

November 1, 2024

County of Lanark
99 Christie Lake Road
Perth, ON
K7H 3C6

Town of Carleton Place
175 Bridge Street
Carleton Place, ON
K7C 2V8

RE: Application for Subdivision Planning Report - revised
166 Boyd Street
Carleton Place, Ontario
Applicant: Bulat Homes Ltd.

ZanderPlan Inc. has been retained by the applicant to assist with a Plan of Subdivision Application for the property located at 166 Boyd Street, which is currently zoned Residential District and has an IPZ 9 overlay. The applicant is seeking create a plan of subdivision which will see the creation of eighteen blocks allowing for the creation of seventy-one (71) townhouse dwelling units, as well as stormwater pond and road widening blocks. The units will all front to a new street which will have two accesses onto Boyd Street, and individual lots will be created through the Part Lot Control process. Plans of subdivision are permitted within the Residential District noted by the Town of Carleton Place's Official Plan and Development Permit By-law. The plan of subdivision will be consistent with the permitted built form of the Residential District.

SITE LOCATION

The subject property is located in the Town of Carleton Place in an area characterized by residential development, parks and open space uses, with frontage onto Boyd Street (see Figure 1 below). The property consists of one (1) Residential District lot with an approximate area of 5.8 acres, which is capable of accommodating a Plan of Subdivision. An open space parcel is located to the north of the subject property, while residential uses of mixed densities are located on all other sides of the site.

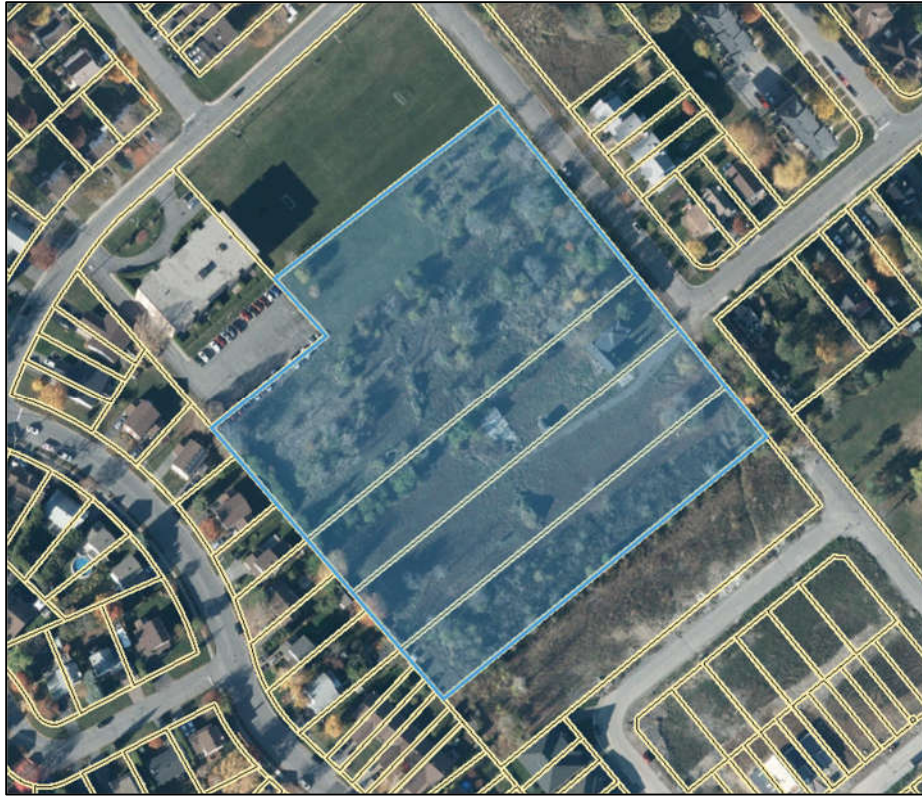


Figure 1. Aerial View of the Subject Site

SITE DESCRIPTION – existing use

The subject site consists of approximately 5.8 acres (23.450 m²) of land with approximately 110 metres of frontage onto Boyd Street. The subject site is currently a vacant underutilized Residential District property close to the downtown core of Carleton Place. The property is bound by Boyd Street to the north-east, the Jackson Ridge Subdivision to the south-east, residential lots to the south-west, and residential apartments and parkland to the north-west. The site contains sparse vegetation and various debris and fill from previous structures on site and neighbouring construction. There is a small collection of trees present in the north-west portion of the site. There are no significant topography changes on the subject site.

