



January 21, 2025

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

**RE: Consolidated Responses to Initial Comments
400 Lanark Street Plan of Subdivision
File No. 09-T-23007
Town of Carleton Place
Proponent: Wintergreen Ridge Ltd. (EGIS)**

Dear Ms. Lam,

In response to the Initial Comments received from the Town of Carleton Place and Mississippi Valley Conservation Authority dated November 6, 2024, please find enclosed within this letter the consolidated responses to those initial comments.

1.0 TOWN OF CARLETON PLACE

1.1 OVERALL COMMENTS

- *An updated Planning Rationale is necessary to evaluate the new proposed density and blocking layout. Please provide the document in the next submission for review. Town comments on the proposal's density, blocking and land uses will be provided following review of the updated Planning Rationale.*

Response – An updated Planning Rationale has been prepared to evaluate the proposed density and blocking layout with an updated analysis speaking to compliance with the Town's Official Plan. The updated report will be submitted with this response document. Egis will await any further comments following review of the updated planning rationale.

- *The report needs to consider the impacts of adjacency of a new sensitive use to the existing industrial uses in accordance with the Ministry of Environment Land Use Planning Guidelines (D-Series). The review should also address whether additional studies are required in accordance with the guidelines (i.e. Noise Attenuation Study).*

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Response – The updated Planning Rationale includes a full assessment of the adjacent industrial uses and consideration of potential impacts on development. The analysis includes recommendations for future development of the Town’s Household Hazardous Waste Site and assessment of whether additional supporting studies are required in accordance with the guidelines.

- *The applicant has requested confirmation of the status of the Town’s relocation of the Household Hazardous Waste site to the Public Works yard immediately north of the site. The Town has applied for the Environmental Compliance Approval which is expected to be received in the spring of 2025. The tender for the project is scheduled to be released in January with construction anticipated in spring 2025. It should also be noted that the site is presently used for industrial operations by the Town of Carleton Place including the storage of snow and excess soils. The operation currently includes nuisance generating activities including excess noise, dust and odour from heavy equipment. These operations may occur either in the day or night and occur throughout the year.*

Response – Information has been received and used to help establish recommendations as part of the D-Series assessment in the updated Planning Rationale.

1.2 SERVICING AND STORMWATER MANAGEMENT REPORTS

1.2.1 SEWER AND WATER

- *Sanitary and storm sewers should extend along the frontage of Block D and be serviced from Street B.*
Egis Response: Block 40 (formerly Block D) will have sanitary and water services extending to Townline Road. Storm runoff will be outlet through Block 41 and ultimately to the pond.
 - ***Town Comment: the Towns preference would be to have the on-site servicing extend through the drive aisle to service these lands to avoid cutting into Townline Road.***

Response – Block 40 will have sanitary and storm services from Street B.

- *The site should be designed to provide 0.3m separation between the underside of footing and 100-year hydraulic grade line to avoid the need for sump pumps.*
Egis Response: Acknowledge. This will be confirmed during detailed design however it should be noted that sump pumps may be required.

- ***Town Comment: Justification will need to be provided on why sump pumps are going to be required as it is not the Town's preference for any unit to utilize a sump pump. The justification can be included in the servicing report during detail design stage.***

Response – Acknowledged.

- *A wet pond is not permitted; dry pond will be required with an oil grit separator. Discussions need to take place with adjacent developer to have one oil grit separator installed within the Lanark/Carleton Street development. The unit will need to be adequately sized to provide quality control for both sites.*

Egis Response: A dry pond is proposed within the wintergreen site. Upon coordination with the adjacent site, it was noted this site is to provide its own treatment unit.

- ***Town Comment: Noted. Pond configuration will need to be revised to ensure the pond is only being utilized during large rain events. Given that the 80% T.S.S. removal for quality control cannot be met with an oil grit separator when utilizing the E.T.V. protocol as outlined in the Town's C.L.I. E.C.A. The proponent may wish to explore having the pond block utilize a bioswale or landscape ditch to provide further water quality. The 80% T.S.S. removal will need to be demonstrated within the servicing report with calculations. The Town also will not accept the use of the Jelly Fish OGS unit due to frequent maintenance requirements.***

Response – Acknowledged. Options to achieve 80% T.S.S. removal will be explored during detailed design.

