

99 Christie Lake Road, Perth, ON K7H 3C6

Dayna Edwards
Partner, Q9 Planning + Design
24 Kirkstall Avenue
Ottawa, ON K2G 3M5

2024.12.31

Via email - Dayna@q9planning.com

Status Letter for a Draft Plan of Subdivision - Bulat Homes Subdivision
All of Lots 9, 11, 13, 15, 17 and Part of Lot 7, Registered Plan 7211 and Part of Block
121 Registered Plan 72925, Town of Carleton Place, County of Lanark
County File No. 09-T-22005

An application for a Draft Plan of Subdivision, Bulat Homes, in the Town of Carleton Place was deemed complete on October 17, 2022. After the first status letter was released with preliminary agency comments on February 13, 2023, the applicant provided an updated submission on November 5, 2024 and the following status letter provides a summary of agency comments received during this round of circulation.

The proposed subdivision is located in the Town of Carleton Place Settlement Area and is within the Residential District designation in the Town's Official Plan and Development Permit By-law. The parcel area is 2.34 ha (5.8 ac) with frontage on Boyd Street. The intent of the subdivision application is to create sixteen (16) Blocks for seventy-one (71) townhouse dwelling units. One (1) block for a stormwater management dry pond, one (1) block for road widening, and a new internal street.

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
Town of Carleton Place	December 10, 2024	Memo sent to legal counsel awaiting comments



99 Christie Lake Road, Perth, ON K7H 3C6

Mississippi Valley Conservation Authority (MVCA)	December 5, 2024	Comments related to revisions to the SWM report
Enbridge	November 18, 2024	No further comments other than the previously identified conditions
Canada Post	November 13, 2024	Comments related to community mailbox locations and developer requirements
Enbridge	November 24, 2024	No further comments other than the previously identified conditions
Hydro One	N/A	No further comments other than the previously identified conditions
Bell Canada	N/A	No further comments previously identified conditions
Public	N/A	No comments received

Comments are received as of December 20, 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: Anika Bulat, Bulat Homes
Bruce Thomas, EXP



LANARK COUNTY



lanarkcounty.ca

99 Christie Lake Road, Perth, ON K7H 3C6

Christine McCuaig, Q9 Planning & Design

Niki Dwyer, Town of Carleton Place

Diane Reid, Mississippi Valley Conservation Authority



Koren Lam

From: Niki Dwyer <ndwyer@carletonplace.ca>
Sent: December 10, 2024 4:45 PM
To: Koren Lam
Cc: Mike Dwyer
Subject: Re: 09-T-22005 Boyd St Subdivision - Bulat Homes - Updated Submission - SWMP2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Koren -

I have had a chance to overview the submission and have forwarded the package to legal counsel for an opinion regarding the Soloway Wright letter. Until I have a response from BLG I will not be in a position to provide further comments on the submission.

If you would like to provide this email as the comments by the Town at this time please feel free to do so.

Thank you,

Niki

From: Koren Lam <klam@lanarkcounty.ca>
Sent: Friday, December 6, 2024 10:06 AM
To: Niki Dwyer <ndwyer@carletonplace.ca>
Cc: Mike Dwyer <mdwyer@lanarkcounty.ca>
Subject: Re: 09-T-22005 Boyd St Subdivision - Bulat Homes - Updated Submission - SWMP2

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you verify the source.

Hi Niki,

Please see the revised link: [09-T-22005 Bulat Homes - Updated Submission](#) and there should also have been an MS email that was sent with access.

Koren

From: Niki Dwyer <ndwyer@carletonplace.ca>
Sent: Thursday, December 5, 2024 5:28 PM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Mike Dwyer <mdwyer@lanarkcounty.ca>
Subject: Re: 09-T-22005 Boyd St Subdivision - Bulat Homes - Updated Submission - SWMP2

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RE: 09-T-22005 Boyd St Subdivision - Bulat Homes - Updated Submission - SWMP2

From Diane Reid <dreid@mvc.on.ca>

Date Thu 12/5/2024 3:56 PM

To Koren Lam <klam@lanarkcounty.ca>

Cc 'Tracy Zander' <tracy@zanderplan.com>; Niki Dwyer <ndwyer@carletonplace.ca>; Mike Dwyer <mdwyer@lanarkcounty.ca>

 1 attachment (216 KB)

MVCA Technical Review Memo_09-T-22005 Bulat Homes Subdivision_ SWMP2_Dec 2024.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Koren,

Attached is MVCA's review of the revised SWMP.

