



January 18, 2024

Benjamin Clare
Practice Area Lead, Planning Services
Egis formerly known as McIntosh Perry
3240 Drummond Concession 5A
R.R. # 7, Perth, ON
K7H 3C9

Via email – B.clare@mcintoshperry.com

RE: Status Letter
Draft Plan of Subdivision, Grizzly Homes Franktown Subdivision
Part of Southwest Half Lot 10, Concession 3, County of Lanark
County of Lanark File No. 09-T-22004

The proposed subdivision affects a parcel of land comprising an approximate area of 26.9 ha as described above. These lands are currently vacant and are bounded by rural residential properties to the north and south, and undeveloped / vacant lands to the east and west. The property is located west of Highway 15, between the Fourth Line Road and Perth Road.

The application was deemed to be complete by Lanark County on October 12, 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 – Community Development Area in the Township of Beckwith, Official Plan. The subject lands are currently zoned as Residential in the Township of Beckwith Zoning By-law No, 91-14.

The proposed draft plan proposal includes 30 lots for single detached residential dwelling units. One internal street is proposed to provide access in the residential subdivision from Fourth Line Road. Blocks 31, 32, 24 and 35, are proposed to be Open Space, Block 33 is proposed to be conveyed to the Township as a reserve in advance of potential future development to the northeast. Blocks 34 and 35 contain unevaluated wetland and a waterbody.

LANARK COUNTY

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:

Agency Name	Date Received	Comments
Township of Beckwith, Keeper Co.	November 26, 2023 December 1, 2023	<ul style="list-style-type: none">• Comments related to the peer review work on drainage, Hydrogeology and trails
Rideau Valley Conservation Authority	August 28, 2023 March 28, 2023	<ul style="list-style-type: none">• Comments related to environmental features• Previous comments relating to Natural hazards and EIS
Hydro One	August 29, 2023	<ul style="list-style-type: none">• Same comments as previous submission
Enbridge	August 29, 2023	<ul style="list-style-type: none">• Same comments as previous submission
Bell - WSP	N/A	<ul style="list-style-type: none">• No comments received
Canada Post	August 28, 2023	<ul style="list-style-type: none">• Comments related to mail servicing
Public	N/A	<ul style="list-style-type: none">• No comments received

Please contact me if you have any questions or concerns.

Koren Lam, MSc.
Senior Planner
klam@lanarkcounty.ca
1-613-267-4200 Ext 1505

Cc: Vithulan Vivekanandan, Egis formerly known as McIntosh Perry
Adam O'Connor, Keeper Co.
Mike Facchin, Grizzly Homes Inc.
Enam Hoque, Township of Beckwith
Cassandra McGregor, Township of Beckwith
Kurt Graeves, Lanark County
Jasmin Ralph, Lanark County



via email: b.clare@mcintoshperry.com

November 26, 2023

Benjamin Clare, MCIP, RPP
Senior Land Use Planner
McIntosh Perry Consulting Engineers Ltd.
115 Walgreen Road
Carp, Ontario
K0A 1L0

Dear Benjamin:

Re: Franktown Subdivision (Grizzly Homes) – review comments (2nd submission)

On behalf of Beckwith Township, we have been retained to conduct a review of the application for Plan of Subdivision along with the supporting technical studies. As part of this exercise, Keeper Co. has reviewed the following documents received from the municipality:

- Response to Agency Comments letter, prepared by McIntosh Perry Consulting Engineers Ltd. dated August 2, 2023.
- Conceptual Stormwater Management Report, Franktown Subdivision, prepared by McIntosh Perry Consulting Engineers Ltd. revised July 2023.

General Comments

1. Although it has been acknowledged that offsite drainage improvements are required along 4th Line Rd and the McLellan Trail, towards a suitable outlet – the general alignment and extent of that work should be conceptually shown on either the Post-Development Drainage Plan or a separate Drainage Plan. This should show the extent of offsite works required and highlighting any possible piped areas.
2. An approximate minimum slope available from the proposed subdivision road west to the stormwater outlet should be noted in the report.
3. A minor error that should be addressed is the date shown in the header of the pages throughout the report.
4. All other previous peer review comments have been addressed satisfactorily.

