

99 Christie Lake Road, Perth, ON K7H 3C6

Derek Crupi
Wintergreen Ridge

11.18.2024

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 second submission provided to the County on October 2, 2024.

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 Blocks for single detached, 10 Blocks 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 streets.

Following the release of the initial status letter, the developer met with the County and Town to discuss the proposed density requirements. It should be noted the revisions to the current draft plan has been moved from Block 40 to Block 41.



99 Christie Lake Road, Perth, ON K7H 3C6

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.

Agency Name	Date Received	Comments
Lanark County Public Works	November 6, 2024	<ul style="list-style-type: none">• Inquiry regarding the installation of a PXO on Lanark Street
Town of Carleton Place	November 6, 2024	<ul style="list-style-type: none">• Comments related to the need to revise the Planning Rationale Report• Comments related to servicing and stormwater
Mississippi Valley Conservation Authority (MVCA)	November 14, 2024	<ul style="list-style-type: none">• Comments related to Stormwater Management Report• MVCA will not comment on EIS
Canada Post	October 24, 2024	<ul style="list-style-type: none">• Comments related to identifying community mailbox locations
Algonquins of Pikwaganan	October 16, 2024	<ul style="list-style-type: none">• First Nations expressed interest however a Compensation Agreement was not in place between the two parties. Therefore the agency will not further engage.
Enbridge	October 17, 2024	<ul style="list-style-type: none">• No further comments other than the previously identified conditions
Hydro One	November 2, 2024	<ul style="list-style-type: none">• Comments were provided in the previous submission
Bell Canada	October 16, 2024	<ul style="list-style-type: none">• No further comments other than the previously identified conditions
Public	October 22, 2024	<ul style="list-style-type: none">• Comments related to heritage

Comments are received as of November 18, 2024 and are attached to this letter for ease of reference. All other agency comments have been



99 Christie Lake Road, Perth, ON K7H 3C6

previously provided in the last status letter. If you require the previous materials or have any questions please contact the undersigned.

Sincerely,



Koren Lam
Senior Planner
Lanark County

CC: Vithulan Vivekanandan, egis
Niki Dwyer, Lanark County
Diane Reid, Mississippi Valley Conservation Authority
Mike Dwyer, Lanark County



RE: 09-T-23007 - CP - 400 Lanark Street - Updated Submission

From Sean Derouin
Date Wed 11/6/2024 11:15 AM
To Koren Lam <klam@lanarkcounty.ca>

Hey Koren,

I don't have any comments on the updated submission. Will the developer we required to install the PXO at Lanark Street?

Thanks,

Sean

From: Koren Lam <klam@lanarkcounty.ca>
Sent: October 11, 2024 11:46 AM
To: Koren Lam <klam@lanarkcounty.ca>
Cc:
Subject: 09-T-23007 - CP - 400 Lanark Street - Updated Submission

Good Morning,

Lanark County has received an updated submission for **400 Lanark Street Draft Plan of Subdivision** in the **Town of Carleton Place**.

Please access the re-submission files through our shared folder: [📁 2nd Submission \(2024-10-11\)](#).

Additionally, files will be uploaded on our website: [Planning Notices & Consultation - Lanark County](#).

Should you require access to the preliminary files that were in the previous submission, please contact me for access.

A list of items are included in the re-submission folder:

- Comment Response letter, prepared by Egis, dated October 2, 2024
- Draft Plan of Subdivision, prepared by Egis, dated September 9, 2024
- Land Use Concept Plan, prepared by Egis
- Revised Environmental Impact Statement and Tree Preservation Plan, dated August 22, 2024
- Servicing Report, prepared by Egis, dated October 2024
- Revised Traffic Impact Statement, prepared by Egis, dated September 27, 2024

If you have any comments, please submit them to me by **Monday, November 12, 2024**.

RE: 09-T-23007 - CP - 400 Lanark Street - Public - Updated Submission

From Niki Dwyer

Date Wed 11/6/2024 3:16 PM

To Koren Lam <klam@lanarkcounty.ca>

Cc Mike Walker Jennifer Hughes

 1 attachment (158 KB)

Second Draft Comments - 400 Lanark Street Subdivision .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.

Hello Koren,

Please find attached the Town's comments in response to the 400 Lanark Street subdivision file.

Additional information is requested before a more detailed review can occur.

