



February 8, 2024

Nathan Adams
115 Blackberry Way
Dunrobin, Ontario
K0A 1T0

Via e-mail – escapehomesconsulting@gmail.com

**RE: Status Letter for a Draft Plan of Subdivision
 254 Lake Ave W., Escape Homes
 Part of Lots 12 and 13, Concession 11, formerly Township of
 Beckwith, now Town of Carleton Place, County of Lanark
 County of Lanark File No. 09-T-23008**

An application for a draft plan of subdivision has been proposed at 254 Lake Ave W. in the Town of Carleton Place. The application was received by the County on October 17, 2023 and was deemed complete on December 14, 2023 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*.

The application proposes to divide the property into seven new development parcels. The parcels have been sized to accommodate two detached dwellings, one semi-detached buildings (two units), and four fourplex buildings (16 units) with four shared driveways.

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 and provides a range of housing densities in a low-rise built form.

The purpose of this Status Letter is to provide you with information on the agency and public comments received to date by 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
Lanark County	January 26, 2024	<ul style="list-style-type: none">Developer must address whether the application is a condominium or condominium exemption before the application can proceed
Town of Carleton Place	January 26, 2024	<ul style="list-style-type: none">Comments related to Planning Rationale, Tree Preservation Report, Servicing and Stormwater Management Report
Mississippi Valley Conservation Authority	January 25, 2024	<ul style="list-style-type: none">Comments related to Source Water Protection
Mississippi Valley Conservation Authority – Technical Review	January 15, 2024	<ul style="list-style-type: none">Comments related to revisions to Servicing and Stormwater Management and drainage
Enbridge	December 20, 2023	<ul style="list-style-type: none">General comments
Bell - WSP	December 21, 2023	<ul style="list-style-type: none">General comments and conditions
Hydro One	December 19, 2023	<ul style="list-style-type: none">General comments
Ministry of Transportation	December 18, 2023	<ul style="list-style-type: none">No comments
Public	January 15 – 28, 2024	<ul style="list-style-type: none">Comments related to traffic, parking, sewage and stormwater management, intensification and utilities

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: Eric Bays, Stantec
Niki Dwyer, Town of Carleton Place
Diane Reid, Mississippi Valley Conservation Authority
Kurt Graeves, Lanark County
Jasmin Ralph, Lanark County



January 26, 2024

Nathan Adams
115 Blackberry Way
Dunrobin, Ontario
K0A 1T0

Via e-mail – escapehomesconsulting@gmail.com

**RE: Initial Municipal Comments for a Draft Plan of Subdivision
254 Lake Avenue West (County of Lanark File No. 09-T-23008)
Part of Lots 12 and 13, Concession 11, formerly Township of Beckwith, now
Town of Carleton Place, County of Lanark**

The County of Lanark has received the Draft Plan of Subdivision and Condominium application for 254 Lake Ave. Escape Homes in the Township of Drummond/North Elmsley. The County has undertaken an initial review of the material provided and would like to request the following further information prior to the consideration of approval.

Lanark County requests the applicant provides clarification on the type of Condominium application before continuing to proceed with the draft plan of subdivision.

Once the County receives more details on the issues raised, staff will examine the revised versions of the supporting studies and comments and provide further feedback on the draft.

If you have any questions, please contact the undersigned.

Koren Lam, MSc.
Senior Planner
Klam@lanarkcounty.ca

Cc: Eric Bays, Stantec
Niki Dwyer, Town of Carleton Place
Kurt Graeves, Lanark County
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



January 26, 2024
(transmitted VIA email)

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

Re: Draft 1 Comments – Lake Avenue (File - 09-T-23008)
Proponent – Escape Homes

Ms Lam,

Further to the formal circulation of the Condominium application for the property known as 254 Lake Avenue, 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.

