

NOTICE OF PLANNING AND PROTECTION COMMITTEE MEETING

August 7, 2018

Class III Development Permit DP3-01-2018

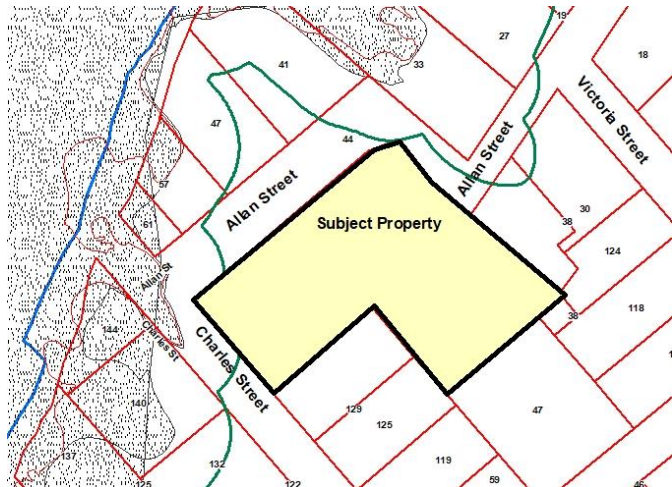
An application for a Class III Development Permit has been received for lands located at 44, 46 and 58 Allan Street, 135 and 139 Charles Street to be known as 50 Allan Street. The property is legally described as PIN 053060039, PIN 053060175, PIN 053060174 and PIN 053060038.

The property is designated **Mississippi Residential District** in the Development Permit By-law. The application proposes to construct a 4 storey, 33 unit condominium building comprised of one to three bedroom residential units. A total of 50 parking spaces are proposed through surface and underground parking. Three units are to be handicap accessible.

Several variances have been requested including:

1. A variance from the required 20% landscaped open space in the rear yard to 3.9%. Open space to be provided in other yards.
2. A variance from the required front yard build within area from 4.5m to 3.3m to accommodate road widening for the Town.
3. A variance from the required rear yard depth from 7.5m to 3.9m to accommodate balconies.
4. A variance from the required exterior side yard from 4.5m to 3.9m to help recognize the irregular shape of the site and providing a "functional" front yard.
5. A consideration of providing a functional front lot line on Allan Street rather than a dedicated front lot line, as defined by the Development Permit By-law, on Charles Street.

Additional information in relation to the proposed development permit is available for review, in the Development Services Office at the Town Hall, or by calling 613 257-6251 or visiting <http://carletonplace.ca/development-services-2.php>.



Comments must be received by June 16, 2018.

This application will be before the Planning and Protection Committee on August 7, 2018 at 7:00 pm held in the Town Hall auditorium, located at 175 Bridge Street, Carleton Place.

Those who wish to speak at the meeting must notify the Municipality at 613-257-6213 by noon on August 1st, 2018.

DATED AT THE TOWN OF CARLETON PLACE THIS 1ST DAY OF JUNE, 2018.