Thanks,

Niki Dwyer

From: Koren Lam

Sent: October 11, 2024 12:43 PM

To: Koren Lam

Subject: 09-T-23007 - CP - 400 Lanark Street - Public - Updated Submission

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Good Afternoon,

Lanark County has received an updated submission for **400 Lanark Street Draft Plan of Subdivision** in the **Town of Carleton Place**.

Please access the re-submission files on our website: [Planning Notices & Consultation - Lanark County](#)

A list of items are included in the re-submission folder:

- Comment Response letter, prepared by Egis, dated October 2, 2024
- Draft Plan of Subdivision, prepared by Egis, dated September 9, 2024

Corporation of the Town of Carleton Place

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



November 6, 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: Initial Comments – 400 Lanark St Subdivision (File - 09-T-23007)
Proponent – Wintergreen Ridge Ltd. (EGIS)

Ms Lam,

Further to the second 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:

- An updated Planning Rationale is necessary to evaluate the new proposed density and blocking layout. Please provide the document in the next submission for review. Town comments on the proposal's density, blocking and land uses will be provided following review of the updated Planning Rationale.
- The report needs to consider the impacts of adjacency of a new sensitive use to the existing industrial uses in accordance with the Ministry of Environment Land Use Planning Guidelines (D-Series). The review should also address whether additional studies are required in accordance with the guidelines (ie. Noise Attenuation Study).
- The applicant has requested confirmation of the status of the Town's relocation of the Household Hazardous Waste site to the Public Works yard immediately north of the site. The Town has applied for the Environmental Compliance Approval which is expected to be received in the spring of 2025. The tender for the project is scheduled to be released in January with construction anticipated in spring 2025. It should also be noted that the site is presently used for industrial operations by the Town of Carleton Place including the storage of snow and excess soils. The operation currently includes nuisance generating activities including excess noise, dust and odour from heavy equipment. These operations may occur either in the day or night and occur throughout the year.



Corporation of the Town of Carleton Place

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



SERVICING AND STORMWATER MANAGEMENT REPORT:

Sewer and Water

- *Sanitary and storm sewers should extend along the frontage of Block D and be serviced from Street B.*

Egis Response: Block 40 (formerly Block D) will have sanitary and water services extending to Townline Road. Storm runoff will be outlet through Block 41 and ultimately to the pond.

Town Comment: the Town's preference would be to have the on-site servicing extend through the drive aisle to service these lands to avoid cutting into Townline Road.

- *The site should be designed to provide 0.3m separation between the underside of footing and 100-year hydraulic grade line to avoid the need for sump pumps.*

Egis Response: Acknowledge. This will be confirmed during detailed design however it should be noted that sump pumps may be required.

Town Comment: Justification will need to be provided on why sump pumps are going to be required as it is not the Town's preference for any unit to utilize a sump pump. The justification can be included in the servicing report during detail design stage

- *A wet pond is not permitted; dry pond will be required with an oil grit separator. Discussions need to take place with adjacent developer to have one oil grit separator installed within the Lanark/Carleton Street development. The unit will need to be adequately sized to provide quality control for both sites.*

Egis Response: A dry pond is proposed within the wintergreen site. Upon coordination with the adjacent site, it was noted this site is to provide its own treatment unit.

Town Comment: Noted. Pond configuration will need to be revised to ensure the pond is only being utilized during large rain events. Given that the 80% T.S.S. removal for quality control cannot be met with an oil grit separator when utilizing the E.T.V. protocol as outlined in the Town's C.L.I. E.C.A. The proponent may wish to explore having the pond block utilize a bioswale or landscape ditch to provide further water quality. The 80% T.S.S. removal will need to be demonstrated within the servicing report with calculations. The Town also will not accept the use of the Jelly Fish OGS unit due to frequent maintenance requirements.

- *Watermain should be looped back to Edmund St. stub and not the hydrant as this is a private hydrant, the loop back to Street C should be removed. Boundary conditions will need*



Corporation of the Town of Carleton Place

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



to be evaluated by the Town's consultant to ensure this loop provides an adequate level of service.

Egis Response: The watermain has been updated to connect to the 150mm watermain on Edmund St.

Town Comment: Comment Carried until confirmation is made by Town's water consultant.

- The use of 2 watermain side by side if not acceptable. If the watermain cannot meet water demands in this location, then the size of the pipe shall be increased.
- Since the watermain will be extended along Edmund St., the Town would request that the developer extends the existing sanitary sewer on Edmund St. This would allow the current properties to be fully serviced. The developer should coordinate with the existing property owners to assess their interest in sharing the costs. This comment is for information purposes only and is not a condition of draft approval.
- A pathway around the perimeter of the pond will be required. There should also be a reinforced grass service road to permit heavy machinery to enter the bottom of the pond for maintenance.