PLANNING RATIONALE:

- Section 3.3 of the Planning Rationale references a “FIG-OP location” but there is no figure included. Please include the missing figure.
- Section 3.3 notes that the development achieves a density of 21.4 units per net hectare, but provides a breakdown in brackets which shows a density of 40.9 units per net hectare. Please confirm which density is accurate or rationalize the differential.
- The density analysis in Section 3.3 should also consider the impact of a site-by-site analysis of the “medium density” quadplexes vs the “low density” singles.
- The Rationale notes the completion of the “Intake Protection Zone Score Card” and inclusion in Appendix B. This appendix is missing from the submission, please provide the score card for our records.
- Please amend the Rationale to indicate how the developer proposes to address the provision of parkland in accordance with Section 51.1 of the Planning Act.
- How does the development contribute to the creation of affordable housing? Author is encouraged to review County of Lanark’s [Municipal Tools to Support Affordable Housing Report](#) for local demographic and market statistics.



Corporation of the Town of Carleton Place

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



- It would be helpful to also have conceptual floorplans of the quadplexes to understand the unit sizes and proposed stacking (ie. are they back-to-back units? Or 2-up-2-down units which may be “accessible”).

TREE PRESERVATION REPORT:

Note: Any site alteration or vegetation removal will require a Class 1 Development Permit prior to undertaking.

- No tree preservation report or EIS has been provided but it is noted that there are a handful of medium to large trees on site which will be subject to permitting prior to removal.

SERVICING AND STORMWATER MANAGEMENT REPORT:

- This site will rely on a private pump station (located on private property) and forcemain which will traverse the municipal ROW to the sanitary sewer stub on Lyndhurst. A licence of occupation will be required for the private forcemain.
- The runoff coefficient in the stormwater management post-development plan does not align with what is depicted in the site plan. Specifically, for Units B-E, which have rear parking and a drive aisle, the runoff coefficient in the post-development plan is indicated as 0.4-0.62, whereas it should be 0.9-1.
- The report notes that water services will be provided by a new 38mm watermain parallel to the existing 300mm watermain on Lake Avenue West with lateral connections made to the new main. Please note that lateral connections should be made directly into the 300mm main unless appropriate justification can be provided to rationalize the need for the additional infrastructure.
- The driveway configuration for Blocks 1 and 2 is preferential to the configuration for Blocks 3 and 4 as it results in more useable amenity space. Blocks 3 and 4 should be revised accordingly.
- A monolithic curb and sidewalk should be extended across the frontage of this property to connect to the sidewalk at the intersection of Lake Ave. W. and Mississippi Road.

The following reports and studies have been reviewed and no comments or requests for clarification are required:

- Phase 1 Archaeological Assessment



Corporation of the Town of Carleton Place

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



Following the provision of amended studies, reports and plans reflective of the comments noted above, staff will review the re-submission and offer additional comments on the draft.

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,



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

cc: Jen Hughes, Planning Administrative Clerk (jhughes@carletonplace.ca)
Eric Bays, agent, Stantec (eric.bays@stantec.com)
Nathan Adams, owner (escapehomesconsulting@gmail.com)
Mike Walker, Development Review Officer (mwalker@carletonplace.ca)



Conservation Partners Partenaires en conservation



09-T-23008

January 25, 2024

Koren Lam
Lanark County
99 Christie Lake Road
Perth ON K7H 3C6

Dear Ms. Lam:

**Re: 09-T-23008 – Escape Homes
Part Lots 12 & 13, Con 11, Beckwith (in Town of Carleton Place)
254 Lake Ave West
Escape Homes Consulting**

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., Date not provided);
- *Servicing and Stormwater Management Report* (McIntosh Perry Consulting, Feb 8, 2023)

We have reviewed the above reports in the context of the following:

- Section 1.6.6 *Stormwater* & 3.1 *Natural Hazards* of the *Provincial Policy Statement* (PPS, 2020) under Section 3 of the Planning Act;
- MVCA's Ontario Regulation 153/06 "Development, Interference with Wetlands and Alteration to Shorelines and Watercourses", issued under Section 28 of the Conservation Authorities Act;
- The Mississippi-Rideau Source Protection Plan (2014, revised 2022)

PROPOSAL

According to the Notice, the purpose of the subject application is to *divide the property into seven new development parcels. The parcels have been sized to accommodate two detached dwellings, one semi-detached buildings (two units), and four fourplex buildings (16 units) with four shared driveways.*

PROPERTY CHARACTERISTICS

No natural hazards were identified.

