

COMMUNICATION 136027

Received From: Niki Dwyer, MCIP RPP, Director of Development Services
Addressed To: Committee of the Whole
Date: March 25, 2025
Topic: Coleman Central Subdivision – Phase 2 Agreement (09-T-12002)

BACKGROUND

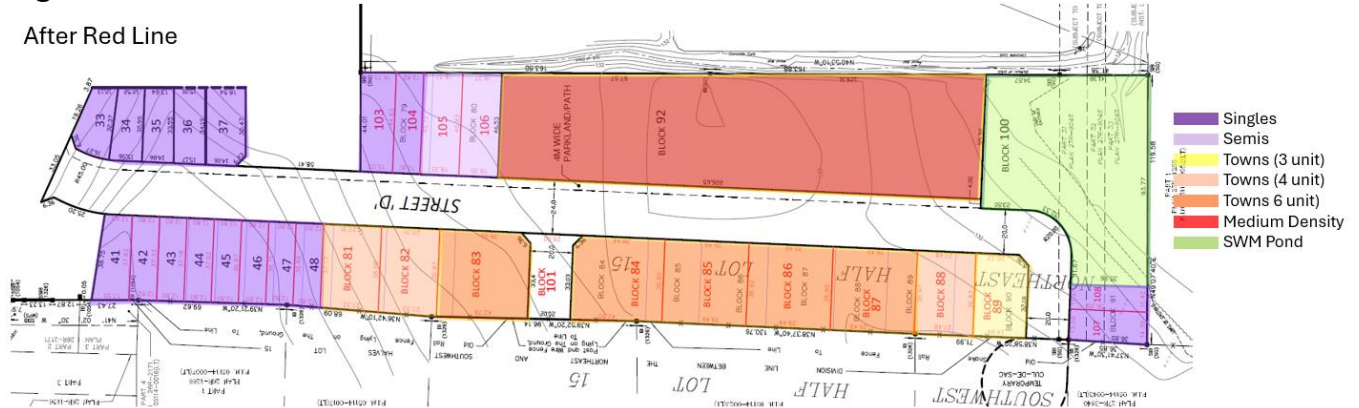
1384341 Ontario Ltd. (Cavanagh Developments) has completed discussions with Municipal staff to satisfy the conditions of approval for the Coleman Central Subdivision Phase 2 development. The draft approval of the subdivision was issued by the County of Lanark on August 30, 2012, has been extended on five (5) occasions and included 56 conditions to be satisfied prior to registration of the plan.

The most significant condition includes the execution of the subdivision agreement with the Town of Carleton Place. The execution of the subdivision agreement represents the contractual obligation of the developer, builder and subsequent homeowners to develop and redevelop the lands within the parameters of the approved studies and reports.

Phase 1 of the Subdivision was registered in September 2020 and is complete with the exception of 20 units on McPhail Drive and the ongoing construction of Lepine’s apartment block on Coleman Street.

Phase 2 of the Subdivision is proposed to include the construction of 17 single detached dwellings, 4 semi-detached dwellings, 45 street-fronting townhomes, a medium-density block with a capacity of 35 units, a stormwater management pond with enhanced landscaping and a 24m wide street to be known as “Lewis Street” (101 units total). The development also requires the construction and dedication of a turning circle on the adjacent property owned by 11309455 Canada Corporation which is to be deeded to the Municipality.

Figure 1 – Draft M Plan



COMMENT

In addition to the standard provisions pertaining to the construction, inspection and assumption of services and landscaping components, the subdivision agreement also includes several clauses specific to matters relating to this phase of the development:

Environmental Considerations:

The development requires the construction of a stormwater retention pond which outlets to a drainage ditch located along the southern property line of the site. Similarly to the construction of the pond in Phase 1 of the subdivision, this proposed block is designed to include “enhanced landscaping” which includes a walking path and substantial tree plantings around the site to create a park-like setting. The enhanced trees included in the landscaping plan are included as part of the compensation for trees removed during the site clearing of the property.