Hydrogeological Assessment and Terrain Analysis

5. Additional review comments have been prepared by Gemtec and have been included with this letter.

Closure

Should you have any questions regarding the comments provided above, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read "A O'Connor". The signature is stylized and cursive.

Adam O'Connor

613.229.4744

keeper.co.ltd@gmail.com

Encl. Hydrogeological Assessment and Terrain Analysis comments (Gemtec)

December 1, 2023

File: 101275.003 LTR_02

Township of Beckwith
1702 9th Line Beckwith
Carleton Place, Ontario
K7C 3P2

Attention: Enam Hoque, M. PI

**Re: Third Party Review of Hydrogeological Assessment and Terrain Analysis
“Hydrogeological Assessment and Terrain Analysis,
Grizzly Homes Subdivision, Beckwith, Ontario”
Revision 1 – July 28, 2023**

GEMTEC Consulting Engineers and Scientists (GEMTEC) was requested to carry out a peer review of the Hydrogeological Investigation and Terrain Analysis by McIntosh Perry, dated August 22, 2022, for the proposed ‘Grizzly Homes’ residential subdivision located in the Township of Beckwith, Ontario. GEMTEC provided comments to the Township of Beckwith in a (digital) letter form on January 27, 2023.

Subsequently, McIntosh Perry provided an updated version of the above-mentioned Hydrogeological Investigation and Terrain Analysis, Rev. 01, dated July 28, 2023, and separately responses to the comments from GEMTEC, which was provided in a (digital) letter form and also dated July 28, 2023.

While some of the comments provided by GEMTEC in its letter dated January 27, 2023, have been partially addressed, there remain outstanding concerns primarily related to the septic impact assessment. GEMTEC recommends that McIntosh Perry be directed to provide additional information to support their septic impact assessment to satisfy MECP Procedure D-5-4. Further details are provided in Attachment A.