- *Watermain should be looped back to Edmund St. stub and not the hydrant as this is a private hydrant, the loop back to Street C should be removed. Boundary conditions will need to be evaluated by the Town's consultant to ensure this loop provides an adequate level of service.*

Egis Response: The watermain has been updated to connect to the 150mm watermain on Edmund St.

- ***Town Comment: Comment Carried until confirmation is made by Town's water consultant.***

Response – Acknowledged. Updated boundary conditions have been provided by Stantec.

- *The use of 2 watermain side by side if not acceptable. If the watermain cannot meet water demands in this location, then the size of the pipe shall be increased.*

Response – The watermain within Edmund Street will be extended and connected through Block 39 to create the required loop.

- *Since the watermain will be extended along Edmund St., the Town would request that the developer extends the existing sanitary sewer on Edmund St. This would allow the current properties to be fully serviced. The developer should coordinate with the existing property owners to assess their interest in sharing the costs. This comment is for information purposes only and is not a condition of draft approval.*

Response – Comment noted.

- *A pathway around the perimeter of the pond will be required. There should also be a reinforced grass service road to permit heavy machinery to enter the bottom of the pond for maintenance.*

Response – Acknowledged. A pathway will be incorporated in the detailed design.

1.2.2 GRADING

- Further existing grading information to be provided for the existing properties along Townline Road during detail design stage to ensure that the rear yard drainage is not negatively affected with the raising of the existing ground from +/- 138.6 to 140.00.

Response – Acknowledged.

1.2.3 MISCELLANEOUS

- *There will be applicable cost sharing components for the pump station upgrades as well as the benefit for the downstream sewer installation by the adjacent developer.*

Egis Response: Comment noted. Please provide additional information regarding the cost for the pump station for consideration.

- ***Town Comment: Pumping station upgrades are being funded through development charges. Cost sharing attributed to utilizing the adjacent developer infrastructure will need to be coordinated between developers.***

Response – Acknowledged.

2.0 MISSISSIPPI VALLEY CONSERVATION AUTHORITY – SWMP REVIEW 2 FOR WINTERGREEN RIDGE SUBDIVISION – OCT. 29, 2024

MVCA offers the following comments for your consideration:

1. *Please justify the use of SCS Type III storm for the pre-development calculation vs SCS Type II for the post-development calculation.*

Response – This is a typo on the Table 3 of the SWM report. SCS Type II storm events were used for both pre-development and post-development scenarios

2. *In the Post-Development Drainage Plan diagram (Appendix B), please explain what the small blue arrow near EXT3 indicates.*

Response - This is typo on the drawing. Arrow from the pre-development or from separate CAD layer got printed into the drawing. There is no significance to the arrow and will be removed for next submission

Please note, in the detailed design phase, the report should include:

1. *Detailed calculation of dry pond including 5-year and 100-year storm elevation, cross sectional view, ensure adequate freeboard (0.3m from 100-year storm event to overflow elevation) and detailed design of the outlet control structure.*
2. *Detailed design of the underground chamber that is to be made for catchments EXT4 and EXT5, and its outlet control structure.*
3. *Demonstrate that ponding from EXT4 and EXT5 will not have any negative impacts on the proposed development or surrounding properties.*

Response – Acknowledged.

3.0 CANADA POST COMMENTS – OCT. 24, 2024

1. *Service type and location:*
Canada Post will provide mail delivery service to the subdivision through centralized Community Mailboxes (CMBs).
- 2 Sites located at the Side of Block H (Green Space)
- 2 Sites located at the side Block C (Green Space)

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- Site between Block F and E
- Site at the side of Lot 1 on street A
- Site located at the side of lot 99 on Lanark

Response – Noted.

2. *Developer timeline and installation*

Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s)

Response – This information can be provided to Canada Post closer to the time of first excavation and installation of the CMB(s) once details are known.

4.0 ENBRIDGE GAS COMMENTS – OCT. 17, 2024

1. Enbridge Gas does not have changes to the previously identified conditions for this revised application(s)

Response – Noted.

CLOSURE

Should you require any additional information in support of the Draft I comments provided please do not hesitate to contact the undersigned.

Sincerely,



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