

99 Christie Lake Road, Perth, ON K7H 3C6

Benjamin Clare, MCIP, RPP
Senior Planner, GEMTEC
11 Arkerley Blvd Suite 450
Dartmouth, Nova Scotia

2025.08.08

Via email - benjamin.clare@gemtec.ca

Status Letter for a Draft Plan of Condominium - Meadow Ridge
Block 213, Plan 27M-81, Town of Carleton Place
County File No. 09-CD-25001

Dear Ben,

Lanark County received an application for a Draft Plan of Condominium – Common Elements in the Town of Carleton Place and was deemed complete on May 9, 2025. Notice was issued on May 26 with a comment deadline of July 10. The purpose of the Status Letter is to consolidate all agency and public comments received to allow you to comprehensively review and respond.

A summary of the agency and public comments is included below. This represents all comments received as of August 8. Complete versions of each correspondence are attached to this letter and are to be reviewed in full.

Please note in the interest of time, this letter is being issued without the comments from the Town of Carleton Place. The Town's comment remain under development and review and will be issued as a supplemental letter once received.

Agency Name	Date Received	Comments
Lanark County Planning Department	August 8, 2025	Comments related to shared infrastructure, easements, and plan of condominium



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Agency Name	Date Received	Comments
Town of Carleton Place	N/A	N/A
Mississippi Valley Conservation Authority (MVCA)	July 10, 2025	Comments related to Stormwater Management report
Alderville First Nation	June 16, 2025	Comments related to engagement
Enbridge	May 30, 2025	Provided standard development conditions
Hydro One	June 10, 2025	Provided standard comments that the development is located in a low voltage area
Public (7)	June 10 - July 11, 2025	Comments related to general notification, traffic, built form

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 identifies each outstanding agency comment or concern, itemized by issue and grouped by agency, and details how the updated submission has considered or addresses them, pointing to the relevant drawing or document where applicable.
- a document that summarizes the full scope of public comments grouped by issue type and a response as to how the application or updated submission has duly considered or addressed the issue.
- the associated documents, drawings and updated reports

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- a link to a location where the documents can be reviewed and retrieved, valid for a minimum of 15 days.

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

Sincerely,



Koren Lam
Senior Planner
Lanark County

CC: John Angelosante, Pegasus Developments Ltd.
Niki Dwyer, Town of Carleton Place



99 Christie Lake Road, Perth, ON K7H 3C6

Benjamin Clare, MCIP, RPP
Senior Planner, GEMTEC
11 Arkerley Blvd Suite 450
Dartmouth, Nova Scotia

2025.08.08
Via email - benjamin.clare@gemtec.ca

Lanark County Planning Comments on Meadow Ridge Condominium
Block 213, Plan 27M-81, Town of Carleton Place
County File No. 09-CD-25001

Dear Ben,

Lanark County has received the first submission for Meadow Ridge Condominium in the Town of Carleton Place. County Planning Department staff have undertaken a preliminary review of the material provided in the submission and provide the following comments:

General

- The County needs to consider planning implications of a development as a whole and at this stage we strongly recommend the Applicant submit the Development Permit Application which will determine the actual number and location of Parcels of Tied Land (POTL). The scope and scale of the development must be contemplated and determined prior to creating the Parcels of Tied Land (POTL).
- In all future documents and updates, "units" should be referred to as Parcels of Tied Land (POTL).
- Please provide a copy of all studies and reports relied on in the making of the application and/or referenced in the reports provided. For example, references are made to various reports used in the Meadow Ridge Subdivision in the Serviceability Report by Novatech.



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Plan of Condominium

- POTL 69-77: Please clarify the extent of the Condominium Corporation's responsibility of and aspect of the access to the POTL or any infrastructure within the public ROW and please verify if these POTL's will be tied to the common element private road and other common elements

Planning Rationale

- Please provide a table that outlines the number and location of easements to be conveyed to parties
- Please clarify the full range of infrastructure that will form a part of the common elements of the condominium. The application as made only identifies a road. It is assumed that other services and related infrastructure, such stormwater, storm swales within POTL, drinking water, hydrants, sidewalks, streetlighting and sewage will also form part of the common elements. Please verify and list all anticipated common services and infrastructure.
- Will all POTLs be commonly responsible for all informative services, or will responsibility be differentiated based on location or other factors?
- Please clarify the operationalization of the Condominium Corporation such as responsibilities for garbage collection services, landscaping, snow plowing etc. Please also verify you do not intend to have lands within the Block set aside for common shared services apart from the private road block.
- How will the Condo Corporation enforce parking outside of visitors parking and on private roads?

