



December 15, 2023

Neel Chada  
Carleton Lifestyles Ltd.  
420 Shoreway Drive  
Ottawa, ON  
K4P 0G3

Via email – Neelchada@gmail.com

**RE:                   Status Letter  
Draft Plan of Subdivision, 347 Franktown Road, Carleton Lifestyles  
Ltd.  
Part of Lot 15, Concession 11, geographic Township of Beckwith,  
now Town of Carleton Place, County of Lanark  
County of Lanark File No. 09-T-22002**

The subject property is known municipally as 347 Franktown Road. The site is in the south-east area of the Town of Carleton Place, north of Highway 7. The application affects a parcel of land comprising an approximate area of 3.12 ha (7.7 ac.) as described above.

The application was deemed to be complete by Lanark County on May 27, 2022 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*.

**DESCRIPTION:**

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. On December 7, 2021, the Town of Carleton Place had approved a Development Permit Amendment application (By-law 137-2021) to re-designate the parcel as “Institutional” and apply a holding to the property. The DP Amendment application was appealed to the Ontario Land Tribunal by a third party, which was subsequently withdrawn prior to the hearing date of July 14, 2022.

The proposed draft plan includes four blocks and one internal street. The proposed development for the subject lands is a retirement community development which includes a four-storey retirement home building containing 152 units, a four-storey seniors’ apartment building containing seventy (70) units, eighteen (18) townhomes and a proposed medical clinic in a commercial building.

A summary of the agency comments is included below, the complete letters are attached and should be reviewed in their entirety.

Please find the following agency comments enclosed:

# LANARK COUNTY

Agency Name	Date Received	Comments
Town of Carleton Place	December 13, 2023	<ul style="list-style-type: none"> <li>Comments on procedure and progress towards a limited technical review which excludes servicing, cost obligations for downstream upgrades until adjacent development applications (355 Franktown, Coleman Central) receive draft approval.</li> </ul>
Mississippi Valley Conservation Authority	July 19, 2022 August 12, 2022	<ul style="list-style-type: none"> <li>Comments related to EIS and Stormwater management</li> </ul>
Enbridge	June 9, 2022	<ul style="list-style-type: none"> <li>Generic comments</li> </ul>
Bell - WSP	June 1, 2022	<ul style="list-style-type: none"> <li>Generic comments</li> </ul>
Hydro One	June 13, 2022	<ul style="list-style-type: none"> <li>Generic comments</li> </ul>
Public	June 29, 2022	<ul style="list-style-type: none"> <li>One comment received relating to traffic concerns</li> </ul>

Please contact me if you have any questions or concerns.

Koren Lam, MSc.  
Senior Planner  
[klam@lanarkcounty.ca](mailto:klam@lanarkcounty.ca)  
1-613-267-4200 Ext 1505

Cc: Vithulan Vivekanandan, McIntosh & Perry  
Benjamin Clare, McIntosh & Perry  
Niki Dwyer, Town of Carleton Place  
Jasmin Ralph, Lanark County

# Corporation of the Town of Carleton Place

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



December 13, 2023  
(transmitted VIA email)

Koren Lam, County Planner  
Lanark of County – Planning Department  
99 Christie Lake Road  
Perth, ON K7H 3C6  
[klam@lanarkcounty.ca](mailto:klam@lanarkcounty.ca)

Re: Status Update Comments – Carleton Lifestyle (File - 09-T-22002)  
Proponent – Carleton Lifestyles Ltd. (c/o Neel Chadha)

Ms Lam,

The Town received an initial circulation from the County of Lanark regarding a subdivision application for Carleton Lifestyles Retirement Village (File 09-T-22002) on May 31, 2022.

This application was filed shortly after the Town had approved a Development Permit Amendment application to re-designate the parcel as “Institutional” and apply a holding to the property. The DP Amendment application was appealed to the Ontario Land Tribunal by a third party, which was subsequently withdrawn prior to the hearing date of July 14, 2022.

In June 2022, the Town provided the County of Lanark with a comments letter indicating that the file could not be reviewed until after the OLT matter was resolved and noting that the application was missing a tree inventory of the site and easement permissions from the adjacent property as the proposal sought to utilize future connections via the properties to the south and east of the site.