Grading

- Further existing grading information to be provided for the existing properties along Townline Road during detail design stage to ensure that the rear yard drainage is not negatively affected with the raising of the existing ground from +/- 138.6 to 140.00

Miscellaneous

- *There will be applicable cost sharing components for the pump station upgrades as well as the benefit for the downstream sewer installation by the adjacent developer.*

Egis Response: Comment noted. Please provide additional information regarding the cost for the pump station for consideration.

Town Comment: Pumping station upgrades are being funded through development charges. Cost sharing attributed to utilizing the adjacent developer infrastructure will need to be coordinated between developers.

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

- Traffic Impact Statement



Corporation of the Town of Carleton Place

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



- Environmental Impact Statement and Tree Preservation Plan

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,

A handwritten signature in black ink, appearing to read 'Niki Dwyer', written over a white background.

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)



RE: 09-T-23007 - CP - 400 Lanark Street - Updated Submission

From Diane Reid

Date Thu 11/14/2024 11:55 AM

To Koren Lam <klam@lanarkcounty.ca>

Cc

 1 attachment (135 KB)

MVCA Technical Review Memo_Wintergreen Ridge Subdivision_09-T-23007_SWM_Rev-2_Oct 2024.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 do not have any comments on the EIS.

Regards,
Diane Reid

From: Koren Lam <klam@lanarkcounty.ca>

Sent: October 11, 2024 11:46 AM

To: Koren Lam <klam@lanarkcounty.ca>

Cc: VIVEKANANDAN Vithulan <Vithulan.VIVEKANANDAN@egis-group.com>; Derek Crupi <dcrupiltd@gmail.com>

Subject: 09-T-23007 - CP - 400 Lanark Street - Updated Submission

Good Morning,

Lanark County has received an updated submission for **400 Lanark Street Draft Plan of Subdivision** in the **Town of Carleton Place**.

Please access the re-submission files through our shared folder: [2nd Submission \(2024-10-11\)](#). Additionally, files will be uploaded on our website: [Planning Notices & Consultation - Lanark County](#)

Should you require access to the preliminary files that were in the previous submission, please contact me for access.

A list of items are included in the re-submission folder:

- Comment Response letter, prepared by Egis, dated October 2, 2024
- Draft Plan of Subdivision, prepared by Egis, dated September 9, 2024

To:	Diane Reid, Environmental Planner, MVCA
From:	Shabab Islam, Water Resources Engineer Assistant
RE:	SWMP review2 for Wintergreen Ridge Subdivision
MVCA File No.:	PCPSB-23
Munic. Ref. ID.:	09-T-23007
Date:	October 29, 2024

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

- Stormwater Management Report Wintergreen Ridge Subdivision, prepared by Egis Canada Ltd. revised October 2, 2024;
- Comment Response Letter – 400 Lanark Street, prepared by Egis Canada Ltd., dated October 2, 2024.

The above was reviewed with a focus on risks associated with natural hazards and any potential impact on the receiving watercourse. This memorandum highlights key observations and comments for consideration by the approval authority.

MVCA offers the following comments for your consideration:

1. Please justify the use of SCS Type III storm for the pre-development calculation vs SCS Type II for the post-development calculation.
2. In the Post-Development Drainage Plan diagram (Appendix B), please explain what the small blue arrow near EXT3 indicates.

Please note, in the detailed design phase, the report should include:

1. Detailed calculation of dry pond including 5-year and 100-year storm elevation, cross-sectional view, ensure adequate freeboard (0.3m from 100-year storm event to overflow elevation) and detailed design of the outlet control structure.
2. Detailed design of the underground chamber that is to be made for catchments EXT4 and EXT5, and its outlet control structure.
3. Demonstrate that ponding from EXT4 and EXT5 will not have any negative impacts on the proposed development or surrounding properties.