Next Steps

As noted in the Status Letter, the County requests that the applicant review all correspondence received from agencies and the public. To help with issue identification, response, and follow-up, the applicant should compile two separate tables/documents for agency and public comments:

- Identifies each comment in an itemized order



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- Provides a column for the applicant's response or explanation of how each issue has been addressed in the updated submission (or will be addressed later, if applicable)
- References the specific updated document or report where more details can be found

Should you have any questions, please contact the undersigned.

Sincerely,



Koren Lam
Senior Planner
Lanark County

Cc: John Angelosante, Pegasus Development
Niki Dwyer, Town of Carleton Place



Koren Lam

From: Diane Reid <dreid@mvc.on.ca>
Sent: Thursday, July 10, 2025 2:43 PM
To: Koren Lam
Cc: Benjamin Clare; John Angelosante; Niki Dwyer; Mike Dwyer; Jacob Perkins; Ben Dopson
Subject: RE: 09-CD-25001 - Meadow Ridge Condominium - Notice of Complete Application & Consultation
Attachments: 25-CP-CD MVCA Comment Letter_Meadowridge Condo_Jul 2025.pdf; MVCA Technical Review Memo_Meadow Ridge Condominium_SWMP Review1_June 2025.pdf

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Hi Koren,

Attached is MVCA's review of the subject application, including our technical review of the SWMP.

Regards,
Diane Reid

Conservation Partners Partenaires en conservation



25-CP-CD

July 10, 2025

Koren Lam
County of Lanark
99 Christie Lake Rd.
Perth, Ontario K7H 3C6

Dear Ms. Lam:

Re: Meadow Ridge Condominium Application - 09-CD-25001
Town of Carleton Place
Hooper St
Pegasus Development Ltd.

Mississippi Valley Conservation Authority (MVCA) has reviewed the above noted application 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 (Advisory Role);
- 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)

The following documents have been considered as part of our review:

- *Condominium Plan* (Fairhall Moffatt & Woodland, no date);
- *Serviceability Report* (Novatech, Oct 10, 2024)

PROPOSAL

According to the Notice, *The subject property is approximately 1.39 ha (3.43 acres) and is currently vacant. Block 213 was created as a "multiple residential block" in the Meadow Ridge Subdivision (County File No. 09-T-09001) by the same Owner, which was registered in 2018. The current application is for a Plan of Condominium that proposes to create a private road that would service a proposed 77 single detached dwellings. The proposed Plan of Condominium is limited to the creation of a private road as a common element tied to future residential lots, also known as parcels of tied land (POTLs)...The details of the proposed POTLs and dwellings will be reviewed by the Town of Carleton Place through the Part Lot Control and Development Permit process.*

PROPERTY CHARACTERISTICS

According to a review of GIS mapping and aerial imagery, there are no features on site, within the scope of MVCA's review. However, we understand that stormwater will be directed to a tributary of Lavallee Creek (*Central Drain*) before outletting to an existing stormwater pond.

REVIEW

The objective of MVCA's natural hazards review is to ensure that the control of *flooding* and *erosion* is not impacted by the proposed development. This includes impacts to wetlands, watercourses, slope stability, and unstable soils.

Stormwater Management Plan (SWMP)

The *Serviceability Report* provides the following summary for the proposed SWMP:

- *The proposed storm sewer system is to connect to the existing 750mm diameter storm sewer system in Hooper St.*
- *Storm flows will be attenuated through the implementation of inlet control devices in the proposed catchbasins.*
- *As per existing conditions a major overland flow route is provided to Hooper Street.*
- *Quality, and Quantity control of stormwater will be provided in the downstream SWM facility.*

We also understand that post-development peak flows will be controlled to pre-development rates for all storms up to and including 100-year storm events.