Figure 2 – Landscaping Plan for Block 100



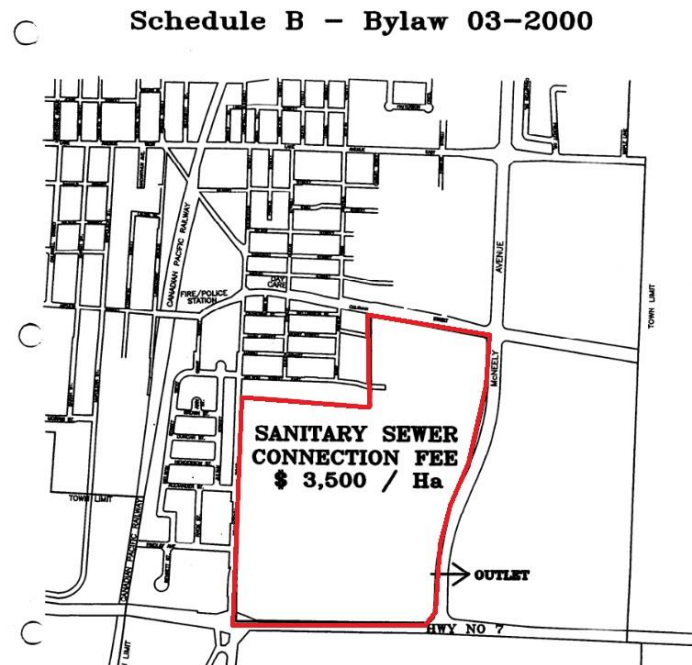
No further parkland is proposed to be dedicated in Phase 2 of the development as the neighbourhood and community park is located in Phase 1 at the municipal Water tower.

Servicing Consideration:

The subject lands are designed to be serviced by water and sanitary services by way of an east-west connection of municipal main located in an easement along the southern edge of the Walmart property. Staff refer to this segment of sanitary main as “Project 26”, which is the nomenclature used to identify the segment in the servicing master plan for the Highway 7 corridor plan.

The existing “Project 26” sanitary main was installed in approximately 2000 by NuGlobe Developments and was designed to provide servicing capacity for the commercial lands located in the area north of Highway 7 and west of McNeely Avenue as shown in Figure 3. The cost of the installation of this service was considered as one of the three (3) cost-sharing projects in By-law 03-2000 with funds collected by the municipality at time of connection and transferred to the developer responsible for the installation.

Figure 3 – “Project 26” Sanitary Main



As early as 2019, staff identified that the sanitary main was undersized to provide sufficient capacity for the fulsome development of the entire contributing area within By-law 03-2000. Through extensive peer review of the servicing reports provided by the developer, the Town is satisfied that “Project 26” has sufficient capacity to service the 17 singles, 4 semi-detached, and 45 townhomes and **no more than 35 units on Block 92**. As a result, the developer is obligated to pay the connection fee of \$3,500 / ha for the use of the pipe. This collection is stipulated in the subdivision agreement and will be reimbursed to NuGlobe following registration of the subdivision.

The replacement and upsizing of Project 26 is scheduled to occur as early as summer 2025 following which By-law 03-2000 will be repealed as the pipe no longer exists. Following the replacement of the pipe, contributions to the cost of replacement will be collected through cost-sharing By-law 61-2022 and remitted to the Town as the initial funding party.

Should the developer not proceed with the construction of Block 92 for multi-residential development until after the main is upsized then they may be eligible to construct more than the 35 units and pay additional contributions to the Town for the capacity required via By-law 61-2022.

Municipal Transfers and Payments:

As is typical in Subdivision Agreements, the Owner will provide the following transfers to the Municipality (at time of registration):

<i>Land Transfers</i>	
Road Dedications	Lewis Street; and a "Future Connecting Street"
0.3m (1') Reserves	7 access limits; 1 phasing reserves
Infrastructure Easements	4 drainage easements (15 parts)
Infrastructure Transfers	Turning Circle on Adjacent Land
<i>Financial Contributions</i>	
Cost Sharing Contributions for Shared Infrastructure	\$ 108,953.97
Planning and Engineering Fees	\$ 92,321.46

STAFF RECOMMENDATION:

THAT Council pass a by-law authorizing the Mayor and Clerk to execute a Subdivision Agreement with 1384341 Ontario Ltd. for the Coleman Central Subdivision – Phase 2; and

THAT Council pass a by-law to amend By-law 46-2003 being the Traffic and Parking By-law to recognize stops signs (Schedule VI) within the Coleman Central Subdivision – Phase 2 as described in the Subdivision Agreement.