



LANDPRO
PLANNING SOLUTIONS

PLANNING JUSTIFICATION REPORT

Plan of Subdivision & Development Permit

400 Lanark Street, Carleton Place

September 2023



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DISCLAIMER

This report was prepared by the team at LandPro Planning Solutions Inc. It is based on the information provided to us by the applicant. The planning policy research and opinions are based on our own research and independent analysis of the applicable policy.

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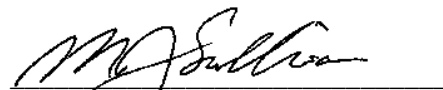
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This report was written by professionals and supervised by Registered Professional Planners, who are full members of the Ontario Professional Planners Institute as defined by the *Ontario Professional Planners Act, 1994*. The contents of this report represent the author's independent professional opinions and comply with the OPPI Code of Professional Practice and the opinions presented herein will be defended as required.

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INTRODUCTION

LandPro Planning Solutions Inc. (LandPro) has been working with Wintergreen Ridge Ltd and its predecessor McGuire Crupi Investments since 2021 redevelopment the property at 400 Lanark St as a residential subdivision.

The project is located at 400 Lanark Street, with frontage also on Townline Road East in Carleton Place. This property is proposed to be a redevelopment of a 6.27-hectare parcel into a residential subdivision. The current plan includes a mix of apartment buildings, stacked and street townhomes, and detached homes for a total of 250 units.

PURPOSE

This report serves two purposes:

1. To address the County and Town’s technical requirements, including a Development Permit (re-zoning) and a Plan of Subdivision, and
2. To demonstrate how this application should be considered “good planning.”

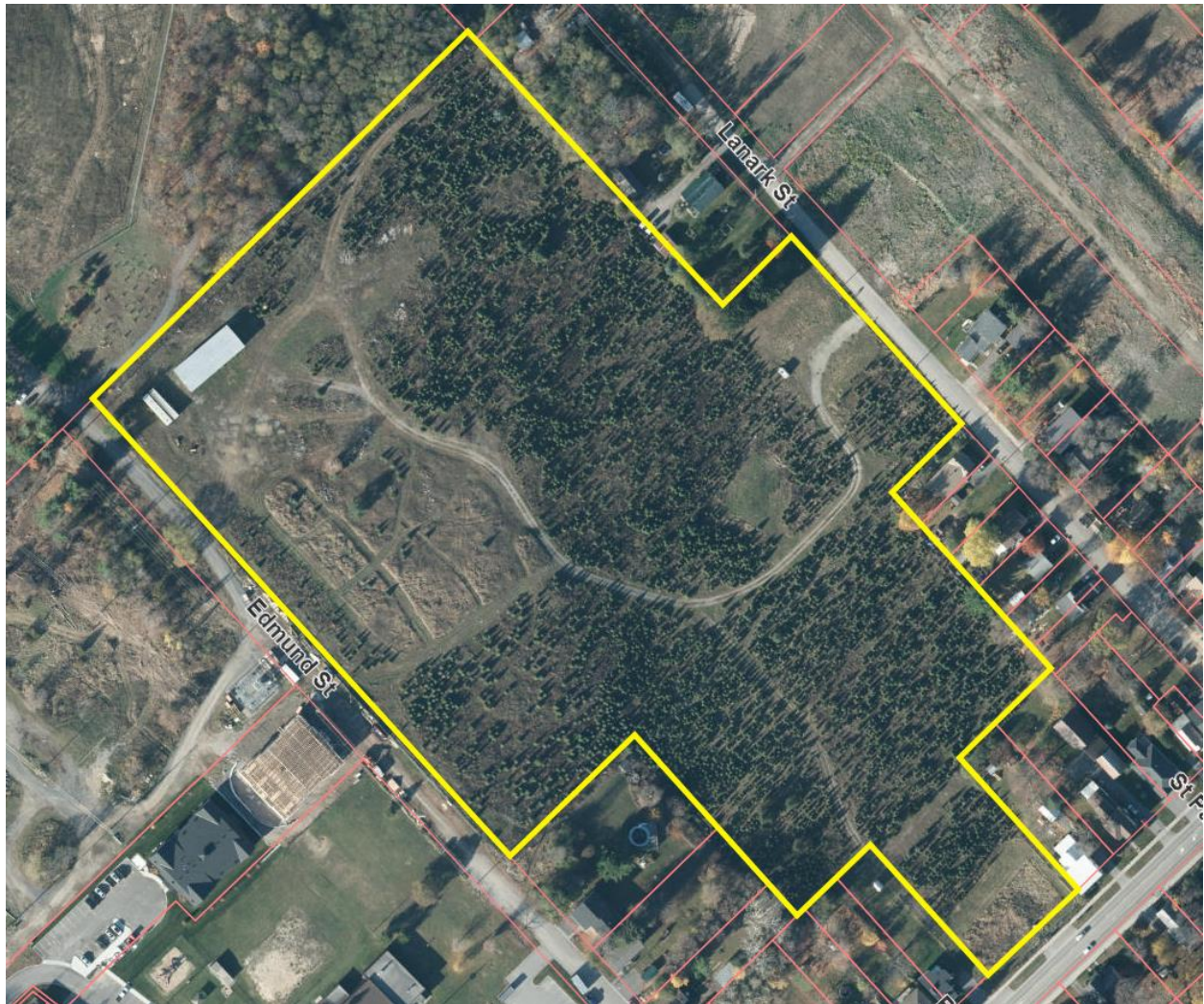
To accomplish this, we will demonstrate compliance with Provincial, Lanark County, and Town of Carleton Place planning policy towards concluding that this application should be considered “good planning.”

SITE CONTEXT

The property is situated between Edmund Street and Lanark Street, north of Townline Road East in Carleton Place. It is within the Town’s urban boundary approximately 300 metres north-west of the Mississippi River.

The location is presented in **Figure 1**, below.

Figure 1. (Property Location). Source: Town of Carleton Place Interactive Mapping.