The Town received an opinion letter from Macintosh Perry dated March 1, 2023 advising that their client understands that: *“the servicing of the subject lands and the provision of adequate access to the subject lands is partially dependent on others, and that they understand and acknowledge that the advancement of design work and Planning Act approvals depend on these neighbouring developers.”*

The applicant also advised in the letter that: *“An agreement between 1384341 Ontario Ltd. (Cavanagh Developments) and 11309455 Canada Corporation (Heafey Group) and Carleton Lifestyles Ltd. addressing servicing prior to the municipal assumption of the public right-of-way that will connect their respective development sites is in the process of being finalized. Consent applications to Lanark County addressing servicing and access dependencies between 347 Franktown and 355 Franktown are also being prepared.”*

As of the date of this correspondence, the Town has not received confirmation by the applicant that a private agreement has been finalized by the parties nor that consent applications between 347 and 355 Franktown have been negotiated.



# Corporation of the Town of Carleton Place

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



As you are aware, the Town noted in our review of the adjacent subdivision proposal for 355 Franktown that we are unable to provide comments on the servicing potential of the proposal until the Servicing Analysis for Coleman Subdivision is complete. The 355 Franktown subdivision is reliant on servicing and road access via the adjacent Coleman Central Subdivision and a downstream municipal sanitary main via the property at 450 McNeely (SmartCentres).

347 Franktown is reliant on servicing and road access via the adjacent 355 Franktown site, Coleman Central Subdivision and the downstream municipal sanitary main via the property at 450 McNeely.

The Town is aware that the downstream municipal sanitary main will be required to be upsized to accommodate the development of one or all of these three sites. It is not known at this time which of the developers will be responsible for triggering the upgrade. In order to address this question, staff are in the process of peer reviewing the Servicing Report for the Coleman Central Subdivision to determine the trigger for upgrades to sanitary services. The peer review and negotiations with the developer of Coleman Central are anticipated to be concluded in mid-2024.

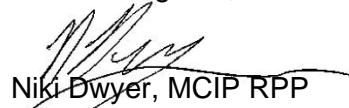
Until the extent of upgrade is known, who is benefiting from the service, and when the upgrade will be completed, the Town is not prepared to comment on the Servicing Brief that has been provided in support of the 347 Franktown subdivision application.

It is also noted that the Town of Carleton Place does not employ a "Servicing Allocation Policy" which allows developers to secure capacity at time of Planning Act approval. Servicing is committed at time of building permit issuance.

At the behest of the applicant, I will proceed with a technical review of the application but our comments on servicing design and costs associated with upgrades to capacity will be limited until the review of downstream developments is concluded.

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

Kindest Regards,



Niki Dwyer, MCIP RPP  
Director of Development Services  
[ndwyer@carletonplace.ca](mailto:ndwyer@carletonplace.ca)

cc: Jen Hughes, Planning Administrative Clerk ([jhughes@carletonplace.ca](mailto:jhughes@carletonplace.ca))  
Ben Clare, agent, McIntosh Perry ([b.clare@mcintoshperry.com](mailto:b.clare@mcintoshperry.com))  
Vithulan Vivekanandan, agent, McIntosh Perry ([v.vivekanandan@mcintoshperry.com](mailto:v.vivekanandan@mcintoshperry.com))  
Neel Chadha, owner ([neelchadha@gmail.com](mailto:neelchadha@gmail.com))  
Mike Walker, Development Review Officer ([mwalker@carletonplace.ca](mailto:mwalker@carletonplace.ca))



## 09-T-22002 Status Update

Niki Dwyer <ndwyer@carletonplace.ca>

Wed 12/13/2023 2:04 PM

To: Koren Lam <klam@lanarkcounty.ca>

Cc: Jennifer Hughes <jhughes@carletonplace.ca>; Mike Walker <mwalker@carletonplace.ca>; Benjamin Clare <b.clare@mcintoshperry.com>; Vithulan Vivekanandan <V.Vivekanandan@McIntoshPerry.com>; Neel Chadha <neelchadha@gmail.com>; Tyler Duval <tduval@carletonplace.ca>

📎 1 attachments (144 KB)

Initial Comments - Carleton Lifestyle (CP) Follow up Status.pdf;

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Good Afternoon Koren,

At the request of the applicant, I am providing the attached status update letter on the subdivision application for 347 Franktown Road (Carleton Lifestyles Retirement Village Ltd).