Sincerely,



Andrius Paznekas, M.Sc., P.Geo.
Hydrogeologist
AP / DC / DP

Enclosures
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ATTACHMENT A

Peer Review – 2nd Submission Comment Responses

Hydrog Section	GEMTEC 1st Submission Comment	McIntosh Perry Response	GEMTEC 2nd Submission Comment
Water Quality and Quantity	<p>1. The McIntosh Perry report does not provide an assessment of the regional groundwater flow direction.</p> <p>This should be assessed through background reports such as wellhead protection areas reports, or from static water levels obtained from water well records, for example.</p> <p>2. No information is presented from the upgradient or downgradient residential properties.</p> <p>Given that the shallow groundwater flow direction may be influenced by surface water bodies at the Site, GEMTEC suggests sampling a few houses to the north, east and south of the Site.</p>	<p>Section 2.3 of the report has been updated to include regional groundwater flow.</p> <p>Section 3.3 summarizes the additional samples collected from four (4) surrounding properties, located at 9477 Hwy 15, 9493 Hwy 15, 9578 Hwy 15, and 220 Perth Road, to characterize the groundwater surrounding the Site. The groundwater results are included in Table 7, appended to the report.</p>	<p>Comment Partially Addressed.</p> <p>The assessment for regional flow should reference source materials for determination of regional flows.</p> <p>Additional Investigation Warranted.</p> <p>GEMTEC acknowledges that additional sampling was completed at four neighbouring residential properties which provides suitable spatial coverage around the subject site.</p> <p>The background sampling included a limited parameter set, which were selected to assess surface water impacts, although a full suite of 'subdivision package' parameters should have been collected as to characterize the background water quality of existing water supply wells (refer to Section 4.4.1 in MECP Procedure D-5-5 for minimum testing requirements). The testing must meet the minimum testing requirements outlined in MECP Procedure D-5-5.</p> <p>No information on the well construction details to indicate if the samples are representative of the proposed water supply aquifer or homeowner interviews are presented, which if available should be incorporated into the report (Section 4.4.1 of MECP Procedure D-5-5 indicates that where there are wells in nearby established developments, information should be obtained from residents). Given the hydrogeologically sensitivity of the Site, background homeowner sampling (with minimum parameter set outlined in D-5-5 and homeowner interviews) must be considered. For example, three of the four private wells tested have field measured electrical conductivity greater than measured in on-site test wells, which poses the question, are there issues with chlorides in the water supply aquifer?</p>
	<p>3. Some discrepancies between the well construction described in Section 3.3.2 and the well records were noted (see comment response for all discrepancies).</p>	<p>The well records have been reviewed and Section 3.3.2 has been updated accordingly.</p>	<p>Comment Addressed.</p>
	<p>4. TW3 did not recover past 95% within 24 hours and the report mentions it is assumed that atmospheric pressure changes and further well development over the pumping and recovery period may have contributed to the failure to fully recover past 95%.</p> <p>McIntosh Perry should have monitored water levels in the pumping well and observation wells (this comment is applicable to all wells, not just TW3) and the atmospheric pressure during the pumping test and recovery period using water level loggers and a barologger. In the absence of pressure data it is not possible to support this affirmation.</p> <p>Water levels in each well should have been monitored with a barometric pressure logger in order to obtain synchronous pumping well and observation well data during the pumping tests and recovery periods.</p> <p>Given the easy access to pressure transducer technology, the distance or obstacles between observation wells should not be reason not to acquire the data throughout the tests.</p>	<p>Understood. For all future pumping tests, McIntosh Perry will utilize level loggers and a baro logger in the pumping well and observation wells.</p>	<p>Comment Partially Addressed.</p> <p>It is recommended that McIntosh Perry state that whether in their professional opinion, all test wells meet D-5-5 water quantity requirements, are capable of repeat pumping (at the minimum required test rate) and the tested well yields are representative of those that can be expected in the long-term.</p>
	<p>5. McIntosh Perry's report does not present a substantiated assessment of well interference based on distance-drawdown obtained from pumping test data or based on a simulation using conservative aquifer properties obtained during the completion of the pumping tests.</p> <p>The report should demonstrate that well interference will not be a problem for the subdivision or neighbouring well users if 30 wells are to be present in the subdivision. Potential effects of seasonal fluctuations should also be discussed.</p>	<p>The Theis equation theory has been added to Section 3.4.6, which estimates the cumulative drawdown across the Site generated by all proposed wells (30 total). The theoretical drawdown across the Site, assuming all wells were pumping for 365 days, was calculated to be 0.369 m which is well within the available head for all test well locations. Additionally, to assess the potential effects of seasonal fluctuations, McIntosh Perry installed a Solonist level logger@3001 and a Solonist baro logger@3001 in TW5 from April 18 to May 29, 2023 (42 days total). A fluctuation of 1.95 m was observed across the 42-day period. Please see Section 3.4.6.</p>	<p>Additional Discussion Warranted.</p> <p>The revised report does not discuss or provide a professional opinion as to whether neighbouring well users (which may have shallower wells) may be negatively impacted, nor a discussion of potential seasonal fluctuations. No comments on the significance of the observed 1.95 metre water level fluctuations were provided.</p> <p>Based on the information presented, the well yield is expected to be more than sufficient to support the proposed development, but nevertheless the revised report should provide a professional opinion supported by their assessment.</p>
	<p>6. GEMTEC is in the opinion that McIntosh Perry does not provide sufficient justification that neighbouring water well users wont be affected, and it is recommended that McIntosh Perry comment on the potential impact on neighbouring water well owners of an approximate 2.2 metre drawdown that may potentially compound due to well interference.</p>	<p>Please see answer 5 above and refer to section 3.4.6 of the updated report.</p>	<p>Refer to response 5 above.</p>
	<p>7. A private well survey and private well water sampling program should be conducted in order to assess background conditions prior to construction of the proposed development. Given the hydrogeological sensitivity of the area, the private well survey and sampling program would provide key information pertaining to the well performance and water quality on properties where wells and septic systems have been present for a significant period of time.</p>	<p>Section 3.3 summarizes the additional samples collected from four (4) surrounding properties, located at 9477 Hwy 15, 9493 Hwy 15, 9578 Hwy 15, and 220 Perth Road, to characterize the groundwater surrounding the Site. The groundwater results are included in Table 7, appended to the report.</p>	<p>Additional Investigation Warranted - refer to comment 2.</p>
	<p>8. GEMTEC suggests testing using a colorimeter with a method capable of obtaining a detection limit for free chlorine and total chlorine in the order of 0.02 mg/L.</p>	<p>Understood. A colorimeter will be used for all future groundwater samples. Additionally, all groundwater samples collected in April and May of 2023 utilized a Hach DR900 colorimeter for confirmation of zero chlorine residual following disinfection of the sampling tap. Section 3.2 of the report has been updated.</p>	<p>Comment Addressed.</p>