LEGAL DESCRIPTION & LAND USE CONTEXT

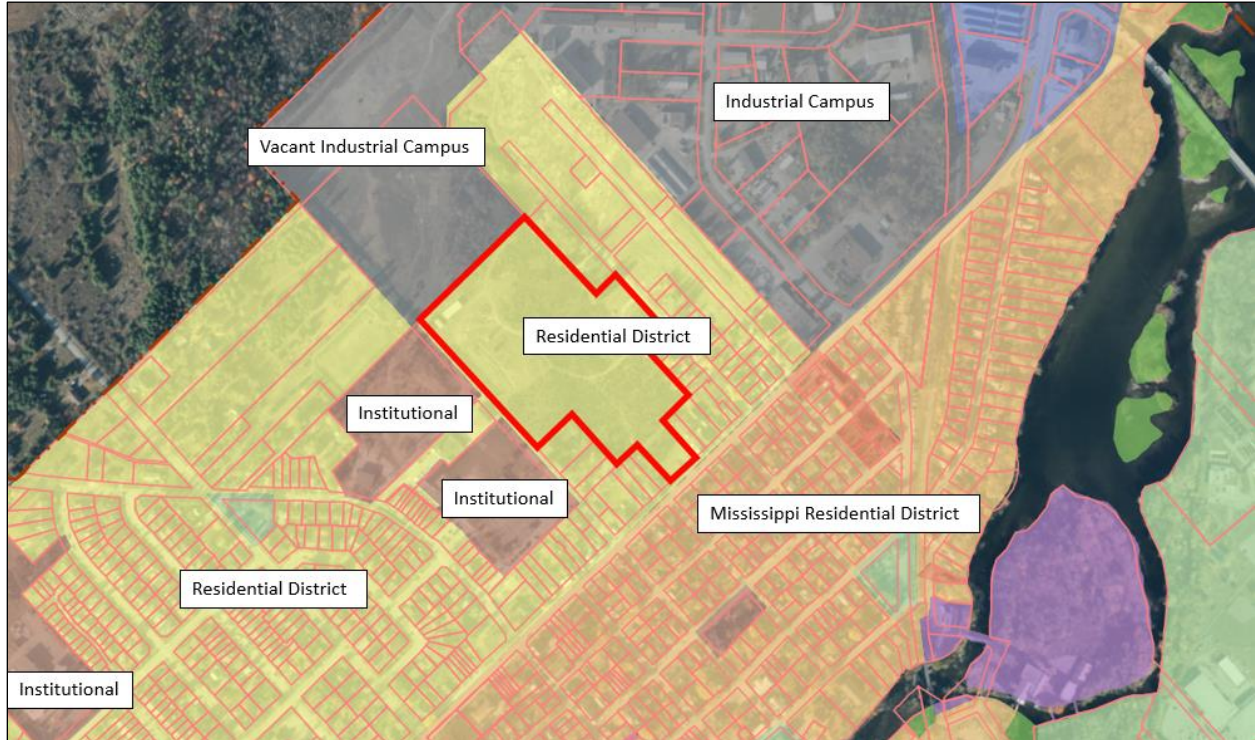
The property is legally described as Lots 7 – 27 (inclusive), Lots 35 – 54 (inclusive), Lots 67 – 81 (inclusive), Lots 89 – 121 (inclusive), Registered Plan 3469, Town of Carleton Place, County of Lanark.

The property is vacant and was previously used as a tree farm. Surrounding land uses include:

- North = Vacant land | Residential | Industrial Campus
- South = Residential | Institutional (community centre/pool)
- East = Residential | Industrial Campus
- West = Residential | Institutional

These uses are presented in **Figure 2**, below.

Figure 2. Surrounding Land Uses (Subject lands outlined in red). Image from Town of Carleton Place Interactive Mapping.



PROPERTY DIMENSIONS & PHYSICAL ATTRIBUTES

The property fronts onto Lanark Street, Edmund Street and Townline Road East and has access to municipal servicing from Townline Road (water) and through the industrial campus (sewage). The property is generally open, with tree lines along most property lines. Topographically, the property slopes from the north to the south. According to the *Ontario Geological Survey*, the study area lies within a region of shallow till and rock ridges. The property and subject land's dimensions are presented in **Table 1**.

Table 1. Property Dimensions, according to survey completed by Ontario Land Surveyor, February 2023.

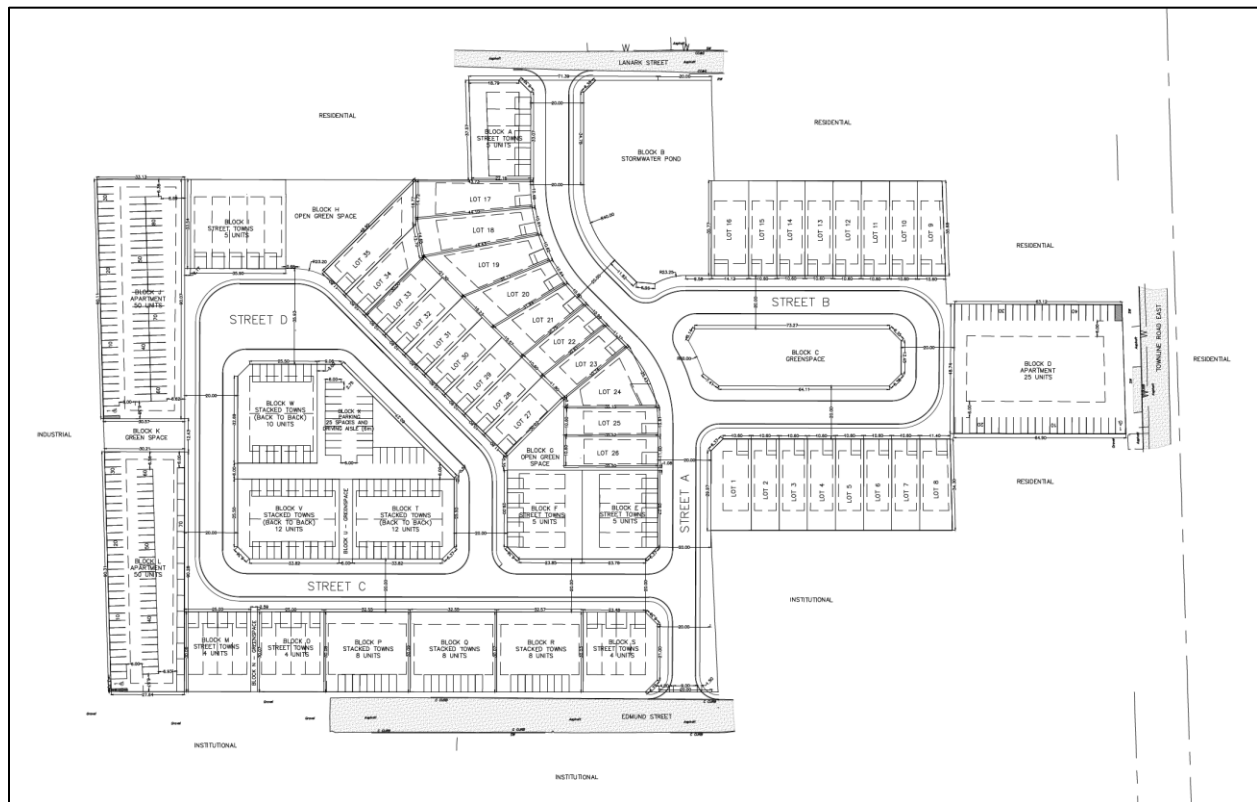
Item	Entire Property
Lot Frontage	106.666 metres (Lanark St.) & 48.77 metres (Town Line Road)
Lot Depth	Varies - maximum of 386.33 metres
Lot Area	6.27 hectares (15.4 acres)

PROPOSED DEVELOPMENT

The property owner is proposing to develop the site residentially, with a mix of single-detached, townhomes, and apartment complexes. To achieve this the application is seeking a Plan of Subdivision from Lanark County to permit the development. Subsequently, it will require a Class 3 Development Permit from the Town of Carleton Place as a condition of draft approval. **Figure 3**, below, is a conceptual sketch of the development, it includes a mix of single, townhome, and apartment dwellings. The breakdown of each includes:

- Single Detached Dwellings – 35
 - Street Townhome Dwellings – 32
 - Stacked Townhome Dwellings - 58
 - Apartment Dwellings – 125
- TOTALS UNITS 250**

Figure 3 – Draft Plan of Subdivision. LandPro Planning Solutions Inc., September 2023.