As noted in the letter, staff will perform the technical review and provide limited first draft comments on the submission. We will not be able to provide detailed technical comments on servicing or cost obligations for downstream upgrades until the technical review of the Coleman Central and 355 Franktown subdivision concludes.

Should you have questions regarding this file please do not hesitate to contact me.

Thanks

Niki

**Niki Dwyer, MCIP RPP MA BES**  
**Director of Development Services**

Town of Carleton Place

175 Bridge Street,

Carleton Place, ON K7C 2V8

Tel: 613-257-6202

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Website: [www.carletonplace.ca](http://www.carletonplace.ca)



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# Corporation of the Town of Carleton Place

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



June 27, 2022  
(transmitted VIA email)

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

Re: Initial Comments – Carleton Lifestyle Retirement Village (File - 09-T-22002)  
Proponent – Carleton Lifestyles Ltd. (c/o Neel Chadha)

Ms Stewart,

Further to the formal circulation of the Carleton Lifestyle Retirement Village, the Town wishes to confirm that the proponents Development Permit Amendment Application (DPA-01-21) is subject to appeal to the Ontario Land Tribunal. A hearing for the matter has been scheduled for **July 14-15<sup>th</sup>**.

The Town of Carleton Place will not be able to provide comments on the subdivision application until such time as a decision has been rendered by the OLT.

In reviewing the information provided for review, the Town notes the omission of the following documents which will be required as part of the initial analysis:

- 1) Environmental Impact Statement (complete with tree inventory)
- 2) Easement permissions granting access to the proposed lands that do not have direct road frontage;

We look forward to receiving a complete file to review and provide further comments. I will also note to update your office on the receipt of a decision from the OLT.

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](mailto:ndwyer@carletonplace.ca)

cc: Jen Hughes, Planning Administrative Clerk ([jhughes@carletonplace.ca](mailto:jhughes@carletonplace.ca))  
Vithulan Vivekanandan, agent, McIntosh Perry ([v.vivekanandan@mcintoshperry.com](mailto:v.vivekanandan@mcintoshperry.com))  
Neel Chadha, owner ([neelchadha@gmail.com](mailto:neelchadha@gmail.com))



**From:** [Niki Dwyer](#)  
**To:** [Benjamin Clare](#); [Julie Stewart](#)  
**Cc:** [Jennifer Hughes](#); [Vithulan Vivekanandan](#); [Neel Chadha](#); [Adam O'Connor](#); [Robert Freel](#)  
**Subject:** RE: File 09-T-22002 Municipal Comments - Carleton Lifestyle  
**Date:** September 13, 2022 12:43:21 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Hello Ben –

I can confirm that the urban forest committee has accepted the recommendations and methodology of the Tree Report. The civil design is on hold until we can review the civil design for Coleman Central Phase II.

At this time, the application for subdivision is premature and I cannot provide comments until we have a clear understand of how and where infrastructure will tie in to Coleman Central and the adjacent Circle K property.

I will also note that per my message below and consistent with our previous discussions, I will not deem your Class 2 permit complete until we have received easement documents and agreements for the use of the lands from adjacent property owners.

Niki

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**From:** Benjamin Clare <b.clare@mcintoshperry.com>  
**Sent:** September 9, 2022 12:03 PM  
**To:** Niki Dwyer <ndwyer@carletonplace.ca>; Julie Stewart <jstewart@lanarkcounty.ca>  
**Cc:** Jennifer Hughes <jhughes@carletonplace.ca>; Vithulan Vivekanandan <V.Vivekanandan@McIntoshPerry.com>; Neel Chadha <neelchadha@gmail.com>; Adam O'Connor <keeper.co.ltd@gmail.com>; Robert Freel <r.freel@mcintoshperry.com>  
**Subject:** RE: File 09-T-22002 Municipal Comments - Carleton Lifestyle

Afternoon Niki,

Sorry – I missed your response. Copying it in below in blue for everyone’s ease of reference.