Peer Review - 2nd Submission Comment Responses

Grizzly Homes Residential Subdivision, Township of Beckwith, Ontario

Hydrog Section	GEMTEC 1st Submission Comment	McIntosh Perry Response	GEMTEC 2nd Submission Comment
	9. Based on the elevated nitrate concentrations detected in TW3 and TW4, it is GEMTEC's opinion that additional testing and discussion is warranted. Seasonal sampling should be carried out in the wells and a private well sampling program should be carried out on properties surrounding the site.	Additional testing and sampling was completed in April and May of 2023. Section 3.3 of the report has been updated.	Additional Discussion Warranted - refer to comment 16.
	10. Given the known presence of the Beckwith VOC plume it is GEMTEC's opinion that proposed developments in the Beckwith Township should also include VOCs in the list of parameters analyzed as part of the groundwater quality assessment conducted in the test wells.	As per the request outlined above, McIntosh Perry collected additional analysis of VOCs from two (2) on-site non-adjacent test wells (TW2 and TW5). As per Table 7 appended to the report, VOC concentrations were below the detection limit.	Comment Addressed.
	11. GEMTEC agrees that the hardness concentrations are within treatable limits. McIntosh Perry should inform future homeowners that the groundwater is considered to be hard and the health considerations with the use of conventional water softeners (ie. Increased sodium concentrations).	Section 5.4 of the report has been updated.	Comment Addressed.
	12. The report must specify a minimum recommended casing length in order to isolate the water supply aquifer from the shallow bedrock and provide a rationale based on the distribution of nitrate concentrations, location of potential nitrate and other contaminant sources, water found depth, etc	McIntosh Perry has updated Section 6.1 to include a minimum casing length for all future wells constructed at the proposed subdivision.	Comment Partially Addressed. The well casing recommendations have been updated; however, a rationale of the recommended casing depth has not been provided. It is recommended that the Conceptual Lot Development Plan be updated to include a buffer around the proposed septic system locations to confirm sufficient setbacks from both on-site and off-site water supply wells. It is noted that given the hydrogeological sensitivity of the subject site, the separation distance between wells and septic systems should be maximized (i.e., increased from the minimum required 15 metres to at least 30 metres).
Surface Water Impacts	13. Surface water features are present within the proposed development. As per MECP Procedure D-5-4- section 5.3 (d), McIntosh Perry should comment on the potential impact of the on-site discharge of sewage effluent into surface water.	Given that space was available, the Conceptual Lot Development Plan was updated to ensure a minimum 30m setback (instead of a minimum of 15m setback) for sewage systems from the unevaluated wetlands, which represents a doubling the minimum requirements of the Ontario Building Code from a surface water body. Given this, it is expected that sewage effluent sub-surface discharge from properly designed and constructed sewage systems will not negatively impact local surface water bodies.	Comment Partially Addressed. It is understood that an Environmental Impact Statement (EIS) has been completed for the subject site. The report should reference the findings of the EIS study with regards to wetland boundaries and recommended setbacks.
Terrain Analysis and Septic Impact Assessment	14. Grain size analysis should have been completed in order to provide additional information required for the soil classification for private sanitary servicing and to support the assessment of potential water quality impacts relative to private septic systems.	McIntosh Perry has submitted samples TP6-SS1 (brown sand) and TP2-SS1 (gravelly sand/sandy gravel) to the lab for grain size analysis. Additionally, sample TP12-SS2 (clay, trace sand, trace gravel) for a hydrometer test. A review of the laboratory particle size analysis have resulted in an adjustment to the soil descriptions included in Hydrogeological Assessment and Terrain Analysis (Rev.1), namely: <ul style="list-style-type: none"> • Soil previously described as Brown sand is now described as Gravelly Sand trace silt/clay; • Soil previously described as gravelly sand/sandy gravel is now described as sandy gravel/gravelly sand some silt/clay • Soil previously described as clay, trace sand, trace gravel is now described as silty gravelly sand trace clay Laboratory results are included in Appendix H of Hydrogeological Assessment and Terrain Analysis (Rev.1)	Comment Addressed.
	15. MP concludes that the property can accommodate a subdivision of up to 30 lots to proceed while ensuring the ODWO of 10 mg/L for nitrate-nitrogen is not exceeded, with a calculated concentration of 9.9 mg/L at the Site Boundary. In order for GEMTEC to agree with MP's conclusion, the following additional information should first be obtained	No comment provided to comment 15 (assumed to have been joined with comment 16), response in comment 16 below	Additional Discussion Warranted - Refer to response 16 below
	16. The background nitrate concentration of 2.5 mg/L should be confirmed through additional seasonal sampling and nearby private well water sampling	a. Two additional rounds of samples were collected in the Spring of 2023, with results generally in line with previous results when accounting for natural variations that may occurs between years and seasons. The highest recorded background nitrate (2.8 mg/L for TW3 in April 2023) was used as part of the predictive nitrate assessment.	Additional Discussion Warranted - refer to comment 12. GEMTEC acknowledges that additional samples were collected; however, no discussion on the potential sources of nitrates and the seasonality of nitrate in the water supply aquifer was provided (report limited to indicating if there were increases or decreases following additional sampling events. A professional statement supported by the sampling data must be provided that confirms the background nitrate concentrations are considered to be representative and are not increasing (i.e., has MP completed sufficient sampling to provide justification that seasonality has been addressed).
	17. Grain size analysis should be conducted in order to confirm the assumptions used in the soil parameters for the nitrate dilution calculations	a. McIntosh Perry has submitted samples TP6-SS1 (brown sand) and TP2-SS1 (gravelly sand/sandy gravel) to the lab for grain size analysis. The results were used to adjust the infiltration factor.	Comment Addressed.