Regards,
Diane Reid

From: Koren Lam <klam@lanarkcounty.ca>
Sent: November 12, 2024 9:02 AM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: 'Tracy Zander' <tracy@zanderplan.com>
Subject: 09-T-22005 Boyd St Subdivision - Bulat Homes - Updated Submission

Good Afternoon,

Lanark County has received an updated submission for Bulat Homes Draft Plan of Subdivision in the Town of Carleton Place.

Please access the submission files through our shared folder: [09-T-22005 Bulat Homes - Updated Submission](#)

Additionally, files are posted on our website: [Planning Notices & Consultation - Lanark County](#)

A list of items are included in the re-submission folder:

- Comment Response Letter, prepared by Zanderplan, dated November 5, 2024
- Comment Response Letter, prepared by EXP, dated November 5, 2024
- Comment Response Letter to MVCA, prepared by EXP, dated June 26, 2024
- Letter to County regarding Density, prepared by Soloway Wright, dated February 13, 2024
- Site Plan, dated August 17, 2023
- Landscape Plan, dated September 9, 2024
- Revised Planning Rationale, dated November 1, 2024
- Revised Traffic Impact Statement, dated June 2024
- Urban Design Report, prepared by Q9 Planning & Design, dated September 2024
- Site Servicing and Stormwater Management, prepared by EXP, dated June 26, 2024
- Stormwater Model Design
- Drawings

Please submit your comments to me by **Friday, December 13, 2024**

Please do not hesitate to contact me should you have any questions about the application or issues accessing the file.

Thanks,

Koren Lam

Senior Planner

Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6
613-267-4200 x 1505
klam@lanarkcounty.ca
www.lanarkcounty.ca





File Number: PCPSB-20

November 18, 2022

December 05, 2024

To: Diane Reid, Environmental Planner

Prepared by: Jane Cho, Water Resources Engineering Intern (EIT)
Jairo Morelli, Water Resources Engineer (TRCA)

Re: Zoning By-law Amendment & Draft Plan of Subdivision – 166 Boyd Street, Town of Carleton Place

Mississippi Valley Conservation Authority (MVCA) has circulated the following in support of Zoning By-law Amendment and Plan of Subdivision applications for 166 Boyd Street:

- Functional Site Servicing and Stormwater Management Report, prepared EXP Services Inc., dated July 12, 2022
- Site Servicing and Stormwater Management Report, prepared by EXP Services Inc., dated June 16, 2024

The subject site is approximately 2.35 ha in size and subject to an additional 5 m road widening (0.074 ha) along Boyd Street. The proposed development includes the construction of 71 townhomes, a dry pond, and parking spaces.

As per the pre-consultation meeting, the stormwater management design criteria for the subject site includes post-development peak flows controlled to pre-development conditions for storms up to the 100-year storm event. An enhanced level of water quality treatment (i.e., 80% TSS removal) is required for the subject site. Infiltration measures should be considered and integrated into the stormwater management design where possible.

The report and design plans were reviewed with a focus on stormwater quantity and quality management from the receiving watercourse perspective and the potential impact on the Mississippi River.

Functional Servicing and Stormwater Management Report Summary

Under existing conditions, most runoff from the site flows overland to Boyd Street without any stormwater management controls. A small portion of runoff at the south-west of the site sheet drains to the existing residential properties on Mississippi Road. Post-development minor system peak flows from the development will be discharged to a proposed dry pond, which outlets to the existing 600mm storm sewer on Arthur Street. Major overland flows will be conveyed to the proposed dry pond and Boyd Street.

The allowable release rates for the development are calculated as 48.0 L/s, 64.5 L/s, and 137.2 L/s for the 2-year, 5-year, and 100-year storm events, respectively. The total post-development

outflows will be 29.2 L/s, 50.4 L/s and 137.2 L/s during the 2-year, 5-year, and 100-year storms, respectively, which is less than/equal to the allowable release rates.

