation to the existing sanitary service to meet Ontario Building Code requirements.
- Valve on Franktown Road connection shall be located at the property line.

Miscellaneous Site Design:

- Confirm or demonstrate how Franktown Road will drain with the addition of the barrier curb. A spillway will need to be constructed on the North side of the proposed commercial entrance and connect to the existing ditch complete with rip rap. This will likely require grading work on private property. Work completed on private property will require sign off from the respective property owner.
- Curb to be mountable curb within the proposed roadway that is within the Town's right of way.
- Typical right of way cross section needs to be included within the drawings.
- *Comment Carried Forward from Initial Comments:* Confirm trees are not located over proposed services. 1.5m minimum separation is required, 2.5m separation is desirable.
- *Comment Carried Forward from Initial Comments:* Ensure that Landscaping, C.U.P., and Illumination plans are all submitted.

Please provide an updated submission which addresses the above outstanding comments. Once the complete submission is received staff will advance the matter to Committee of the Whole for a recommendation of Draft Conditions for the County of Lanark.

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)
Mike Walker, Development Review Officer (mwalker@carletonplace.ca)
Tyler Yakichuk, Fotenn Planning and Design (yakichuk@fotenn.com)



To:	Diane Reid, Environmental Planner
From:	Jane Cho, Water Resources Engineering Intern
RE:	SWM Engineering Review of the Draft Plan of Subdivision for 347 Franktown Road, Town of Carleton Place
MVCA File No.:	PCPSB-19
Munic. Ref. ID.:	09-T-22002
Date:	May 3, 2024

Mississippi Valley Conservation Authority (MVCA) was circulated the following report regarding the above Draft Plan of Subdivision application:

- Servicing and Stormwater Management Report, 347 Franktown Road, prepared by Egis Canada Limited, revised March 21, 2024;
- Draft Plan of Subdivision Comment Response, prepared by Egis Canada Limited, dated March 21, 2024.

The above was reviewed with a focus on risks associated with natural hazards and any potential impact on the receiving watercourse. This memorandum highlights key observations and comments for consideration by the approval authority.

Location

The site is approximately 3.0 ha in size and is located at 347 Franktown Road between the proposed Coleman Street Subdivision Phase 2 and 355 Franktown Road. The proposed development includes constructing a retirement home in Phase 1, a senior's apartment building in Phase 2, a medical clinic in Phase 3, and 18 townhouses in Phase 4.

Stormwater Control Criteria

The stormwater management criteria for the subject site include controlling the post-development 5 and 100-year flow rates to the pre-development 5 and 100-year flow rates. External drainage will be collected and conveyed through the site without flow attenuation.

Servicing and Stormwater Management Report Summary

Existing conditions: The site is undeveloped with wooded and grassed areas. The site sheet drains to the southeast where it is collected by the existing channel, tributary to the Mississippi River.

Proposed stormwater management: Flows within Phases 1-3 will be restricted to the allowable release rate with a combination of roof storage, surface storage, and subsurface storage. Unrestricted runoff in Phase 4 will be directed off site.

Post-development conditions: Storm flows from the proposed site will outlet to the existing channel located to the southeast via a proposed storm sewer network. The existing creek is being regraded to accommodate storm flows from Coleman Street Subdivision Phase 2 and the proposed site.

Observations

The following matters are noted from review of the submission:

