

99 Christie Lake Road, Perth, ON K7H 3C6

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

August 13, 2024
Via email - Yakichuk@fotenn.com

**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 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



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provided under subsection 51(17) and (18) of the Planning Act. The applicant had re-submitted their third comment response letter on June 28, 2024. The updated submission was then circulated to agencies on July 2nd, 2024.

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
Mississippi Valley Conservation Authority	July 26, 2024	<ul style="list-style-type: none">• Technical comments related to drainage areas and the dry pond
Town of Carleton Place	July 29, 2024	<ul style="list-style-type: none">• No further comments
Enbridge	July 5, 2024	<ul style="list-style-type: none">• No further comments
Bell Canada	February 7, 2023	<ul style="list-style-type: none">• No further comments
Public	N/A	N/A

Comments are received as of August 5, 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

CC: Niki Dwyer, Town of Carleton Place
Diane Reid, Mississippi Valley Conservation Authority
Mike Dwyer, Lanark County
Raad Akwari, Groupe Heafey



To:	Diane Reid, Environmental Planner
From:	Alana Perez, Water Resources Engineer Jane Cho, Water Resources Engineering Intern
RE:	SWM Review of the Draft Plan of Subdivision Application at 355 Franktown Road, Township of Carleton Place
MVCA File No.:	PCPSB-21
Munic. Ref. ID.:	09-T-23001
Date:	July 26, 2024

Mississippi Valley Conservation Authority (MVCA) has been circulated the following report and correspondence regarding the above Draft Plan of Subdivision application:

- Servicing and Stormwater Management Report – 355 Franktown Road, prepared by McIntosh Perry Consulting Engineers Limited, revised June 14, 2024 (Rev 04);
- Response to Technical Comments, 355 Franktown Road – 2nd Review comments, prepared by Fotenn Planning + Design, dated March 28, 2024; and
- Response to Technical Comments, 355 Franktown Road – 3rd Review Comments, prepared by Fotenn Planning + Design, dated June 28, 2024.

MVCA offers the following additional comments for your consideration:

1. When comparing the Post-development Drainage Plan between Rev 01 (September 1, 2023) and Rev 04 (June 14, 2024), an existing drainage area B3 has been decreased from 0.69 ha to 0.57 ha. It appears the additional area has been added to drainage area B5, however the area of B5 does not change (4.47 ha) and the area difference does not appear to be included in the PCSWMM model schematic. Please review.
2. Comment #3 in the Response to Technical Comments dated March 28, 2024 regarding the provision of 0.3 m freeboard in the dry pond is not clearly addressed. Civil drawings show the 100-year ponding elevation at 133.47 m and the bottom of the outlet control weir at 133.40 m. Section 8.3.11.5 of the City of Ottawa's Sewer Design Guidelines (2012) indicates that dry ponds should have a freeboard of 0.3 m between the 100-year water elevation and the overflow elevation. With the proposed design, it appears 100-year ponding elevation will overflow the weir, even though Table 10 indicates that excess storage is available. Please review and clarify.

Please address any questions to the undersigned.

Alana Perez, Water Resources Engineer
Jane Cho, Water Resources Engineering Intern

Koren Lam

From: Niki Dwyer <ndwyer@carletonplace.ca>
Sent: July 29, 2024 10:10 AM
To: Koren Lam
Subject: Re: 09-T-23001 - 355 Franktown Road - Status Letter May 17 2024

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Hi Koren -

Thanks for providing this - We will add it to the file but it likely that it will require changes prior to registration.

We will be advancing both this subdivision and the adjacent 347 Franktown to Committee of the Whole for conditions of draft approval (likely to be scheduled for September/October). Until then we have no further comments at this time.

Both applicants were advised of this timeline last week.

Thanks

Niki

From: Koren Lam <klam@lanarkcounty.ca>
Sent: Monday, July 29, 2024 8:41 AM
To: Niki Dwyer <ndwyer@carletonplace.ca>
Subject: FW: 09-T-23001 - 355 Franktown Road - Status Letter May 17 2024

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Hi Niki,

Please see the missed Composite Utilities Plan in the latest re-submission package for 355 Franktown Rd.

Note that comments are due end of this week.

Koren

From: Tyler Yakichuk <yakichuk@fotenn.com>
Sent: Thursday, July 25, 2024 2:22 PM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Raad Akrawi <rakrawi@groupeheafey.com>; Carmine Zayoun <carmine@zayoungroup.com>
Subject: RE: 09-T-23001 - 355 Franktown Road - Status Letter May 17 2024

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July 5, 2024

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

Dear Koren,

Re: Draft Plan of Subdivision – Resubmission June 2024
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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