Post-development peak flows exceeding the 5-year storm event, up to and including 100-year storm event will be contained within the dry pond. The storage volume provided within the dry pond is approximately 862.6 m³, which is greater than the required storage volume of 549.36 m³.

A combination of oil/grit separator and a dry pond are proposed to provide the required enhanced level of water quality treatment for the development.

MVCA recommends the following comments are to be addressed before moving forward:

1. The Grading Plan shows that the 5-year water elevation in the dry pond is 143.25 m. An orifice flow at elevation of 143.25 m provided in Table D-8 is 108.43 L/s, which exceeds the pre-development 5-year storm runoff rate of 64.5 L/s noted in Table 7-2. Is there a reason for using a bigger diameter orifice (i.e., 250 mm) to release excess runoff that is greater than the existing level?

The applicant has proposed two orifices as detailed in Section 8.10 of the Servicing and Stormwater Management (SWM) Report: Orifice 1 (upper) is specified as 320 mm in diameter with an invert elevation of 143.15 m, and Orifice 2 (lower) as 100 mm in diameter with an invert elevation of 142.25 m. However, the comment response from EXP Services Inc., dated June 26, 2024, lists different specifications: Orifice 1 as 370 mm in diameter with an invert elevation of 143.10 m, and Orifice 2 as 105 mm in diameter with an invert elevation of 142.25 m. These discrepancies must be resolved to confirm that the proposed SWM measures meet the intended targets. Additionally, the submission package is incomplete, missing the PCSWMM model and the Storm Drainage and Service Plan supporting the revised drainage scheme.

To address these issues, please provide the following:

1. A table in Section 8.10 comparing pre-development flows, uncontrolled post-development peak flows, and controlled post-development peak flows for all return periods.
2. An updated PCSWMM model for review.
3. Full-scale site servicing, grading, and erosion and sediment control drawings.

This information is essential for a complete and accurate review.

2. Please clarify how the 5-year post-development flow rate of 50.4 L/s noted in Table 7-3 is determined. Demonstrate that the post-development peak outflows match the allowable release rates for all storms.

The parameters used and the model routines selected significantly influence the calculated peak flows. Without a detailed review of all parameters and selected routines in the PCSWMM model, it is challenging to validate the reported peak flows. Therefore, please provide a digital copy of the PCSWMM model for our review.

3. In the existing condition, it is assumed that stormwater runoff from the site flows to Boyd Street and discharges to the existing storm sewer on Boyd Street. Under the post-development conditions, all flows up to and including the 100-year event (i.e., 137.15 L/s) from the site will be connected to the existing storm sewer on Arthur Street. Please confirm the capacity of the existing storm sewer system on Arthur Street.

The predevelopment flow will be confirmed once the PCSWMM model is provided. Based on the as-built drawings and calculations using Manning's equation (assuming free flow conditions), the existing storm sewer on Arthur Street has a capacity of 434 L/s, which appears sufficient to handle the controlled flow from the proposed development. However, staff defer to the City's engineering team to review and confirm whether the municipal storm sewer along Arthur Street has the capacity to accommodate the additional flow generated by the development.

4. Criteria #3 in Section 7.2 states: "Measures to maintain infiltration should be considered and integrated into the stormwater management design where possible.". MVCA recommends that Low Impact Development (LID) measures as part of the stormwater management plan should be implemented where feasible. Please discuss the proposed infiltration practice and demonstrate how infiltration measures will be integrated into the stormwater management design. Please refer to *Runoff Volume Control Targets for Ontario Final Report* (MOECC, October 2016) for Low Impact Development (LID) stormwater management guidelines.

It appears that the underlying soils are unsuitable for infiltration due to the presence of shallow bedrock, which ranges from 0.1 to 0.7 meters below the ground surface. Lot-level controls have been proposed to direct runoff to pervious areas, which could be considered acceptable given the site's limited infiltration capacity and the relatively small development area of 2.35 ha.

5. Geotechnical investigations may be required to determine the site-specific infiltration rate and the minimum clearance to the seasonally high groundwater elevation.

A geotechnical investigation appears to have been completed by EXP on April 29, 2021. Please provide a copy for staff review.