SITE DESCRIPTION – proposed use

The applicant is seeking to create a Plan of Subdivision which would see the creation of seventy-one (71) townhouse units on the subject property. The proposed subdivision would see a new entrance road constructed from Boyd Street, entering straight and creating a crescent within the development providing two access points onto Boyd Street and all proposed lots with road frontage and access. The proposed subdivision will be created for the development of townhouse

units. The buildable area is provided in the attached concept plan on Figure 2 below. A majority of the vegetation on the site will be removed, however, the plantings are not very mature nor is the vegetation very dense. Landscaping will be included in the future development of the site.

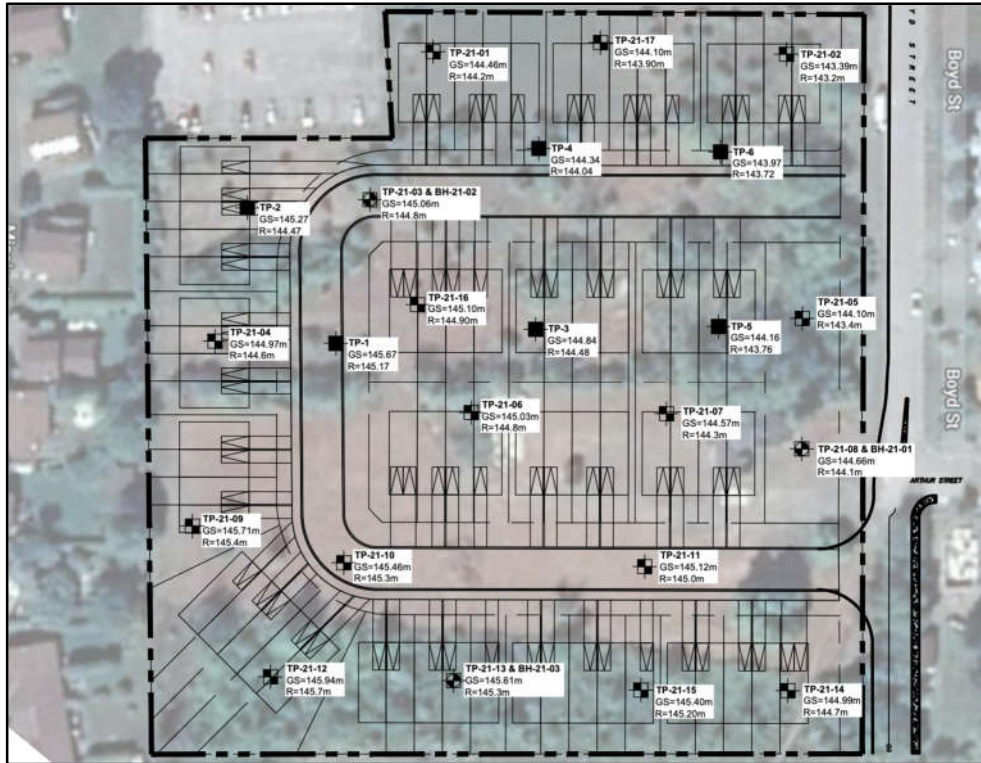


Figure 2. Proposed Subdivision on the Subject Site

SURROUNDING CONTEXT

The subject property is located in the Town of Carleton Place in an area characterized by residential dwellings, parks, and open space uses with frontage onto Boyd Street. To the northwest of the subject site is a residential use in the form of a four-storey apartment building; further to the north is an institutional land use in the form of an elementary school. To the east of the subject property are residential land uses ranging from townhouses to single detached dwellings (one to two and a half storeys). To the south of the subject property are residential land uses in the form of newly constructed single detached dwellings and townhouses. To the west of the subject property are residential land uses with the predominant built form being single detached two-storey dwellings. 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, contributing to the range and supply of housing forms and densities to meet the needs of the community. This is consistent with the Town, County and Provincial directives to encourage a range of housing types and densities.

PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS, 2020), created under the authority of Section 3 of the *Planning Act*, identifies matters of Provincial interest which must be considered when planning applications are filed in Ontario. Approval authorities are required to ensure that decisions on planning matters are consistent with these policies.

The proposed development is consistent with **Section 1.0** Building Strong Healthy Communities, as it represents intensification of development, thereby efficiently using land and the existing infrastructure network. It will contribute to the local area by providing housing in the form of a subdivision which will allow for the development of seventy-one townhouse dwellings. As per section 1.1.1 (a) (b) (c) (d) (e) (g) (h), the proposed development promotes efficient development, contributes to the Municipality's supply of housing, avoids development which may cause environmental or safety concerns and the prevention of inefficient expansion in settlement areas as it is intensifying residential usage on a currently underutilized lot within a settlement area, minimizes land consumption and servicing costs by efficiently intensifying the usage of an undeveloped constrained residential lot utilizing available infrastructure from Boyd Street, and ensures the necessary infrastructure is in place to meet the current need of the development. The proposed development will efficiently intensify an existing vacant residential lot within the settlement area of Carleton Place, provides housing in the form of a subdivision with space to develop seventy-one townhouse dwellings in an area where such development will not cause significant harm to the environment.

