



PLANNING DEPARTMENT

February 13, 2023

Tracy Zander
Planner
ZanderPlan Inc.
PO Box 20148
Perth, ON
K7H 3M6

Via e-mail

RE: Status Report
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 of Lanark File No. 09-T-22005

Lanark County received an application for draft plan of subdivision in the Town of Carleton Place. The application was deemed to be complete by Lanark County on October 17, 2022. A Notice of Application and Consultation was circulated on October 26, 2022 requesting comments on or before November 26, 2022.

The application affects a parcel of land comprising an approximate area of 2.34 hectares (5.8 acres) as described above. These lands are currently vacant and are bounded by open space to the north and residential properties on other sides. The property has frontage on Boyd Street.

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. The subject lands are designated as Residential District in the Town of Carleton Place Development Permit By-law 15-2015. A portion of the subject lands is within the influence area of Intake Protection Zone (IPZ), identified as IPZ-9.

The proposed draft plan of subdivision is to create sixteen (16) blocks for seventy-one (71) townhouse dwelling units. One block is proposed as a stormwater management pond and one new internal street is proposed.

MVCA comments – November 29, 2022 with a detailed SWMP memo attached dated November 18, 2022. Recommend the SWMP issues raised be addressed prior to further consideration.

Town of Carleton Place Comments – November 18, 2022

Provides comments on the following matters:

- Re-lotting and Configuration Changes;
- Planning Justification Report - further clarification required in regards to specific statements and in regards to density.
- Urban Design Brief – amendments required;
- Traffic Impact Statement – amendments required;
- Servicing and Stormwater Management Report – further details required;
- Specific comments related to engineering plans to be addressed.

Other Agency Comments Received to date include and are attached:

- Bell Canada - October 19, 2022
- Leeds, Grenville and Lanark District Health Unit – November 24, 2022
- Ministry of Transportation – October 20, 2022
- Hydro One – October 28, 2022

Comments from the Public – summary of concerns:

- Servicing – water and sewer;
- Greywater pits and ponds (stormwater management ponds);
- Traffic – has additional traffic counts been considered;
- Review of reports;
- Sidewalk location;
- Sight lines.

As a result of the documentation received to date from the agency and public comments, there are various issues to be resolved before the County will further consider the Application. It is recommended that the agent proceed with addressing the issues / concerns and comments raised by the agencies and members of the public. Please include the County on all correspondence.

Yours truly,



Julie Stewart, MCIP, RPP
County Planner

Cc: A&B Bulat Homes Ltd.

abulate@bulathomes.com

Conservation Partners Partenaires en conservation



09-T-22005

November 29, 2022

Julie Stewart
County of Lanark
99 Christie Lake Rd.
Perth, Ontario K7H 3C6

Dear Ms. Stewart:

**Re: 09-T-22005, Bulat Homes Subdivision
Part Lot 13, Con 11, Town of Carleton Place
GRIZZLY HOMES INC**

The Mississippi Valley Conservation Authority (MVCA) has been in receipt of the Draft Plan of Subdivision (FARLEY, SMITH & DENIS SURVEYING, Aug 30, 2022) and technical reports i.e. *Functional Site Servicing and Stormwater Management Report* (EXP Services Inc., July 12, 2022); and Drawing Package (EXP Services Inc., July 2022), for the proposed subdivision. These reports have been reviewed by MVCA within the context of the Natural Hazards, Natural Heritage and Water Quality and Quantity policies of the Provincial Policy Statement under Section 3 of the Planning Act. We note that the Ministry of the Environment, Conservation and Parks (MECP) is responsible for comments related to the Endangered Species Act, and Significant Woodlands are outside the scope of MVCA's review.

PROPOSAL

According to the Notice, *The proposed draft plan of subdivision is to create sixteen (16) blocks for seventy-one (71) townhouse dwelling units. One block is proposed as a stormwater management pond and one new internal street is proposed.*

PROPERTY CHARACTERISTICS

Based on a review of aerial imagery and GIS mapping, no Significant Natural Heritage Features or Natural Hazards were identified on site.

ENVIRONMENTAL IMPACT STATEMENT (EIS)

None provided.

STORMWATER MANAGEMENT PLAN (SWMP)

The conceptual SWMP provided with the subject application has been reviewed by MVCA's Water Resources Engineer, with a focus on the stormwater quantity and quality management. We understand that 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.

