



Memorandum

| | | | |
|---------------|---|--------------|------------------------------|
| Date: | November 5, 2024 | | |
| Project Name: | 166 Boyd St. | Project #: | OTT-262415-A0 |
| Subject: | Response to Comments and Concerns for Application and Proposed Development of 166 Boyd St. | | |
| Location: | 166 Boyd St. Carleton Place, ON. | Prepared By: | A. Cole B. Thomas, P.Eng. |
| Distribution: | Tracy Zander tracy@zanderplan.com, Ankica Bulat Abulat@bulathomes.com | | |

The following memo is a response to the comments and concerns provided regarding the proposed development of lots 9, 11, 13, 15, 17, and parts of lot 7. EXP has provided responses to the below comments in **RED**.

- Where will the water and sewer come from to service this many homes ?
The proposed development is connecting to the existing municipal water system.
- The elevation of the above lots are much higher than the properties backing onto the proposed development, how will this be addressed to ensure the adjacent properties are not flooded with water run off.
All run off is being retained on-site through catchbasins and rear yard catchbasins. The storm water is then connected to the existing municipal storm main.
- Regarding Gray Water plans , standards. Technically under the Sewerage System Regulation, grey water is considered sewage, and discharging it onto land, into a source of drinking water, surface water, or tidal waters is considered a health hazard.
All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality. It will not be discharged onto land.
- Greywater pits are regulated under the Ontario Building Code (OBC). They are designed to treat and dispose of greywater when there is presence of a sanitary drainage system in a structure. Under the OBC, a greywater pit can only be used if the daily design sewage flow is less than 1,000 Litres per day; **Please confirm if this site meets the OBC standards**
There are no greywater pits on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
- As per the attached map there is no indication where the gray water pond will be located, please provide more info ,

Copy to File See Distribution List DO NOT distribute General Distribution Internal Use Only Confidential



- There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
6. There is major concern with number of approved gray water ponds in the town this could harbor the spread of disease ; there is already a gray water pond on Boyd Street. There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
7. Will the graywater ponds be treated to ensure there is no spread of diseases , dangerous bacteria and viruses. There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
8. Based on the size of this development site, (5.8 acres) and close neighbourhood houses, I feel that this site is too small to have a gray water pond, please confirm the code standards for land size to have gray water pond. There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
9. As per research gray water pond can damage foliage has this been taken into account. There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
10. Has there been an environmental study completed for the application for the proposed development. An environmental study was not required by the Town of Carleton Place or the conservation authority for this project.
11. Why is the town allowing so many of these graywater ponds , Its starting to look like our town does not care for the long term issues. There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
12. How much green space will be allocated for this site. 9128m² is the green space allocated to the
13. We have wild life living in this area is there any consideration we are over developing the Town Of Carleton place. The subject parcel is an infill lot in an established residential area. There is an identified need for a variety of housing forms at the Provincial and local levels.
14. Please provide details on the location of the road way, Key map is lacking information. Red boundary in key plan is the outline of the site.

Copy to File See Distribution List DO NOT distribute General Distribution Internal Use Only Confidential



15. Its sad that the adjast sports field will exposed to a graywater pond.
There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
16. Confirm the hydro power entry to this site.
Hydro coordination to follow.
17. Has the additional traffic flow been taken into account, where will this site exit onto?
PleaseProvide detail report on traffic flow for this site
The site has an entrance and exit onto Boyd St. There site includes a road widening on Bond St. and the traffic flow has been investigated.
18. Please review the Ontario bulletin regulations for water Reclamation and reuse. Section 4.2 .1 *Health concerns* [tps://www.ontario.ca/document/water-and-energy-conservation-guidancemanual-sewage-works/water-reclamation-and-reuse](https://www.ontario.ca/document/water-and-energy-conservation-guidancemanual-sewage-works/water-reclamation-and-reuse)
The site will be connected to the existing municipal sewer system and sanitary will be treated by the municipality.
19. There has been a number of studies completed regarding graywater ponds and as per thestudy findings this is not good for the environment or the people living close by.
There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
20. Based on the how this site is locked in; I strongly feel that there needs to be more investigation completed before granting development approval.
N/a.
21. Is Carleton Place tax paying for these gray water ponds and pond inspections?
There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
22. Does the town of Carleton Place have an independent environmental engineer, and soilsexpert to review this gray water pond site?
There is no greywater pond on-site. All sewage is connected to the existing municipal sanitary sewer and will be treated by the municipality.
23. Please provide a more detail map of the deployment site. Thank you
Further explanation required on comment.

Copy to File See Distribution List DO NOT distribute General Distribution Internal Use Only Confidential



Copy to File See Distribution List DO NOT distribute General Distribution Internal Use Only Confidential