The SWMP has been reviewed by MVCA's Water Resources Engineer, with a focus on stormwater quantity management and any potential flooding and erosion impacts on receiving watercourse(s). Refer to the attached *MVCA Technical Review Memo_Meadow Ridge Condominium_SWMP Review1_June 2025.pdf* for details of this review.

MVCA Ontario Regulation 41/24 (Regulatory)

Pursuant to ONTARIO REGULATION 41/24, *Prohibited Activities, Exemptions and Permits*, written permission is required from MVCA prior to the following any alterations to the tributary of Lavallee Creek, including crossings, outlets, and realignments.

Mississippi-Rideau Source Protection

No areas or matters of significance under the Mississippi-Rideau Source Protection Plan have been identified.

RECOMMENDATIONS AND CONCLUSIONS

Prior to moving forward, MVCA recommends the following:

1. Address all recommendations in MVCA's review of the stormwater management plan (refer to the attached *MVCA Technical Review Memo_Meadow Ridge Condominium_SWMP Review1_June 2025.pdf*)

NOTES

We advise consultation with Fisheries and Oceans Canada (DFO) <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html> prior to conducting any work within the tributary of Lavallee Creek, in order to assess potential impacts to fish habitat. Authorization from DFO may be required for such work.

Should any questions arise please do not hesitate to call. Please advise us of the Committee's decision in this matter.

Best regards,

A handwritten signature in cursive script that reads "Diane Reid".

Diane Reid
Environmental Planner

c.c. Niki Dwyer, Town of Carleton Place, email
Benjamin Clare, Gemtec, Agent, email

To:	Diane Reid, Environmental Planner
From:	Shabab Islam, Water Resources Engineer Assistant
RE:	SWM Engineering Review of the Proposed Condo Development for Block 213 Meadow Ridge Subdivision in the Town of Carleton Place, Ontario
MVCA File No.:	PCPSB-25
Munic. Ref. ID.:	09-T-CD-25001
Date:	June 24, 2025

Mississippi Valley Conservation Authority (MVCA) has been circulated the following reports regarding the above Draft Plan of Condo Application:

- Serviceability Report - Block 213 Meadow Ridge Town of Carleton Place, prepared by Novatech, dated October 10, 2024; and
- Site Plan

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

Location

The site is approximately 1.39 ha in size and is located between Hooper Street to the west and Antonakos drive to the east. The proposed development includes constructing seventy-seven single unit condos with two private roads.

Stormwater Control Criteria

The stormwater management criteria for the subject site includes:

- Storm sewers designed to convey the 1:5-year post-development peak flow
- Overland flow to be confined within the defined drainage easements for all storms up to and including the 1:100-year event.
- Control post-development flows to pre-development levels for storms up to and including the 1:100-year event.

Servicing and Stormwater Management Report Summary

Existing conditions: The site is currently undeveloped and has been cleared and grubbed. The topography of the site is generally flat with a gradual slope from west to east.

Proposed stormwater management: The site is proposed to be serviced by an on-site storm sewer system, which will connect to the existing storm sewers at Hooper Street. The existing storm sewer outlets to Lavallee Creek SWM Facility. ICDs would also be placed at roadways and rear yards.

Post-development conditions: Runoff from storms exceeding the 5-year peak flow are to be controlled in the road sags and rear yards where the required storage is calculated to be 91 m³.

Comments

MVCA offers the following comments for your consideration:

1. Please provide a grading plan showing:
 - a. Overland flow directions
 - b. 100-year event ponding areas with elevation
2. In the Serviceability Report, it is mentioned in section 7.2, "Controlling peak flows to the 5-year storm event will require an on-site storage volume of 91m³". In table 7.1, storage required for the 100-year event is shown to be 91m³. Please revise and confirm.
3. Please show a detailed calculation of Peak Flow and Storage Required.
4. Please provide a diagram showing the major system flow and its ultimate discharge point (confluence with Lavallee Creek). Also, please confirm if any localized flooding or erosion is expected at the confluence during a 100-year event.
5. In the report, the stormwater control criteria mention overland flow to be confined within the defined drainage easements for all storms up to and including the 1:100-year event. Therefore, please calculate the required and provided storage for the 1:100-year storm event.
6. Please show/calculate the actual and allowable release rate for the subject property.
7. In the report, it is mentioned in section 7.3.1, "Refer to Appendix D for report excerpts...", but Appendix D has not been provided.
8. In Appendix C, Storm Sewer Design Sheet, calculations for storm sewer design are provided but no corresponding map that shows the labeled manholes and catchbasins are provided.
9. Please provide details of the ICDs to be used at the site.