Peer Review - 2nd Submission Comment Responses

Grizzly Homes Residential Subdivision, Township of Beckwith, Ontario

Hydrog Section	GEMTEC 1st Submission Comment	McIntosh Perry Response	GEMTEC 2nd Submission Comment
	<p>18. Water surplus data used in the nitrate dilution calculation should be obtained from a station that is closer to the subject site, such as the Carleton-Place climate data station</p>	<p>a. The 1981-2010 Climate Normals available for Carleton Place do not meet the "3 and 5 rule" per the United Nation's World Meteorological Organization (WMO) 30 Year Standard Normals . The water surplus (Ws) value was based on 1981-2010 Climate Normal data for Ottawa's MacDonald Cartier Int'l A (YOW) station (Site Climate ID: 6106000), which represents the nearest weather station to the site with data quality that meets the "3 and 5 rule" per the United Nation's World Meteorological Organization (WMO) 30 Year Standard Normals. In addition, the weather station is at approximately the same latitude as the Site, which is relevant given that prevailing weather patterns in Eastern Ontario generally travel west to east.</p>	<p>Comment Addressed.</p>
	<p>19. The MP report does not make recommendations pertaining to a minimum well casing depth that would be required to isolate the upper bedrock (receiving aquifer) from the bedrock supply aquifer. Given the hydrogeological sensitivity of the site, protective measures are required for septic systems and such measures should be presented in the report.</p>	<p>Areas with less than 0.25m of soil under the topsoil have been identified as bedrock in the report; in these areas, it is recommended that an imported clay layer (minimum 0.1m in depth) be installed on the bedrock surface before placing leaching bed fill for sewage systems to prevent the possibility of short-circuiting of sewage effluent to the underlying bedrock aquifer. McIntosh Perry has updated Section 6.1 to include a minimum casing length for all future wells constructed at the proposed subdivision.</p>	<p>Comment Partially Addressed - refer to comment 12 above.</p> <p>Given the hydrogeological sensitivity of the subject site, it is recommended that all future septic systems include an imported clay liner with a minimum thickness of 150 millimetres.</p>
	<p>20. Given the presence of nitrate in the aquifer at the site at concentrations of up to 2.5 mg.L despite the lack of obvious sources besides private septic systems and distant agricultural land, it is GEMTEC's opinion that a study needs to be carried out to determine whether there is a connection between the shallow bedrock and the aquifer.</p>	<p>No response provided.</p>	<p>Additional Discussion Warranted - refer to comment 12. It is noted that the 'study' requirements were discussed with McIntosh Perry in a technical consultation on March 9, 2023. GEMTEC acknowledged that additional field investigations are not necessarily required, if McIntosh Perry provides rationale and a professional opinion establishing the potential source and seasonality of background nitrate concentrations in the water supply aquifer. As per MECP Procedure D-5-4, (paraphrased) the consultant must determine the representative existing background nitrate nitrogen levels in the receiving groundwater and discuss th existing background nitrate-nitrogen concentrations relative to nitrate sources and the susceptibility of groundwater contamination. This information was not provided in the revised report.</p>
<p>Editorial</p>	<p>GEMTEC provided several editorial comments for consideration</p>	<p>The specific editorial comments were addressed.</p>	<p>Comment Partially Addressed. It is recommended that the final report be reviewed to correct editorial items (e.g., two Table 6 in the report, Table 8 field parameter measurement have inconsistent units between test wells, cumulative impact assessment calculations referenced in text as Appendix E, actually located in Appendix G etc.)</p>