REVIEW

Natural Hazards (Section 3.1 of the PPS)

The scope of the natural hazards review includes flood plain, wetlands, erosion hazards, and unstable soils. No features were identified.

Stormwater (Section 1.6.6 of the PPS)

The conceptual SWMP provided with the subject application has been reviewed by MVCA's Water Resources Engineer, with a focus on stormwater quantity management. Potential flooding and erosion impacts to any receiving watercourse, including the ultimate receiving watercourse (Mississippi River), have been considered. Refer to the attached *MVCA Technical Review Memo* for details.

Ontario Regulation 153/06 (MVCA Regulations)

Pursuant to Ontario Regulation 153/06 - "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses", written permission is required from MVCA prior to the initiation of any construction or filling activity (which includes excavations, stockpiling and site grading) within the flood plain, an Erosion Hazard, or their Regulation Limits (i.e. within 15 m of each hazard); any interference in or within 30 m of a non-evaluated wetland; any interference in or within 120 m of a Provincially Significant Wetland; or for any alterations to the channel or shoreline of a watercourse.

No MVCA regulated features have been identified on the subject property.

Mississippi-Rideau Source Protection Plan

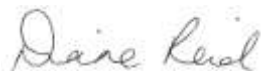
This subject property is located within a Municipal drinking water Intake Protection Zone (IPZ-2), with a vulnerability score of 9. As per the Source Protection Plan, policies for waste disposal, sewage works (including stormwater), salt and snow storage and application, and the storage of some pesticides, may affect future development of the property. Under Section 59 of the Clean Water Act, 2006, applications under the Building Code and the Planning act must be screened by the Mississippi-Rideau Risk Management Office. The proponent is advised to contact the Mississippi-Rideau Risk Management Office at (613 692-3571).

RECOMMENDATIONS AND CONCLUSIONS

Prior to moving forward, we request that MVCA's recommendations with respect to the SWMP be addressed (refer to the attached *MVCA Technical Review Memo*).

If you have any questions, please contact the undersigned.

Yours truly,



Diane Reid
Environmental Planner

cc. Niki Dwyer, Town of Carleton Place, email

To:	Diane Reid, Environmental Planner, MVCA
From:	Alana Perez, Water Resources Engineer, MVCA
RE:	SWM Engineering Review of the Draft Plan of Subdivision for 254 Lake Avenue West, Carleton Place
MVCA File No.:	PCPSB-24
Munic. Ref. ID.:	09-T-23008
Date:	January 15, 2024

Mississippi Valley Conservation Authority (MVCA) has been circulated the following reports in support of a subdivision application for 254 Lake Avenue West in the Town of Carleton Place:

- Servicing & Stormwater Management Report, prepared by McIntosh Perry Consulting Engineers Ltd., dated February 8, 2023; and
- Planning Rational, prepared by Stantec Consulting Ltd., dated October 4, 2023.

These reports were reviewed with a focus on stormwater quantity management with respect to natural hazards from the receiving watercourse perspective and any potential impact on the ultimate receiving watercourse.

Location

The subject site, located southwest of the intersection of Lake Avenue West and Mississippi Road, is approximately 0.49 ha. The proposed development includes four residential quadplex units, two two-storey detached residences, and one two-storey detached residence.

Stormwater Control Criteria

The stormwater management criteria for the subject site include controlling the post-development flow to the pre-development rates for the 5-year and 100-year storm events, as directed by the Town.