Section 1.1.3 speaks to Settlement Areas, noting that it is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures. As per section 1.1.3.1, the proposed development will see a residential development on an existing underutilized vacant site focusing growth and development within a settlement area. As per section 1.1.3.2 (a) (b) (c) (f), the proposed development will efficiently use land resources through creating seventy-one new townhouse dwellings on an existing vacant and underutilized site, which will efficiently utilize the existing servicing within the settlement area. The efficient and compact form of housing will help to reduce the effects of climate change that result from lower density development. In addition, the location of the development within the settlement area in a walkable community will aid in reducing auto dependency. Where required for automobile use, the existing street network efficiently connects via Boyd street connecting to higher level streets, the downtown core, and Highway 7.

Section 1.2.6 speaks to Land Use Compatibility, noting that “*Major facilities and sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects*”. The proposed development does not meet the definition of a major facility as defined the Provincial Policy Statement and there are no expected adverse effects from contaminant discharges, noise, odour, or other public health risks from creation of a subdivision (Section 1.2.6.1). Further, the subject property and proposed sensitive land use is not in close proximity to any other site that would result in a conflict with the proposed development.

Section 1.4 speaks to Housing, noting planning authorities shall “provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*”. The proposed development will be in a location where appropriate levels of infrastructure and public service facilities already exist, as the subject property has frontage onto Boyd Street which has municipal servicing available. The proposed development provides housing options to meet the well-being and requirements of current and future residents through the creation of seventy-one new townhouse dwellings which are locally appropriate and complementary with other developments in the area (section 1.4.3 (b) 1, 2(c)). This development will meet the needs of current and future residents as it provides housing to the area utilizing a vacant and constrained rural residential lot for the creation of seventy-one new dwellings through subdivision.

Section 1.6.6 of the PPS speaks to servicing, noting “*Municipal sewage services and municipal water services*” are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. The proposed subdivision will be serviced via municipal sewage and water. The proposed subdivision will also integrate stormwater management in addition to other management tools within the subdivision as well (addressed in further detail at the site plan control stage) (section 1.6.6.7 (e)).

Section 1.6.7 of the PPS speaks to transportation systems, noting efficient use should be made of existing infrastructure. Currently, the subject site already has the infrastructure in place with direct access to Boyd Street, a municipal road, in addition to being in close proximity to the Trans-Canada Highway. A new street will be developed as part of the subdivision, ensuring that all new housing units will have frontage on and direct access to a municipal street.

Section 1.7.1 of the PPS speaks to Long-term economic prosperity. As per section 1.7.1 (c), the proposed development will optimize the long-term availability and use of land, resources, *infrastructure* and *public service facilities* through the intensification of an existing residential site from a vacant parcel of land to a subdivision consisting of seventy-one new dwellings.

Additionally, the proposed development contributes to the supply and mix of housing options in the Town through providing seventy-one new dwellings on a site in an established residential area.

Section 2.0 of the PPS speaks to the Wise Use and Management of Resources. The subject site does not contain any known natural heritage resources such as wetlands, woodlands, wildlife habitat or other resources.

Section 2.2 of the PPS speaks to water. As per section 2.2.1 (i), the subject site will ensure “stormwater management practices will minimize volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces”. The subject site has access to pre-existing stormwater management in the form of a stormwater sewers running along the property line along Boyd Street which will ensure section 2.2.1 (i) of the PPS is met. The units will connect to the existing municipal drinking water system.

Section 2.3 speaks to Agriculture. The subject property is within an established settlement area and is not in close proximity to any agricultural lands. **Section 2.4** of the PPS speaks to Minerals and Petroleum. The subject site does not contain any known *Significant Minerals and petroleum resources* that need to be preserved. **Section 2.5** speaks to Mineral Aggregate Resources; there are no known mineral aggregate resources on or within close proximity to the subject site.

Section 2.6 of the PPS speaks to Cultural Heritage and Archaeology. The subject site does not contain any known *Significant built heritage resources* or *significant cultural heritage landscapes* that need to be preserved.

Section 3 of the PPS speaks to Protecting Public Health and Safety. The subject site does not contain any known Natural Hazards per section 3.1, nor any known Human-Made Hazards per section 3.2, allowing for development to occur on the site.

Overall, the proposed severance can be considered consistent with the policies in the 2020 Provincial Policy Statement.