PRE-CONSULTATION MEETINGS

Two pre-consultation meetings have been held to date regarding this proposal.

The first meeting was held with the Town of Carleton Place on April 7th, 2021. The notes from this meeting indicated that a Plan of Subdivision and a Class 3 Permit (a condition of the Plan of Subdivision) were required for a complete application, in addition to a number of supporting studies and reports.

A subsequent pre-consultation meeting was held with Lanark County on October 13th, 2022, at the request of the agents to review a revised concept plan. This meeting provided the agents with confirmations and recommendations for what the planning authorities would like to see in the final reports.

It is our understanding from these meetings that the Plan of Subdivision is the first application, through the County. This will be followed by Development Permit submitted to the Town.

LAND USE PLANNING FRAMEWORK

In preparing this application, several policy and regulatory documents were reviewed that need to be addressed to demonstrate good planning. They include the following:

1. The Planning Act, RSO, 1990, as amended,
2. The Provincial Policy Statement (2020),
3. Lanark County Sustainable Communities Official Plan (2012),
4. Town of Carleton Place Official Plan (2021), and the
5. Town of Carleton Place Development Permit By-law 15-2015 (2015).

The proposed development was assessed against these policies and associated regulations. A detailed analysis is presented below.

PLANNING ACT, RSO, 1990

The purposes of the Planning Act (PA) are:

- a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- b) to provide for a land use planning system led by provincial policy;
- c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- e) to encourage co-operation and co-ordination among various interests;
- f) to recognize the decision-making authority and accountability of municipal councils in planning.

This application has regard to **Section 2 (Provincial Interest)**, particularly subsections **f, h, j, p**.

Regarding **2(f)**, *“the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;”* the proposed development features engineered stormwater management facilities and will be connected to municipal services.

Regarding **2(h)**, *“the orderly development of safe and healthy communities,”* the proposed development is mixed density and is serviced by meandering streets and one thoroughfare. The streetscape is intentionally designed to provide traffic calming measures, and the thoroughfare provides two ingress and egress points to two local roads, which connect to a County arterial road.

Regarding **2(j)**, *“the adequate provision of a full range of housing, including affordable housing,”* the proposed development is mixed in density, including single detached dwellings, townhomes and apartment buildings. Further, a minimum of 20% is required to be affordable housing units by the Town. This means that out of the 250 units in the Plan of Subdivision, at least 50 units will be affordable housing, and this will be allocated to the apartment buildings.

Finally, regarding **2(p)**, “*the appropriate location of growth and development,*” the proposed development is located within the Town of Carleton Place designated as a Settlement Area of Lanark County. Further, it is in an area designated by the Town’s Official Plan as Residential and is zoned as Residential.

This application seeks the appropriate Planning Act permissions and meets the criteria noted to be considered good planning.

PROVINCIAL POLICY STATEMENT, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest that affects all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS promotes communities that are developed efficiently, accommodate a range of housing options, and use existing servicing and infrastructure efficiently; and promotes transit-supportive development and improves accessibility for disabled persons (**1.1.1**). This application will connect to municipal water and sanitary systems. In addition, Townline Road is an arterial road which affords this site direct access to public transit, and active transportation assets. It directs growth and development to settlement areas, where land and resources are used most efficiently, active transportation is supported, and intensification and redevelopment are accommodated (**1.1.3.1-2**). Further, as per the PPS, development should facilitate *intensification, redevelopment* and compact form, while avoiding or mitigating risks to public health and safety (**1.1.3.4**) and take place in designated growth areas near existing built-up areas and should have a compact form with a mix of densities (**1.1.3.6**).

Regarding housing, the PPS requires planning authorities to utilize residential intensification and redevelopment to provide the desired range of housing types and densities (**1.4.1**). The planning authority provides for the provisions of housing targeting affordable to low- and moderate-income households (**1.4.3.a**). This application provides a variety of housing types and tenures, resulting in a wide price range, including housing considered affordable. They also permit and facilitate that all housing options meet the social, health, economic and well-being requirements for current and future residents, including special needs requirements (**1.4.3.b.1**) and all types of residential intensification (**1.4.3.b.2**). This application proposes singles, townhouses and low-rise apartment buildings, which represents intensification. It directs new housing to areas where new development can be supported by the existing infrastructure (**1.4.3.c-d**), prioritizes intensification (**1.4.3.e**), and establishes development standards for residential intensification, redevelopment, and new residential development that minimizes the cost of housing and facilitates compact form, while maintaining public health and safety (**1.4.3.f**).

The PPS also promotes healthy and active communities (**1.5.1**) by: planning safe public streets, spaces and facilities, meeting the needs of pedestrians, and facilitates active transportation, and fosters social

interaction and community connectivity **(1.5.1.a)**. Communities should also be promoted by publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open spaces, trails and linkages **(1.5.1.b)**. No natural heritage features have been identified on the subject property **(2.1)** and will provide parkland and other amenities, the details of which will be discussed with the Town.

The proposed development will incorporate existing municipal servicing and infrastructure into the development in an efficient manner to prepare for impacts of climate change and accommodate projected needs **(1.6)**. Required capacity is confirmed in the attached Functional Servicing Report, summarized in the Technical Studies & Additional Reports section of this report, below.

This application involves a residential redevelopment in a settlement area and includes a mix of housing options including some considered to be affordable or attainable. It demonstrates design in conformity with the character of the existing adjacent residential neighbourhood and provides transition between the residential and industrial areas. Further it promotes healthy and active communities by providing safe streetscapes, parklands and open spaces, and utilizes existing nearby municipal servicing.

This application meets the general intent of the Provincial Policy Statement.

SUSTAINABLE COMMUNITIES OFFICIAL PLAN, 2012 (SCOP)

The County of Lanark is responsible for approving this Plan of Subdivision, through County Council. The Lanark County Sustainable Communities Official Plan (SCOP) provides the implementation of land use policies through zoning and lot creation.

