



LandPro Planning Solutions Inc.

110 James St., Suite 204
St. Catharines, ON L2R 7E8

56 Norfolk St. South
Simcoe, ON, N3Y 2W2

September 21, 2023

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

Email: klam@lanarkcounty.ca

Re: Plan of Subdivision Application
Wintergreen Ridge Ltd
400 Lanark Street
Town of Carleton Place

LandPro Planning Solutions Inc. (“LandPro”) has been retained by Wintergreen Ridge Ltd, owner of 400 Lanark Street in Town of Carleton Place. This application seeks to attain County approval for a residential Draft Plan of Subdivision. This submission is to address the County’s technical requirements to be considered a complete application.

We have prepared this cover letter to provide clarity for the County and Town, in order to demonstrate our collective professional approach to this application. This approach is used to aid County and Town staff in their review of the application and to continue to operate on a good faith basis.

1. Proposed Development

The proposal seeks to redevelop a 6.27-hectare parcel into a residential subdivision which will include 35 single detached dwellings, 32 street townhome dwellings, 58 stacked townhome dwellings and 125 apartment dwellings. This 250-unit proposal will bring a mix of densities, including 20% of affordable housing units.

2. Purpose

In support of the application for a Draft Plan of Subdivision, we are pleased to include the following technical support:

| Report Title | Principal Author |
|---|---|
| 1. Completed and Signed Plan of Subdivision Application | LandPro Planning Solutions |
| 2. Planning Justification Report | LandPro (September 2023) |
| 3. Draft Plan of Subdivision | LandPro & McIntosh Perry Engineers and Surveyors (September 2023) |
| 4. Urban Design Brief | LandPro & BR2 Architects (September 2023) |
| 5. Environmental Site Assessment | McIntosh Perry (September 2023) |
| 6. Parcel Register – PIN 05303-0287 | ServiceOntario (Laywer) |
| 7. Traffic Impact Study | McIntosh Perry (September 2023) |
| 8. Stormwater Management Plan | McIntosh Perry (September 2023) |
| 9. Servicing & Stormwater Management Report | McIntosh Perry (September 2023) |
| 10. Registered Plan – 27R12109 | OLS |
| 11. Registered PIN Consolidation | ServiceOntario (lawyer) |
| 12. Town Pre-Consultation Notes | October 2022 |
| 13. County application fees | Paid directly by owner |

This letter addresses the key items needed to justify the proposed development on the subject property, as required by the County’s Pre-Consultation notes. We trust this submission fulfills the County’s requirements for a complete application and look forward to receiving confirmation of the same.

3. Summary of Application

Through this submission, we have demonstrated and justified that 250 residential units are appropriate in this location, based on full municipal servicing, efficient internal road network for resident access, and a range of densities to meet a variety of housing needs.

More specifically, this application proposes a built form that is compatible with the existing and proposed uses in the neighbourhood, respects, and enhances existing vegetation, while also enhancing the area by refreshing the urban design and bringing additional, well considered housing units to the area.

4. Additional Information

4.1 Land Titles Absolute

The subject property is the result of a significant effort and expense made to consolidate multiple properties/PINs into the property represented in the attached R Plan.

The owners confirm that the subject property has successfully completed the Land Titles Absolute process, as represented in the attached drawings.

4.1 Parcel Register & RPlan

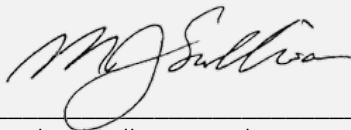
For the County's benefit, the Parcel Registry is attached that demonstrates all properties are now registered as PIN 05303-0287 with a Registered PIN consolidation LC241250

5.0 Closing

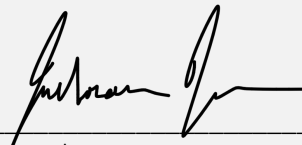
The above and attached has been prepared to address the Planning Act requirements for a Complete Application, as represented in the County's Pre-Consultation notes. We look forward to receiving confirmation of complete application in the near future.

You are welcome to contact me at mike@landproplan.ca or by phone at 289-680-3644, to discuss this application further.

LANDPRO PLANNING SOLUTIONS Inc.



Michael Sullivan, M.Plan, RPP
President | Founder
289-680-3644
mike@landproplan.ca



Mehreen Khan, BA, OCGC
Planning Technician | Designer
289-480-5188
mehreen@landproplan.ca