



PLANNING DEPARTMENT

March 27, 2023

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Via e-mail – yakichuk@fotenn.com

**RE: 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 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*..

DESCRIPTION:

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.

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.

Pursuant to Section 51(23) of the *Planning Act*, the approval authority

circulated the Notice of Application and Consultation and requested comment to be provided by March 1, 2023 being a minimum of 30 days as per the Procedures Manual for Plans of Subdivision.

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:

Ministry of Transportation – e-mail February 1, 2023

“MTO had a pre-consultation meeting with the owner and it was mentioned that there would be no additional access to Franktown Road.” MTO is requesting clarification by the owner / consultant in regards to request for a fire access lane to Franktown Road.

Bell Canada – February 7, 2023

Enbridge Gas Inc. – February 14, 2023

Leeds, Grenville & Lanark District Health Unit – March 2, 2023

The LGLDHU offers suggestions for conditions of draft plan approval that could strengthen the health-promoting and protecting aspects of the proposed subdivision.

Mississippi Valley Conservation Authority – March 24, 2023

In summary, MVCA has reviewed the reports in the context of the following:

Section 1.6.6 Stormwater – MVCA’s Water Resources Engineer provided a Technical Review Memo, dated March 10, 2023. The Technical Review Memo provides several items to be addressed prior to moving forward, please refer to the attached memo for full details.

Section 3.1 Natural Hazards of the Provincial Policy Statement (PPS) – wetlands and organic soils are present on the site. MVCA has recommended that as the wetland is proposed to be eliminated, the wetland should be assessed in regard to the impact on adjacent features and flooding. The EIS should discuss the wetland.

As organic soils are not suitable for development due to poor drainage and unstable characteristics, MVCA requests confirmation that organic soils are not present on the entire property.

MVCA’s Ontario Regulation 153/06 “Development, Interference with Wetlands and Alteration to Shorelines and Watercourses; and the Mississippi-Rideau Source Protection Plan.

Ontario Regulation 153/06 – written permission is required from MVCA prior to any alteration to the creek on the adjacent lands.

Town of Carleton Place – letter from the Director of Development Services, March 24, 2023

Town of Carleton Place staff has provided several comments requiring further information prior to consideration.

The Town provides overall comments related to the connections of the proposed development at 355 Franktown Road to the Coleman Central Subdivision as premature as the Coleman Central Subdivision does not have a complete civil design and the subdivision is not registered.

The Town provides comments on the Planning Rationale and requires the submission of an Urban Design Brief.

The Town also provides comments on the Traffic Impact Study, EIS and Tree Conservation Report, Servicing and Stormwater Management Report, and other miscellaneous items detailed in the attached.

A copy of By-law 62-2022 a by-law for the Imposition of Charges to Recover the Capital Costs of Constructing Core (Water and Sanitary Sewer) Services in the Highway 7 Area, is attached to the Town's comments as the property is subject to this By-law.

Please contact me if you have any questions or concerns.

Yours truly,

A handwritten signature in black ink that reads "Julie Stewart". The signature is written in a cursive, flowing style.

Julie Stewart, MCIP, RPP
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