Should any questions arise, please contact the undersigned

Shabab Islam
Water Resources Engineer Assistant

RE: 09-T-23008 -CP- 254 Lake Ave W - Agency - Updated Submission

From DESLAURIERS, Peggy ·
Date Thu 10/24/2024 1:32 PM
To Koren Lam ·
Cc Jennifer Hughes

 2 attachments (1 MB)

Commenting-400LanarkstCommenting.doc; CMBlocations.pdf;

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Hi Koren,
Please see the attached commenting for the above mentioned sub division

Peggy Deslauriers
Delivery Planning, Canada Post
613-294-7629

From: Koren Lam <klam@lanarkcounty.ca>
Sent: Wednesday, October 23, 2024 10:50 AM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Bays, Eric <Eric.Bays@stantec.com>
Subject: Re: 09-T-23008 -CP- 254 Lake Ave W - Agency - Updated Submission

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[Report Suspicious](#)

Good Morning All,

Please note that the deadline for comments on this file is due today. Files are located in the shared folder link below. Additionally, we have posted files on our website: [Planning Notices & Consultation - Lanark County](#). If you have any comments, please submit your comments to me ASAP.

Thanks,

October 24, 2024

Jennifer Hughes, Planning Administrator
Town of Carleton Place
175 Bridge St
Carleton Place, On K7C 2V8

Dear Jennifer,

RE: **400 Lanark St 09-T-23007**

Thank you for contacting Canada Post regarding plans for a new subdivision in The town of Carleton Place. 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).

2 Sites located at the Side of Block H (Green Space)

2 Sites located at the side Block C(Green Space)

Site between Block F and E

Site at the side of Lot 1 on street A

Site located at the side of lot 99 on Lanark

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,

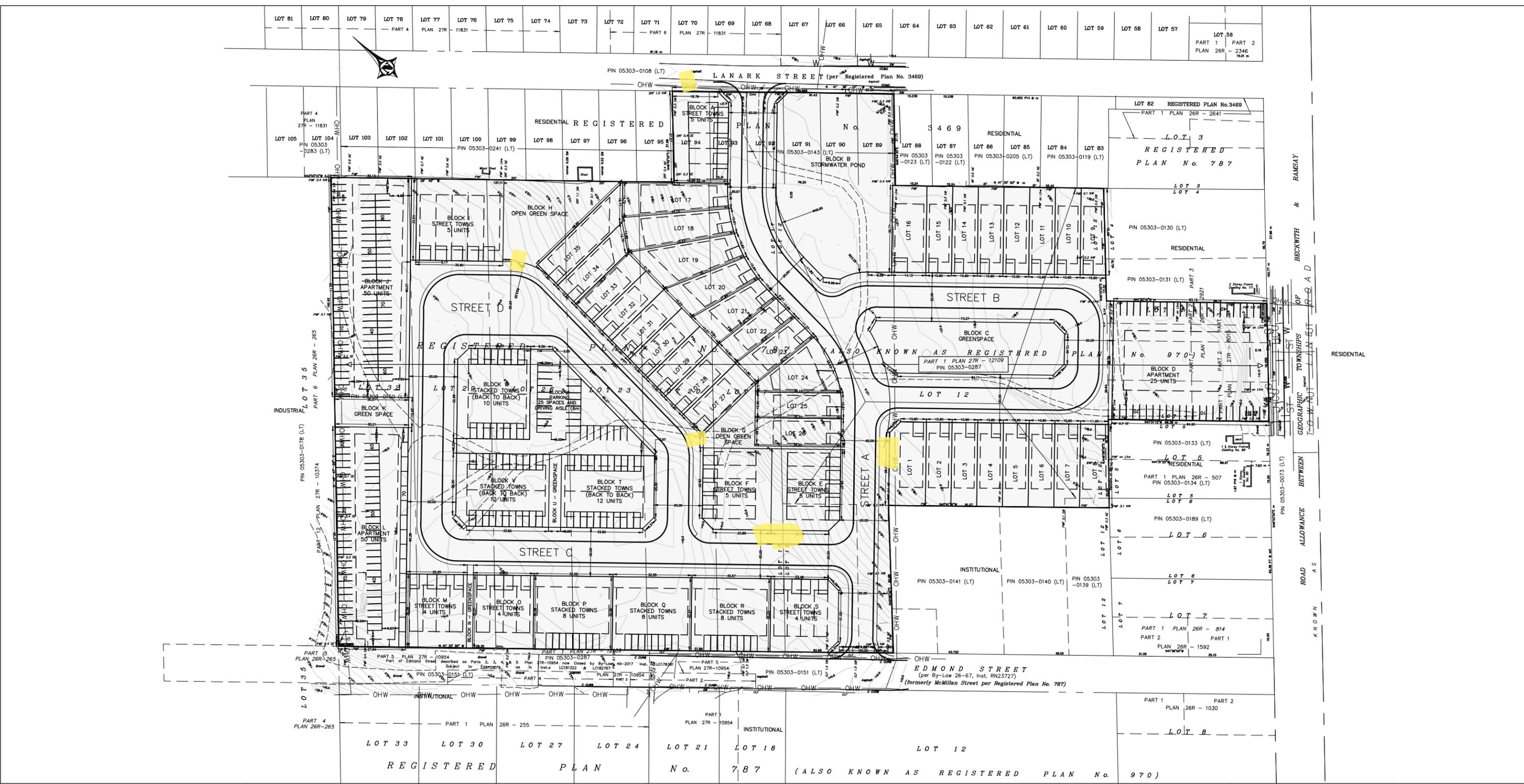
Peggy Deslauriers
Delivery Services Officer | Delivery Planning
P.O. Box 8037
Ottawa ON K1G 3H6

