

**NOTICE OF PLANNING AND PROTECTION  
COMMITTEE MEETING  
September 4, 2018  
Class III Development Permit DP3-01-2018**

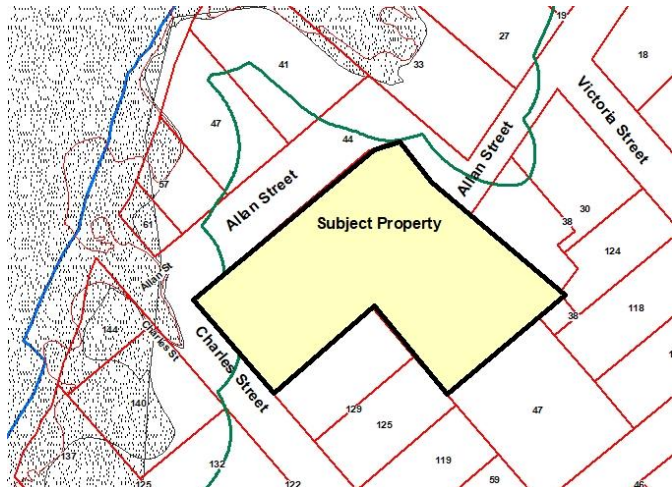
An application for a Class III Development Permit has been received for lands located at 44, 46 and 58 Allan Street, 135 and 139 Charles Street to be known as 50 Allan Street. The property is legally described as PIN 053060039, PIN 053060175, PIN 053060174 and PIN 053060038.

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>.



**This application will be before the Planning and Protection Committee on September 4, 2018 at 7:00 pm held in the Town Hall Council Chambers, located at 175 Bridge Street, Carleton Place.**

**The intent of the meeting is for staff to receive direction from Council on how to proceed with the application.**

**DATED AT THE TOWN OF CARLETON PLACE THIS 22<sup>nd</sup> DAY OF AUGUST, 2018.**