



DRAFT PLAN OF SUBDIVISION

400 LANARK STREET, CARLETON PLACE

LOTS 17, 20, 23, 26, 29 & 32 R PLAN 787 & LOTS 85 TO 94 R PLAN 3469, TOWN OF CARLETON PLACE, COUNTY OF LANARK

LANDPRO PLANNING SOLUTIONS INC.
110 James Street, Suite 204
St. Catharines, ON
289-687-3730
info@landproplan.ca

KEY MAP - NTS

LOT INFORMATION		AREA		DENSITY	
LOT	AREA	13	14	26	27
1	521.44m ²	13	378.59m ²	26	411.80m ²
2	364.95m ²	14	378.74m ²	27	354.18m ²
3	364.72m ²	15	378.89m ²	28	318.11m ²
4	364.50m ²	16	504.87m ²	29	318.11m ²
5	364.27m ²	17	548.37m ²	30	318.11m ²
6	364.05m ²	18	554.54m ²	31	318.11m ²
7	363.82m ²	19	581.34m ²	32	318.11m ²
8	406.00m ²	20	441.81m ²	33	318.11m ²
9	353.98m ²	21	402.71m ²	34	354.24m ²
10	378.13m ²	22	330.74m ²	35	505.15m ²
11	378.29m ²	23	454.72m ²		
12	378.44m ²	24	469.44m ²		
		25	375.88m ²		

LAND USE SCHEDULE		AREA	UNITS	DENSITY
RESIDENTIAL		34,622.39m ²	250	72.2 UPH
SINGLE DETACHED		13,803.32m ²	35	25.4 UPH
STREET TOWNHOUSE		5,866.80m ²	32	55.0 UPH
STACKED TOWNHOUSE		6,352.31m ²	58	91.3 UPH
APARTMENT		8,599.96m ²	125	145.3 UPH
ROW		18,901.23m ²		
BLOCK B SWM POND		3,388.68m ²		
BLOCK C GREEN SPACE		1,617.27m ²		
BLOCK G GREEN SPACE		377.26m ²		
BLOCK H GREEN SPACE		1,083.73m ²		
BLOCK K GREEN SPACE		377.93m ²		
BLOCK N GREEN SPACE		77.88m ²		
BLOCK U GREEN SPACE		150.00m ²		
BLOCK X PARKING		1,503.94m ²		

PARKING	# OF SPACES	SPACES REQUIRED FROM PARKING LOT
SINGLES	72	0
TOWNS	232	16
APARTMENTS	201	0

REQUIREMENTS OF THE PLANNING ACT, R.S.O. 1990 - SECTION 51(17):
 (A) SEE PLAN.
 (B) SEE PLAN.
 (C) SEE KEY MAP.
 (D) SEE LAND USE SCHEDULE.
 (E) SEE PLAN.
 (F) SEE PLAN.
 (G) SEE PLAN.
 (H) MUNICIPAL SERVICING.
 (I) SEE PLAN.
 (J) MUNICIPAL SERVICING AVAILABLE.
 (K) NOT APPLICABLE.
 (L) NOT APPLICABLE.

OWNER'S CERTIFICATE:
 I HEREBY AUTHORIZE LANDPRO PLANNING SOLUTIONS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
 Natalie McGuire
 OWNER
 Sept. 27, 2023
 DATE

REVISIONS	
No.	Updates
1	26-05-2023 Adjusted lot sizes, created 1 lot.
2	07-06-2023 Added singles, stacked towns.
3	15-08-2023 Adjusted ROW, singles, street blocks, created larger lots and blocks.
4	22-08-2023 Adjusted singles lot lines
6	15-09-2023 Adjusted Town lot lines, added parking and building envelopes to apartments, towns and singles.

SURVEYOR'S CERTIFICATE:
 I HEREBY AUTHORIZE THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY SHOWN.
 John Lavelle
 SURVEYOR (MCINTOSH PERRY)
 Sept 26 2023
 DATE

SCALE: 1:1500

DATE: 09-26-2023

DRAWING NO: 1/1

PLOT: 11x17"

DESIGNED BY: MK

REVIEWED BY: MS