Hello Ben,  
Before I can deem your Class 2 permit complete, you must demonstrate that you have satisfied condition a) of the holding provision:  
*“Provision of all necessary agreements and/or easements with neighbouring owners, to ensure availability of adequate servicing and access to the Town’s satisfaction”*  
Thank you,  
Niki

My understanding is that the H-symbol only needs to be satisfied prior to the approval of the Development Permit, not prior to proceeding with the processing of the application, etc. The advancement of the application, including the civil design, will be an important part of delivering on the requirements of the H-symbol removal application. Happy to have a call to discuss in the event that there's any confusion here.

The following short list identifies the items we're hoping you'll be able to move forward with in the near term:

- Deem DP11 application complete, and circulate as necessary
- Confirm status of JP2G review of civil for DP11
- Confirm status of Town's comments in response to Lanark County's Draft Plan of Subdivision circulation, incl. JP2G civil review and Town's Urban Forestry Committee's input.

Any questions, please let me know.

Thanks very much,  
Ben

## **Benjamin Clare, MCIP, RPP**

**Practice Area Lead, Planning Services**

T. 613.714.4622 | C. 613.552.0925

[b.clare@mcintoshperry.com](mailto:b.clare@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

# McINTOSH PERRY

*Turning Possibilities Into Reality*

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Platinum  
member

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**From:** Niki Dwyer <[ndwyer@carletonplace.ca](mailto:ndwyer@carletonplace.ca)>

**Sent:** September 7, 2022 10:50 AM

**To:** Benjamin Clare <[b.clare@mcintoshperry.com](mailto:b.clare@mcintoshperry.com)>; Julie Stewart <[jstewart@lanarkcounty.ca](mailto:jstewart@lanarkcounty.ca)>

**Cc:** Jennifer Hughes <[jhughes@carletonplace.ca](mailto:jhughes@carletonplace.ca)>; Vithulan Vivekanandan <[V.Vivekanandan@McIntoshPerry.com](mailto:V.Vivekanandan@McIntoshPerry.com)>; Neel Chadha <[neelchadha@gmail.com](mailto:neelchadha@gmail.com)>; Adam O'Connor <[keeper.co.ltd@gmail.com](mailto:keeper.co.ltd@gmail.com)>; Robert Freel <[r.freel@mcintoshperry.com](mailto:r.freel@mcintoshperry.com)>

**Subject:** RE: File 09-T-22002 Municipal Comments - Carleton Lifestyle

Hi Ben –

I provided a response last week to the DP requirements.



**Development Permit Amendment (Town of Carleton Place File No. DPA-02-2021)**

Pre-Consultation: May 21, 2021  
Submission: August 17, 2021  
Deemed adequate: August 24, 2021  
Approved by Council: December 7, 2021  
OLT Appeal: January 3, 2022  
OLT Appeal withdrawn: July 13, 2022

**Benjamin Clare, MCIP, RPP**

**Practice Area Lead, Planning Services**

**T. 613.714.4622 | C. 613.552.0925**

[b.clare@mcintoshperry.com](mailto:b.clare@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

**McINTOSH PERRY**

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Platinum member

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**From:** Benjamin Clare <[b.clare@mcintoshperry.com](mailto:b.clare@mcintoshperry.com)>  
**Sent:** July 28, 2022 9:04 AM  
**To:** Julie Stewart <[jstewart@lanarkcounty.ca](mailto:jstewart@lanarkcounty.ca)>; Niki Dwyer <[ndwyer@carletonplace.ca](mailto:ndwyer@carletonplace.ca)>  
**Cc:** Jennifer Hughes <[jhughes@carletonplace.ca](mailto:jhughes@carletonplace.ca)>; Vithulan Vivekanandan <[V.Vivekanandan@McIntoshPerry.com](mailto:V.Vivekanandan@McIntoshPerry.com)>; Neel Chadha <[neelchadha@gmail.com](mailto:neelchadha@gmail.com)>  
**Subject:** RE: File 09-T-22002 Municipal Comments - Carleton Lifestyle

Good morning Julie and Niki,

Please excuse my delay in responding here.

I believe everyone is now aware that the OLT appeal was withdrawn. For reference, please see attached letter from the Tribunal as well as the certified By-law, which I understand is now in effect.

