



January 28, 2025

Koren Lam, Senior Planner
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C6

**RE: Cover Letter for Draft Plan Re-Submission
400 Lanark Street Subdivision
File No. 09-T-23007
Town of Carleton Place**

Dear Ms. Lam,

This letter is being provided in support of the recent Draft Plan re-submission for the 400 Lanark Street Subdivision being processed under Lanark County file number 09-T-23007. The subdivision lands are legally described as Lots 17, 20, 23, 26, 29 & 32, and Part of Lots 4 and 12, Registered Plan No. 787 (also known as Registered Plan No. 970), and Lots 89, 90, 91, 92, 93 & 94, Registered Plan No. 3469, Formerly in the Geographic Township of Ramsay, in the Town of Carleton Place.

The second submission of the Draft Plan of Subdivision was made to the County of Lanark on October 2, 2024, which included changes to the proposed density and lot layout for the subdivision. A status letter including Initial Review Comments from the Town of Carleton Place was provided November 18, 2024. The status letter requested updates and re-submission of the Planning Justification Report for the subdivision to account for the density and lotting changes proposed.

Additionally, comments were received on the water modelling and fire flows proposed for the subdivision. Egis staff, Carleton Place staff, and Stantec Engineering staff discussed the modelling and fire flows on December 11, 2024. Egis has updated the Servicing Report for the subdivision to account for the changes required.

Finally, inquiries were made by Lanark County Public Works regarding the installation of a public crossing (PXO) on Lanark Street as part of the subdivision. The adjacent Comrie Hills Subdivision has already proposed a PXO at Lanark Street in support of the abutting subdivision development. Based on correspondence with Ms. Lam nothing further is required regarding the PXO installation.

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An email was sent on Thursday January 23, 2025, with the updated submission materials required for the review and processing of the October 2, 2024 re-submission. Materials submitted include:

- An updated Planning Justification Report dated December 17, 2024.
- An updated Servicing Report dated October 2024, and revised January 16, 2025.
- Responses to the comments provided in the Status Letter, dated January 21, 2025.

All other materials submitted October 2, 2024 for the Draft Plan of Subdivision are unchanged. The Draft Plan dated September 9, 2024, shows the updated lotting and density changes as described in the updated Planning Justification Report. The Draft Plan has not been updated since the resubmission in October.

Should you require additional information for the review of the submitted Draft Plan of Subdivision please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Chris Clarke".

Chris Clarke, B.Sc., CPT
Planner
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