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]



DRAFT PLAN OF SUBDIVISION

400 LANARK STREET, CARLETON PLACE

LOTS 17, 20, 23, 26, 29 & 32 R PLAN 787 & LOTS 85 TO 94 R PLAN 3469, TOWN OF CARLETON PLACE, COUNTY OF LANARK

LANDPRO PLANNING SOLUTIONS INC.
110 James Street, Suite 204
St. Catharines, ON
289-687-3730
info@landproplan.ca

KEY MAP - NTS

LOT INFORMATION		AREA		DENSITY	
LOT	AREA	13	26	27	35
1	521.44m ²	13	378.59m ²	26	411.80m ²
2	364.95m ²	14	378.74m ²	27	354.18m ²
3	364.72m ²	15	378.89m ²	28	318.11m ²
4	364.50m ²	16	504.87m ²	29	318.11m ²
5	364.27m ²	17	548.37m ²	30	318.11m ²
6	364.05m ²	18	554.54m ²	31	318.11m ²
7	363.82m ²	19	581.34m ²	32	318.11m ²
8	406.00m ²	20	441.81m ²	33	318.11m ²
9	353.98m ²	21	402.71m ²	34	354.24m ²
10	378.13m ²	22	330.74m ²	35	505.15m ²
11	378.29m ²	23	354.72m ²		
12	378.44m ²	24	469.44m ²		
		25	375.88m ²		

LAND USE SCHEDULE		AREA		UNITS DENSITY	
LAND USE	AREA	UNITS	DENSITY		
RESIDENTIAL	34,622.39m ²	250	72.2 UPH		
SINGLE DETACHED	13,803.32m ²	35	25.4 UPH		
STREET TOWNHOUSE	5,866.80m ²	32	55.0 UPH		
STACKED TOWNHOUSE	6,352.31m ²	58	91.3 UPH		
APARTMENT	8,599.96m ²	125	145.3 UPH		
ROW	18,901.23m ²				
BLOCK B SWM POND	3,388.68m ²			BLOCK X PARKING	1,503.94m ²
BLOCK C GREEN SPACE	1,617.27m ²				
BLOCK G GREEN SPACE	377.26m ²				
BLOCK H GREEN SPACE	1,083.73m ²				
BLOCK K GREEN SPACE	377.93m ²				
BLOCK N GREEN SPACE	77.88m ²				
BLOCK U GREEN SPACE	150.00m ²				

	PARKING	# OF SPACES	SPACES REQUIRED FROM PARKING LOT
SINGLES		72	0
TOWNS		232	16
APARTMENTS		201	0

REQUIREMENTS OF THE PLANNING ACT, R.S.O. 1990 - SECTION 51(17):
 (A) SEE PLAN.
 (B) SEE PLAN.
 (C) SEE KEY MAP.
 (D) SEE LAND USE SCHEDULE.
 (E) SEE PLAN.
 (F) SEE PLAN.
 (G) SEE PLAN.
 (H) MUNICIPAL SERVICING.
 (I) SEE PLAN.
 (J) SEE PLAN.
 (K) MUNICIPAL SERVICING AVAILABLE.
 (L) NOT APPLICABLE.

OWNER'S CERTIFICATE:
 I HEREBY AUTHORIZE LANDPRO PLANNING SOLUTIONS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
 Natalie McGuire
 OWNER

DATE Sept. 27, 2023

REVISIONS

No.	Updates
1	26-05-2023 Adjusted lot sizes, created 1 lot.
2	07-06-2023 Added singles, stacked towns.
3	15-08-2023 Adjusted ROW, singles, street blocks, created larger lots and blocks.
4	22-08-2023 Adjusted singles lot lines
6	15-09-2023 Adjusted Town lot lines, added parking and building envelopes to apartments, towns and singles.