Lanark County consists of Towns, Villages, and Hamlets with varying levels of servicing infrastructure (water and wastewater). The subject property is in the Town of Carleton Place which is a fully serviced Settlement Area within the County. The settlement policies for the County intend to create a planning framework that encourages and supports diversified, mixed use Settlement Areas. The policies intend to ensure that the local Councils have the ability and authority to shape development in accordance with local needs and characteristics, further the policies intend that development occurs to avoid costly unplanned engineered water and wastewater problems in the future **(2.1)**. The SCOP requires that Local Official Plans (LOPs) include policies to address the two predominate settlement pattern types, of which this application pertains to a fully serviced Town **(2.2.1)**

General policies of the SCOP that apply to this application include that LOPs shall designate Settlement Areas to accommodate a broad range of uses and accommodate current and future population needs **(2.3.1.2)** and distinguish between fully, partially, and un-serviced settlement areas and provide the applicable land use policies **(2.3.1.3)**. Carleton Place is a designated settlement area that is fully serviced. The LOPs shall promote intensification in the built-up areas based on servicing infrastructure **(2.3.1.4)**. This

application represents intensification, at varying levels for maximum affordability options. Efficient development patterns are encouraged to optimize the use of land, resources, infrastructure, and public service facilities (2.3.1.5), as is presented in this application. Further, local land use policies shall provide for mixed uses (2.3.1.6). This application presents various housing densities, which support local public service facilities, such as the community centre and school to the west and the industrial campus to the north and east.

Section 2.6 contains policies for the Settlement Area Land Use. An applicable objective in this section includes providing “for a range and mix of low, medium and high-density housing types in accordance with servicing capacities,” (2.6.1.2). The proposed development provides housing options in all three densities, ranging from single detached houses to apartment blocks. Regarding the creation of new lots, **Section 3.6.3 (Lot Creation)** states that “The creation of new lots in Settlement Areas shall generally occur through plans of subdivision or consent.” This application proposes lot creation through a Plan of Subdivision.

The general policies of the SCOP provide the local municipalities with the required policy framework to utilize land use controls through various pieces of legislation (8.0) Lanark County is the approval authority for Plans of Subdivision, implemented through the SCOP. Sections 8.2.1.1 through 8.2.1.3 summarizes the common submission requirements for Plans of Subdivisions; although the list of 16 items in these sections are not an exhaustive list and other requirements may be required at the discretion of the approval authorities (8.2.1). The Plan of Subdivision authority rests with Lanark County, the Development Permit By-law is an implementation tool of the LOP, and it must conform with the Official Plan designations and directions. Nonetheless, Development Permit By-laws may be tailored by municipalities to their specific conditions and development requirements (8.2.5). Lastly, both Lanark County and the Town of Carleton Place are seeking to provide affordable housing options by enabling a full range of housing options with differing densities (8.2.9).

The subject property is in the Settlement Area of the Town of Carleton Place. The planning framework of the County supports this application as it is a diversification of land uses and contributes to the mixed uses of the area. This report addresses both County and Town policies, both needed to demonstrate this application represents good planning.

Lastly, the SCOP requires that the Algonquins of Ontario shall be consulted on any Environmental Impact Studies (EIS) related to proposed developments (8.2.10). While no natural features were identified on or adjacent to the property, the County has requested a Species at Risk Screening and Tree Saving Plan to be prepared, this is summarized below in the Technical Studies section below and the full report is included as part of this application. Lastly, to satisfy policy 8.2.10, the applicant’s agent has reached out to the Algonquins of Ontario on three separate occasions and no responses were received.

This application is compatible with Lanark County’s Sustainable Communities Official Plan. We note that the approval of Stacked Townhouses requires Town approval.

TOWN OF CARLETON PLACE OFFICIAL PLAN, 2021 (CPOP)

The design criteria are established in **Section 2.0** of the Town of Carleton Place Official Plan (CPOP) and are reviewed in this section of the report (**2.0**).

The Town of Carleton Place, through their Official Plan has indicated that it is of vital importance that the design and built form be of high quality and integrate into the surrounding community (**2.1**). Objectives of this section are to ensure high-quality built form design reflecting the Town’s heritage and character (**2.2.1**), providing design principals that can be implemented through the Town’s Development Permit By-law (**2.2.2**), incorporating pedestrian, cycling and public infrastructure into new development where appropriate (**2.2.3**). Additionally, the objectives are to enhance the image of Carleton place by contributing to local character in landmarks and being consistent with area surroundings while providing linkages within the area (**2.3.1**). The design of new development shall complement existing development through overall massing orientation and set back. Further it is to provide links with pedestrian cycling and road networks and maintain and enhance cultural and heritage resource, and natural features and functions (**2.3.6**). Development is also to strive for patterns that support a range of uses, transportation connections, including pedestrian and cycling connections (**2.3.7**).

The Town of Carleton Place is divided into five land use districts, each having their own distinct land use policies that apply for a 20 year time frame (**3.0**). The subject property is designated Residential District in the CPOP. Please see **Appendix 1** for the relevant schedule.

Section 3.5 (Residential District) pertains to this development. The areas identified in Residential Districts are the main locations for housing and a broad range of housing types along with services and amenities are permitted to maximize infrastructure efficiency (**3.5**). The objectives of this policy are to promote sustainable, efficient and diverse residential neighbourhoods, and to provide a diverse range of housing types and densities (**3.5.1**), while also permitting uses such as residential, and parks and recreational facilities (**3.5.2**). The residential types are a range of options that include single detached, semi-detached, duplexes, triplexes, townhouses and apartment dwellings (**3.5.3.1**). Other uses like schools, parks, trails, places of worship, home occupations, and community/social service facilities shall be permitted subject to compatibility and complementary with residential uses; they serve as focal points for residential uses; and have a detailed development and design standard (**3.5.3.2**). These policies generally describe the proposed development, being a development that provides a range of housing types and densities, while permitting parks and recreational opportunities. It is also compatible and complementary to the existing uses such as schools, parks, and community facilities.

Section 3.5.4 contains density policies “to ensure that new development will include a mix of residential densities in order to address a full range of housing requirements.” The policies are listed below, in **Table 2**.

