



PLANNING DEPARTMENT

April 17, 2023

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**RE: Draft Plan of Subdivision - 347 Franktown Road
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. A Development Permit By-law Amendment application to amend the designation of the subject lands from “Residential District” to “Institutional” was approved by Council on December 7, 2021 by By-law 137-2021. Council’s decision was appealed to the Ontario Land Tribunal (OLT).

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:

Bell Canada – June 1, 2022

Enbridge Gas Inc. – June 9, 2022

Mississippi Valley Conservation Authority – August 12, 2022

In summary, MVCA has reviewed the reports in the context of the following:

Natural Hazards, Natural Heritage and Water Quality and Quantity policies of the Provincial Policy Statement.

MVCA commented that through the review of the EIS< there are no significant natural heritage features or natural hazards identified on the subject property within the scope of MVCA's review.

MVCA's Water Resources Engineer provided a Technical Review Memo, dated July 19, 2022. The Technical Review Memo provides items to be addressed prior to moving forward, please refer to the attached memo for full details.

Town of Carleton Place – e-mail from the Director of Development Services, September 13, 2022.

Confirms that the urban forest committee has accepted the recommendations and methodology of the Tree Report. Civil design is on hold until a review of the civil design for Coleman Central Phase II.

The e-mail notes "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."

Letter from the Director of Development Services, June 27, 2022

- Requesting further information and noted no comments until an OLT decision has been rendered.

Comments from the public

Please see the attached comment submitted via e-mail, the main concern is related to access to the site and traffic volumes.

Please contact me if you have any questions or concerns.

Yours truly,

A handwritten signature in black ink that reads "Julie Stewart". The signature is written in a cursive style with a large initial 'J'.

Julie Stewart, MCIP, RPP
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