LANARK COUNTY OFFICIAL PLAN

The subject property is designated Settlement Area under the Lanark County Sustainable Communities Official Plan as demonstrated by figure 3 below.

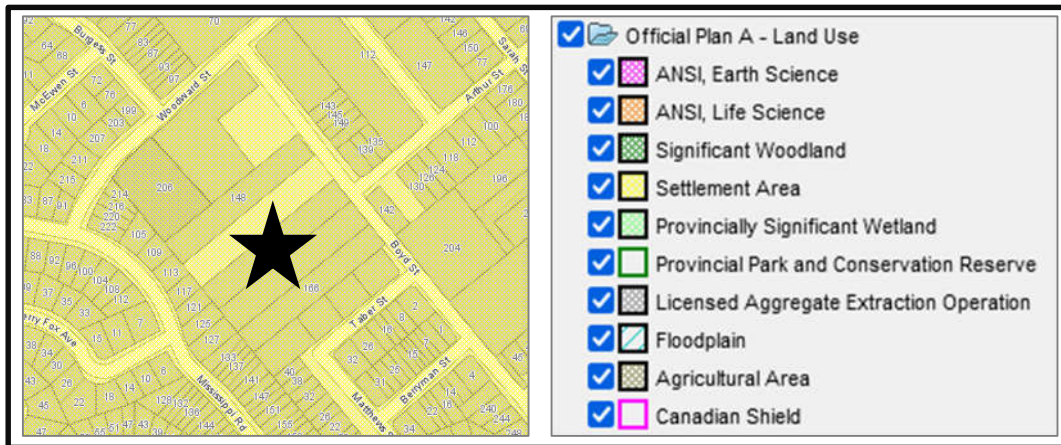


Figure 3. Land Use Designation of the Subject Property and Surrounding Land Uses

Section 2.0 speaks to general settlement patterns in the County. Policies in Section 2 are intended to ensure that local Councils will have the ability and authority to shape their communities in accordance with local needs and local characteristics. The proposed development fits local needs by providing 71 new dwelling units in an otherwise vacant lot, the development also fits in with the local character. The policies are also intended to permit continued development while also ensuring the efficient use of infrastructure.

Section 2.3 speaks to settlement areas within the County. Policies under section 2.3.1 encourage intensification in existing built-up areas dependent on infrastructure capabilities and efficient development patterns which optimize the use of land, resources, infrastructure, and public service facilities.

Section 4.4 policies speak to water, wastewater and stormwater services. Section 4.4.3 requires surface water management plans (or stormwater management plans) for any new development consisting of more than four (4) lots. The proposed development has fulfilled this requirement see the *Functional Site Servicing and Stormwater Management Report* conducted by EXP Services Inc.

Section 8.2.1 speaks to plans of subdivision and outlines a summary list of types of studies commonly required for plans of subdivision in Lanark County. The list itself, however, is not necessarily exhaustive and other studies may be required in certain situations. The development proposal and supporting studies are consistent with the list set out in Section 8.2.1.

Section 8.2.9 outlines policies to provide for affordable housing. Council and local Councils will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents by encouraging

infill and housing intensification particularly in urban core areas. The proposed development is situated on a currently vacant parcel of land in an established residential area in the urban area of Carleton Place. The proposed development is consistent with the policies of this section.

Overall, the proposed severance meets the intent of the policies in the Lanark County Official Plan.

CARLETON PLACE OFFICIAL PLAN

The subject property is designated under the Residential District land use per the Town of Carleton Place Official Plan Schedule A as demonstrated by Figure 4 below.

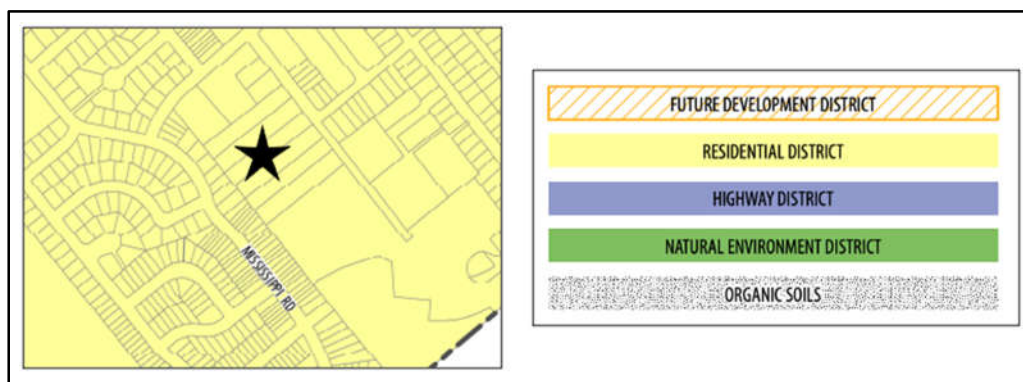


Figure 4. Land Use Designation of the Subject Property and Surrounding Land Uses

Section 2 speaks to the Community Design Framework of the Plan. Carleton Place recognizes its rich cultural heritage and small-town identity as crucial components of the Town’s future. As such, community design framework policies shall be considered and applied to all proposed development. Design features of the proposed development are described in greater detail later in this report.

