



November 11, 2024

Tyler Duval, Senior Planner
Town of Carleton Place
175 Bridge Street
Carleton Place, ON
K7C 2V8

**RE: Justification to Support a Development Permit Class 2 Application
86 William Street
Lot 118, Section B
Registered Plan 276
Town of Carleton Place
COUNTY OF LANARK**

Dear Mr. Duval,

Egis has been retained to assist with a Class II Development Permit Application for the property municipally known as 86 William Street located at the corner of William and Baines Streets. The proponent is seeking to construct two semi-detached buildings on the property totalling four units. The goal will be to use Part Lot Control to separate the property into four individually transferable lots each containing a single unit. Part Lot Control would occur after the Development Permit approvals have been obtained. The proponent previously constructed a similar semi-detached building on the abutting property to the west.

Parking will be provided on-site through a combination of individual garage spaces built into units and surface parking via driveways. Both buildings will face toward, and will gain access from, William Street. To achieve the desired development minor variances will be required to some of the performance standards of the Development Permit By-Law. The requested Class II Development Permit application will encompass all variances needed for the combined property. The proponent along with their architect has already met with staff and corresponded on submission requirements. Those previous discussions and the email sent by staff May 15, 2024, make up the pre-consultation record for the development proposal.



SUBJECT PROPERTY

The subject property is located at 86 William Street at the intersection of Baines and William Streets, described as Lot 118, Section B, Registered Plan 276, Town of Carleton Place. The current aerial photo shows a dwelling located in the north corner of the property at the intersection of the two streets (See Figure 1). Pursuant to the Google Streetview mapping for the lot that original dwelling has since been removed (See Figure 2). The lot measures approximately 1,012 square metres in size with 31.6 metres of frontage on William Street and an additional 32.0 metres of frontage on Baines Street. A municipal sidewalk runs along both street frontages.



Figure 1 – Aerial View of 86 William Street



Figure 2 – August 2023 Google Streetview of 86 William Street

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PROVINCIAL PLANNING STATEMENT (PPS) 2024

The Provincial Planning Statement (PPS) 2024, issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Planning Statement came into effect October 20, 2024, replacing the Provincial Policy Statement that came into effect on May 1, 2020.

Chapter 2 of the PPS 2024 speaks to Building Homes, Sustaining Strong and Competitive Communities with Planning for People and Homes policies found under **Section 2.1**. To provide for an appropriate range and mix of housing options and densities planning authorities shall maintain land with servicing capacity to provide available land to accommodate residential development (Sec. 2.1.4). The subject property represents available land previously developed with a residential use with servicing capacity to support new development. The introduction of two semi-detached dwellings with four new units represents an appropriate range and density of uses compared to development in the surrounding neighbourhood.

Section 2.2 of the PPS 2024 speaks to Housing stating planning authorities shall provide for an appropriate range and mix of housing options and densities (Sec. 2.2.1). One way to achieve this goal is to permit and facilitate *“all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units (Sec. 2.2.1.b[2]).”* The previous single dwelling on the property was removed by permit in 2022. The two proposed semi-detached dwellings would constitute redevelopment introducing new housing options on a previously developed lot resulting in a net increase of residential units. The proposed density would efficiently use the land and infrastructure available (Sec. 2.2.1[c]). Developing two new semi-detached dwellings at 86 William Street would provide new housing forms and densities consistent with the Housing policies of the PPS 2024.

Section 2.3.1 of the PPS speaks to General Policies for Settlement Areas, which shall be the focus for growth and development (Sec. 2.3.1.1). The introduction of two new semi-detached dwellings would efficiently use the lands at 86 William Street (Sec. 2.3.1.2[a]), optimizing planned infrastructure to provide new servicing connections (Sec. 2.3.1.2[b]), would support active transportation using existing municipal sidewalks and the walkway connections to the Downtown area (Sec. 2.3.1.2[c]), and would be transit supportive (Sec. 2.3.1.2[d]). Policy 2.3.1.3 states *“Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment.”* Overall, redevelopment of the property with two semi-detached dwellings would be consistent with the general policies for settlement areas of the PPS 2024.

Section 2.9 of the PPS speaks to Energy Conservation, Air Quality and Climate Change. The proposed development will help achieve reduction of greenhouse gas emissions through more compact, higher density land uses (Sec. 2.9.2[a]) that are more energy efficient than single detached dwellings of lesser density (Sec. 2.9.1[c]). The property location will support active transportation using available sidewalks and multi-use pathways in the area (Sec. 2.9.1[d]). The development proposal will help achieve the goals for energy conservation, air quality and climate change.

Section 3.6 of the PPS speaks to Sewage, Water and Stormwater. Pursuant to Section 3.6.2 *“municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.”* Both water and sanitary sewer services run along William Street with a storm sewer located at the intersection of William and Baines Streets. Additionally, hydro services run along William Street to service the building. Full municipal servicing is in place to support the two semi-detached dwellings.

Chapter 4 of the PPS speaks to the Wise Use and Management of Resources with Natural Heritage policies found under **Section 4.1**. Redevelopment and site alteration on the property would be located beyond significant natural features or areas or significant wildlife habitat. The site is not located adjacent to natural features or areas. Intensification and redevelopment of the property would ensure natural heritage areas in the Town are protected for the long term.