RE: Koren Lam shared "09-T-22004 Grizzly Homes Franktown Subdivision - Resubmission 2023-08-23" with you

Adam O'Connor <keeper.co.ltd@gmail.com>

Mon 12/4/2023 8:01 AM

To:Koren Lam <klam@lanarkcounty.ca>

Cc:AnthonyH@jp2g.com <AnthonyH@jp2g.com>;Beckwith Planner <planning@twp.beckwith.on.ca>;Cassandra McGregor <cmcgregor@twp.beckwith.on.ca>;V.Vivekanandan@McIntoshPerry.com <V.Vivekanandan@McIntoshPerry.com>; b.clare@mcintoshperry.com <b.clare@mcintoshperry.com>;a.guidice@mcintoshperry.com <a.guidice@mcintoshperry.com>

 2 attachments (488 KB)

KC22004 Beckwith (Grizzly) - peer review Nov 26-23.pdf; 101275.003_Peer_Review_Resubmission_2023-12-01_Rev0.pdf;

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 Koren,

Please find attached, the Township's review comments for the servicing and stormwater management reports, as well as the hydrogeological investigation. I have removed many of the people from the original email string, and included only the County, Township and McIntosh Perry.

Regards,

Adam O'Connor, P. Eng.

Keeper Co.

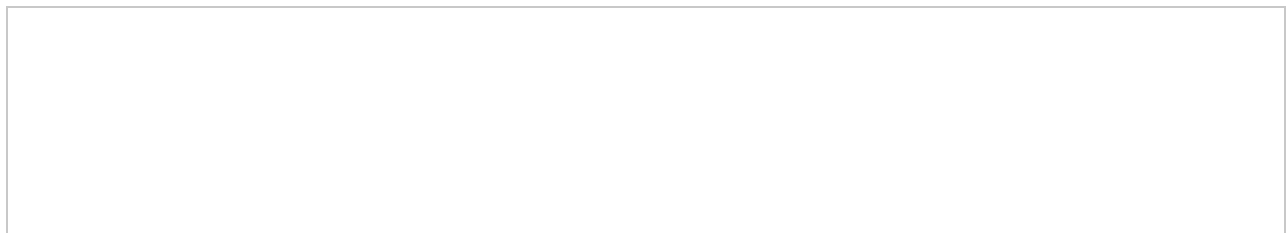
613.229.4744 | keeper.co.ltd@gmail.com

From: Koren Lam <klam@lanarkcounty.ca>

Sent: Wednesday, August 23, 2023 12:02 PM

To: Beckwith Planner <planning@twp.beckwith.on.ca>; Cassandra McGregor <cmcgregor@twp.beckwith.on.ca>; Cindy Deachman <cdeachman@lanarkcounty.ca>; Diane Reid <dreid@mvc.on.ca>; glen.mcdonald@rvca.ca; Jasmin Ralph <jralph@lanarkcounty.ca>; Jonathan Allen <jallen@lanarkcounty.ca>; Kristy Warwick <kwarwick@lanarkcounty.ca>; Kurt Greaves <kgreaves@lanarkcounty.ca>; Richard Kidd <rkidd@twp.beckwith.on.ca>; Terry McCann <TMcCann@lanarkcounty.ca>; keeper.co.ltd@gmail.com; AnthonyH@jp2g.com; V.Vivekanandan@McIntoshPerry.com; b.clare@mcintoshperry.com; eric.lalande@rvca.ca; brett.kish@ontario.ca; Tarique.Kamal@ontario.ca; Alain.Nadeau@ontario.ca; ecolcatholique@ecolecatholique.ca; planninganddevelopment@bell.ca; landuseplanning@hydroone.com; Dennis.Derango@HydroOne.com; Jason.Cordick@HydroOne.com; Peggy.Deslauriers@canadapost.postescanada.ca; MunicipalPlanning@enbridge.com; algonquins@tanakiwin.com; eric.kohlsmith@rvca.ca; sarah.crawford@ucdsb.on.ca; Elizabeth.HOLMES@ontario.ca; SAROntario@ontario.ca; a.guidice@mcintoshperry.com; circulations@wsp.com; planification@cepeo.on.ca

Subject: Koren Lam shared "09-T-22004 Grizzly Homes Franktown Subdivision - Resubmission 2023-08-23" with you



RE: Grizzly Homes Subdivision & Beckwith Trails - Meeting

Eric Lalande <eric.lalande@rvca.ca>

Wed 8/23/2023 11:31 AM

To: Koren Lam <klam@lanarkcounty.ca>

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.

Hi Koren,

I am just curious if this will result in any realignment of the lots, or if the path will be located within or within buffer/setbacks of PSWs.

Thanks,

Eric Lalande, MCIP, RPP

