
99 Christie Lake Road, Perth, ON K7H 3C6

Chris Clarke
Planner, egis
3240 Drummond Concession 5A
Perth, ON K7H 3C9

04.22.2025
Via email - Chris.Clarke@egis-group.com

Status Letter for a Draft Plan of Subdivision – 400 Lanark Street
Lots 17, 20, 23, 26, 29 & 32, and Part of Lots 4 and 12, Registered Plan No. 787 (also known as Registered Plan No. 970), and Lots 89, 90, 91, 92, 93 & 94, Registered Plan No. 3469, Formerly in the Geographic Township of Ramsay, Town of Carleton Place
County File No. 09-T-23007

An application for a Draft Plan of Subdivision, 400 Lanark Street in the Town of Carleton Place and was deemed complete on October 20, 2023. The following status letter reflects comments received from agencies in response to the third submission received on January 23, 2025.

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. The subject lands are currently identified as Residential District in the Town of Carleton Place Development Permit By-law 15-2015.

Subdivision Proposal

The Plan of Subdivision shows a total of 201 units: 23 Lots for single detached, 10 Lots for semi-detached, 5 Blocks for medium density homes, 3 Blocks for medium-high density units, 1 Block for Stormwater Facility, 2 Blocks for Parkland, and 2 new internal streets.

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



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Agency Name	Date Received	Comments
Town of Carleton Place	April 22, 2025	Comments related to Servicing and Stormwater
Mississippi Valley Conservation Authority (MVCA)	February 26, 2025	No further technical comments on the Stormwater Management report
Hydro One	February 12, 2025	No further comments
Enbridge	N/A	No further comments
Bell Canada	N/A	No further comments
Public	N/A	No comments received this round of circulations

Comments are received as of April 22, 2025 and are attached to this letter for ease of reference. All other agency comments have been previously provided in the last status letter.

For ease of reference to expedite the review, the submission back to the County in response to this Status Letter shall include a cover letter that:

- includes the date the updated submission is made
- includes an index of all documents, drawings and reports included in the submission; and
- any updated contact information for the file, including changed or new agents or firms.

The submission shall also include:

- a document that summarizes the full scope of issues and comments, itemized by issue and grouped by agency or stakeholder, and details how the updated submission addresses them.
- the associated documents, drawings and updated reports
- a link to a location where the documents can be reviewed and retrieved, valid for a minimum of 15 days.



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If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Koren Lam
Senior Planner
Lanark County

CC: Derek Crupi, DL Crupi Management Limited
Vithulan Vivekanandan, egis
Niki Dwyer, Town of Carleton Place



Corporation of the Town of Carleton Place

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



April 22, 2025
(transmitted VIA email)

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

Re: Initial Comments – 400 Lanark St Subdivision (File - 09-T-23007)
Proponent – Wintergreen Ridge Ltd. (EGIS)

Ms Lam,

Further to the third circulation of the Subdivision application for the property known as 400 Lanark Street Subdivision, the Town has undertaken an initial review of the material provided and would like to request the following further information or modifications prior to the consideration of the technical merits of the development.

Overall Comments:

- The updated Planning Rationale has noted the need for a 70m buffer between the new proposed sensitive uses and the Town's Public Works Yard on Bates Drive. The Town will not accept a 70m encroachment into the operational area of the yard. However, a 35m buffer exists and will be maintained between the fenced in portion of the yard and the subject lands property lines. The proposed lotting should be amended to reflect the additional 35m buffer on the proponent's site as shown below.