Servicing and Stormwater Management Report Summary

Existing conditions: Under existing conditions, site drainage infiltrates and flows overland towards a shallow roadside ditch at the north-west corner of the site. Town staff have indicated that the storm sewer system along Lake Avenue often surcharges and overflows into the adjacent park.

Proposed stormwater management: Drainage areas B1, B2, B3, and B4 are the rooftops of the four proposed quadplex buildings. These buildings are proposed to provide rooftop storage and the runoff rate is restricted using one roof drain per building. Drainage areas B6 and B7 consist

of surface runoff that will be controlled using two depressed stormwater areas for storage to maintain pre-development conditions. Drainage areas B5, B8, and B9 are unrestricted surface runoff.

Post-development conditions: All drainage areas will flow towards a perimeter drainage system with a riverstone layer at the surface and a subdrain surrounded by clear stone, which will promote infiltration. In large storm events, water will back up into the riverstone layer and flow towards the roadside ditch. The roadside ditch is proposed to be deepened to allow for development.

Observations

The following matters are noted from review of the submission:

1. Proponent drawing(s) show:
 - a. Nine drainage areas: B1, B2, B3, B4, B6 and B7 which are controlled, and B5, B8, and B9 that are uncontrolled.
 - b. Two depression areas within drainage areas B6 and B7.
 - c. Rooftop storage provided in B1, B2, B3, and B4.
 - d. A perimeter swale that conveys runoff from the site to the roadside ditch.
2. Proponent post-development unrestricted flow calculations are 75.11 L/s and 146.56 L/s for the 5 and 100-year storm events, respectively.
3. The allowable release rates for the site calculated by the proponent and verified by MVCA are 48.24 L/s and 97.31 L/s for the 5 and 100-year storm events, respectively.
4. In order to achieve the target flow release rate for the 100-year storm, a total storage of 49.5 m³ is required on-site.
5. The proponent proposes to:
 - a. Use rooftop storage on each of the four quadplex buildings, with runoff restricted by one roof drain per building (8.5m³ of storage provided per building).
 - b. Install two depressed storage areas (10.7 m³ in area B6 and 4.9 m³ in area B7) to restrict runoff to the allowable release rate.
 - c. Direct flow from the site towards a perimeter drainage system with a riverstone layer at the surface and a subdrain surrounded by clear stone, which will promote infiltration. In large storm events, water will back up into the riverstone layer and flow towards the roadside ditch.
6. Proponent post-development flow calculations are 44.45 L/s and 85.12 L/s for the 5-year and 100-year storm events, respectively, with the proposed stormwater management strategy which is within the allowable release rates for the site.

Comments

MVCA offers the following comments for your consideration:

1. Please provide conceptual calculations and details for the perimeter swale with underlying stone trench and redefined roadside ditch, including typical cross-sections, dimensions, and grades. Please confirm that the swale and ditch are properly sized to contain the 100-year storm flow with no impacts to neighbouring properties.
2. Please include details of how stormwater is directed from the proposed depressed stormwater storage areas to the perimeter swale.
3. Please include flow direction arrows on the pre-development drainage drawing.
4. Show details regarding how the time of concentration is calculated. MVCA staff have been unable to verify/recreate this calculation based on the information provided on page 11 of 11 in Appendix G of the Servicing and Stormwater Management Report.
5. Section 1.1 of the Servicing and Stormwater Management Report refers to the following drawings: C101 – Lot Grading and Drainage Plan, C102 – Servicing Plan, and C103 – Sediment and Erosion Control Plan. Please provide these files for reference.
6. Section 1.4 of the Servicing and Stormwater Management Report states that the existing building is proposed to be retained, with the remaining area being subdivided into 5 parcels of land. This is contrary to the Planning Rationale Report (Stantec, October 2023) as well as the Post-Development Drainage Area Plan in Appendix G of the Servicing and Stormwater Management Report. Please review and revise the text in Section 1.4.
7. Section 5.2 includes the following sentence: “The subdrain system will promote.” Please review and complete this sentence.
8. The incorrect row is highlighted as the 100-year event flow in the Roof Drain Flow table on page 6 of 11 in Appendix G of the Servicing and Stormwater Management Report. As calculated previously, the 100-year flow is 0.72 L/s (the row below). Please update.