Table 2. Density Provisions, Section 3.5.4

Provision	Proposed	Note
<p>1. The average density target for new development in the Residential District will be calculated on a site by site basis and shall be 30 units per net hectare with a range of 26 to 34 units per net hectare. Net hectare is defined as those lands which are utilized for residential development exclusive of roads, easements, infrastructure services and required parkland.</p>	<p>The average density proposed is 72.2 units per net hectare. The proposed development ranges from 25.4 units per hectare (single detached) to 145.3 units per hectare (apartments).</p>	<p>Proposed density is higher by an average of 50.6 UPNH. Section 3.5.5 of the CPOP permits Increased Density and Bonusing, this is to be discussed with the applicant and the planning authority.</p>
<p>2. Notwithstanding Section 3.5.4.1, where development is proposed on infill sites or sites which are the result of lot consolidations, and which infill sites or consolidated sites have areas of 3 hectares or less, residential density may be increased. In such cases density will be controlled through the regulatory framework of the Development Permit By-law</p>	<p>N/A as site is larger than 3 ha.</p>	<p>N/A</p>
<p>3. In areas subject to Section 3.5.4.2 above, the requirement for a mix of dwelling types as required in Section 3.5.4.6 shall not apply.</p>	<p>N/A</p>	<p>N/A</p>
<p>4. The following residential density classifications shall apply:</p> <p>Low density: includes single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings and converted single detached dwellings up to a maximum density of 22 units per net hectare (9 units per net acre).</p> <p>Medium density: includes town or row houses and apartments in a range of greater than 22 units per net hectare (9 units per net acre) up to a maximum of 35</p>	<p>The proposed low-density built form (single detached) are 25.4 units per net hectare.</p> <p>The proposed medium-density built form (townhouses) are 55 units per net hectare.</p> <p>The proposed high-density built form (stacked townhouses and apartments) are 91.3 and 145.3 units per net hectare respectively.</p>	<p>Section 3.5.5 of the CPOP permits Increased Density and Bonusing, this is to be discussed with the applicant and the planning authority.</p>

Provision	Proposed	Note
<p>units per net hectare (14 units per net acre).</p> <p>High density: includes apartments in excess of 35 units per net hectare (14 units per net acre).</p>		
<p>5. New medium or high density residential development shall be subject to the following policies:</p> <ul style="list-style-type: none"> • The proposed design of the residential development is compatible in scale with the character of surrounding uses; • The site is physically suited to accommodate the proposed development; • The proposed site can be serviced with adequate water and waste water services; • The property shall have appropriate access to an arterial or collector road maintained to a municipal standard with capacity to accommodate traffic generated from the site; • Sufficient off-street parking facilities is provided in accordance with the standards set out in the Development Permit By-law; and • The development can take place in accordance with the policies of Section 2.0. 	<ul style="list-style-type: none"> • The proposed design is compatible in scale and with the character of surrounding uses. Please see the attached Urban Design Brief for further information. • The site is physically suited to accommodate the proposed development. • The proposed site can be serviced with adequate water and waste water services. Please see the attached Functional Servicing Report for further information. • The property has access to multiple municipally maintained roads. • Parking provisions of the Development Permit By-law are met. • The development can take place in accordance with the policies of Section 2.0. 	<p>Complies</p>
<p>6. New residential development shall include a mix of residential densities. Residential development which does not provide a diversity of dwelling types shall be discouraged.</p>	<p>The proposed development includes a mix of residential densities, from single-detached to apartment blocks.</p> <p>By the definition of this Plan, the densities are a mix of medium and high.</p>	<p>Complies</p>
<p>7. Development shall be integrated with surrounding development, through connected street networks, appropriate</p>	<p>The proposed development is integrated with the surrounding</p>	<p>Complies</p>

Provision	Proposed	Note
transition of housing types and densities and through supporting infrastructure including recreational pathways and parks.	street networks and housing types.	

Section 3.5.5 (Increased Density and Bonusing) permits an increase in height or density depending on the eligibility of the development. Items that may make a proposed development eligible for such increases include *"The provision of affordable housing, assisted housing or housing for those with special needs,"* and *"The dedication or provision of open space, recreation or community facilities, parks, waterfront lands, or trail systems, provided that such lands and amenities are significantly in excess of any parkland dedication requirements of this Plan."* By proposing to increase density from 30 uph to over 72 uph, the design of this subdivision has freed up additional space for parkland, stormwater ponds, and general open space for the public. The result is that this proposal can offer more affordable housing options, while also providing more open space amenities to future residents, both of which are desired outcomes. Currently, this development is offering 20% (50 units) of affordable apartment units. To this point, the Planning Act requires a minimum of 5% of lands for parkland, while this application proposes 12.3%, which is a very significant increase.

Section 6.7.1 (Plans of Subdivision) outlines the technical considerations and typical documentation to be submitted with such an application. These considerations and documentation, notably those discussed at the Pre-Consultations, can be found attached to this report. Please see the Technical Studies and Additional Reports section of this report.

We believe this is an appropriate mix of uses and densities for this site and recognize that the average density is higher than anticipated by the Town’s planning policies. As the primary outstanding issue to demonstrate conformity, we also note that the Town’s planning policies provide some flexibility with density so anticipate some negotiation on this matter.

This application, once approved by County and Town Council, will conform to the Town of Carleton Place Official Plan.

TOWN OF CARLETON PLACE DEVELOPMENT PERMIT BY-LAW 15-2015 (DP)

The Town of Carleton Place Development Permit By-law 15-2015 (DP) is used to manage land use compatibility, character, and appearance of communities, and to implement the policies of the Official Plan. The property is currently considered Residential District in the DP. Please see **Appendix 2** for a visual of the property’s current land use per the DP.

All three proposed built forms – single detached dwellings, townhouse dwellings, and apartment dwellings – are permitted uses in the Residential District.

Please see **Tables 3.1-3**, below, for the Residential District provisions for the three proposed built forms.

Table 3.1 Residential District Provisions – Single Detached

Provision	Required	Proposed	Note
Minimum Lot Area	N/A	318.00 m ²	Complies
Maximum Lot Coverage	60%	TBD	Complies
Minimum Lot Frontage	10.6 m	10.6 m	Complies
Front Yard	4.5m – 7.5 m	4.5 m	Complies
Exterior Side Yard	4.5m – 7.5 m	4.5 m	Complies
Minimum Interior Side Yard	1.2 m	1.2 m	Complies
Minimum Rear Yard	7.5 m	7.5 m	Complies
Minimum Usable Landscaped Open Space in the Rear Yard	50 m ²	50 m ² +	Complies
Maximum Building Height	11 m	<11 m	Complies
Minimum Dwelling Unit Area	92.9 m ²	TBD	Complies
Parking	2 spaces (1 may be in garage)	2 spaces	Complies

Table 3.2 Residential District Provisions – Townhouse (Street)

Provision	Required	Proposed	Note
Minimum Lot Area	N/A	143.00 m ²	Complies
Maximum Lot Coverage	60%	TBD	Complies
Minimum Lot Frontage	5.5 m per unit	5.5 m	Complies
Minimum Front Yard	4.5m – 7.5 m	4.5 m	Complies

