



**CONDITIONS FOR DRAFT APPROVAL
355 FRANKTOWN ROAD SUBDIVISION**

**Part Lot 15, Concession 11, Beckwith
Part 1 on Reference Plan 27R-3135
Town of Carleton Place, County of Lanark**

The Town of Carleton Place conditions of draft approval are as follows:

General	
1	This approval applies to the draft plan certified by Annis, O’Sullivan, Vollebekk Ltd dated March 17, 2022 for Block 1 residential condominium; Block 2 for residential townhomes; Block 3 for an existing commercial site; and one (1) public Street.
2	That the road allowance included in this draft plan shall be shown and dedicated as a public highway.
3	That street(s) shall be named to the satisfaction of the Town.
4	If final approvals are not given to this plan within three (3) years of the draft approval date and no extensions have been granted, the draft approval shall lapse.
5	Upon registration of the Plan of Subdivision, the Owner shall submit to the Town of Carleton Place a chronoflex reduction of said plan. The reduction shall be to a size of 8 ½" x 14".
6	Upon registration of the plan of subdivision, the Owner shall submit to the Town of Carleton Place a digital copy of the registered plan (in NAD83 datum) certified under seal by an Ontario Land Surveyor (OLS) in the Province of Ontario.
7	At any time prior to final approval of this plan of subdivision for registration, the Town of Carleton Place may, in accordance with Section 51 (43) of the Planning Act, R.S.O. 1990, amend, delete or add to the conditions and this may include the need for amended or new studies.
8	Prior to registration of the plan of subdivision, the Town of Carleton Place shall be satisfied that all Conditions have been fulfilled.
Subdivision Agreement and Phasing	
9	The final draft M-Plan plan shall be submitted to the Director of Development Services for approval prior to the commencement of the Subdivision Agreement.
10	The Owner shall enter into a Subdivision Agreement, to satisfy all requirements, financial and otherwise of the Town of Carleton Place, including but not limited to, the phasing of the plan for registration, the provision of roads, installation of services and utilities, and drainage. <i>NOTICE ONLY: Prior to any application and entering into any conditional building permit agreement, pursuant to Section 3.46 of the Development Permit By-Law, the Owner will have entered into a pre-servicing agreement with the required securities posted and have draft approval from the County of Lanark.</i>
11	The Owner agrees to phase the development in an orderly manner to the satisfaction of the Town of Carleton Place. The owner shall convey, at no cost to the Town, 0.3 m reserves along any dead end or open sides of road allowances, or for orderly phasing during the staged development, which shall be held in trust by the municipality. 0.3 m reserves shall also be provided at all residential rear lots that are adjacent to all major streets.

12	Prior to registration of any Phase of the Plan of Subdivision, the Town of Carleton Place shall be satisfied that the processing fees, cost sharing obligations, liens and security requirements have been paid in full.
13	The Subdivision Agreement shall state that the conditions run with the land and are binding on the owners, heirs, successors and assigns.
14	The Owner may enter into a Front-ending Agreement respecting the construction of sufficient downstream sanitary capacity to the satisfaction of the Town of Carleton Place.
Development Permit By-law	
15	Prior to registration of the plan of subdivision, the proposed plan of subdivision shall conform with a Development Permit By-law approved under the Planning Act, with all possibility of appeal to the OLT exhausted.
16	A Class 1 Development Permit shall be required in accordance with the Vegetation Removal and Site Alteration provisions of the Development Permit By-law prior to any development occurring on the site.
17	A Development Permit shall be required for the site design of Block 3 and the proposed changes of the driveway, fire lane, and landscaping.
18	A Development Permit shall be required for the site design of Block 1 prior to the issuance of a building permit.
Municipal Infrastructure - General	
19	The Owner shall have a full-time construction inspector in attendance on site during construction activities, with qualifications satisfactory to the Town of Carleton Place.
20	Upon completion of the installation of works, the Owner shall provide the Town of Carleton Place an electronic copy of "as-built" plans in the form of an AutoCad file geo-referenced to NAD83, UTM Zone 18.
Roads	
21	The Owner shall survey and dedicate a road widening along the frontage of Franktown Road for dedication to the Town of Carleton Place to the satisfaction of the Town.
22	The Owner shall submit detailed road plans prepared by a Civil Engineer licensed in the Province of Ontario, to the Town of Carleton Place for approval. All public roads shall be constructed to the satisfaction of the Town of Carleton Place.
23	That the width of the public road allowances are to be to the satisfaction of the Town of Carleton Place.
24	The Owner shall provide evidence to the satisfaction of the Town of Carleton Place that the proposed public Street can be connected to an open and maintained municipal road allowance.
25	The Owner shall provide evidence to the satisfaction of the Town of Carleton Place that the proposed public Street will connect to a turning-circle dedicated to the Town prior to or at time of the registration of the plan.
26	The Owner shall design and construct all roadways in accordance with the current municipal standards and cross-sections approved at the time of registration to the satisfaction of the Town of Carleton Place.
27	That the Owner shall provide an on-street parking plan to the satisfaction of the Town of Carleton Place prior to the execution of the Subdivision Agreement.
28	That the Subdivision Agreement to be executed with the Town include the requirement for no-parking zones on one or both sides of all streets to the satisfaction of the Town.
Services	
29	The Owner shall disconnect, remove or otherwise cap the existing well and septic system located on the property prior to registering the plan of subdivision.