Section 2.3 speaks to the General Design Policies associated with the Community Design Framework. The development is consistent with relevant policies as outlined in **Section 2.3**. As per section 2.3.1 the proposed development will contribute to the character of the area and the consistency and continuity of the surrounding land uses by utilizing vacant space and providing development that is consistent with the surrounding residential uses. The development will not obstruct significant views or vistas (section 2.3.2), contributes to a pedestrian scale and provides repetition of landscaped elements (section 2.3.3) integrates this developing area by adding consistent development while ensuring the development is complementary to adjacent development in terms of massing, setback and orientation (section 2.3.6). The proposed development will support a wide range of uses in the area indirectly by contributing to the local population, the development will also maintain the historic development patten of the area in

the form of a plan of subdivision, contributing to the neighbourhood character of the area (section 2.3.7). Section 2.3.8 speaks to proposed development within an established neighbourhood, as such, the proposed development will be designed to function as an integral and complementary part of the area by having regard for: massing; building height; architectural proportion; volumes of defined space; lot size; position relative to the road; and building area to size ratios. The proposed development will accommodate postal services as required by Canada Post (section 2.3.12).

Section 2.5 encourages energy efficiency and conservation by approving developments that have a compact pattern of development that clusters compatible uses within close proximity to one another. The proposed development contributes to the energy efficiency of Carleton Place by increasing density in a compact development of townhouse units within the Town's boundary. The proposed development provides 71 residential dwellings in a compact form and appropriate manner while maintaining compatibility and close proximity with surrounding residential development.

Section 3.5 speaks to the lands designated as Residential District on Schedule A of the Official Plan; this land class provides the main locations for housing in Carleton Place. Under section 3.5.2, residential uses (all density types) are permitted in this land designation. The proposed development will have an approximate density of 44.6 units per net hectare, which is greater than the range provided by section 3.5.4.1; however, notwithstanding section 3.5.4.1, residential density may be increased in cases where development is proposed on infill sites and which infill sites have areas of 3 hectares or less as per Section 3.5.4.2. The proposed development is occurring on an infill site and has an area less than 3 hectares (subject site has an approximate area of 2.35 ha), thereby remaining consistent with section 3.5.4.2. Section 3.5.4.3 exempts the proposed development from the policy under section 3.5.4.6 requiring a mix of dwelling types.

The proposed development shall be classed high density under section 3.5.4.4 as it has residential densities higher than 35 units per net hectare. As such, the proposed development shall be subject to policies set out in section 3.5.4.5. The proposed development is consistent with policies set out under section 3.5.4.5: the design of the development is compatible in scale with the character of the surrounding uses; the site is physically suited to accommodate the proposed development, the proposed site can be adequately serviced by water and wastewater services as demonstrated by the *Functional Site Servicing and Stormwater Management Report* conducted by EXP Services Inc.; the proposed site has adequate access to a collector road with capacity to accommodate traffic generated by the development as demonstrated by the *166 Boyd Street – Traffic Brief* conducted by EXP Services Inc.; sufficient off-street parking is provided in accordance with standards set out in the Development Permit By-Law (discussed in greater

detail later in the report); and as shown previously, the development can take place in accordance with the policies of **Section 2.0**.

Section 4.0 speaks to the municipal amenities and green infrastructure of Carleton Place; the policies in this section pertain to elements of the natural heritage, parks, trails, recreational facilities, street trees, and recreational pathways and pathway connections. The proposed development abuts an existing municipal park, and will contribute cash in lieu of parkland for future parks. A landscape plan will also be provided as a condition of Draft Plan approval, to address street trees and natural heritage.

Section 4.1 outlines green infrastructure policies. Section 4.1.6 details policies surrounding street trees, section 4.1.6.4 requires that new development which requires the removal of trees having a caliper of 200mm or more replace any trees meeting this minimum size requirement at a 1 to 3 ratio (1 new tree for every 3 trees removed). This will be addressed through the landscape plan to be provided after Draft Plan approval.