Provision	Required	Proposed	Note
Exterior Side Yard	4.5m – 7.5 m	4.5 m	Complies
Minimum Interior Side Yard (for end units)	1.5 m	1.5 m	Complies
Minimum Rear Yard	6.5 m	6.5 m	Complies
Minimum Usable Landscaped Open Space in the Rear Yard	30 m ²	30 m ² +	Complies
Maximum Building Height	11 m	<11 m	Complies
Minimum Dwelling Unit Area	83.1 m ²	TBD	Complies
Parking	2 spaces	2 spaces	Complies

Table 3.3 Residential District Provisions – Apartment

Provision	Required	Proposed	Note
Minimum Lot Area	N/A	2611.43 m ²	Complies
Maximum Lot Coverage	60%	TBD	Complies
Minimum Lot Frontage	35 m	48.74 m	Complies
Minimum Front Yard	4.5m – 7.5 m	4.5 m	Complies
Exterior Side Yard	4.5m – 7.5 m	4.5 m	Complies
Minimum Interior Side Yard (for end units)	3 m	3 m	Complies
Minimum Rear Yard	7.5 m	7.5 m	Complies
Minimum Usable Landscaped Open Space in the Rear Yard	20% of lot area	TBD	Complies
Maximum Building Height	14 m or 4 storeys	4 to 5 storeys	Section 3.5.5 of the CPOP permits Increased Density and Bonusing (including height),

Provision	Required	Proposed	Note
			this is to be discussed with the applicant and the planning authority.
Parking	1.50 spaces per unit	1.6 spaces per units	Complies

We recognize that Stacked Townhouses, as proposed in this application, are presently not permitted by the Town’s Development By-law. This report demonstrates that Stacked Townhouses are appropriate for this site, based on density. Accordingly, the Development Permit application to the Town will include a request to include this as a permitted use.

As noted in the table above, the proposed development requires relief from two By-law provisions:

1. Reduced minimum front yard setback. The front yard setback of the proposed dwelling is comparable to that of the current dwelling (4.83 metres). However, due to the slope limitation to the rear of the property, the front yard setback cannot be increased any further; and
2. Recognize stacked townhouses as a permitted use.

This application proposes that these deficiencies be recognized in the Development Permit application.

Subject to approval of this Plan of Subdivision and Development Permit application, the proposed development will conform to the County’s Zoning By-law.

TECHNICAL STUDIES & ADDITIONAL REPORTS

To support the proposed development a number of studies were requested by the County and the Town to demonstrate its viability. Below are summaries of the viability and recommendations of the studies requested.

Environmental Site Assessment

A scoped Environmental Impact Statement (EIS) and Tree Preservation Plan was a requirement of the Town of Carleton Place to meet development approval. It has been prepared in accordance with the Official Plan for the Lanark County (2012) and the Town of Carleton Place Official Plan (2013). This EIS includes an assessment of the identified and potential environmental constraints and the potential for Species at Risk.

The subject property is located within the Mississippi Valley Conservation Authority’s (MVCA) jurisdiction and consists of habitat that is disturbed in nature as it is a decommissioned Christmas Tree farm. The EIS

report assesses the potential impacts that the construction of a subdivision may have upon the existing natural heritage features, including wetlands and their function, woodlands and their function and specifically focused on species at risk (SAR), and their habitat as the other functions are limited within the property.

The EIS summarizes the findings of the surveys, outlines potential impacts from the proposed development, and provides recommendations to mitigate anticipated impacts on natural heritage features. The information contained in the report represented a single survey undertaken on June 29, 2023 and does not represent year-round data.

The report has also included recommended mitigation efforts that can minimize or eliminate ecological and environmental impacts from the proposed construction and development. 14 items were identified, for full details please see attached Environmental Impact Statement (EIS) and Tree Preservation Plan, in full detail.

Overall, the EIS supports the development of a subdivision on the subject property.

This EIS has assessed existing land use and determined the impacts to the natural heritage features (i.e. wildlife habitat, etc.), as well as Species at Risk and their habitat as a result of the proposed development.

The report offers that the project should incorporate the mitigation measures to protect natural heritage features or replace potential loss of these features that may occur outside of the area needed for the structures. The mitigation measures should include various strategies to achieve no residual effects on the natural heritage features (i.e. erosion and sediment control).

If the recommendations and mitigation measures provided in Sections 5.0 and 6.0 of the report are followed, the proposed development is not anticipated to negatively impact the function of the natural heritage features observed to be present within the subject property and surrounding lands.

Traffic Impact Study

McIntosh Perry Consulting Engineers Ltd. (MP) was retained by Wintergreen Ridge Ltd. to complete a Traffic Impact Analysis (TIA) in support of the proposed subdivision at 400 Lanark Street located in Carleton Place, Ontario.

The subject site is anticipated to have a 2026-year full buildout for the residential subdivision. The TIA determined the net site traffic changes due to the proposed development during the critical weekday AM and PM peak periods and assessed the impact of this traffic on the study road network. The findings and conclusion are summarized as follows:

- The proposed residential development is expected to consist of a 250 fully serviced dwelling units consisting of three medium density apartments consisting of a total of 125 units, 32 street townhouses, 58 stacked townhouses, and 35 low densities single detached homes.

- The existing transportation network within the study area currently operates well with all movements at all intersections operating at an Level of Service of D or better (see report for full details).
- The proposed development is anticipated to generate 124 trips during the AM peak hour and 146 total trips during the PM peak hour.
- The development generated trips are expected to have minimal impact on the existing roadway with all movements at all intersections operating under acceptable levels for all analysis periods.
- Sight Lines were reviewed, and no concerns were presented.

The conclusion of the report indicates that the forecasted development site traffic can be accommodated at boundary road intersections for both the buildout (2026) and post-build-out (2031) future horizons without significant impact on study area operations. The available sight distances at the proposed site accesses are in conformance with Transportation Association of Canada guidelines. As such the proposed development does not trigger the need for any changes to the existing roadway infrastructure.

Stormwater Management Plan

McIntosh Perry Consulting Engineers Ltd. (MP) was retained by Wintergreen Ridge Ltd. to prepare a Preliminary Stormwater Management Report in support of an application for Draft Plan Approval of the development at 400 Lanark Street, Carleton Place, ON.

The objective of this stormwater management report is to evaluate the drainage characteristics of the site under existing and proposed conditions and to advance an integrated approach to facilitate the proposed development with no adverse impacts to the receiving drainage systems and/or properties.

The summary of the report is that:

- Runoff from the proposed development will be collected and conveyed via the internal storm sewer system to the end-of-pipe SWM facility. The proposed on-site storm sewers and overland conveyance systems will be adequately designed to safely convey both minor and major storm events.
- The quality control objective of reaching “Enhanced” level of protection will be achieved by implementing a settling forebay basin and extended detention in the proposed wet pond.
- Quantity control objectives will be achieved by the adequately sized active retention basin with flow control structures, which will also regulate the post-development peak flows to existing levels. Specifications of the flow control structures will be provided during the detailed design phase.
- The discharge from the proposed stormwater management facility will remain within the allocated capacity of the storm sewer infrastructure of the neighboring subdivision.
- Best Management Practices are provided to mitigate and minimize the temporary and permanent erosion and sediment transport during and after construction.