MVCA recommends that the above comments be addressed before moving forward. Should any questions arise, please contact the undersigned.

Alana Perez
Water Resources Engineer

Koren Lam

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: December 20, 2023 10:28 AM
To: Koren Lam
Subject: 09-T-23008 - 254 Lake Ave W
Attachments: 09-T-23008 - 254 Lake Ave W.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.

Please find attached Enbridge Gas comments.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)
Sr Analyst, Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

December 20, 2023

Koren Lam, MSc.
Senior Planner
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C2

Dear Koren,

Re: Draft Plan of Subdivision
Escape Homes
254 Lake Ave W
County of Lanark
File No.: 09-T-23008

Enbridge Gas 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 use the [Enbridge Gas Get Connected tool](https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

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 at no cost.

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

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,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Koren Lam

From: PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>
Sent: December 21, 2023 2:05 AM
To: Koren Lam
Subject: Draft Plan of Subdivision (09-T-23008), 254 Lake Ave. W., Lanark

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.



12/21/2023
Koren Lam

Carleton Place
Lanark (County)

Attention: Koren Lam

Re: Draft Plan of Subdivision (09-T-23008), 254 Lake Ave. W., Lanark; Your File No. 09-T-23008
Our File No. DTS: 38259 / Circ: 39642

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

- 1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- 2) 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.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall 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.

Concluding Remarks:

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.

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 directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.

Koren Lam

From: ARABIA Gabriel <Gabriel.Arabia@hydroone.com>
Sent: December 19, 2023 8:29 AM
To: Koren Lam
Subject: Lanark County - 09-T-23008 - 254 Lake Ave W

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.