Section 4.3 of the Official Plan speaks to built infrastructure, more specifically the construction and maintenance of roads, bridges, structures and railway lines required for transportation services, the physical supply and distribution of water, the collection and treatment of waste water and the management of storm water, the collection and disposal of solid waste, the construction and maintenance of energy production and distribution facilities such as hydro-electric structures, wind and solar energy facilities and gas pipelines and finally the development of communication facilities including both above ground and underground equipment such as transmission towers and telecommunication infrastructure, including fibre optic lines. **Section 4.3.3** speaks to transportation. The proposed development includes the creation of a new right of way, under section 4.3.3.8. **Section 4.3.5** speaks to water, wastewater and stormwater services. The proposed development is consistent with policies set out in section 4.3.5.1 as demonstrated by the *Functional Site Servicing and Stormwater Management Report* conducted by EXP Services Inc.; the development will be connected to municipal services.

Section 4.3.8 addresses surface water, requiring a stormwater management plan for any new development consisting of four or more lots. The proposed development is consistent with **Section 4.3.8** as demonstrated by the *Functional Site Servicing and Stormwater Management Report* conducted by EXP Services Inc. Additionally, the *Functional Site Servicing and Stormwater Management Report* conducted by EXP Services Inc. found no capacity issues to accommodate the additional peak flow added by the proposed development. The proposed development is consistent with **Section 4.3.9**, which speaks to waste management. The proposed development will comply with the Town's waste management policies, ensuring appropriate solid waste

disposal services can be provided in a manner which is consistent with environmental considerations.

Section 5.3 speaks to contaminated lands. The proposed development site has undergone both Phase I and Phase II Environmental Site Assessment (ESA) studies as required in sections 5.3.1.1 and 5.3.1.2.

Section 6.7.1 speaks to plans of subdivision, plans of subdivision will be reviewed on the basis of technical, environmental and planning and design considerations. The requested studies have been completed support the plan of subdivision application and are discussed in greater detail below.

Overall, the proposed subdivision to create 71 townhouse units on an infill parcel meets the intent of the policies in the Carleton Place Official Plan.

CARLETON PLACE DEVELOPMENT PERMIT BY-LAW

The subject property at 166 Boyd Street falls in the Residential District designation in the Town of Carleton Place Development Permit By-Law 15-2015 as amended (see figure 5). A small portion of the property is under the influence of an Intake Protection Zone (IPZ), identified as IPZ 9. The Residential District designation permits a wide range of residential housing types including Townhome Dwellings.

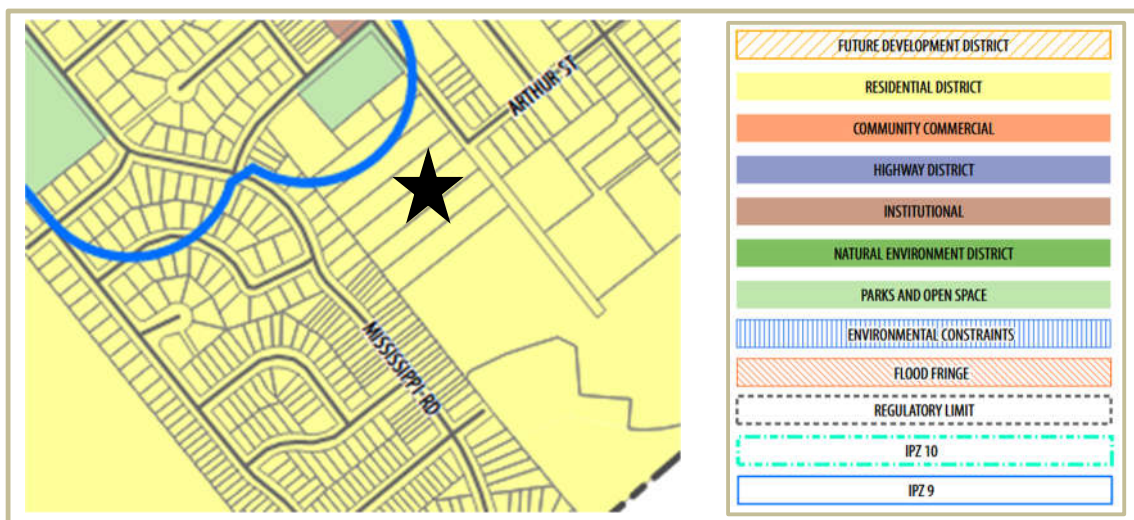


Figure 5. Zoning of the Subject Property and Surrounding Land Uses

Section 3.29 of the By-law speaks to parking and storage of vehicles. All parking spaces in the proposed development conform with minimum size standards as set out in section 3.29.1. The proposed development conforms with parking standards set in section 3.29.3, providing 2 spaces per townhome with one space located within a private garage. In addition, 18 on-street parking spaces are accommodated within the development.