SURVEYOR'S CERTIFICATE:
 I HEREBY AUTHORIZE THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY SHOWN.
 John Lavelle
 SURVEYOR (MCINTOSH PERRY)

DATE Sept 26, 2023

SCALE: 1:1500

DATE: 09-26-2023

DRAWING NO: 1/1

PLOT: 11x17"

DESIGNED BY: MK

REVIEWED BY: MS

RE: 09-T-23007 - CP - 400 Lanark Street - Updated Submission

From Alanna Hein
Date Wed 10/16/2024 2:44 PM
To Koren Lam
Cc

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

Thank you for your email.

Please note that your email will be reviewed and follow up by our Consultation Department.

Alanna Hein

Manager, Political Operations

Chief and Council

Nigànizi Gamik

Algonquins of Pikwakanagan First Nation

1657A Mishomis Inamo

Pikwakanagan, Ontario

K0J 1X0

Phone: (613) 625-2800 ext: 228

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From: Koren Lam
Sent: October 11, 2024 11:46 AM
To: Koren Lam

Subject: 09-T-23007 - CP - 400 Lanark Street - Updated Submission

Good Morning,

Lanark County has received an updated submission for **400 Lanark Street Draft Plan of Subdivision** in the **Town of Carleton Place**.



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

October 17, 2024

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

Dear Koren,

Re: Draft Plan of Subdivision - Resubmission
Wintergreen Ridge Ltd
400 Lanark St
County of Lanark
File No.: 09-T-23007

Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).

Please always call before you dig, see web link for additional details
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

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.

Lanark County - 400 Lanark St - 09-T-23007

From AMIN Pranav ·

Date Fri 10/25/2024 4:02 PM

To Koren Lam

 1 attachment (524 KB)

Lanark County - 400 Lanark St - 09-T-23007 ;

Hi,

I hope this email finds you well.

I have attached the old comments for your reference.

Thank you.

Regards,

Pranav Amin

Real Estate Assistant

Hydro One Networks Inc.

185 Clegg Road, Markham, ON, L6G 1B7

Pranav.Amin1@HydroOne.com

Koren Lam

From: ARABIA Gabriel
Sent: November 2, 2023 1:41 PM
To: Koren Lam
Subject: Lanark County - 400 Lanark St - 09-T-23007