30	The Owner shall submit detailed municipal servicing plans and design reports, prepared by a Civil Engineer licensed in the Province of Ontario, to the satisfaction of the Town of Carleton Place.
31	The Owner shall demonstrate to the satisfaction of the Town that on-site works can be connected to either publicly assumed or by way of easements, operational water, sanitary and storm water infrastructure.
32	The Owner shall provide a detailed servicing report prepared by a Civil Engineer licensed in the Province of Ontario confirming that there is sufficient capacity for all services within the municipal system to the satisfaction of the Town of Carleton Place.
33	The Owner shall demonstrate to the satisfaction of the Town of Carleton Place that sufficient downstream sanitary capacity exists to service the development lands.
Stormwater Management	
34	Prior to registration, the Owner shall prepare a Stormwater Site Management Plan. The Stormwater Site Management Plan shall be in conformity with the phasing of development and identify the sequence of its implementation in relation to the construction of the subdivision and shall be completed to the satisfaction of the Town of Carleton Place in accordance with the requirements of CLI ECA # 172-S701 and the Mississippi Valley Conservation Authority.
Sediment and Erosion Control	
35	The Owner shall submit a detailed sediment and erosion control plan, prepared by a Civil Engineer, licensed in the Province of Ontario, to the satisfaction of the Town of Carleton Place.
Grading and Drainage	
36	The Owner shall submit detailed grading and drainage plans for the subdivision, prepared by a Civil Engineer licensed in the Province of Ontario, to the Director of Public Works for approval.
37	The Owner shall have a topographical survey completed beyond the boundaries of the subdivision lands to determine existing ground contours or elevations adjacent to the development for the purposes of drainage water control. Where adjacent lands are currently under development, the approved proposed grades shall be identified and used in determining the treatment at the common boundary. Where adjacent lands are either developed or not currently under development, the existing grades shall be maintained at the property line and the developer shall ensure that the existing drainage courses of these adjacent lands are not negatively affected. The developer shall obtain all necessary access permissions to carry out this work at the Owner's cost.
38	The Owner shall retain the services of a Civil Engineer or Ontario Land Surveyor to certify to the Director of Public Works that the final lot grading conforms with the approved grades on the grading and drainage plan.
39	The Owner shall submit an as-built grading plan at time of Final Building Permit Inspection showing actual ground elevations to geodetic datum at front, rear and side of houses, driveway at curb and at garage, all lot corners, finished floor elevation, swale inverts and top and bottom of retaining walls, if required. The grades must be taken under the supervision of a Civil Engineer or Ontario Land Surveyor licensed in the Province of Ontario.
Walkways and Landscaping	
40	The Owner shall provide a detailed landscaping plan which will indicate trees to be conserved or replaced as per the Tree Conservation Report for the land on the Plan of Subdivision to the satisfaction of the Town of Carleton Place.

41	That the Subdivision Agreement to be executed with the Town includes the requirement that all new trees planted within the proposed subdivision shall either be located within the Town's right-of-way or will be subject to restrictive covenants on title prohibiting the removal of the plantings.
42	The Owner shall provide a fencing plan for the property lines of all Blocks abutting commercial uses existing at time of registration to the satisfaction of the Town of Carleton Place.
Adherence to Studies and Reports	
43	The Owner shall implement all recommendations from the submitted studies and reports including: <ul style="list-style-type: none"> - Servicing and Stormwater Management Report (Rev 4 06.2024) - Environmental Impact Statement (08.2021) <ul style="list-style-type: none"> o EIS Addendum (06.2023) - Tree Conservation Report (09.2021) - Transportation Impact Study (06.2023) - Planning Rationale (08.2022) - Design Brief (01.2024) - CPEAC Green Development Checklist (10.2024) - Phase 2 Environmental Site Assessment (04.2019) - Updated Geotechnical Investigation (03.2024)
44	Prior to the application for Subdivision Agreement, the Owner shall provide the following updated studies to the satisfaction of the Town of Carleton Place: <ul style="list-style-type: none"> - Servicing and Stormwater Management Report - Detailed design of all roadways - Certificate of clearance of the final grading plans from a Geotechnical Engineer - Detailed grading and drainage plans for the subdivision - Detailed sediment and erosion control plan - Stormwater Management Plan - Tree Compensation Planting Plan - Landscape Plans - On-street Parking Plans - Elevations of the proposed dwellings
Parkland Dedications	
45	The Owner shall provide parkland dedication in accordance with By-law 86-2023. Cash-in-lieu shall be provided as follows: Block 1, 2 – 5% of the value of the land Block 3 – 2% of the value of the land
Utilities, Easements and Right of Ways	
46	The Owner shall submit a reference plan illustrating all easements to the satisfaction of the Town of Carleton Place.
47	The Owner shall register an easement across Block 3 in favour of Block 1 for the use of the drive aisle and fire lane.
48	The Owner shall demonstrate to the satisfaction of the Town of Carleton Place that a Joint-Use-and-Maintenance Agreement has been established between Block 1 and Block 3 to ensure the ongoing maintenance and administration of the fire lane.
49	The Owner shall be required to coordinate the preparation of an overall composite utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-grade, below-grade or above-grade), including on-site drainage facilities and streetscaping). Such location plan shall be prepared to the satisfaction of all affected authorities and shall consider their respective

	standards and specification manuals, where applicable. The composite utility plan shall be prepared and approved by the respective utility providers, including the Town of Carleton Place, prior to the installation of any of the service lateral connections for any of the affected utilities.
50	The Owner shall be responsible for any municipal costs associated with administering the required easements.
51	Easements for rear yard catch basin leads shall be 3.0m in width.
Blasting Operations	
52	In the event of any blasting operations, the following paragraphs shall apply: All blasting operations shall be conducted in accordance with Carleton Place By-law No. 75-2004, as amended. The Owner shall obtain an explosive permit from the Town of Carleton Place prior to any blasting operations proceeding.
Permits and Approvals	
53	The Owner shall be responsible to apply for and receive permits and approvals from applicable agencies and governing bodies, copies of which will be required to be submitted to the Town of Carleton Place.