Please see the attached for recommendations.

NATURAL HAZARDS: None identified

RECOMMENDATIONS AND CONCLUSIONS

Prior to moving forward, we request that the recommendations with respect to the SWMP be addressed as outlined in the attached technical review letter. Draft Plan Conditions will be provided once the above is addressed.

We trust these comments meet your requirements at this stage in the review process.

Yours truly,



Diane Reid
Environmental Planner

cc. Niki Dwyer, Town of Carleton Place, email
Tracy Zander, ZanderPlan, Agent, email

November 18, 2022

File Number: PCPSB-20**To:** Diane Reid, Environmental Planner**Prepared by:** Jane Cho, Water Resources Engineering Intern (EIT)**Re:** Zoning By-law Amendment & Draft Plan of Subdivision – 166 Boyd Street, Town of Carleton Place

Mississippi Valley Conservation Authority (MVCA) has been 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

The subject site is approximately 2.35 ha in size and subject to an additional 5 m road widening (0.074 ha) along the 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?
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.
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 condition, 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.
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.
5. Geotechnical investigations may be required to determine the site-specific infiltration rate and the minimum clearance to the seasonally high groundwater elevation.
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.

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).
8. Please provide calculations to show how the provided storage volume within the dry pond is determined.
9. Table D-8: Inlet Control Device (ICD) Sizing does not reflect the proposed dry pond grades. Please review and revise.
10. The post-development runoff coefficient provided in the report is not consistent with the value used for OGS specifications. Please review and revise.
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.

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.

Jane Cho
Water Resources EIT

Corporation of the Town of Carleton Place

175 Bridge Street, Carleton Place, ON K7C 2V8 Phone: (613) 257-6200 Fax: (613) 257-8170



November 18, 2022
(transmitted VIA email)

Julie Stewart, County Planner
Lanark of County – Planning Department
99 Christie Lake Road
Perth, ON K7H 3C6
jstewart@lanarkcounty.ca

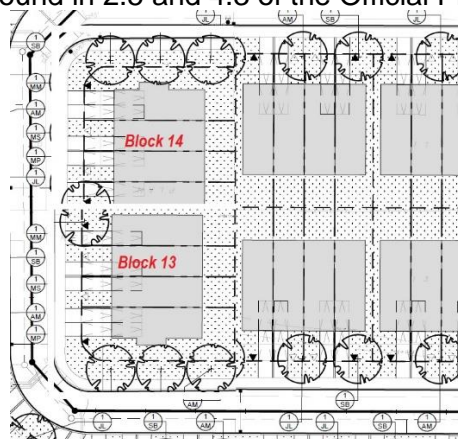
Re: Initial Comments – Boyd Street (File - 09-T-22005)
Proponent – A&B Bulat Homes Ltd.

Ms Stewart,

Further to the formal circulation of the “Bulat Homes Subdivision”, the Town has undertaken an initial review of the material provided and would like to request the following further information or modifications prior to scheduling an Open House and Public Meeting for the matter. The matters identified in this letter are limited to reflect revisions we feel are substantial enough to warrant resolution prior to the public review and circulation of the proposal.

Re-lotting and Configuration Changes:

- The lotting of Blocks 1-10 appears to be too tight around the interior lot lines to provide sufficient area for a minimum 3m easement for the proposed stormwater mains in addition to the minimum 1.2m interior side yard setback. Staff suggest amending the lotting plans to remove units accordingly to provide sufficient room for the drainage infrastructure.
- Blocks 13 and 14 should have a north-south orientation to maximize solar gain in accordance with policies found in 2.5 and 4.3 of the Official Plan