Please address any questions to the undersigned.

Shabab Islam
Water Resources Engineer Assistant

Koren Lam

From: Julie Kapyrka <jkapyrka@alderville.ca>
Sent: Monday, June 16, 2025 1:07 PM
To: Koren Lam
Cc: Taynar Simpson
Subject: Meadow Ridge Condo
Attachments: 09-CD-25001 - Meadow Ridge Condominium - Notice of Complete Application - May 2025.pdf

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Aaniin Koren,

Please see attached.

Miigwech,

Dr. Julie Kapyrka
Consultation Manager



Administration Office
11696 Second Line Rd.
Roseneath, ON K0K 2X0
Office: 905-352-2662
jkapyrka@alderville.ca



ALDERVILLE FIRST NATION

11696 Second Line Road
Roseneath, Ontario K0K 2X0
Phone: (905) 352-2011
Fax: (905) 352-3242
www.alderville.ca

Chief: Taynar Simpson
Councillor: Dawn Marie Kelly
Councillor: Lisa McDonald
Councillor: Nora Sawyer
Councillor: Jason Marsden

VIA E-MAIL

June 16, 2025

Koren Lam, Senior Planner
Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6
Email: klam@lanarkcounty.ca

Dear Koren Lamb,

RE: 09-CD-25001 - Meadow Ridge Condominium - Notice of Complete Application

I would like to acknowledge receipt of your correspondence, which was received May 26th, 2025, regarding the above noted project.

As you may be aware, the area in which this project is proposed is situated within the Traditional and Treaty Territory of Alderville First Nation. Our First Nation's Territory is incorporated within the Williams Treaties Territory and was the subject of a claim under Canada's Specific Claims Policy, which has now been settled. All 7 First Nations within the Williams Treaties have had their harvesting rights legally re-affirmed and recognized through this settlement (2018).

In addition to Aboriginal title, Alderville First Nation rights in its Reserve and Traditional Territory and/or Treaty Territory include rights to hunt, fish and trap, to harvest plants for food and medicine, to protect and honour burial sites and other significant sites, to sustain and strengthen its spiritual and cultural connection to the land, to protect the Environment that supports its survival, to govern itself, sustain itself and prosper including deriving revenues from its lands and resources, and to participate in all governance and operational decisions about how the land and resources will be managed, used and protected.

Alderville First Nation is requiring a File Fee for this project in the amount of \$300.00. This Fee includes administration, an initial meeting, project updates as well as review of standard material and project overviews. Depending on the number of documents to be reviewed by the Consultation Department, additional fees may apply. **Please make this payment to Alderville First Nation and please indicate the project name or number on the cheque.** If you do not have a copy of Alderville First Nation's Consultation Protocol, it is available at: alderville.ca/wp-content/uploads/2017/02/AFNProtocol2.pdf. Please note that the mapping in this document needs updating to reflect the Williams Treaties First Nations Settlement Agreement 2018.

Proudly working together to build a prosperous and healthy environment that promotes independence, honours and respects our values, and enhances our way of life.

In order to assist us in providing you with timely input, please provide us with a Notice of Request to Consult containing relevant information and material facts in sufficient form and detail to assist Alderville First Nation to understand the matter in order to prepare a meaningful response. Guidance for giving notice can be found on pages 11-12 of our Consultation Protocol. Based on the information that you have provided us with respect to the notice of **09-CD-25001 - Meadow Ridge Condominium - Notice of Complete Application**, Alderville First Nation may require a mutual agreement to establish a special consultation process for this project. After the information is reviewed it is expected that you or a representative will be in contact to discuss this matter in more detail and possibly set up a date and time to meet with Alderville First Nation in person or virtually.

Although we have not conducted exhaustive research nor do we have the resources to do so, there may be the presence of burial or archaeological sites in your proposed project area. Please note, that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains, or other such evidence of a native burial site or any other archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the *Cemeteries Act* to notify the nearest First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately.