Niki, I believe we will be discussing servicing and the sequencing of approvals (incl. easements) during our call at 11am. As for the EIS / Tree Inventory, you may recall our previous correspondence (approx. March 3) that confirmed the attached tree preservation report prepared by GEMTEC would suffice. Please let me know if there's anything else required here – but assuming not, please confirm same to Julie.

Julie, would you mind confirming where things are otherwise with circulation and when we can expect to receive comments?

Thanks very much everyone.

Ben

**Benjamin Clare, MCIP, RPP**

**Practice Area Lead, Planning Services**

T. [613.714.4622](tel:613.714.4622) | F. [613.836.3742](tel:613.836.3742) | C. [613.552.0925](tel:613.552.0925)

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**McINTOSH PERRY**

*Turning Possibilities Into Reality*

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**From:** Julie Stewart <[jstewart@lanarkcounty.ca](mailto:jstewart@lanarkcounty.ca)>

**Sent:** June 28, 2022 1:18 PM

**To:** Niki Dwyer <[ndwyer@carletonplace.ca](mailto:ndwyer@carletonplace.ca)>

**Cc:** Jennifer Hughes <[jhughes@carletonplace.ca](mailto:jhughes@carletonplace.ca)>; Vithulan Vivekanandan <[V.Vivekanandan@McIntoshPerry.com](mailto:V.Vivekanandan@McIntoshPerry.com)>; Benjamin Clare <[b.clare@mcintoshperry.com](mailto:b.clare@mcintoshperry.com)>; Neel Chadha <[neelchadha@gmail.com](mailto:neelchadha@gmail.com)>

**Subject:** RE: File 09-T-22002 Municipal Comments - Carleton Lifestyle

Good Afternoon Niki,

Thank you for your letter. The information which you requested is required to be provided by the owner / agent whom you have also copied on your e-mail.

To clarify, an Environmental Impact Statement was provided with the submission, a hard copy was provided to your office via courier and a digital copy on the USB provided in the same package.

However, I understand that you are requesting a Tree Inventory to be provided by the owner as an additional document.

Ben / Vithulan – please refer to the letter from the Town to address the question related to easements and provide further information.

Please keep me apprised of the outcome of the OLT hearing.

Thank you,  
Julie

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**From:** Niki Dwyer <[ndwyer@carletonplace.ca](mailto:ndwyer@carletonplace.ca)>

**Sent:** June 27, 2022 1:19 PM

**To:** Julie Stewart <[jstewart@lanarkcounty.ca](mailto:jstewart@lanarkcounty.ca)>

**Cc:** Jennifer Hughes <[jhughes@carletonplace.ca](mailto:jhughes@carletonplace.ca)>; Vithulan Vivekanandan <[V.Vivekanandan@McIntoshPerry.com](mailto:V.Vivekanandan@McIntoshPerry.com)>; Benjamin Clare <[b.clare@mcintoshperry.com](mailto:b.clare@mcintoshperry.com)>; Neel Chadha <[neelchadha@gmail.com](mailto:neelchadha@gmail.com)>

**Subject:** File 09-T-22002 Municipal Comments - Carleton Lifestyle

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Good Afternoon Julie –

Please find attached the Town of Carleton Places initial comments regarding the Carleton Lifestyle subdivision application.

Please provide the additional requested documents at which time we will review the file in detail.

Thanks

Niki

**Niki Dwyer, MCIP RPP MA BES**  
**Director of Development Services**

Town of Carleton Place  
175 Bridge Street,  
Carleton Place, ON K7C 2V8  
Tel: 613-257-6202  
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# Conservation Partners Partenaires en conservation

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09-T-22002

August 12, 2022

Julie Stewart  
Lanark County  
99 Christie Lake Road  
Perth ON K7H 3C6

Dear Ms. Stewart:

**Re: 09-T-22002, Carleton Lifestyles Subdivision  
Lot 15, Con 11, Town of Carleton Place (Beckwith)  
347 Franktown  
Carleton Lifestyles Ltd. c/o Neel Chadha**

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The Mississippi Valley Conservation Authority (MVCA) has been in receipt of the following documents for review:

- *Draft Plan of Subdivision* (Annis, O'Sullivan, Vollebekk Ltd., April 21 2022);
- *Servicing and Stormwater Management Report, 347 Franktown Road* (McIntosh Perry Consulting Engineers Ltd, June 2022)
- *Environmental Impact Statement* (Gemtec, August 13, 2021)

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 Natural Resources and Forestry (MNRF) is responsible for comments related to the Endangered Species Act.