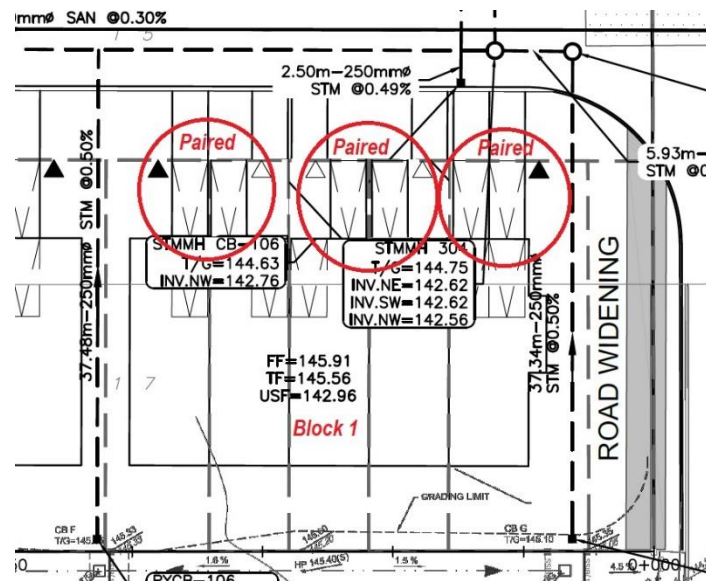


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- While it is appreciated that the off-set of the intersection of Arthur Street and the crescent will create a visual “terminus” at the end of the street, the offset does not present opportunities for the integration of the street layout within the existing neighbourhood. The Town’s Official Plan speaks specifically to the connectivity of the street network in Policy 3.5.4.7 and as such it is suggested that the proposal be amended to align with the existing road network. Additionally, in reviewing the site servicing plans, it appears that a curbed median is proposed on Boyd Street restricting traffic flow – this proposal is not acceptable for winter operations and should be removed.
- Overall the blocking of units appears to be too tight to accommodate functional requirements of the development. The municipality requires a minimum of one (1) tree per dwelling lot, with a 2m offset from service lines, curbs, sidewalks and driveways.
- Driveways on Blocks 1 show a three-vehicle wide surface. This should be amended so that the driveways are no wider than two-vehicles by pairing the interior unit driveways.



Planning Justification Report:

- The Planning Justification makes statements in several sections that are unsubstantiated and require further qualifications as to how the proposed development conforms to policy requirements. This include the following specific references:
 - Page 3 – “Overall, the proposed subdivision which will see the creation of seventy-one new residential lots for townhouse development will be compatible with the existing development patterns in the area.”



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- Page 4 – “... will minimize the effects of climate change through creating a dense form of development within the settlement area which in turn ensures there is less auto dependency.”
- Page 5 – “... building envelopes are consistent with all required development permit provisions”.
- Page 6 – “... the proposed development is responding to market-based needs through...”
- Page 9 – “The proposed development contributes to the energy efficiency of Carleton Place by increasing density within the Town’s boundary”
- The Report declares an approximate density of 44.6 units per net hectare exceeding the permitted range of 26-34 units. It is acknowledging that infill developments of lands less than 3ha in size are exempt from these policies in accordance with policy 3.5.4.2. Notwithstanding a reduction in density resulting from the proposed amendments noted earlier in this correspondence, the Town is happy to consider the increased density in accordance with Policy 3.5.5. The Town welcomes feedback from the proponent on how they wish to satisfy this policy.

Note: Any site alteration or vegetation removal will require a Class 1 Development Permit prior to undertaking.

Urban Design Brief:

- Section 3.4 of the report will need to be amended to refer to and reference the Town’s Transportation Master Plan including updated cross-sections.

Traffic Impact Statement:

- Updated traffic counts are required to account for development that has occurred between 2017 and 2022. This information is necessary prior to draft decision consideration.
- TIS has failed to consider the impact of traffic resulting from the opening of Boyd Street and the cumulation of trip data from recent development.
- Overall the TIS needs to be amended to consider the overall traffic patterns of the neighbourhood, not simply the vehicle movement from this particular site.
- Report should also review and consider the policies of the Transportation Master Plan.

Servicing and Stormwater Management Report and accompanying plans:

Right of Way:

- TWSI’s to be shown on plans.
- The heavy-duty road structure outline in the details shall be utilized for the on-site and offsite roadway construction.
- Confirm why a concrete island is proposed in the center line of Boyd St.



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- Confirm sidewalk specifications on the southeast side of Arthur Street. The proposed sidewalk conflicts with the existing cedar hedge. The removal of the hedge will need to be communicated with the adjacent property owner.
- Indicate the sidewalk widths on the grading plans.
- Boyd St. roadway from Arthur St. to Taber St. does not exist and will be the responsibility of the developer to construct the road from the limits of Taber St. to Arthur St. The construction of this roadway is not clearly identified.
- On-site sidewalks will need to connect to the multi-use pathway
- Boyd St. curb alignment will need to provide an 8.5m roadway. Current edge of asphalt was installed 0.5m short to allow to future curb installation.
- As indicated in the pre-consultation meeting minutes the multi-use pathway will need to be constructed from the proposed subdivision to Woodward St. the current design does not reflect this.