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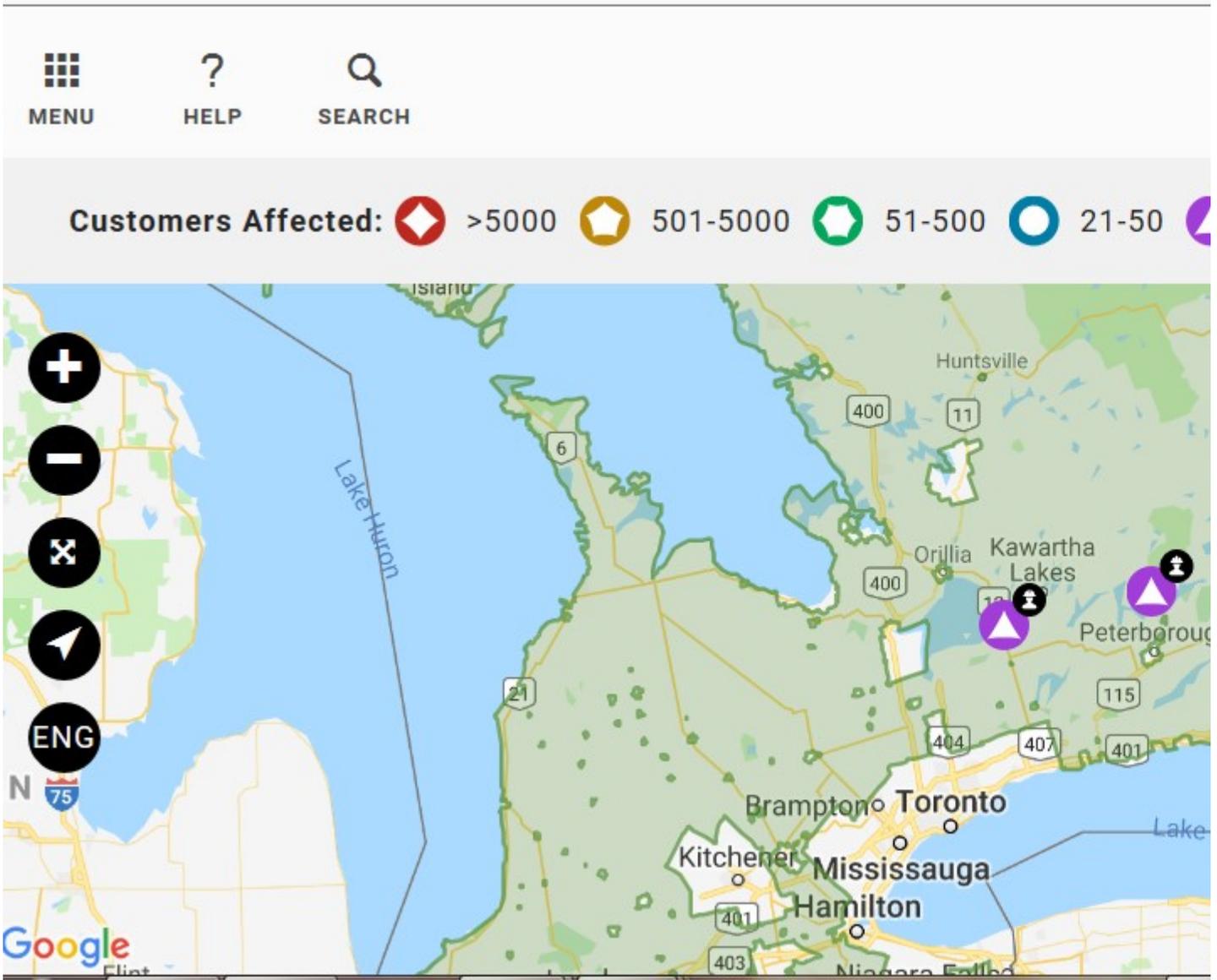
Hello,

We are in receipt of your Plan of Subdivision application, 09-T-23007 dated October 25th, 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

Draft Plan of Subdivision (09-T-23007), 400 Lanark St., Carleton Place

From PrimeCities

Date Wed 10/16/2024 6:30 AM

To Koren Lam

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.

Bell

10/16/2024

Koren Lam

**Carleton Place
Lanark (County)**

Attention: Koren Lam

**Re: Draft Plan of Subdivision (09-T-23007), 400 Lanark St., Carleton Place; Your File No. 09-T-23007
Our File No. DTS: 37997 / Circ: 44534**

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,

The Bell logo, consisting of the word "Bell" in a bold, sans-serif font.

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

Re: 09-T-23007 - CP - 400 Lanark Street - Public - Updated Submission

From Koren Lam

Date Tue 10/22/2024 9:16 AM

To Tami Allison

Cc Mike Dwyer ; Niki Dwyer

Hi Tami,

My apologies for the delay in response to your message.

You can find the developer's initial response to your comment here: [October 2024 Submission > Comment Response Letter > Page 14 > Public Comment #2](#)

I spoke with the Director of Planning at the Town and she mentioned typically fencing between new subdivisions with high density and existing established dwellings use an 8" high solid wooden fence. The fence is off-set 0.3m within the development lands and is the property of the new owners.

I note that your property is heritage designated and will ensure the developer is aware of your concerns. I'll also circulate this to the Ministry that oversees Heritage to see if they have any further comments. Your comments will be included in the status letter (Compilation of Agency Comments) to be tentatively provided at the end of the circulation commenting period on November 12.

Please let me know if you have any further comments.

Thanks

Koren

From: Tami Allison

Sent: Wednesday, October 16, 2024 8:28 AM

To: Koren Lam

Subject: Re: 09-T-23007 - CP - 400 Lanark Street - Public - Updated Submission

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.

Dear Ms Lam

Can you kindly send me the section you mentioned with regard to the fence (hedge) isolating my property (111 Townline) from this huge development. You mentioned that it had been addressed but I'm having difficulty finding it in the proposal. I would like details such as materials used, height and length and any other information pertaining to this issue. My property is designated heritage and I

wonder if the provincial department in charge is aware of the development and any impact it may have on foundation, structure etc from blasting.

Very best regards

Tami Allison

Sent from my iPhone

On Oct 11, 2024, at 9:42 AM, Koren Lam <klam@lanarkcounty.ca> wrote:

Good Afternoon,

Lanark County has received an updated submission for **400 Lanark Street Draft Plan of Subdivision** in the **Town of Carleton Place**.