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- Staff also note that to provide sufficient Hydro capacity to the subject lands, the Town has been notified that a Phase 3 hydro service and 10m easement is required along this southern property line of the Public Works Yard. As a result, all mature trees and ground vegetation will be cleared from the easement to maintain the lines. The clearing of vegetation may result in long term noise, dust and light impacts to adjacent residential uses.
- Staff accept the general overall rationale for the calculation of the subdivision's neighbourhood density including the off-site adjacent low density contributing lands. However, the equation must include a contribution of the high density uses to the overall neighbourhood calculation. The staff report analysing the Comrie Hills subdivision noted that the density was only supportable if the "high density" block was limited to 35 upnh. As currently proposed, the draft submission would require an Official Plan Amendment to support the overall neighbourhood density of 34.8 upnh, however this may be easily overcome by additional lotting changes.
- The Town is presently undertaking a re-write of the [Development Permit By-law](#) and has released a draft of the policy for public consultation. You are encouraged to review the draft policy as many of the performance standards for the built forms proposed in the subdivision are anticipated to change in the new policy (specifically frontages and lot areas). The By-law is anticipated to be adopted in June 2025.
- As was noted in the original Draft 1 comments letter, the applicant is encouraged to review the plans conformity with the amended Official Plan which has been provided for reference. The updated Planning Rationale has also not been drafted to reflect the amended Official Plan text. The final staff report will provide an analysis of the proposal's conformity to the new amended Official Plan.
- The Town appreciates the developer's efforts to consolidate the parkland into a single dedicated holding. It is understood that this is not a necessary accommodation in accordance with the Planning Act and the effort is greatly appreciated.
- Pedestrian connectivity by way of a walkway block should be provided between Street A and Street B to access to parkland block.

SERVICING AND STORMWATER MANAGEMENT REPORT:

Sewer and Water

- The proposed design of the dry pond is still insufficient to demonstrate compliance with the Town's CLI ECA conditions of approval. The design may only include one combined overflow/outlet where water will back into the pond and then be released into the storm sewer.



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The OGS should be downstream of the outlet to remove any debris that may be picked up while the water is in the pond (leaves, branches, waste, etc).

- The watermain connection to Townline Road will need to be located west of Block 41 to provide a straight length from Townline to the internal street. This modification provides longer and more economical life cycling of the infrastructure in the future. A minimum 6.0m servicing easement will be required to provide access to the main for the municipality.

In addition to the comments letter, it has become the practice of the Town to provide a policy matrix demonstrating policy conformity with the Town's Official Plan, Development Permit By-law and all relevant Master Planning documents. Staff will provide an addendum to this report with a copy of the matrix as a complement to the recommended modifications for this report in the coming weeks.

Our review team would also be amenable to meeting to discuss the requested revisions at the proponent's convenience.

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', is written over a horizontal line.

Niki Dwyer, MCIP RPP
Director of Development Services
ndwyer@carletonplace.ca

cc: Jen Hughes, Planning Administrative Clerk (jhughes@carletonplace.ca)
Mike Walker, Development Review Officer (mwalker@carletonplace.ca)



Koren Lam

From: Jacob Perkins <jperkins@mvc.on.ca>
Sent: February 26, 2025 9:56 AM
To: Koren Lam
Cc: CLARKE Chris; Derek Crupi; Diane Reid; Mike Dwyer; Niki Dwyer; Brittany Moy
Subject: RE: 09-T-23007 - CP - Wintergreen Ridge - 400 Lanark - Agency - Updated Submission
Attachments: MVCA Technical Review Memo_Wintergreen Ridge Subdivision_09-T-23007_SWM_Rev-3_Feb 2025.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.

Hi Koren,

Attached is MVCA's review of the revised SWMP. Please note that we have no further comments in this stage of the process.

Regards,

Jacob Perkins | Planning Technician | Mississippi Valley Conservation Authority

10970 Highway 7, Carleton Place, ON K7C 3P1

www.mvc.on.ca | o. 613 253 0006 ext. 225 | jperkins@mvc.on.ca

To:	Diane Reid, Environmental Planner
From:	Shabab Islam, Water Resources Engineer Assistant
RE:	SWM Engineering Review of the Plan of Subdivision Application for Wintergreen Ridge
MVCA File No.:	PCPSB-23
Munic. Ref. ID.:	09-T-23007
Date:	February 25, 2025

Mississippi Valley Conservation Authority (MVCA) was circulated the following reports and correspondence regarding the above Plan of Subdivision application:

- Stormwater Management Report Wintergreen Ridge Subdivision, prepared by Egis Canada Ltd., revised January 16, 2025;
- Comment Response Letter – 400 Lanark Street, prepared by Egis Canada Ltd., dated January 21, 2025.

MVCA does not have any further comments at this stage.

Please address any questions to the undersigned.