Grading:

- Drawings do not clearly show the road construction to connect to the Jackson Ridge subdivision. Additional finish grade elevations to be illustrated along with plan and profile drawings
- Rear yard drainage within the center units will need to include rear yard catch basin to convey surface drainage into the storm system.
- Proposed elevations for the roadway, curb and sidewalk along Boyd St. to be provided.

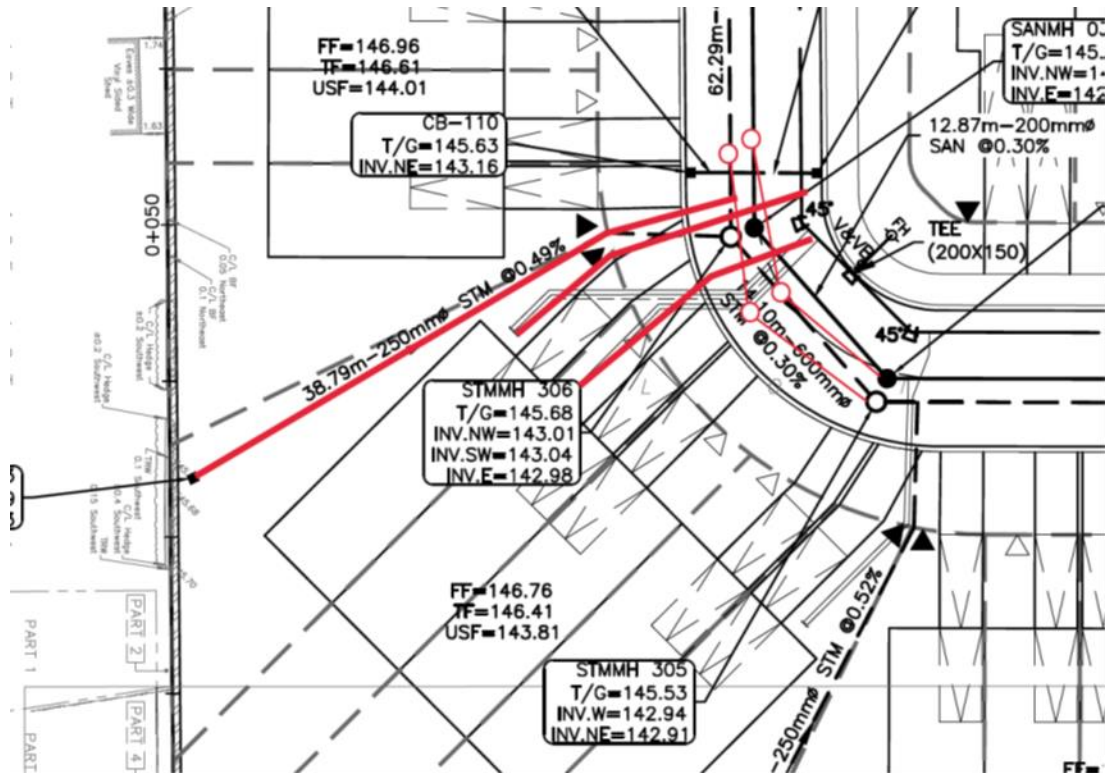
Sanitary:

- The sanitary sewer between the southern leg of the crescent and Arthur Street is not needed. The servicing study indicates we asked for it. I do not see the benefit.
- Confirm sanitary sewer pipe material.
- Sanitary sewer from MH4 to MH3 and MH03 to MH02 to be minimum 0.5% slope and utilize tee wyes fittings to connect into the sanitary sewer.
- Doghouse manhole to be specified with the sanitary connection to existing sanitary sewer.
- The sanitary sewer between the southern leg of the crescent and Arthur St. is not needed. The servicing study indicates that we asked for it, we do not see the benefit.
- Additional set of manholes will be required on this block of townhomes to avoid the additional bends on the services and crossing over adjacent homeowners' frontages.