The recommendation from the consultant is that the municipalities of Lanark County and Carleton Place, and the Mississippi Valley Conservation Authority accept and approve the Preliminary Stormwater Management Report in support of the development.

Servicing & Stormwater Management Report

McIntosh Perry Consulting Engineers Ltd. (MP) was retained by Wintergreen Ridge Ltd. to prepare a Servicing and Stormwater Management Report in support of an application for Draft Plan Approval of the development at 400 Lanark Street, Carleton Place, ON.

The purpose of this report is to present a servicing design for the development in accordance with the recommendations and guidelines provided by the Town of Carleton Place, the Mississippi Valley Conservation Authority (MVCA), and the Ministry of the Environment, Conservation and Parks (MECP) and addresses the water, sanitary and storm sewer servicing for the development, ensuring that existing and available services will adequately service the proposed development. The report proposes the following:

- The proposed water distribution system will include 200mm diameter watermain piping, 5 new fire hydrants, water supply to the single-family homes and townhomes will be provided by individual water service connections to municipal watermain, curb stops will be installed to all water services at property line and watermain is designed to have 2.4m cover.
- The calculated range of working pressures anticipated within the development under average day conditions were between 55 psi and 60 psi, and under peak hour conditions were between 50 psi and 57 psi which meets the minimum 40psi pressure requirement as stated by the MECP guidelines.
- The proposed site development area (8.19ha) will generate a peak design flow of 8.83 L/s.
- The proposed gravity sanitary sewers will be installed throughout the subject property with a minimum full flow target velocity (cleansing velocity) of 0.6 m/s and a full flow velocity of not more than 3.0 m/s. This may not be feasible on every length of pipe. This issue has been dealt with by increasing the slopes of the sanitary sewers. Design parameters for the site include an infiltration rate of 0.33 l/s/ha.
- The proposed sanitary main will be connected to sanitary stub from the future proposed Carleton / Lanark Development to the Northeast of the property under the proposed road connection to Lanark Street.
- A preliminary review of the updated HGL results indicates that, though there are increases, the increased elevations remain below the USF elevations. Additional analysis will be required to confirm this during the detailed design stage.

Based on the information presented, the preliminary assessment determined the proposed site can achieve adequate capacity for water, wastewater, and storm servicing to accommodate the proposed development and is supported.

PLANNING ANALYSIS

Applicable purposes of the Planning Act for this application include integrating matters of provincial interest in municipal planning decisions, recognizing municipal decision-making authority and accountability, and providing a planning process that is open, accessible, timely and efficient.

Specific to the Provincial Interests of this proposed development include; the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; the orderly development of safe and healthy communities; adequately providing for a full range of housing, including affordable housing; and the appropriate location of growth and development.

Subsequently the Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest that affects all land use development in Ontario, while protecting resources, public health and safety, and the natural and built environment.

This proposed development is supported by numerous policies within the PPS. Specifically outlined above in this report, the proposed development will be developed efficiently through intensification and compact form; and utilize existing municipal servicing and infrastructure.

The housing will provide a range of housing options and a mix of densities, including single detached, townhome, and apartment units. These housing options will meet the social, health, economic and well-being of current and future residents, including residents with special needs. Further, the applicant is seeking direction from the planning authorities on the provision of affordable housing to identify units to meet this policy.

The design of the community intends to provide for safe public streets, spaces and facilities, meeting the needs of pedestrians, and facilitates active transportation, and fosters social interaction and community connectivity. While also promoting publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open spaces, trails and linkages.

Lanark County, the upper-tier municipality, is responsible for approving the Plan of Subdivision to permit the development. Through their planning document, the Sustainable Communities Official Plan (SCOP), it provides policy direction. A general overarching policy from the SCOP that supports this development is the provision of encouraging and supporting diversified, mixed use Settlement Areas; thus avoiding costly unplanned engineering water and wastewater problems in the future. It also designates that the Settlement Areas accommodate a range of uses, and accommodate current and future population needs. Again, the SCOP reflects the PPS in that it promotes development efficiency optimizing use of land, resources, infrastructure, and public service facilities. The proposed development also meets an objective of the SCOP reflective of the PPS, the provision of a range and mix of low, medium and high-density housing types in accordance with servicing capacities.

The Carleton Place Official Plan builds upon the previous policy initiatives. Indicating the importance of design and built form being of a high quality and integration into the surrounding community reflecting the Town's heritage and character. The proposed development also intends to incorporate pedestrian, cycling and public infrastructure.

The subject lands are in the Residential District of the Town, identified in the CPOP as the main areas for housing. The CPOP objective is to promote sustainable, efficient, and diverse residential neighbourhoods, and to provide a diverse range of housing types and densities. Identified residential types include those the application is proposing. Further the CPOP contains density policies of which the applicant looks forward to discussing with the planning authorities, as the density proposed is higher than permitted but the CPOP provides for an increase with the provision of affordable housing within the development.

The last planning document reviewed is the Town of Carleton Place Development Permit By-law 15-2015. It manages the land use compatibility, character, and appearance of communities; and implements the policies of the Official Plan. As indicated previously, the subject property is within the Residential District of the Town. Permitted residential built form within these areas include each of the proposed housing types, single, townhome and apartment units. Further, the design of the community meets all of the development provisions found within the by-law.

The evaluation of the planning policies and by-laws with regard to the proposed development indicate that it is considered "good planning" and should be approved by the municipal planning authorities.

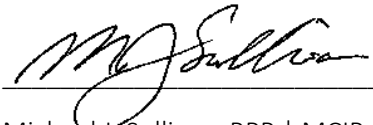
Subject to the approval of this application, the development will conform to both the Town's Official Plan and Development Permit By-law.

CLOSING

This application meets provincial and County planning policy for new residential development, subject to Council's approval of this rezoning and redesignation. It is our opinion that this application represents good planning and should be approved.