Furthermore, Alderville First Nation also has available, trained Archaeological Liaisons who can actively participate in the archaeological assessment process as a member of a field crew, the cost of which shall be borne by the proponent. Alderville First Nation expects engagement at Stage 1 of an archaeological assessment, so that we may include Indigenous Knowledge of the land in the process. We insist that at least one of our Archaeological Liaisons be involved in any Stage 2-4 assessments, including test pitting, and/or pedestrian surveys, to full excavation.

Although we may not always have representation at all stakeholders' and rights holders' meetings, it is our wish to be kept apprised throughout all phases of this project.

Should you have further questions or if you wish to hire a Liaison for a project, please feel free to contact Julie Kapyrka, Consultation Manager, at 905-352-2662 or via email at jkapyrka@alderville.ca.

Yours sincerely,



Chief Taynar Simpson
Alderville First Nation



Municipal Planning,
Engineering

tel 416 495 5180
municipalplanning@enbridge.com

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

May 30, 2025

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

RE: Draft Plan of Condominium
Pegasus Development Ltd. (Meadow Ridge Condominium)
Block 213, Plan 27M-81, Town of Carleton Place
County of Lanark
File No.: 09-CD-25001

Dear Koren,

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 signify an approval for the site/development.

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning

Koren Lam

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: Tuesday, June 10, 2025 10:50 AM
To: Koren Lam
Subject: Lanark County - Block 213, Plan 27M-81 - 09-CD-25001

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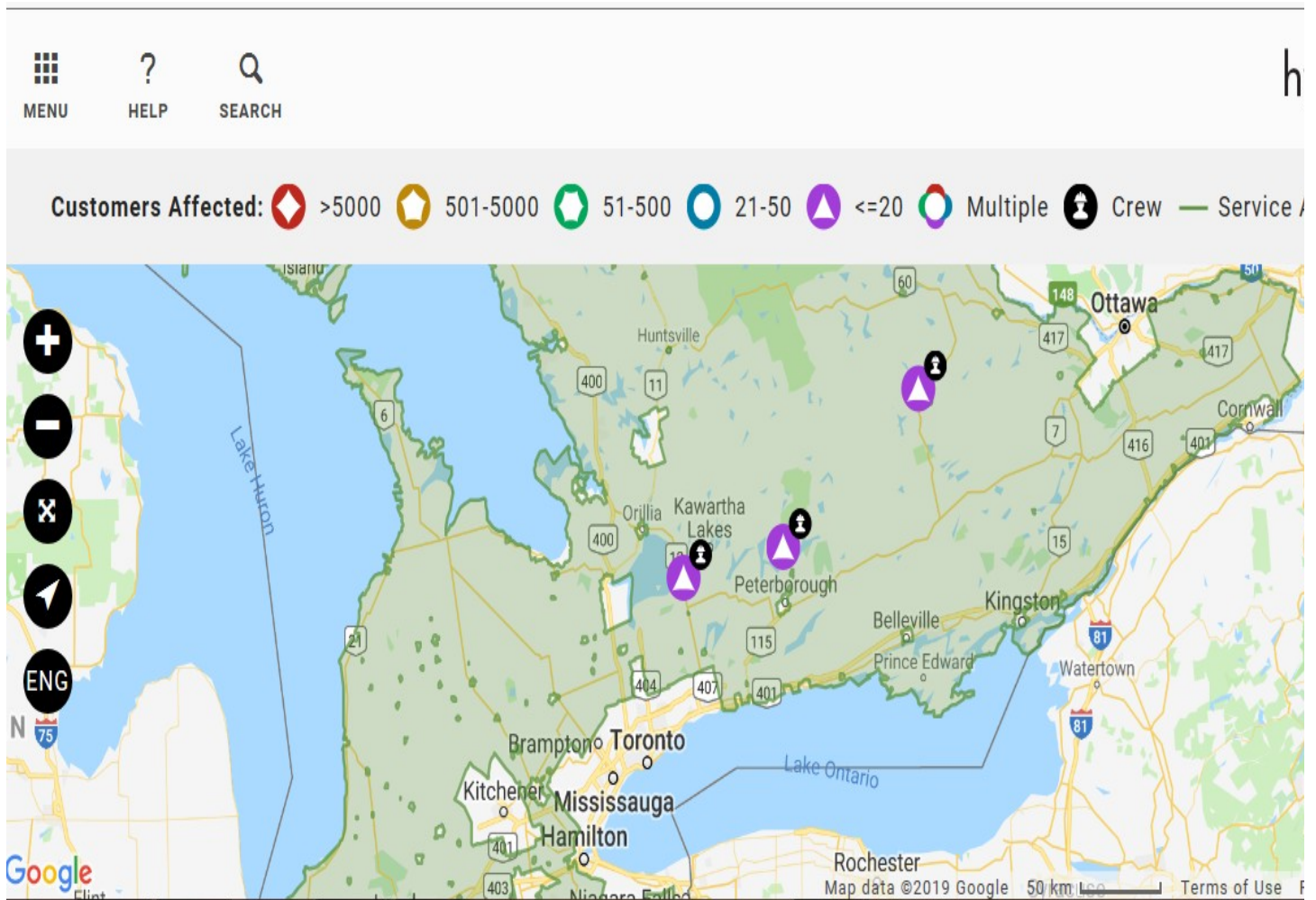
Hello,