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Storm:

- The dry pond is not truly a dry pond in that it is used for conveyance. The sewers should be continuous to the flow restrictor with excess flow backing up into the dry pond. The current configuration will end up looking like a ditch with cattails growing in the bottom of the conveyance channel which will inevitably form.
- 3.0m easements will need to be conveyed to the Town for the rear yard catch basin leads. An R-Plan will need to be provided to confirm this.
- Confirm storm sewer pipe materials.
- Road catch basins to be located outside of driveways.
- Servicing plans need to clearly indicate that the units are to be equipped with a sump pump. Note: Sump pump detail will need to be provided for each building permit application.
- The dry pond is not truly a dry pond in that it is being used for conveyance. The sewers should be continuous to the flow restrictor with excess flow backing up into the dry pond. The current configuration will end up looking like a ditch with cattails growing in the bottom of the conveyance channel which will inevitably form. A structure should be added from the outlet to inlet for the storm sewer so there is no water being discharged into the dry pond.



Corporation of the Town of Carleton Place

175 Bridge Street, Carleton Place, ON K7C 2V8 Phone: (613) 257-6200 Fax: (613) 257-8170



- Details need to be provided on orifice sizes for the inlet control devices and which structures incorporate an I.C.D.
- Pond is being utilized to provide surface drainage during a rain event for the rear yards. The intent of the dry pond is to be utilized during a major rain event larger than the 5-year, not for surface drainage.
- Please illustrate ponding limits within the right of way.

Watermain:

- It will be the responsibility of the Developer's contractor to perform any watermain connection(s) required. This shall be completed in the presence of a designated municipal water operator and the selected contractor shall prove to the satisfaction of the Town that they are competent to perform the works prior to initiating construction. A note to this effect to be illustrated on the drawings.
- Confirm hydrant specifications, please note that Storz connections will not be accepted.
- Copper water service material was noted, however please be advised that the Town does accept ipex water services.
- Bottom of hydrant flange elevations to be illustrated on the grading plans.
- The watermain connection from the proposed development to the Jackson Ridge development (to be installed by Cavanagh) is currently being reviewed will need to be determined if the connection is necessary prior to granting an approval.

Miscellaneous:

- The proposed corner townhome block have servicing which does not respect the property lines. This needs to be corrected.
- The servicing study indicates that the existing services to the demolished home are to be capped at the property line. This is incorrect. All abandoned existing services are to be caPlan/Profile drawings required to be submitted for the on-site works and Boyd St. sewer and water construction as outline in the Town's CLI ECA.
- For work along Boyd St. the developer will be required to receive an excavation permit from the Town.
- Prior to the removal of any hedges or fences along the western property line the Town would like to receive confirmation that the existing homeowner agrees with the proposal.
- Legend needs to be included in the respective drawing (grading plan, servicing plan)
- CLI ECA application will need to be submitted for the storm and sanitary sewer along with a form 1 for new watermain installation
- Retaining walls shown at property line will require additional detail and will need to be offset to allow for construction without impacting neighboring properties with excavation and footings.
- The servicing study indicates that the existing services to the demolished home are to be capped at the property line. This is incorrect, all abandoned existing services are to be capped at the mains. pped at the mains.



Corporation of the Town of Carleton Place

175 Bridge Street, Carleton Place, ON K7C 2V8 Phone: (613) 257-6200 Fax: (613) 257-8170



The following reports and studies have been reviewed and no comments or requests for clarification are required at this time:

- Stage 1 and 2 Archaeological Report
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment

Following the provision of amended studies, reports and plans reflective of the comments noted above, our review team would be amenable to meeting to discuss the revisions at the proponent's convenience.

Should you have any questions, please do not hesitate to contact my office.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Niki Dwyer', with a long horizontal flourish extending to the right.

Niki Dwyer, MCIP RPP
Director of Development Services
ndwyer@carletonplace.ca

cc: Jen Hughes, Planning Administrative Clerk (jhughes@carletonplace.ca)
Mike Walker, Development Review Officer (mwalker@carletonplace.ca)
Tracy Zander – Agent, ZanderPlan (tracy@zanderplan.ca)
Ankica Bulat – Owner, Bulat Homes Ltd. (abulat@bulathomes.com)



From: [CA - Circulations](#)
To: [Julie Stewart](#)
Subject: RE: Notice of Application and Consultation - Bulat Homes Subdivision - County of Lanark File No, 09-T-22005
Date: October 19, 2022 3:41:47 PM
Importance: Low

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.