6. As per the Post-Development Storm Catchments plan, emergency overland flow is to be directed to the north corner of the dry pond and the municipal right-of-way. Please identify it as an emergency overland flow route and clearly show it on the plans.

An emergency spillway has been incorporated into the grading plan. The supporting spillway calculations and its location will be reviewed upon receipt of the PCSWMM model and associated engineering drawings.

At the detailed design stage, the following comments are for your consideration:

7. Please provide detailed design and/or calculations (i.e., cross-sections of the dry pond including inlet(s) and outlet(s), sides slopes, emergency overflow, infiltration capacity,

drawdown time, etc).

Upon reviewing the resubmission, we note that the requested detailed design and calculations, including cross-sections of the dry pond (inlets, outlets, side slopes, emergency overflow, infiltration capacity, drawdown time, etc.), have not been provided. Please submit the requested information along with a digital copy of the PCSWMM model for our review.

8. Please provide calculations to show how the provided storage volume within the dry pond is determined.

The submitted Servicing and Stormwater Management (SWM) Report indicates that the Modified Rational Method was used to calculate the storage volume within the dry pond; however, the detailed calculations have not been provided and remain outstanding. Please submit the detailed calculations along with a digital copy of the PCSWMM model for our review.

9. Table D-8: Inlet Control Device (ICD) Sizing does not reflect the proposed dry pond grades. Please review and revise.

It has been noted that the ICDs appear to have been sized without fully accounting for the specific elevations, slopes, or hydraulic conditions of the dry pond. This mismatch could result in ineffective flow regulation, leading to issues such as inadequate drainage, ponding, or overflow. Please confirm that the ICD sizing aligns with the proposed dry pond design. Please provide a digital copy of the PCSWMM model and supporting information to address this issue.

10. The post-development runoff coefficient provided in the report is not consistent with the value used for OGS specifications. Please review and revise.

The calculated runoff coefficient of 0.62 is equivalent to a 60% imperviousness. The value used for the OGS specifications is acceptable.

11. Section 8 of the report indicates heavy-duty silt fencing to be used around the construction area whereas the Erosion and Sediment Control Plan shows light-duty silt fencing. Please revise.

This will be reviewed upon submission of the erosion and sediment control plan drawings.

MVCA recommends the stormwater management comments #1 to #4 provided are to be addressed before moving forward. Should any questions arise, please contact the undersigned.

Based on the removal for the test for pollution in the updated Ontario Regulation 41/24, review of quality treatment is deferred to the municipality.

Jane Cho
Water Resources EIT

Jairo Morelli, P.Eng
Water Resources Engineer

November 18, 2024

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

Dear Koren,

Re: Draft Plan of Subdivision - Resubmission
Bulat Homes Ltd.
Lots 9, 11, 13, 15, 17 and Part of Lot 7, Registered Plan 7211 and Part of Block 121
Registered Plan 72925
County of Lanark
File No.: 09-T-22005

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

November 13, 2024

Koren Lam,
Lanark county
99 Christie Lake Road
Perth, ON K7H 3C6
Dear Jennifer,

RE: File 09-T-22005-Bulat Homes- Boyd St

Thank you for contacting Canada Post regarding plans for a new subdivision in The town of Carleton Place. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).

1 Site located between of Block 16 and 15

1 Site located Between Block 11 and 52

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of **the new civic addresses** and **occupancy date** as soon as possible.

Developer timeline and installation

1. 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).

Please see Appendix A for any additional requirements for this developer.