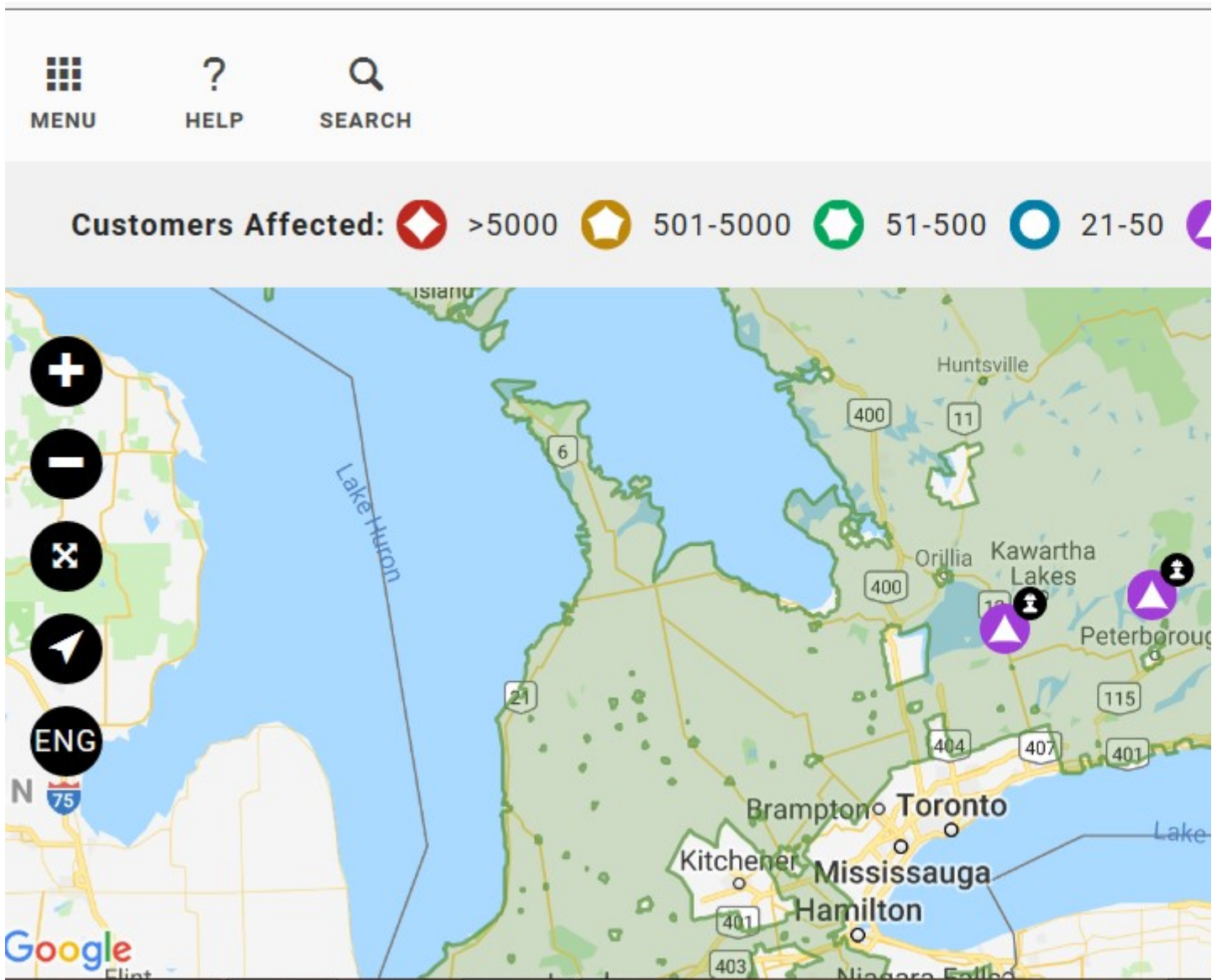
Hello,

We are in receipt of your Plan of Subdivision application, 09-T-23008 dated December 18th, 2023. 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:
[HydroOne Map](#)

Please select " Search" and locate 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

Koren Lam

From: Brayall, Chantel (MTO)
Sent: December 18, 2023 4:12 PM
To: Koren Lam
Cc: Nadeau, Alain (MTO); Kamal, Tarique (MTO)
Subject: RE: 09-T-23008 - 254 Lake Ave W - Escape Homes - Notice of Complete Application & Consultation

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 Koren,

Thank you for circulating the notice of Complete Application for the subject lands at 254 Lake Avenue W to the Ministry of Transportation (MTO) for review. Please accept this as a formal response from MTO. We have reviewed the application in accordance *with the Public Transportation and Highway Improvement Act* (PTHIA) and Highway Corridor Management Manual to offer the following comments:

The ministry has determined that the subject lands are not within MTO's permit control area, therefore we have no comments to offer this application.

If you have any further questions, please do not hesitate to contact me.

Best,

Chantel Rose Brayall (she/her)

Planning Intern | Corridor Management Section
East Operations | Ministry of Transportation
CorridorEast@Ontario.ca

From: Koren Lam
Sent: December 18, 2023 3:41 PM
To: Koren Lam
Cc: escapehomesconsulting@gmail.com; Bays, Eric
Subject: 09-T-23008 - 254 Lake Ave W - Escape Homes - Notice of Complete Application & Consultation

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Afternoon,

The Lanark County Planning Department has received a new subdivision file, 254 Lake Ave W. in Carleton Place, ON. We are currently seeking input from agencies regarding this application and we welcome your review of the project information. The application was deemed complete today (December 18, 2023). You

Koren Lam

From: Frank Mills
Sent: January 18, 2024 10:57 AM
To: Koren Lam
Cc:
Subject: Comments on the application for 234 Lake Ave W subdivision
Attachments: Concerns about 234 Lake Ave W subdivision application.pdf

You don't often get email from fmills@sympatico.ca. [Learn why this is important](#)

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.