Thank you for your circulation on Notice of Application and Consultation - Bulat Homes Subdivision - County of Lanark File No, 09-T-22005. Your email has been received and relayed to Bell staff for review. The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments/input be required on the information included in the circulation. Bell Canada kindly requests to always be circulated at CA.Circulations@wsp.com on any future materials related to this development project or infrastructure/policy initiative.

Development Application Circulations

Please note that Bell Canada does not generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Infrastructure and Policy Initiative Circulations

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure/policy initiative circulation received at this time.

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.



wsp.com

From: Julie Stewart <jstewart@lanarkcounty.ca>

Sent: Wednesday, October 19, 2022 7:36:10 PM

To: Julie Stewart <jstewart@lanarkcounty.ca>

Subject: Notice of Application and Consultation - Bulat Homes Subdivision - County of Lanark File No, 09-T-22005

Good afternoon,

Please see the attached Notice of Complete Application & Consultation for a Draft Plan of Subdivision application for the Bulat Homes Subdivision, described as all of Lots 9, 11, 13, 15, 17 and Part of Lot 7, Registered Plan 7211 and Part of Block 121

Registered Plan 72925, Boyd Street, Town of Carleton Place, County of Lanark.
County of Lanark File No. 09-T-22005.

The following is attached for your review and comment:

- Plan of subdivision application as submitted
- Draft Plan of subdivision
- Planning Report

Please do not hesitate to contact me if you require any further information. The studies /plans /reports submitted with the application will be forwarded to the applicable agencies via e-mail or courier for technical review and comments. Any or all of the submitted documents can be provided to you upon request.

Note - Original copies along with the required fees will be circulated to the required agencies.

Thank you,

Julie

Julie Stewart, MCIP RPP

County Planner

99 Christie Lake Road

Perth, ON K7H 3C6

(613)267-4200 ext. 1520

jstewart@lanarkcounty.ca

www.lanarkcounty.ca

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November 24, 2022

Julie Stewart, MCIP, RPP
County Planner
County of Lanark
jstewart@lanarkcounty.ca; plan@lanarkcounty.ca

**Re: Notice of Application and Consultation - Bulat Homes Subdivision - County of Lanark
File No, 09-T-22005**

Dear Julie Stewart,

The Leeds, Grenville and Lanark District Health Unit (LGLDHU) is pleased to provide feedback on the Notice of Application and Consultation - Bulat Homes Subdivision - County of Lanark File No, 09-T-22005.

Communities in which people live, work, learn, and play have a significant impact on their health and well-being. Neighbourhoods that are accessible, people-friendly, well connected, contain diverse land use, and provide a multi-modal transportation network offer residents opportunities to participate in healthy activities, to connect with each other, and provide chances to grow, live, and age well.

The proposed development of the Bulat Homes subdivision includes health-promoting and protecting factors, including:

- New housing units that are consistent with the Provincial Policy Statement, 2020, the County of Lanark Sustainable Communities Official Plan, and the Town of Carleton Place Official Plan, particularly with respect to efficient land use in an already designated settlement area.
- The proposal to include a stormwater pond to help with stormwater management.
- The proposal to develop a landscape plan, including replacing trees that are removed, as per the Town of Carleton Place Official Plan.
 - Note: Tree cover can contribute to improved air quality, shade, cooling, aesthetics, traffic-calming, and increased water infiltration.¹

Below, we offer suggestions for conditions of approval of the draft plan of subdivision for your consideration that could further strengthen the health-promoting and protecting aspects of the proposed Bulat Homes subdivision.

Active Transportation Infrastructure

- Consider the following as conditions of approval for the proposed subdivision:
 - Build sidewalks on both sides of Street No. 1.
 - Build protected bicycle lanes/paths, which should be segregated (e.g., with a physical barrier) from motor vehicle traffic, on Street No. 1.