We are in receipt of your Application for Subdivision, 09-CD-25001 dated 2025-05-26. 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,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

Koren Lam

From: Mark Fillier
Sent: Tuesday, June 10, 2025 3:41 PM
To: Koren Lam
Subject: County File No. 09-CD-25001

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Please add me to the list for any updates for this file.

Mark Fillier

Thank you

Mark Fillier

Koren Lam

From: MARK HENNIGAR
Sent: Wednesday, July 9, 2025 11:08 AM
To: Koren Lam
Cc: Lisa Rochon
Subject: County File No. 09-CD-25001

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Good morning,

I would like to request that I be included with respect to any updates/progress on the above file.

Please advise if anything further is required for me to receive updates/progress correspondence.

Thank you,

Mark
Sent from my iPhone

Koren Lam

From: Victoria Janveau
Sent: Wednesday, June 11, 2025 9:42 PM
To: Koren Lam
Subject: County File No. 09-CD-25001.

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I would like to receive updates on this proposed development

Thank you!

Koren Lam

From: Victoria Janveau
Sent: Wednesday, July 9, 2025 4:12 PM
To: Koren Lam
Subject: Re: County File No. 09-CD-25001.

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Subject: Formal Opposition to Proposed Development of 77 Single-Family Units by Pegasus Development / Olympia Homes

Hello,

I am writing on behalf of myself and concerned residents of our community to express formal and unequivocal opposition to the proposed development of 77 single-family “affordable living” units within our neighborhood, led by Pegasus Development / Olympia Homes.



Community Character and Architectural Disruption

Our neighborhood was designed with intention and distinction as a higher-end residential enclave. Featuring a beautiful splash pad, tranquil walking pond, and a cohesive architectural style, it reflects both charm and thoughtful planning. The proposed units, in contrast, bear a starkly modern design—box-like, vertically imposing, and architecturally incompatible with the established character of our homes. Their significant height and density would overshadow existing properties, disrupt visual harmony, and cast literal and figurative shadows over what residents have worked hard to preserve.



Impact on Property Values and Community Image

The introduction of a mismatched high-density housing cluster in the heart of this neighborhood will undoubtedly affect the market value of surrounding homes. Real estate professionals widely agree that abrupt shifts in architectural style or neighborhood cohesion can lead to devaluation, especially when new construction towers over existing homes and lacks continuity in design or quality.

Importantly, our subdivision is the *first residential neighborhood* visitors encounter when arriving from Ottawa. It serves as an unofficial gateway to our town—a representation of our community’s pride, planning values, and livability. Allowing incompatible development in this prominent location threatens not just local property values, but the broader perception of the town itself.



Safety Risks Due to Limited Egress

Equally critical are the safety risks. This subdivision was designed with only two exit routes, both funneling onto the same main road. This outdated infrastructure poses substantial danger in emergency

scenarios, obstructing access for first responders and impeding evacuation. High-traffic congestion, natural disasters, or public safety incidents would expose a severe flaw in current planning—one that would be compounded by any increase in population density.