Koren,
Please find the attached document which conveys the comments of Rick Roberts and myself concerning the application (File 09-T-23008). Would you please acknowledge the receipt of this email and its attached file by email.

If you have any questions or instructions I can be reached by email at _____ or by phone at _____

Yours truly,
Frank Mills

This document is a submission of comments on an application for a draft plan of subdivision named 254 Lake Ave W in the Town of Carleton Place owned by Escape Homes Consulting. This application is covered by Lanark County file number 09-T-23008.

The contained comments are jointly submitted by following two Prescribed Persons: -

Rick Roberts

Owner and Resident

238 Lyndhurst Street

Also, owner (Richard & Sandra Roberts) of the undeveloped lot on the southeast corner of Lake Avenue and Mississippi Rd, next (east) of the proposed subdivision

Carleton Place, ON

K7C 1J2

Frank Mills

Owner and Resident

239 Blair St.

Carleton Place, ON

K7C 1H9

Pursuant to Section 51(23) of the Planning Act this document is being submitted via email to: -

Koren Lam

Senior Planner

Lanark County

Both submitters request that additional information regarding the proposed plan of subdivision and any decisions made by Lanark County on the file be circulated to them via email.

Comments about the proposal:

1) Parking and street congestion. They have allowed for **only 1.25 parking spaces per living unit (that includes the garage space)** in the fourplexes. That is problematic. The current Ontario average vehicles per household statistic is 1.5. Considering that 76% of Ontario's population lives in cities with public transit, it's likely that Carleton Place, a bedroom commuter town with no public transit, has a much higher number of vehicles per household, probably well in excess of 2 vehicles per household. Where are they going to park? Lake Avenue, Mississippi Road, Lyndhurst St. ... what about in the winter? What about when they have visitors? 1 visitor parking spot per 4 households? That's completely inadequate. The semis and detached homes have the same problem. **Only two** parking spots including the garage plus a single spot on a driveway.

2) Eroding property value. If these fourplexes are at the same level of quality as the triplex that they feature on their website, nearby property values will suffer. Here is an artist impression of a building they claim to have built in Carleton Place in 2016-2017. That is a triplex... no elevators... wooden exterior stairs. This proposal includes **fourplexes** with no provided proposed elevations or property descriptions other than building sizes.





3) Nonconforming. They claim that their proposal is conforming to the neighboring homes ("east and west on Lake Avenue") because they have included a detached home at each end so the 40' tall fourplexes are not immediately abutting existing residential homes. There are no other stacked fourplexes or 40' tall buildings in the area.

4) More details needed about the sewage pumping station. Size, noise, odor, etc... why not at the back of the lot rather than on the street-front of Mississippi Road. They do mention connecting to the 22 cm sewer connection "in the boulevard on the northside of Lyndhurst". Actually the sewer connection is under the street though I am wary of the route from their pumphouse to Lyndhurst.

5) Pages 17 & 18 of 00-rpt refers to a Servicing and Stormwater Management Report that was prepared by Macintosh Perry (8 February 2023, CCO-22-1448) to demonstrate how the proposed development could be accommodated with existing and proposed water, sanitary, and stormwater management infrastructure and proposes that storm water be managed by -

"Deepening of the ditch along the south side of Lake Avenue west from west of the site to the Mississippi Road intersection. Deepening the roadside ditch will create a perimeter drainage system, which will direct site drainage towards the roadside ditch per existing conditions".

This would require that culverts be installed where the driveways cross this ditch which would certainly create a safety hazard and very inappropriate aesthetic for all the properties. Certainly, a storm sewer, equipped with catch water basins, draining towards the west end of the Subdivision, and emptying into the existing ditch would be a much better option.

6) No information provided on proposed elevations, Streetscape matters. Why they wouldn't go more upscale with that location bewilders me. The properties shown in the plan are a waste of such a valuable location. A row of single family higher valued homes would be much more appropriate for this location. And, could be even more profitable for Escape Houses Consulting the stated owner. Such properties endowed with double width driveways would eliminate the parking issues described earlier.