- Note: Active transportation, including on designated infrastructure (e.g., sidewalks, bicycle lanes/paths) has numerous benefits on individual health, population health, the transportation system, social cohesion, the economy, and the natural environment.² Building a robust active transportation network can provide more equitable access to the amenities located in the business districts of Carleton Place for residents who do not own a motor vehicle, who cannot use a motor vehicle, or who choose not to use a motor vehicle.
- Include signage directing residents and visitors to local points of interest including amenities in the business districts of Carleton Place.
- Include accessibility features (e.g., accessible pedestrian signals, tactile paving, etc.).
 - Note: Accessibility features can make the built environment friendlier for youth, families, older adults, and people with diverse physical abilities.

Streetscaping

- The proposal to include a landscape plan, including street trees, is a positive aspect of this proposed subdivision. As part of the landscape plan, consider the following as a condition of approval for the proposed subdivision:
 - Install other amenities (e.g., street furniture, planter boxes)³ to create an inviting streetscape to maximize youth-, family-, and age-friendliness of the area.

Traffic-calming Measures

- Consider the following as a condition of approval for the proposed subdivision:
 - Install traffic-calming infrastructure (e.g., speed bumps, curb extensions, street trees, pedestrian crossings, etc.) at strategic locations to improve the safety of these roads for pedestrians, cyclists, and motorists.⁴

Local Park

- The existing open space that abuts this proposed subdivision provides access to open space for surrounding residents and may make an additional open space on the subject property redundant. With the cash in lieu of parkland for this proposed subdivision, consider including the following park amenities in an existing park in Carleton Place. Alternatively, consider including the following as conditions of approval for the proposed subdivision:
 - A community garden to encourage increased physical activity, healthy eating, knowledge of the food system, increased mental well-being, and social connections.^{5,6}
 - A splash pad or wading pool to provide a family-friendly recreation option⁷ with equitable access for cooling down during days of extreme heat, especially for community members who may not have access to air conditioning or other cool-down methods.
 - Note: Due to climate change, extreme heat events are expected to become more severe (e.g., hotter, longer, more frequent).^{8,9,10}
 - Sufficient shade structures (e.g., trees, built structures) to help reduce the risk of skin cancer, promote physical activity, and decrease local temperatures¹¹ and a source of free, potable water to help prevent heat-related illnesses.
 - A playground with barrier-free components and surfaces to allow for optimal accessibility and natural/adventure play components that encourage challenging play experiences, creativity, and age appropriate risk-taking behaviour.^{12,13}

- Install seating, bathrooms, waste bins, bicycle parking, bicycle repair station, and picnic tables to improve the utility for youth, families, and adults of all ages and abilities.

LGLDHU encourages the Town of Carleton Place and the County of Lanark to continue to create healthy communities. Joseph Reid (Joseph.Reid@healthunit.org), Health Promotion Consultant and Danielle Shewfelt (Danielle.Shewfelt@healthunit.org), Municipal Public Health Nurse Liaison for the County of Lanark are looking forward to working with you to continue promoting healthy community development in Lanark and Carleton Place.

Sincerely,

THE CORPORATION OF THE LEEDS, GRENVILLE
AND LANARK DISTRICT HEALTH UNIT



Linna Li, MD, FRCPC
Medical Officer of Health (Acting) and Chief Executive Officer

References

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From: [Nadeau, Alain \(MTO\)](#)
To: [Julie Stewart](#)
Cc: [Kapusta, Stephen \(MTO\)](#)
Subject: RE: Notice of Application and Consultation - Bulat Homes Subdivision - County of Lanark File No, 09-T-22005
Date: October 20, 2022 8:28:58 AM
Attachments: [image001.png](#)

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.

Good morning Julie,
Thank you for the circulation but since the proposed Bulat Homes Subdivision is located outside of our area of control, therefore the Ministry of Transportation will not be providing comments.

Thank you.

Alain Nadeau

Planner

Corridor Management Section | East Operations

Ministry of Transportation

347 Preston Street, Ottawa

613-720-2802 | alain.nadeau@ontario.ca



From: Julie Stewart <jstewart@lanarkcounty.ca>

Sent: October 19, 2022 3:36 PM

To: Julie Stewart <jstewart@lanarkcounty.ca>

Subject: Notice of Application and Consultation - Bulat Homes Subdivision - County of Lanark File No, 09-T-22005

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good afternoon,

Please see the attached Notice of Complete Application & Consultation for a Draft Plan of Subdivision application for the Bulat Homes Subdivision, described as all of Lots 9, 11, 13, 15, 17 and Part of Lot 7, Registered Plan 7211 and Part of Block 121

Registered Plan 72925, Boyd Street, Town of Carleton Place, County of Lanark.