Section 3.39 of the By-Law provides policy for source water protection, more specifically in parcels within an IPZ. The proposed development conforms with policies under section 3.39.2 and does not propose any of the prohibited uses that would result in a conflict with the identified Intake Protection Zone.

Water supply, sewage disposal and stormwater systems are covered in **Section 3.45**. The proposed development will be connected to municipal water supply and sewage disposal, as well as the Town's stormwater management network. Calculations and further discussion can be found in the *Functional Site Servicing and Stormwater Management Report* conducted by EXP Services Inc.

Section 6 of the Development Permit By-Law outlines policies related to development within the Residential District zone in the Town of Carleton Place. The purpose of the Residential District is "to promote compatible residential development within neighbourhoods." A wide range of residential housing units are considered within the Residential District, as noted in **Section 6.1**; Townhouse Dwellings are identified as a permitted use.

Section 6.3.7 of the By-law outlines the specific development standards for townhome dwellings. As noted in the Urban Design Brief prepared by Q9 Planning and Design (discussed in greater detail below), the proposed development will comply with the majority of the design standards of the By-law; however, a number of units that are located on the curves in the proposed road will exceed the required Front Yard Build Within Area. This variation is necessary in order to appropriately locate the structures on the irregular shaped lots that result from the curve in the road. There are also four lots that will not comply with the Exterior Side Hard Build Within Area requirement. These lots abut the future road widening and the proposed dry pond on the east side of the site.

Section 6.38 provides some Additional Provisions for Townhome Dwellings in the By-law. As discussed in the Urban Design Brief, these additional provisions will all be met on the site.

Section 14 of the By-law speaks to the Built Form Design Criteria. These policies have been addressed in the Urban Design Brief prepared by Q9 Planning and Design, discussed in greater detail below.

Overall, the proposed development of the subject property with townhouse units, located within the Residential District, meets the general intent of the Development Permit By-law. The variations described above can be accommodated through a Development Permit application as a condition of Draft Plan approval.

URBAN DESIGN BRIEF

An Urban Design Brief was prepared by Q9 Planning and Design (June 2022) in support of the proposed subdivision at 166 Boyd Street. The Brief includes an overview of the subdivision application, describes the physical context and summarizes how the proposal meets the Town's design and policy objectives. The overview demonstrates how the proposed development will meet the Town's design and policy objectives, focusing on Public Realm, Building Design and Heritage. The report includes a detailed contextual analysis, discussion around pedestrian access and landscaping, streetscape, proposed building design and massing, and a review of the relevant PPS, Official Plan and Development Permit By-law policies. It is concluded that the proposed development features street-oriented, pedestrian-friendly, appropriately scaled new housing. Further, the site design complies with the Community Design Framework in the Official Plan and the Built Form Design Criteria outlined in the Development Permit By-law.

GEOTECHNICAL INVESTIGATION

A geotechnical investigation was conducted by EXP Services Inc. dated April 29, 2021. Their fieldwork for the geotechnical investigation consisted of 20 testholes (3 Boreholes and 17 Test Puts) advanced to refusal/terminal depths ranging from 0.3 m to 5.7 m below the surface. In addition to this a 32 mm diameter monitoring well was installed in three boreholes for long-term monitoring of the groundwater level. The groundwater table was established to be between 3.3 m and 5.1 m below ground surface. The report states a ground raise of up to 2 m is considered feasible due to the lack of compressible clay soils found on site. However, the topsoil and on-site fill are not suitable for founding purposes and must be removed from the entire building envelopes. In addition, following the demolition of existing structures and decommissioning of the septic system, all fill and construction debris must be removed down to the surface of the bedrock. For foundations placed on the surface of the bedrock, a minimum of 1.2 m of earth cover should be provided to the exterior foundations of heated structures to protect them from frost penetration. The frost cover should be increased from 1.8 m for unheated structures if snow will not be removed from their vicinity and 2.1 m if snow will be removed. When earth cover is less than the minimum required, an equivalent thermal combination of earth cover and rigid insulation or rigid insulation alone should be provided.

Basement floors of the new townhomes may be designed as a slab-on-grade set on a bed of clear stone placed on the bedrock or on well compacted engineered fill set on the bedrock. Perimeter drainage system is recommended for the proposed building. The subsurface basement walls of the new buildings should be backfilled with free draining material, such as OPSS 1010 Granular B Type II, and equipped with a perimeter drainage system to prevent the buildup of hydrostatic pressure behind the walls. Excavation for the construction of the buildings is expected to extend through the fill and likely into the bedrock. Excavations occurring 2.0 to 3.0 m below the existing grade are anticipated to be at or above the groundwater level therefore, excavation of groundwater is anticipated to be minimal. Seepage of surface and subsurface water into these excavations is anticipated, it should be possible to collect this water at low points and remove it by conventional pumping techniques.