7) No information for provision of Power and Communications Services

Providing the hydro power to this area could require expensive up grades and extensions to the Hydro One network. Insurance companies are expecting new homes to have 200-amp services. If this is applied to the 16 units of the proposed subdivision the maximum power provisioning could equate to $200a \times 240v \times 16$ or 768 kilowatts. Of course, a service factor would reduce this, but the infrastructure in the area could require significant enhancement.

8) The sewage-managing condominium idea is worrisome to us. We don't know if there is a successful precedent, but we wouldn't buy a property with that obligation attached to it. It appears the houses are freeholds. Is it just the sewer that is under a condominium agreement?

9) End of comments

Koren Lam

From: Koren Lam
Sent: January 29, 2024 2:59 PM
To: Koren Lam
Subject: RE: 09-T-23008

From: Brittany Dunklin
Sent: Sunday, January 28, 2024 4:44 PM
To: County Info <info@lanarkcounty.ca>
Subject: 09-T-23008

You don't often get email from b.dunklin92@hotmail.com. [Learn why this is important](#)

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.

Hello,

As a resident of 254 Lake Ave West. I am looking for information regarding planning committees plan for the property. County file number 09-T-23008

Thank you,
Brittany D

Koren Lam

From: Niki Dwyer
Sent: January 29, 2024 2:09 PM
To: S C
Cc: Koren Lam
Subject: RE: Inquiry about 254 Lake Avenue demolition of building and conversion to subdivision

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.

Hello Sonia,

Thank you very much for reaching out. I am sorry to hear that you are being evicted from your home.

I have cc'd Koren Lam, County Planner, who will make a note of your comments as they pertain to the condominium application.

However there is not an opportunity for municipal planners to evaluate the impact of new housing proposals on existing housing stocks unless there is a demolition control area in affect. The Town of Carleton Place does not have any demolition control areas identified.

If you are looking to explore your options as a tenant as it pertains to the eviction and re-housing obligations of the landlord, I would encourage you to review the resources available through the Landlord and Tenant Board (<https://tribunalsontario.ca/lrb/renting-in-ontario/>). You may also wish to reach out to a lawyer or legal-aid resources as it pertains to navigating the eviction processes.

I have added some additional resources below which may be helpful:

<https://housingrightscanada.com/>
<https://www.ontario.ca/laws/statute/06r17>
<https://www.legalclinic.ca/>

Best of luck – if you have further questions as it pertains to the condominium application please don't hesitate to reach out to either myself or Koren.

Thank you,

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
Fax: 613-257-8170
Website: www.carletonplace.ca



This email may contain privileged and confidential information intended only for the individual or entity named in the message. If the reader of this message is not the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If this communication was received in error, please notify us by reply email and delete the original message.

From: S C
Sent: Monday, January 29, 2024 1:37 PM
To: Niki Dwyer
Subject: Inquiry about 254 Lake Avenue demolition of building and conversion to subdivision

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you verify the source.

Hi,

I was wondering who to speak to about having our home not destroyed at 254 Lake Avenue West. They want to build expensive condominiums here/a subdivision which would push out all the current tenants and also take away 8 rent controlled units in Carleton Place.

I understand the owners want more money but there is plenty of land to develop their expensive condos on next to our building without demolishing a perfectly good and rent secured building. Rent secured buildings are becoming less and less and affordable housing is desperately needed I know but our owners are looking for maximum money for the smallest amount of space, not affordable housing.

I've never been in this situation but I'm desperately trying to figure out who to speak with about ours and our neighbors home being demolished all so the owner can make more money on less space.

We love Carleton Place, we moved here and to this building because it is the essence of what "small town" charm is.

If you've ever seen 254 Lake Avenue West, maybe you understand the beauty of the building.

Any direction as to who to speak to would be appreciated. Thank you for your time!

- Sonia M