1. Proponent drawing(s) show:
 - a. 14 catchment areas (B101-B105, B201-B202, B301, B401-B402, B501-B504) - 2 rooftop catchment areas (B101 and B201), 8 surface catchment areas (B102 to B105, B202, B301, B401 to B402), and 4 external catchment areas (B501 to B504).
2. The report indicates:
 - a. The pre-development flow rates from a contributing area of 2.73 ha using the Rational Method (runoff coefficient: 0.20 and time of concentration: 10 minutes) are calculated to be 158.19 L/s for the 5-year storm and 338.87 L/s for the 100-year storm events.
 - b. Runoff from areas B101-B105, B201-B202, and B301 will be restricted by flow restricted roof drains and inlet control devices. Unrestricted runoff from areas B401-B402 will be collected and conveyed to the proposed storm sewer network. External drainage from areas B501-503 will be collected and directed to the proposed storm sewer network, but will not be counted towards the allowable release rate for the site. Runoff from area B504 will be directed towards the existing storm sewer within Franktown Road.
 - c. The post-development restricted and unrestricted flows are calculated as 158.19 L/s for the 5-year storm and 245.75 L/s for the 100-year storm events.
 - d. The required storage volume for the subject site is calculated as 787.77 m³ and the provided storage volume within rooftop storage and LID SWM storage area located northwest of the Phase 1 building is calculated as 516.18 m³.
3. As noted in the report, required storage volumes for the parking area B105, B201, and B301 are calculated to be 73.4 m³, 108.1 m³, and 107.6 m³ for the 100-year storm event, respectively. Available surface/subsurface storage volumes will be determined during detailed design.

Comments

MVCA offers the following comments for your consideration in detailed design:

1. Please clearly show overland flow routes in the pre-development and post-development drainage area plans.
2. Please clarify how and where flows from Townhouse blocks in Phase 4 discharge into.
3. Please include ponding volume, depths, and elevations for the 100-year storm event and stress test event (100-year +20%), and extent to which the ponding occurs on the Grading plan. Please ensure no ponding for the 2-year storm event, 0.35m maximum allowable

depth of flow (static + dynamic) and 0.15 m vertical clearance between the spill elevation and the ground elevation at the building envelope in the proximity of ponding area.

4. Please confirm the underside of footing elevations and demonstrate that the maximum HGL remains at 0.3 m below the underside of footing.
5. Please show inlet control devices and identify their sizes and elevations.
6. Please demonstrate positive drainage within the downstream storm sewer network (i.e., Coleman Street Subdivision Phase 2) and provide background excerpts from *Servicing & Stormwater Management Report Coleman Central Subdivision – Phase 2* to confirm the allowable release rate and to ensure that storm flows from the subject site is accounted for the storm sewer network.
7. As indicated in the SWM report, the available storage volumes for the proposed development shall be determined during detailed design. Please provide detailed calculations to show how the required storage volumes are determined for each parking area.
8. Please identify overflow features of the proposed LID SWM storage area and provide cross-section details.
9. A second table on page 1 of Stormwater Management Calculations provided in Appendix G, areas A4 and A5 appear to be switched. Please review and revise.

Should any questions arise, please contact the undersigned.

Jane Cho
Water Resources Engineering Intern

Koren Lam

From: AMIN Pranav <Pranav.Amin1@HydroOne.com>
Sent: April 22, 2024 3:06 PM
To: Koren Lam
Subject: Lanark - 355 Franktown Rd - 09-T-23001

You don't often get email from pranav.amin1@hydroone.com. [Learn why this is important](#)