Regards,

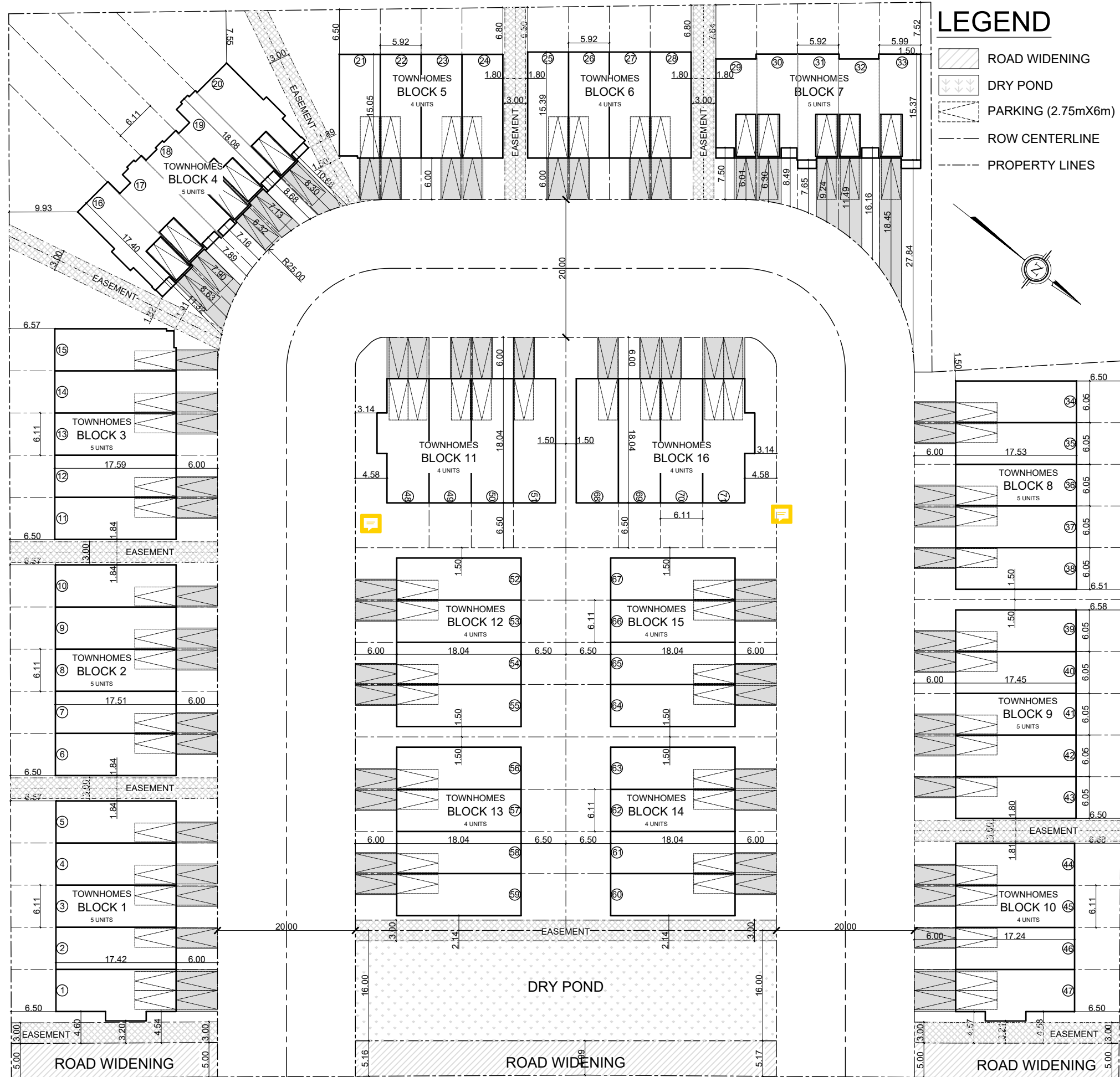
Peggy Deslauriers
Delivery Services Officer | Delivery Planning
P.O. Box 8037
Ottawa ON K1G 3H6

Appendix A

Additional Developer Requirements:

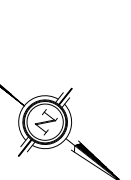
- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete access/or Culvert per municipal specifications.

[Add subdivision plan showing proposed CMB sites as part of Appendix as applicable]