Planner, Rideau Valley Conservation Authority

613-692-3571 x1137

From: Koren Lam <klam@lanarkcounty.ca>

Sent: Wednesday, August 23, 2023 11:27 AM

To: Eric Lalande <eric.lalande@rvca.ca>

Subject: FW: Grizzly Homes Subdivision & Beckwith Trails - Meeting

Hi Eric,

Based on Enam's comments stakeholders aren't able to attend the September 5th Beckwith trails meeting.

Do you have anything specific you want to address in that meeting? We can forward this to Enam.

Thanks,

Koren Lam, MSc.

Senior Planner

Lanark County

613-267-4200 Ext. 1505



From: Beckwith Planner <planning@twp.beckwith.on.ca>

Sent: Monday, August 21, 2023 4:12 PM

To: Koren Lam <klam@lanarkcounty.ca>

Subject: RE: Grizzly Homes Subdivision & Beckwith Trails - Meeting

Hello Koren,



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

November 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
Grizzly Homes Inc.
Part of Southwest Half Lot 10, Concession 3
County of Lanark
File No.: 09-T-22004

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 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.

Blasting and pile driving activities in the vicinity of Enbridge Gas Distribution and Storage (GDS) facilities require prior approval by GDS. The [Blasting and Pile Driving Form](#), referenced in Enbridge's [Third Party Requirements in the Vicinity of Natural Gas Facilities Standard](#), must be provided to mark-ups@enbridge.com by the Owner of the proposed work for all blasting and pile driving operations. In addition, a licensed blasting consultant's stamped validation report must be submitted to GDS for review if blasting is to occur within thirty (30) metres of GDS facilities. The request must be submitted a minimum of four (4) weeks prior to the beginning of work to allow sufficient time for review.

Sincerely,



Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

enbridge.com


Safety. Integrity. Respect. Inclusion.

Lanark County - Franktown Subdivision - 09-T-22004

ARABIA Gabriel <Gabriel.Arabia@hydroone.com>

Tue 8/29/2023 12:15 PM

To: Koren Lam <klam@lanarkcounty.ca>

 1 attachments (538 KB)

County of Lanark - Grizzly Homes - Franktown Subdivision - File No. 09-T-22004;

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 afternoon,

Please review the previous comments made by Hydro One regarding the above noted application. If you have questions, feel free to reach out.

Best wishes,
Gabriel Arabia

Land Use Planning CO-OP

Hydro One Networks Inc.

Email: Gabriel.Arabia@hydroone.com

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

November 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
Grizzly Homes Inc.
Part of Southwest Half Lot 10, Concession 3
County of Lanark
File No.: 09-T-22004

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.