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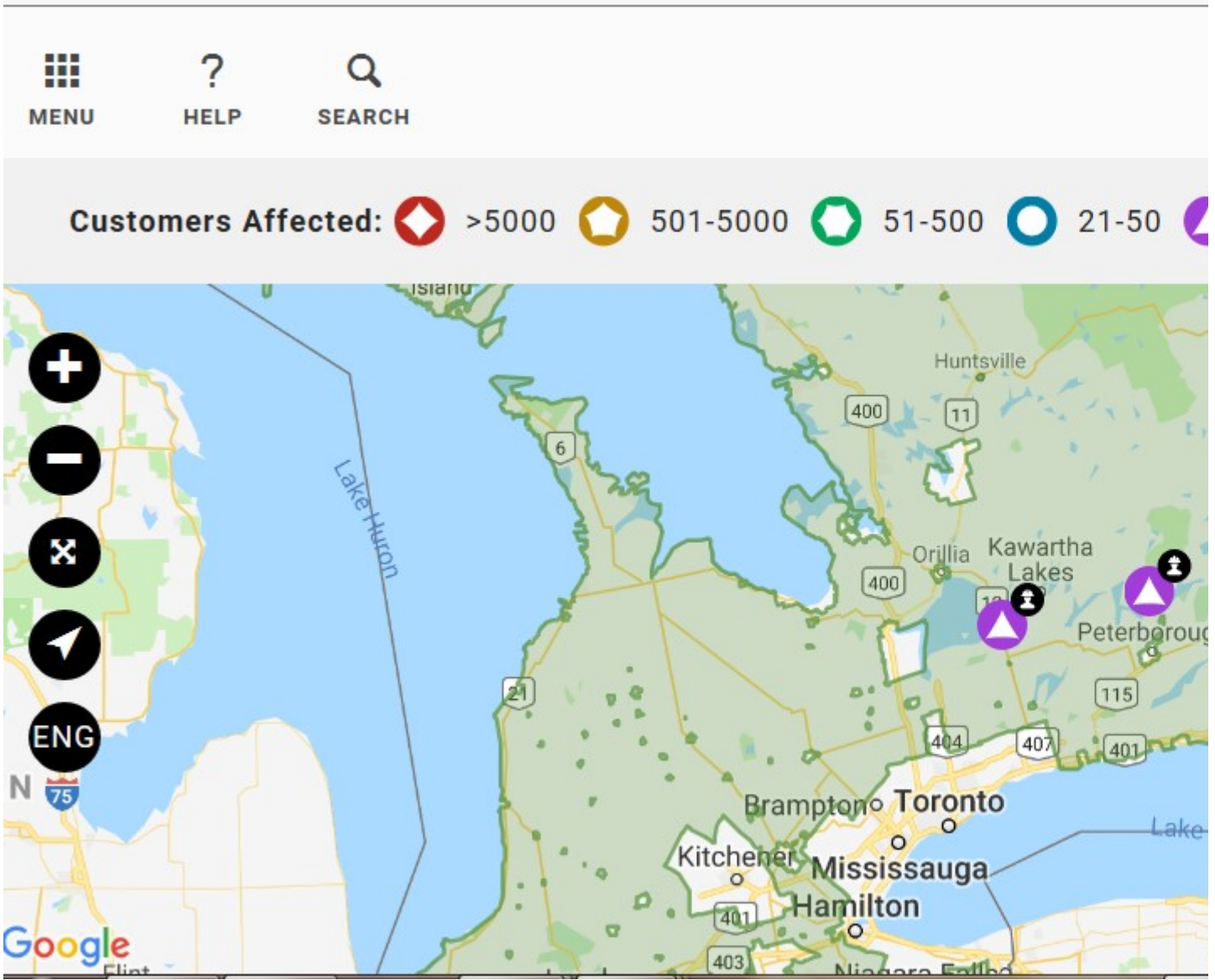
Hello,

We are in receipt of your Plan of Subdivision application, 09-T-23001 dated April 5th, 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:
<http://www.hydroone.com/StormCenter3/>

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



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

April 16, 2024

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

Dear Koren,

Re: Draft Plan of Subdivision - Resubmission
11309455 Canada Corporation
355 Franktown Road
County of Lanark
File No.: 09-T-23001

Enbridge Gas does not have changes to the previously identified conditions for this resubmission 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.

From: circulations@wsp.com
To: [Julie Stewart](#)
Subject: Draft Plan of Subdivision Application (09-T-23001); 355 Franktown Rd., Lanark County
Date: February 7, 2023 9:04:43 PM

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2023-02-07

Julie Stewart

Carleton Place

, ,

Attention: Julie Stewart

**Re: Draft Plan of Subdivision Application (09-T-23001); 355 Franktown Rd.,
Lanark County; Your File No. 09-T-23001**

To Whom this May Concern,

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

“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.

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.

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.

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 the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

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

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