City planning best practices recommend multiple access points to support traffic flow and emergency preparedness. This proposal disregards those standards, increasing risk for current and future residents alike.

Builder Reputation and Ethical Concerns

The builder's reputation further undermines trust in this proposed development. Pegasus Development / Olympia Homes aggressively marketed and sold numerous homes during the COVID-19 pandemic and interest rate surge, only to abandon projects midstream—returning deposits and leaving homes unfinished. For over two years, several properties have sat vacant, sheathed in Tyvek, missing driveways, landscaping, or even basic completion—raising serious questions about construction quality, follow-through, and community responsibility.

Compounding this issue is the conduct of the builder's owner, who made a bid for mayoral office—widely viewed by residents as an attempt to expedite business permits and influence regulatory decisions for personal gain. Such actions call into question the integrity behind this proposal and whether it serves the public good or private interest.

Recommendation for Responsible Development

We are not opposed to growth—but we strongly advocate for development that:

- Respects architectural continuity and neighborhood scale
- Prioritizes traffic and emergency safety
- Maintains and enhances property values
- Demonstrates accountability, transparency, and a proven track record

We urge the planning committee to reject this proposal in its current form, and request that any revised plan include public consultation, infrastructure assessment, and an independent impact study regarding traffic, real estate, and emergency services.

Thank you for your time and attention to this matter.

Sincerely,

Victoria Janveau

https://www.insideottawavalley.com/news/developer-andreas-foustanelas-enters-race-for-carleton-place-mayor/article_c8fce664-1088-58c8-b6c5-eb84c2e15c16.html

<https://www.ctvnews.ca/ottawa/article/carleton-place-homes-sold-for-400000-under-original-selling-price/>



On Wed, 11 Jun 2025 at 21:41, Victoria Janveau

wrote:

I would like to receive updates on this proposed development

Thank you!

From:

Sent: June 13, 2025 12:37 PM

To: Koren Lam <klam@lanarkcounty.ca>

Subject: County File # 09-CD-25001

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I wish to be informed and provided updates regarding this proposed plan for construction of a Condominium.

I want to know the height of the proposed project and how many units? Additionally, what is the impact on traffic? What is an artist's rendition of what the final version and space will look like?

If there are public meetings about this, I would like to be informed so that I can attend.

Thank you

Donna Rickard

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Koren Lam

From: Riley
Sent: Sunday, June 29, 2025 4:31 PM
To: Koren Lam
Subject: Objection to Proposed Condominium Development - County File NO.09-CD-25001
Attachments: IMG_6464.png; IMG_6465.png; IMG_6461.png; IMG_6462.png; IMG_6463.png

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Hi,

I hope you're well.

I'm writing in response to the recent proposal regarding the condominium development planned behind my property. I want to express that I do not support this change and strongly object to the direction this project is taking.

When I purchased my home, I was informed — either directly or implied — that the land behind my property would be used for low-density housing or possibly a park, not for a multi-unit condominium development. A condo building would significantly alter the character of the neighborhood, impact privacy, increase traffic, and go against the expectations that were set when I made my purchase decision.

If plans have changed, I would appreciate a clear explanation of why, and whether this has been communicated transparently to other homeowners in the area.

At this point, I ask that my objection to this proposal be formally noted and considered during any upcoming planning or approval processes. I also request to be kept informed of all public meetings, zoning applications, and future steps related to this project.

Thank you for your attention to this matter.

Best regards,

Riley Miller



July 10, 2025

Conner Harris

Direct Line: 416 597-5422

conner@raymanharris.com

VIA EMAIL

File No. 2608

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

To Whom It May Concern:

**RE: Application for Plan of Condominium
Application from Pegasus Development Ltd. 09-CD-25001
Block 213, Plan 27M-81
Town of Carleton Place, County of Lanark**

We are counsel to Metro Ontario Real Estate Limited (“**Metro**”) and write with respect to the above-noted Application for Plan of Condominium by Pegasus Development Ltd (“**Pegasus**”) for lands described as Block 213, Plan 27M-81 (the “**Block 213 Lands**”). That application proposes construction of approximately 77 single-detached dwellings on the Block 213 Lands to be serviced by a private road. This letter sets out the comments from Metro on the application, pursuant to subsections 51(19.4) and 51(23) of the *Planning Act* and the notice thereunder dated May 26th, 2025.