## **PROPOSAL**

According to the information provided, the purpose of the subject application is to obtain approval for a plan of subdivision to construct *one 4-storey retirement home building and one 4-storey seniors' apartment building, along with townhomes and a small ancillary commercial building. The development is expected to be constructed over four phases*, on full municipal services.

**EIS**

No significant natural heritage features or natural hazards were identified on the subject property, within the scope of MVCA's review.

**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 stormwater quantity and quality management. Please refer to the attached memo for details. We request that these comments be addressed prior to moving forward.

If you have any questions, please contact the undersigned.

Yours truly,

A handwritten signature in cursive script that reads "Diane Reid".

Diane Reid  
Environmental Planner

cc. Niki Dwyer, Town of Carleton Place, email  
Vithulan Vivekanandan, McIntosh Perry, Agent, email

**SWM Engineering Review**

July 19, 2022

File Number:

To: Diane Reid, Environmental Planner

Prepared by: Sobha Kunjikutty, Water Resources Engineer

Re: 347 Franktown Road Site Plan Application – Phase 1, Carleton Place, Ontario

The proposed Phase 1 of the site plan application at 347 Franktown Road is to construct a retirement home on the northwest portion of the property. The Mississippi Valley Conservation Authority (MVCA) staff has reviewed the following reports to support the proposed Phase -1 of the site plan application:

- Servicing and Stormwater Management Report, 347 Franktown Road, prepared by McIntosh Perry Consulting Engineering Ltd., dated June 22, 2022.

The proposed Phase 1 of the development in 1.49 ha is within a 2.8 ha property parcel located between the proposed Phase 2 of Coleman Street Subdivision and Franktown Road. Phase 1, 2, 3 and 4 of the site developments include a retirement home, senior's apartment building, medical clinic, and townhomes. Phase 1 to 3 will be separated from Phase 4 by a public ROW. This future ROW will connect the proposed development site to the north and the Coleman subdivision areas. Separate permits are required for developments within each phase; therefore, the current submission includes servicing and stormwater management strategy for Phase 1.

The SWM criteria include controlling the post-development flows to the pre-development for five and 100-year storm events. An enhanced level of water quality treatment (80 % TSS removal) is required for site development.

**Stormwater Management Plan Summary:**

The subject site is currently undeveloped with wooded and grassed areas. There is no existing infrastructure on-site; the runoff sheet flows to the southeast to an existing Creek.

Phase 1 development on the subject site is proposed with a new storm sewer network that outlets the existing Creek in the southeast. This Creek is being regraded to accommodate runoff from Phase 2 of Coleman Street Subdivision, and the runoff from the subject site will also be considered in the regrading. Runoff from the Phase 1 area will be stored on the rooftop and surface and restrict the flow to the allowable release rate to the proposed storm sewer. A combination of roof and surface storage will be utilized to meet the SWM criteria provided by the Town of Carleton Place. Any unrestricted runoff will sheet flow offsite.

The pre-development and post-development flows are calculated as 185.48 L/s and 596.29 L/s, respectively, for a 100-year storm.

Drainage areas IDs	Runoff controlled by	Conveyed to	Storage and ponding
B101	Roof drains	Sewer @ d/s MH102	
B102	ICDs @ CBMH3		- Parking lot area - ponding elevations: 134.78 m (for 5-yr) and 134.84 m (for 100-yr) - Flows exceeding the 100-year rate directed towards the <u>swale northwest</u> of the proposed building
B103	ICD @ CBMH5	Swale	-Depressed surface storage - ponding elevations 133.90 m (for 5yr) and 134.26 m (for 100-yr) - Flows exceeding the 100-year rate directed towards the <u>swale northwest</u> of the proposed building
B104	ICD @ CB101-3		- ponding elevations 134.55 m (for 5yr) and 134.76 m (for 100-yr) -Flows exceeding the 100-yr rate will discharge to the east towards the <u>future public road</u>
B105	ICD @ CBMH101-8		- Underground storage -ponding elevations 131.94 m (for 5yr) and 132.41 m (100-yr) - Flows exceeding the 100- year rate will discharge to the east towards the <u>future public road</u>
B106- B107		Unrestricted	

#### Water Quality:

The site will include lot-level Best Management Practices (BMPs) wherever possible. A water quality treatment unit ( Oil and Grit Separator-OGS) has been sized to provide a TSS removal rate of 80%. The OGS Unit is to place downstream of the restriction unit before the runoff discharge to the existing Creek southeast of the site.