The overburden soils have been classified as Type 3 soils under O. Reg. 213/91 and therefore any open excavation must be sloped back at 1H:1V from the bottom of the excavation. Vibrations should be monitored during construction to prevent damage to adjacent structures and services, care must be taken to ensure that the footings of the neighbouring properties are not damaged during construction. It is recommended that bedding for the underground services conforms to the municipal requirements and/or Ontario Provincial Standard Specification and Drawings. The pipe subgrade material is anticipated to be bedrock. In this case, it is recommended the pipe bedding consist of 150 mm thick OPSS 1010 Granular A bedding material for the bedrock subgrade. It is anticipated that the majority of the material required for backfilling purposes would have to be imported and should preferably conform to the specifications described in the body of the report.

TRAFFIC REPORT

A traffic brief was conducted by EXP Services Inc. dated March 2021. EXP Services Inc. reviewed available traffic data from the Town of Carleton Place. However, traffic data for the surrounding study area intersections were not available, and existing surveyed traffic counts would not be representative of typical conditions as they were conducted during the COVID-19 pandemic. Therefore, traffic intersection operations were not analyzed. The results concluded that the development of 166 Boyd Street would have minimal impact on the overall transportation network. However, increased traffic at the intersection of Mississippi Road and Morris Street may warrant an all-way stop control. EXP Services Inc. suggests an all-way stop warrant be conducted when traffic data is available.

FUNCTIONAL SITE SERVICING AND SOTMWATER MANAGEMENT REPORT

A site servicing and stormwater management report was conducted by EXP Services Inc. dated July 13, 2021. EXP Services Inc. conducted water servicing designs, proposed sewage conditions for the site, calculated pre- and post-development runoff and proposed storm servicing for the site, and outlined erosion and sediment control during construction activities. Conclusions and recommendations from this study propose 200 mm connections at two locations to service the site from the existing 300 mm watermain on Boyd Street. In addition, they do not identify any capacity issues with existing 200 mm sanitary sewer on Boyd Street to accommodate the additional peak flow from the development. Due to peak flows calculated during the 2-year, 5-year, and 100-year storm events, EXP Services Inc. recommend an on-site storage facility to meet the allowable discharge rates. A dry pond with a maximum storage capacity of 862m³ is required.

PHASE II ENVIRONEMTNAL SITE ASSESSMENT

A Phase II environmental site assessment (ESA) was conducted by CIMA+ dated October 7, 2012, following completion of a Phase I Assessment by CIMA+ in July of the same year. They identified 7 piles of fill scattered throughout the site and collected 8 soil samples (one duplicate) to test for contaminants of potential concern. CIMA+ found that all chemical results were either below detection limits or below Table & SCS. A previous report conducted by LTP Enviro Inc. done in September 2011 on the Northwest part of the property has shown that the soil quality exceeded the MOE Table 7. LPT Enviro Inc. recommended that the soils surrounding the test pit TP2 be removed or treated. Final recommendations from CIMA+ state that no further investigations are needed in the areas they had tested, however, the locations where LPT investigate should be further delineated or actions should occur to remove the contaminated soil as they directed.

STAGE 1 AND STAGE 2 ARCHAEOLOGICAL ASSESSMENTS

An archaeological assessment was conducted by Past Recovery Archaeological Services Inc. dated June 3, 2021. The purpose of the Stage 1 investigation was to identify the archaeological potential of the study area and present recommendations. Historical, environmental, and archaeological research was conducted. The potential for pre-Contact and post-Contact archaeological resources were indicted. A Stage 2 assessment was conducted to determine whether the property contained archaeological resources requiring further assessment, and if so to recommend an appropriate Stage 3 assessment strategy. The survey was completed over the course of one day, April 20th, 2021, by means of a shovel test pit survey at 5 m intervals. No archaeological resources were discovered. The study concludes that no further archaeological assessment of the subject site is required.

SUMMARY

Bulat Homes Ltd. is proposing to create a plan of subdivision which will see the creation of seventy-one townhouse dwelling units over sixteen blocks of land. Two additional blocks are included in the Draft Plan to accommodate a road widening on Boyd Street and a future stormwater facility. The subject property falls under the Residential District designation on the Town of Carleton Place's Official Plan and is designated Residential District in the Town's Development Permit By-law. The proposal is consistent with the 2020 Provincial Policy Statement, and meets the intent of Lanark County and the Town of Carleton Place Official Plans, and the Town's Development Permit By-Law.

Should you require any additional information in order to process this application, please don't hesitate to contact the undersigned.

All respectfully submitted by:



Tracy Zander, M.Pl, MCIP, RPP