It should be noted from the outset that Metro does not – in principle – oppose the development proposed for the Block 213 Lands. Metro is generally supportive of development and the County’s efforts to increase its housing supply in accordance with Provincial and municipal policy. This letter sets out comments on specific issues relevant to Metro and its property. It is intended to assist with the application and to constructively improve the development on the Block 213 Lands as it proceeds through the development process.

Metro itself is the owner of lands fronting onto McNeely Avenue which are municipally known as Part of Southwest Half Lot 16, Concession 11, Township of Beckwith, County Lanark (the “**Metro Property**”), within what is popularly known as the Westwood Power Centre. The Westwood Power Centre is a block of land that is under development – and anticipated to be under development – for commercial or institutional purposes servicing surrounding residential neighbourhoods. The Metro Property is in a portion of the Power Centre directly across Hooper Street from the Block 213 Lands.

Currently Metro is proceeding through the Site Plan Application process to develop a 35,000 square foot food store on the Metro Lands in a single-story building. The store will be served by 215 parking spaces accessed from a full movement driveway at an existing signalized intersection along McNeely Avenue. A second right-in/right-out access is also proposed from McNeely Avenue. No vehicular access to the Metro Property is proposed from Hooper Street.

It is currently anticipated that construction of the food store on the Metro Lands will commence some time in 2026. This would overlap with the commencement of construction on the Block 213 Lands. Although access to the Metro Property and the Block 213 Lands will occur via different municipal roads, Metro nevertheless recommends that co-ordination be encouraged for the construction management and development on the two properties. This will ensure that both developments proceed as smoothly as possible and without any conflict or other issues between them.

As presently envisioned, the store on the Metro Lands will not have direct vehicular access from Hooper Street. This should minimize vehicular and traffic concerns. Metro nevertheless recommends that the County consider future upgrades to the Hooper Street and McNeely Avenue intersections to the south of the Metro Property and the Block 213 Lands at Highway 7. The transportation studies prepared in support of both Metro's Site Plan Application and the application for the Block 213 Lands identified these intersections as posing a challenge from a traffic-management perspective. With the apparent development interest in the area, it would be appropriate for the County to consider upgrading the traffic management solution for those intersections sooner rather than later.

Metro is cognizant that the store proposed for development on its Property will provide residents of the Block 213 Lands access to healthy and cost-effective grocery and food options close to home. As part of the development of its Property Metro anticipates voluntarily enhancing pedestrian access to its store. Pedestrian travel from Block 213 to the Metro Property – and the Westwood Power Centre more generally – should also be enhanced as part of the Condominium Application under review. This would increase access and reduce the need for vehicular trips to the Power Centre. It is consistent with both Provincial and local policy to reduce vehicular travel and enhance active transportation options to access food and other shopping.

Although Metro is supportive of the development on the Block 213 Lands, as noted above the Westwood Power Centre will be developed with commercial or institutional uses. Block 213 is among the closest proposed residential developments to the Power Centre. The County should consider including a condition in any approval for the Block 213 application that requires Pegasus to provide notice of the future uses/development of the Power Centre in agreements of purchase and sale or on title to the Lands. Such a condition or clause will ensure full

transparency in decision-making and avoid any potential conflicts or issues from future residents.

These comments are provided in the spirit of constructive co-operation. Metro would be pleased to discuss any of the issues set out in this letter with the county or with Pegasus at any time.

Kindly provide our office with further updates about the Application under consideration as they arise.

Sincerely,
RAYMAN HARRIS ^{LLP}



Conner Harris
CH/rf

Koren Lam

From: Matt and Shannon Mady
Sent: Friday, July 11, 2025 11:12 AM
To: Koren Lam
Subject: File No. 09-CD-25001 Notifications

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Hi there,

I would like to be notified of updates to the application as the review progresses or of the decision of Lanark County in respect of this proposed plan of condominium, No. 09-CD-25001.

Is it too late to submit comments regarding the proposal?

Thank you,
Shannon Mady