Respectfully Submitted by,


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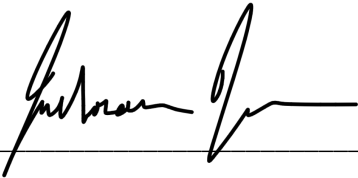
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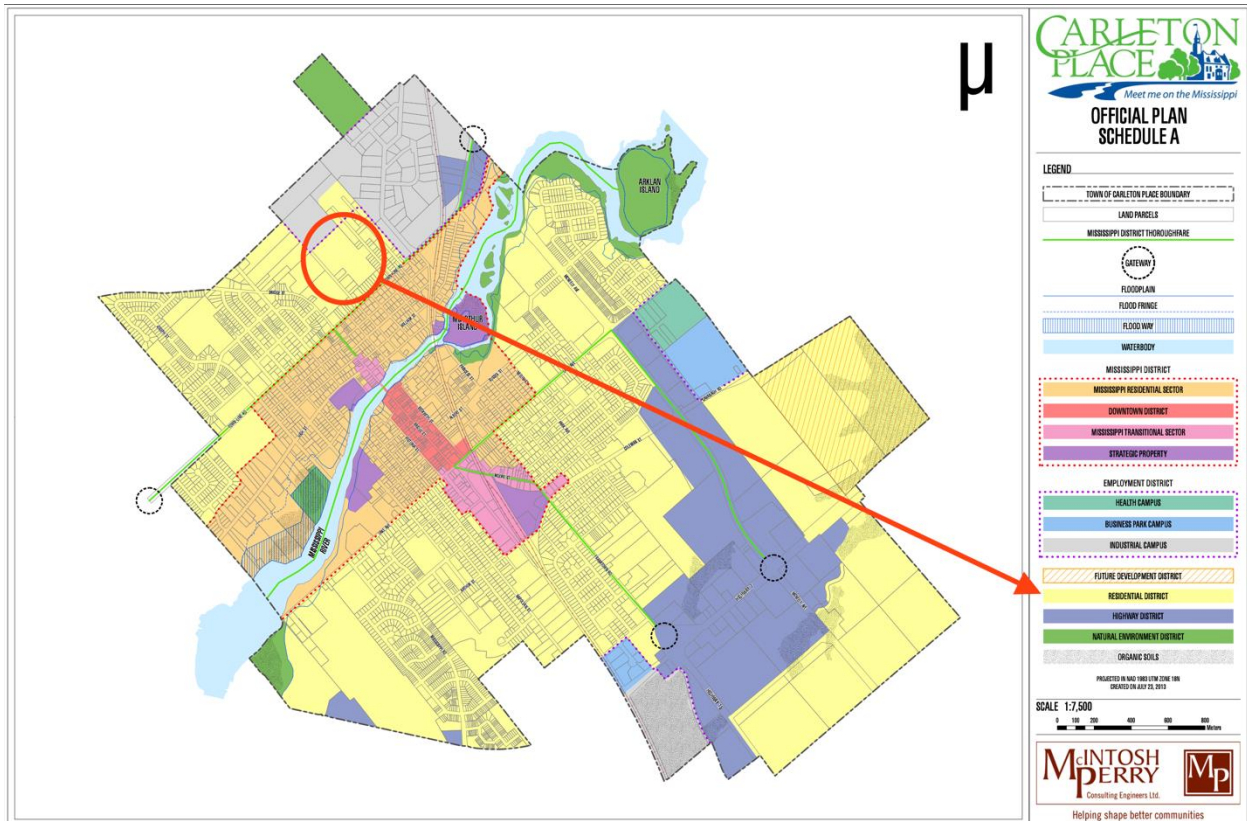
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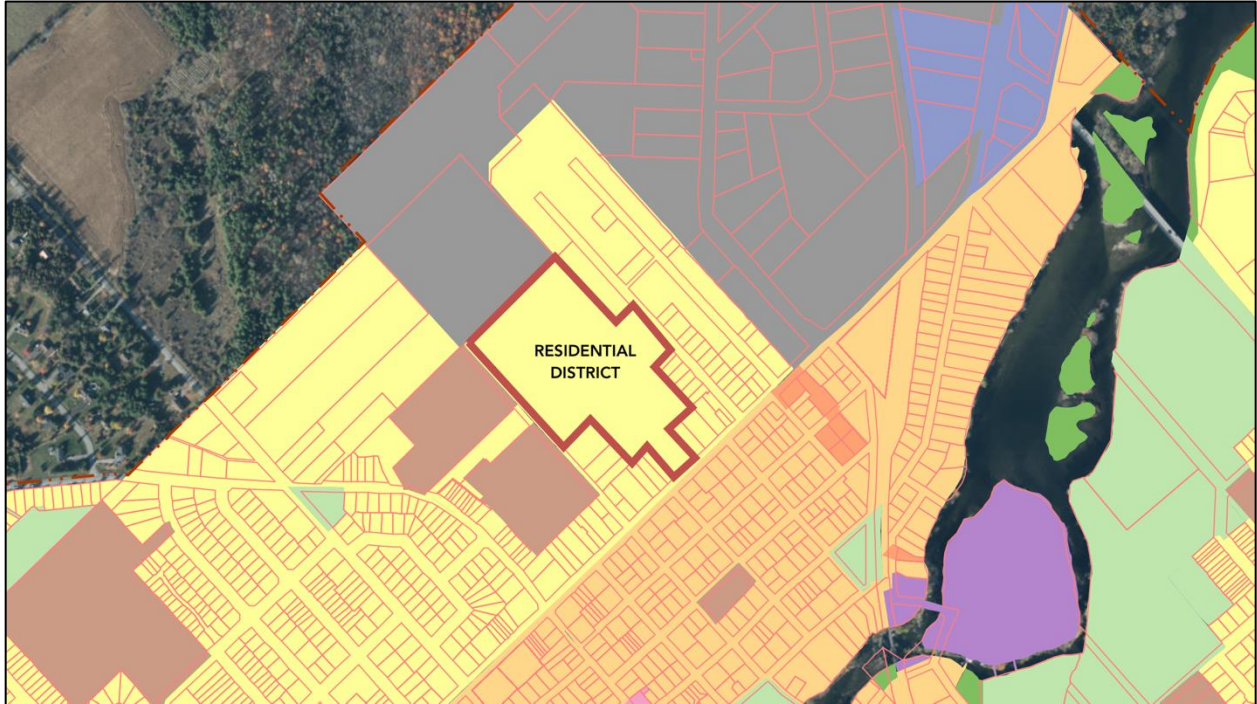
APPENDIX 1: TOWN OF CARLETON PLACE OFFICIAL PLAN, SCHEDULE A

Subject property indicated by red circle.



APPENDIX 2: PROPERTY'S DEVELOPMENT PERMIT LAND USE (CARLETON PLACE GIS)

Subject property outlined in red.



APPENDIX 3: TRAFFIC IMPACT STUDY, MCINTOSH PERRY (SEPTEMBER 2023)

See attached.

APPENDIX 4: STORMWATER MANAGEMENT PLAN, MCINTOSH PERRY (SEPTEMBER 2023)

See attached.

APPENDIX 5: SERVICING & STORMWATER MANAGEMENT REPORT, MCINTOSH PERRY (SEPTEMBER 2023)

See attached.