MVCA recommends the following comments be addressed before moving forward:

1. The SWM report states that the SWM strategy provided in the Report for Phase 1 conformed to the Conceptual Servicing report that will be under separate cover. Please acknowledge that the current submission did not include the Conceptual Servicing Report and has not been reviewed for compliance.
2. To which Creek the runoff is discharged; the Creek is a tributary of which river? Please include the ultimate discharge location, the river.
3. Pre-development and post-development drainage area plans should include flow paths (overland flow routes).

4. It is also recommended to show the location and details of all SWM components, such as storm sewers, catch basins, ICDs, swales, water quality treatment units and ultimate discharge point, in the post-development drainage area plan.
5. Are there any external flows to the proposed Phase 1 of the development?
6. It is unclear from the post-development drainage plan where the runoff from drainage area B106 (unrestricted) discharge to?
7. The report does not indicate where the runoff storage is provided for drainage area B104. Please provide details.
8. Ponding depths, ponding volumes, and extend for two and 100-yr storm events should be shown on the SWM drainage area or grading plan.
9. A grading plan and Erosion and Sedimentation plan should be submitted.
10. Design details of the proposed water quality control units (Oil Grit Separator) should be submitted, including design fact sheets.
11. Design details of the proposed depression storage, underground storage unit, and swales should be provided.
12. It is stated that the existing Creek is being regarded to accommodate Phase 2 of the Coleman subdivision, and the subject site will be considered in Creek regrading. Is the Creek regrade work completed or not? Please provide calculations, and design details of the Creek regrade demonstrating the runoff from the subject site is considered in the design/regrade of the Creek.
13. The sediment and erosion control section (section 7.0) should include providing mud mats at the construction entrances and catch basin inserts to all catchbasins and manholes, and the locations should be marked in the drawing.
14. MVCA recommends that Low Impact Development (LID) measures as part of the stormwater management plan should be implemented where feasible. Please refer to *Runoff Volume Control Targets for Ontario Final Report* (MOECC, October 2016) for LID Stormwater management guidelines. The guideline discusses the following hierarchy: Retention (Infiltration, evapotranspiration, rainwater harvesting and reuse), Volume Capture and Release at a reduced rate, and Other Volume Detention and Release measures.

MVCA recommends that the above-noted comments be addressed prior to moving forward. Thank you for the opportunity to review and comment. Please contact the undersigned with any questions that may arise.

Sobha Kunjikutty, Ph.D, P. Eng.  
Water Resources Engineer





Enbridge Gas Inc.  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

June 9, 2022

Julie Stewart, MCIP, RPP  
County Planner  
County of Lanark  
99 Christie Lake Road  
Perth, ON K7H 3C2

Dear Julie,

Re: Draft Plan of Subdivision Application  
Carleton Lifestyles Ltd.  
347 Franktown Road  
Part of Lot 15, Concession 11, Geographic Township of Beckwith  
County of Lanark  
File No.: 09-T-22002

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea60@Enbridge.com](mailto:SalesArea60@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

**Casey O'Neil**  
Sr Analyst Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-5180  
500 Consumers Rd, North York, ON M2J1P8

[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Julie Stewart](#)  
**Subject:** Draft Plan of Subdivision (09-T-22002), 347 Franktown Rd., Carleton Place  
**Date:** June 1, 2022 2:31:53 PM

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**2022-06-01**

**Julie Stewart**

**Carleton Place**

, ,

Attention: Julie Stewart

Re: Draft Plan of Subdivision (09-T-22002), 347 Franktown Rd., Carleton Place; Your File No. 09-T-22002

Our File No. 93547

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application and have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:

“The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

It shall also be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca).