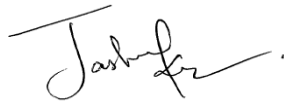
The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea60@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited 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.

Blasting and pile driving activities in the vicinity of Enbridge Gas Distribution and Storage (GDS) facilities require prior approval by GDS. The [Blasting and Pile Driving Form](#), referenced in Enbridge's [Third Party Requirements in the Vicinity of Natural Gas Facilities Standard](#), must be provided to mark-ups@enbridge.com by the Owner of the proposed work for all blasting and pile driving operations. In addition, a licensed blasting consultant's stamped validation report must be submitted to GDS for review if blasting is to occur within thirty (30) metres of GDS facilities. The request must be submitted a minimum of four (4) weeks prior to the beginning of work to allow sufficient time for review.

Sincerely,



Jasleen Kaur
Municipal Planning Coordinator
Engineering


ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

RE: Grizzly Homes Franktown Subdivision -09-T-22004 - Resubmission August 23, 2023

DESLAURIERS, Peggy <Peggy.Deslauriers@canadapost.postescanada.ca>

Mon 8/28/2023 10:20 AM

To: Koren Lam <klam@lanarkcounty.ca>

 2 attachments (477 KB)

Commenting-GrizzlyhomeFranktowndoc.doc; grizzlyhomesCMBlocation.JPG;

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,
Please see the attached commenting for the above mentioned sub-division

Thank you,

Peggy Deslauriers
Canada Post, Delivery Planning
10604 Main St
South Mountain, ON
K0E 1W0
613 294-7629

From: Koren Lam <klam@lanarkcounty.ca>

Sent: August-23-23 12:02 PM

To: Koren Lam <klam@lanarkcounty.ca>

Subject: Grizzly Homes Franktown Subdivision -09-T-22004 - Resubmission August 23, 2023

This Message Is From an External Sender | Ce message provient d'un expéditeur externe

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Good Afternoon,

Apologies in advance for the email that was sent out yesterday as I ran into technical difficulties sharing this file.

The County of Lanark has received a **re-submission** of a Draft Plan of Subdivision for Grizzly Homes Franktown Subdivision.

The following items are found in the OneDrive and a list of items are included below:

OneDrive Shared link:  [09-T-22004 Grizzly Homes Franktown Subdivision - Resubmission 2023-08-23.zip](#) (This link might not work and I recommend following the OneDrive email for access to this folder)

- Status Letter from the County of Lanark, dated August 23, 2023
- Comment Response Letter from McIntosh Perry, dated August 2, 2023.
- Revised Hydrogeological Assessment and Terrain Analysis Report, prepared by McIntosh Perry, dated July 28, 2023
- Revised Stormwater Management Report, prepared by McIntosh Perry, dated July 28, 2023
- Rideau Valley Conservation Authority Review Comments, dated March 28, 2023
- Keeper Co. Peer Review Comments, dated February 13, 2023
- GEMTEC Environmental Impact Statement Peer Review Comments, dated January 27, 2023
- Draft Plan of Subdivision, dated August 18, 2022
- Planning Rationale Report, prepared by McIntosh Perry, dated August 30, 2022

The full list of documents submitted in the zip folder and a full list of items in the re-submission are included in the attached County letter of today's date.

Please do not hesitate to contact me with any questions or for further information.

I look forward to hearing from you.

Thank you,

Koren Lam, MSc.
Senior Planner
Lanark County
613-267-4200 Ext. 1505



 [09-T-22004 Grizzly Homes Franktown Subdivision - Resubmission 2023-08-23.zip](#)

August 28, 2023

Korem Lam, Senior Planner
Lanark County
FILE # 09-T-22004

Dear Korem,

RE: Grizzly Homes- Franktown sub-division

Thank you for contacting Canada Post regarding plans for a new subdivision in The County of Lanark. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).

1 Site located at between Lot 29 and 30

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of **the new civic addresses** and **occupancy date** as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,

Peggy Deslauriers
Delivery Services Officer | Delivery Planning
P.O. Box 8037
Ottawa ON K1G 3H6

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete access/or Culvert per municipal specifications.

[Add subdivision plan showing proposed CMB sites as part of Appendix as applicable]