LEGEND

- ROAD WIDENING
- DRY POND
- PARKING (2.75mX6m)
- ROW CENTERLINE
- PROPERTY LINES



SITE INFORMATION

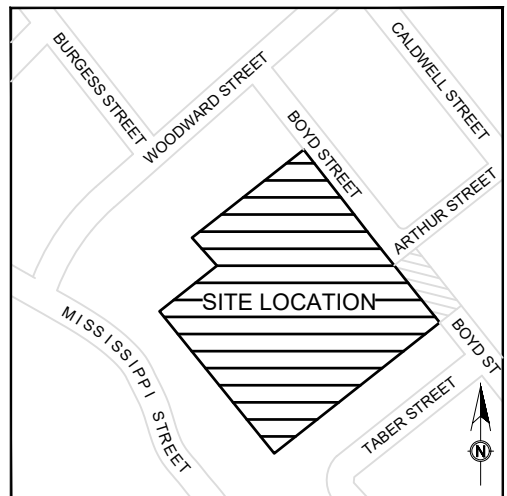
TOTAL SITE AREA	5.82 ac
TOTAL BUILDING AREA	xx
SITE COVERAGE	%
DEVELOPPED AREA	3.93 ac
ROAD AREA	1.50 ac
ROAD WIDENING AREA	0.15 ac
DRY POND AREA	0.24 ac
TOTAL NUMBER OF UNITS	71
EXISTING DISTRICT	RESIDENTIAL

BLOCK COVERAGE INFORMATION

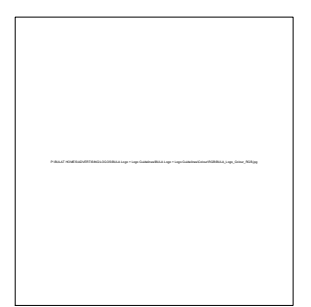
BLOCK NO.	AREA (m ²)	COVERAGE (m ²)	COVERAGE (%)	NO. OF DWELLINGS
1	xx	xx	xx	xx
2	xx	xx	xx	xx
3	xx	xx	xx	xx
4	xx	xx	xx	xx
5	xx	xx	xx	xx
6	xx	xx	xx	xx
7	xx	xx	xx	xx
8	xx	xx	xx	xx
9	xx	xx	xx	xx
10	xx	xx	xx	xx
11	xx	xx	xx	xx
12	xx	xx	xx	xx
13	xx	xx	xx	xx
14	xx	xx	xx	xx
15	xx	xx	xx	xx
16	xx	xx	xx	xx

DEVELOPMENT STANDARDS - TOWNHOME DWELLINGS

SITE PROVISIONS	REQUIREMENTS	PROVIDED
LOT AREA (MIN)	NIL	
LOT COVERAGE (MAX)	60%	
LOT FRONTAGE (MIN)	5.5 M (18.04 FT)	
FRONT YARD BUILD WITHIN AREA	4.5 M, MIN (14.7 FT) 7.5 M, MAX (24.6 FT)	
EXTERIOR SIDE YARD BUILD WITHIN AREA	4.5 M, MIN (14.7 FT) 7.5 M, MAX (24.6 FT)	
INTERIOR SIDE YARD (MIN)	1.5 M (4.9 FT)	
REAR YARD DEPTH (MIN)	6.5 M (21.3 FT)	
USABLE LANDSCAPED OPEN SPACE IN THE REAR YARD (MIN)	30 SQM (538 SQFT)	
BUILDING HEIGHT (MAX)	11 M (36 FT)	
DWELLING UNIT AREA (MIN)	83.1 SQM (900 SQFT)	
NO ENCROACHMENT AREA FROM FRONT OR EXTERIOR SIDE LOT LINE	2.5 M (8.2 FT)	
PARKING SPACES	2 SPACES / DWELLING UNIT, ONE OF WHICH MAY BE PROVIDED WITH GARAGE	
GARAGE WIDTH	70% OVERALL LOT FRONTAGE (MAX)	
MAIN GARAGE FOUNDATION	SET BACK 6 M FROM FRONT OR EXT SIDE LOT (MIN)	



KEY PLAN



202 - 11 GIFFORD STREET
 NEPEAN, ONTARIO K2E 7S3
 TEL: 723-1008 FAX: 727-0209
 I HAVE REVIEWED THE PLANS AND
 ACCEPT RESPONSIBILITY FOR THE
 DESIGN.
 INDIVIDUAL BCIN: 100692

X

REVISIONS

PROJECT NAME:
XX
 AREA: N/A SQFT APPROX
 LOCATION:
**BOYD STREET
 CARLETON PLACE**

SHEET TITLE:
SITE PLAN

SCALE: 3/16" = 1'-0" DWG. NO.
 DRAWN: R LAROCQUE
 DATE: 25/09/2020
 PRINT DATE: 17/08/2023 - 8:25am
S1.0