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

## Koren Lam

**From:** LANDUSEPLANNING <LandUsePlanning@HydroOne.com>  
**Sent:** June 13, 2022 1:28 PM  
**To:** Julie Stewart  
**Subject:** Carleton Place - 647 Franktown Road - 09-T-22002

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Hello,

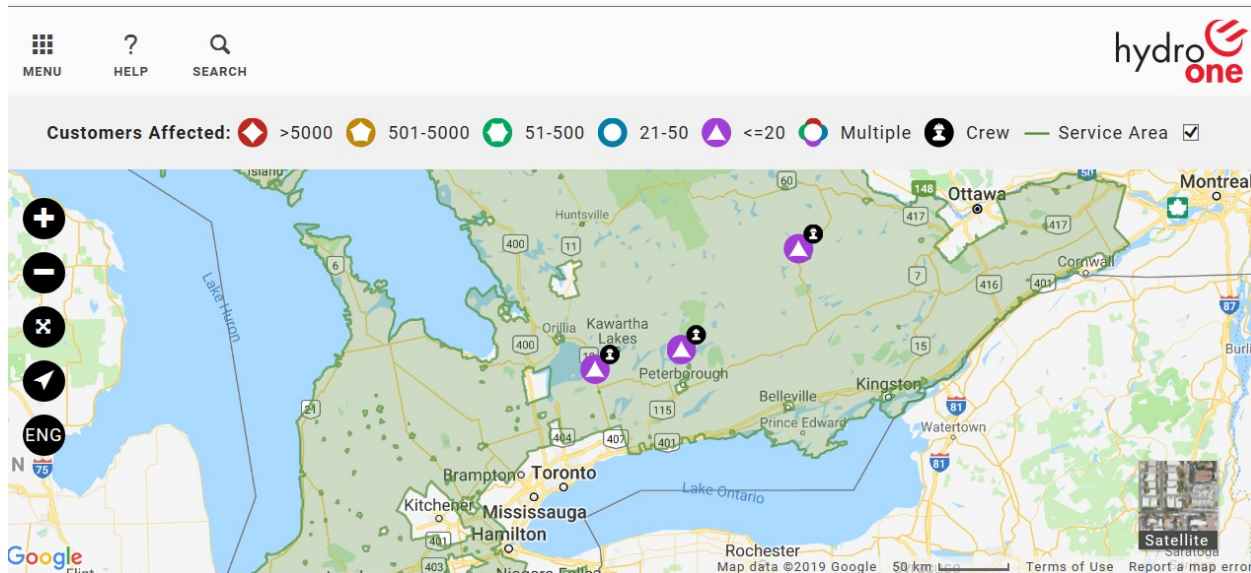
We are in receipt of your Draft Plan of Subdivision Application, 09-T-22002 dated May 31, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

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 Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Thank you,

**Kitty Luk**

Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**

185 Clegg Road

Markham, ON | L6G 1B7

**From:**  
**To:** [Julie Stewart](#)  
**Subject:** Carleton Lifestyles  
**Date:** June 29, 2022

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**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.

Ms. Stewart,

I am writing to you to ask to be notified of any decisions that Lanark County makes with regards to this subdivision (**09-T-2202**). Furthermore, I would like to mention that while my wife and I appreciate the need for more housing, especially for seniors, we are concerned about the proposed access to the site - particularly under Scenarios 1 & 2 of the preliminary draft.

As you know, traffic volumes are expected to increase significantly along Franktown over the next 10 years. While Franktown is an “arterial road”, it is also a residential street with a number of houses along it. Adding another road (north of the present commercial plaza) would only compound problems along this road. We believe that the only practical solution to is provide access east of the site (along a new north-south municipal road) with the long term goal to extend this new north-south street to the future Findlay Avenue extension (Scenario 4).

I have personally worked as a stakeholder (with the Carleton Place Environmental Advisory Committee) on the Town’s recent Transportation Master Plan, I firmly believe that the Findlay Avenue extension will go through - especially in light of the expansion along Highway 7. To this end, an access road at 347 Franktown would not only be unnecessary, it would further congest traffic along an already busy corridor.

Sincerely,  
Colin MacDuff

Carleton Place, ON