Shabab Islam
Water Resources Engineer Assistant

Koren Lam

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: February 12, 2025 12:36 PM
To: Koren Lam
Subject: Lanark - 400 Lanark Street Subdivision - 09-T-23007

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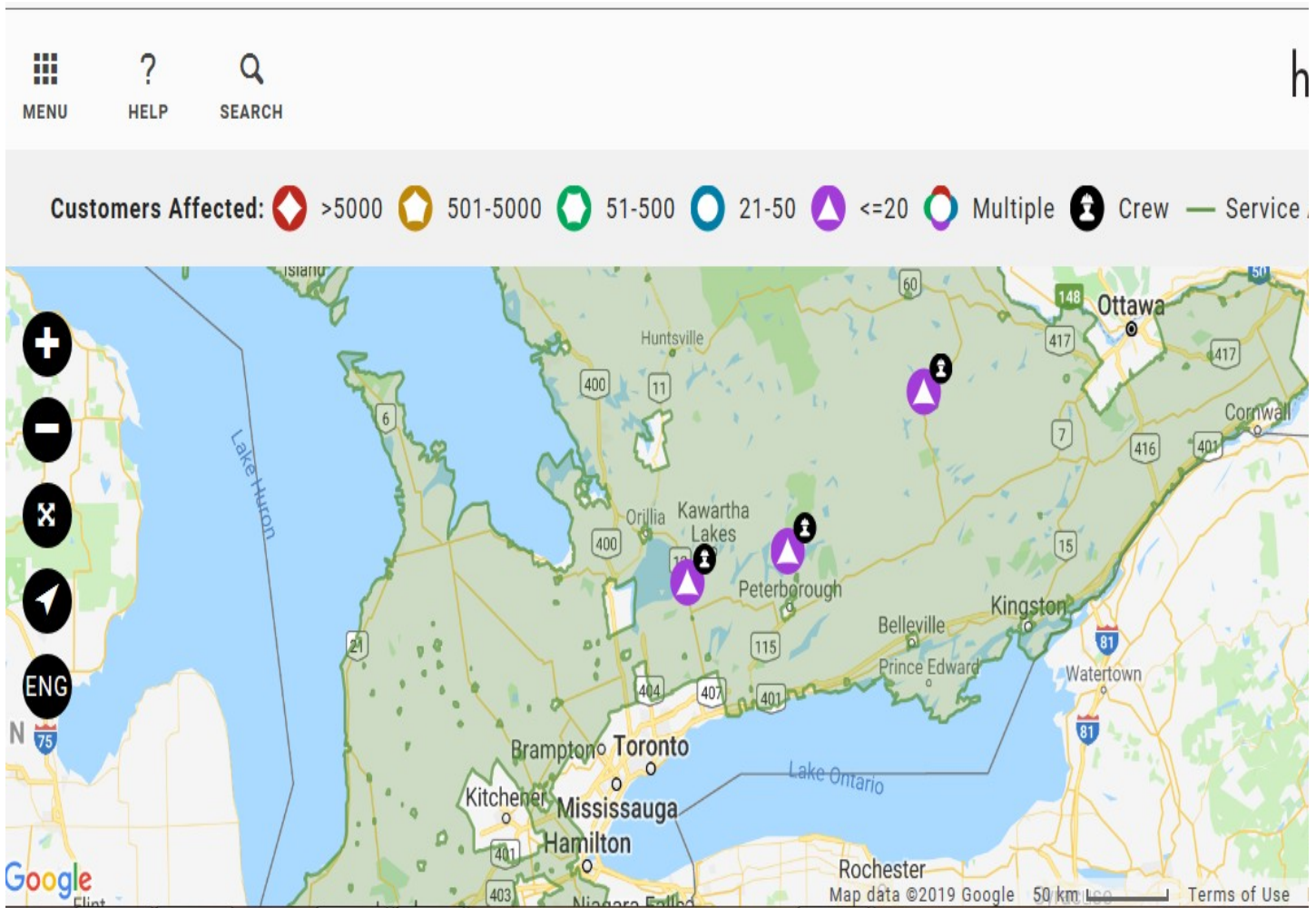
Hello,

We are in receipt of your Application for Subdivision, 09-T-23007 dated 2025-01-28. 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' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango
Specialized Services Team Lead,
Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com