County of Lanark File No. 09-T-22005.

The following is attached for your review and comment:

- Plan of subdivision application as submitted
- Draft Plan of subdivision
- Planning Report

Please do not hesitate to contact me if you require any further information. The studies /plans /reports submitted with the application will be forwarded to the applicable agencies via e-mail or courier for technical review and comments. Any or all of the submitted documents can be provided to you upon request.

From: [LIU Alan](#) on behalf of [LANDUSEPLANNING](#)
To: [Julie Stewart](#)
Subject: County of Lanark - Bulat Homes Subdivision - 09-T-22005
Date: October 28, 2022 10:33:12 AM
Attachments: [image001.png](#)

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.

Hello,

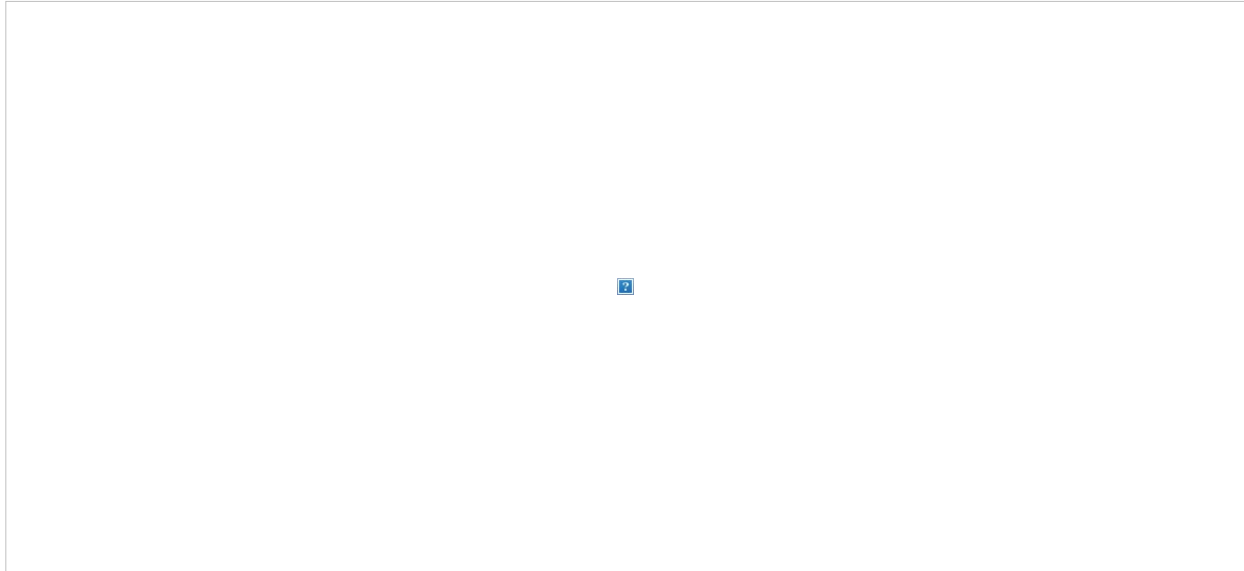
We are in receipt of your Plan of Subdivision application, 09-T-22005 dated October 19, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

From: Julie Stewart <jstewart@lanarkcounty.ca>

Sent: Wednesday, October 19, 2022 3:36 PM

To: Julie Stewart <jstewart@lanarkcounty.ca>

Subject: Notice of Application and Consultation - Bulat Homes Subdivision - County of Lanark File No. 09-T-22005

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

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Please do not hesitate to contact me if you require any further information. The studies /plans /reports submitted with the application will be forwarded to the applicable agencies via e-mail or courier for technical review and comments. Any or all of the submitted documents can be provided to you upon request.

Note - Original copies along with the required fees will be circulated to the required agencies.

Thank you,

Julie

Julie Stewart, MCIP RPP

County Planner

99 Christie Lake Road

Perth, ON K7H 3C6

(613)267-4200 ext. 1520

jstewart@lanarkcounty.ca

www.lanarkcounty.ca

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