Please access the re-submission files on our website: [Planning Notices & Consultation - Lanark County](#).

A list of items are included in the re-submission folder:

- Comment Response letter, prepared by Egis, dated October 2, 2024
- Draft Plan of Subdivision, prepared by Egis, dated September 9, 2024
- Land Use Concept Plan, prepared by Egis
- Revised Environmental Impact Statement and Tree Preservation Plan, dated August 22, 2024
- Servicing Report, prepared by Egis, dated October 2024
- Revised Traffic Impact Statement, prepared by Egis, dated September 27, 2024

If you have any comments, please submit them to me by **Monday, November 12, 2024**.

Please do not hesitate to contact me should you have any questions about the application or issues accessing the file.

Thanks,

Koren Lam
Senior Planner

Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6
613-267-4200 x 1505
klam@lanarkcounty.ca
www.lanarkcounty.ca

<Outlook-A close-up.png>

Confidential: This email and any attachments transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you

James Dunlop House

Location

Street Address:	111 Town Line East
Latitude:	
Longitude:	
Municipality:	Town of Carleton Place
County/District:	County of Lanark

History

Construction end:	1853
Historical function category:	Residence
Historical function type:	Single dwelling

Documents

OHA section	Document category	Document type	Bylaw number	Date enacted	Full force date	View PDF
Council Decisions	Individual Designations	Bylaw to designate (registered)/Sec 29	4-79	January 8, 1979		1657-en.pdf (379.30 KB)
Council Decisions	Individual Designations	Notice of intention to designate/Sec 29		January 8, 1979		1658-en.pdf (318.07 KB)

Comment on this page





An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

W. KEITH MORRIS, A.M.C.T.
CLERK-TREASURER



CORPORATION OF
CARLETON PLACE

175 BRIDGE ST. PHONE 257-3101
TOWN HALL
CARLETON PLACE, ONTARIO
K7C 2V8

January 12, 1979

Ontario Heritage Foundation
77 Grenville Street
Queen's Park
Toronto, Ontario
M7A 1E8

Gentlemen:

Please find enclosed four By-laws passed by the Council of the Corporation of the Town of Carleton Place on the 8th day of January 1979:

- 1) No. 2-79 Designate Rosamond House
- 2) No. 3-79 Designate David Findlay House
- 3) No. 4-79 Designate James Dunlop House
- 4) No. 5-79 Designate Roy Bates House

Yours truly,

G. Dickie, Secretary
L.A.C.A.C.

Encl.



A BY-LAW OF THE CORPORATION OF THE TOWN OF CARLETON PLACE to designate the property known municipally as the James Dunlop House, 111 Town Line East, Carleton Place as being of historical and architectural value or interest

WHEREAS the Ontario Heritage Act S.O. 1974, Chap 122 as amended by 1975, chap 87, Part IV provides that the council of a municipality may designate a property within the boundaries of the municipality to be of historical and/or architectural value or interest and

WHEREAS Notice of Intent to designate said property has been given in accordance with said Act, Part IV, Sect 29, subsection 3.4, and

WHEREAS no objection to the proposed designation has been served on the clerk of the municipality

NOW THEREFORE the Council of the Corporation of the Town of Carleton Place enacts as follows:

1. There is designated as being of historical and architectural value the property known as the James Dunlop House, more particularly described as 111 Town Line East, Carleton Place, Ontario, Plan 970, part of Lot 4, Section B

Reasons for Designation:

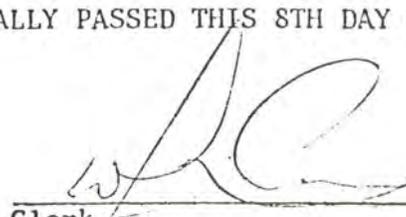
The house is significant as an example of a frame clapboard structure in the southern colonial style of architecture with its two storey columned porch running the width of the house. It is a unique style of building type, unparalleled in the Town of Carleton Place. It was built in 1853 by James Dunlop, a descendant of 1821 settlers of Ramsay Township whose family was in the millwright and construction business in Carleton Place for approximately one hundred years.

2. The municipality is hereby authorized to cause a copy of this by-law to be registered against the property in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST, SECOND AND THIRD TIMES AND FINALLY PASSED THIS 8TH DAY OF JANUARY 1979



Mayor



Clerk