Section 4.2 of the PPS speaks to Water. The Mississippi River is located to the south of the subject property. Redevelopment of the property would be well separated from the water feature allowing linkages and related functions to be maintained.

Section 4.3 of the PPS speaks to Agriculture. The subject property is located within the Town of Carleton Place well separated from any agricultural or livestock operations.

Section 4.4 of the PPS speaks to Minerals and Petroleum, neither of which have been identified on the property.

Section 4.5 speaks to Mineral Aggregate Resources which have not been identified on the property.

Section 4.6 of the PPS speaks to Cultural Heritage and Archaeology. The subject property previously contained a single detached dwelling for a period of several decades. The site does not contain significant built heritage resources or significant cultural heritage landscapes, nor would any archaeological resources

be expected given the historic land use. Intensification and redevelopment would be consistent with the policies of Section 2.6 of the PPS.

Chapter 5.0 of the PPS speaks to Protecting Public Health and Safety with policies for Natural and Human-Made Hazards. The property is not located on hazardous lands or adjacent to hazardous sites (Sec. 5.1.2). Redevelopment would not occur within any flooding hazards, flood prone areas, or floodways (Sec. 5.1.3). No mine hazards; oil, gas, and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations have been historically located on the property (Sec. 5.3.1). The site does not contain any known sources of contamination from past uses or abutting land uses (Sec. 5.3.2). Intensification and redevelopment of 86 William Street would be consistent with the protection of public health and safety policies of the PPS.

Overall, the proposed Class II Development Permit application for two semi-detached dwellings would be consistent with the policies of the Provincial Planning Statement (PPS) 2024.

TOWN OF CARLETON PLACE OFFICIAL PLAN

The subject property is located within the Mississippi District and is designated Mississippi Residential Sector on Schedule A to the Town of Carleton Place Official Plan (See Figure 3). All lands abutting the property also fall within the Mississippi Residential Sector.

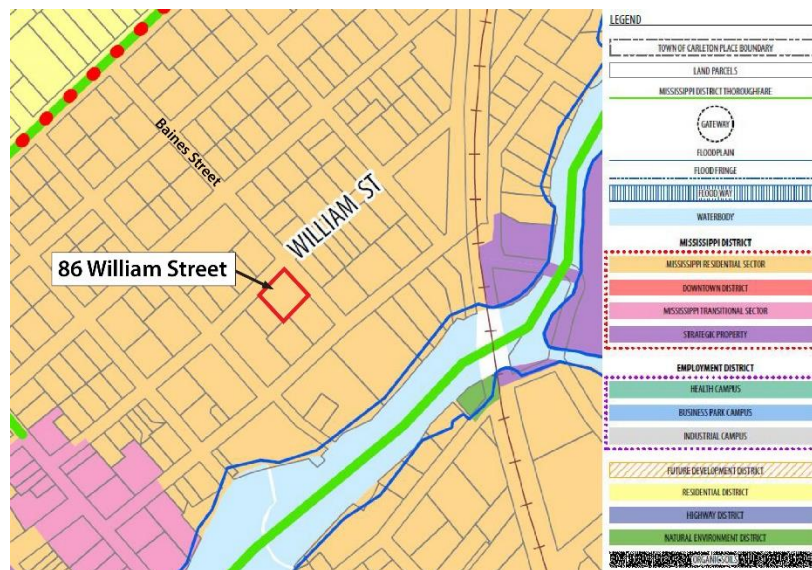


Figure 3 – Excerpt of Schedule A to the Official Plan

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Section 1.2 of the Official Plan speaks to the Town’s Vision for appropriate long-term planning.

Our Vision - The Town of Carleton Place is committed to maintaining and celebrating its heritage through balanced and sustainable growth which will support a sense of place respectful of our unique historical, cultural, and natural heritage where citizens can enjoy an unparalleled quality of life.

The property at 86 William Street sits vacant after the removal of the previous detached dwelling. Two new semi-detached dwellings on the property will promote sustainable growth and compact form respectful of the historic nature of the neighbourhood. The proponents have previously developed the abutting property with a similar semi-detached dwelling. Newer modern housing will contribute to achieving an unparalleled quality of life for residents.

Section 2.0 of the Official Plan sets forth Community Design Framework with several objectives and general design policies provided. Redevelopment of the lands will be of a high-quality design that reflects the Town’s character (Sec. 2.2.1) in accordance with the Development Permit By-Law design principles (Sec. 2.2.2). The site has direct access to pedestrian and cycling amenities including the OVRT corridor which provides direct pedestrian linkages to the Downtown (Sec. 2.2.3). Existing street trees will be retained where possible with new plantings proposed along the street frontages (Sec. 2.2.6). Redevelopment of 86 William Street will meet several of the Town’s objectives set forth in Section 2.2 of the Official Plan.

General Design Policies are outlined under **Section 2.3** of the Official Plan. The proposed semi-detached dwellings will compliment the residential character along William and Baines Streets providing continuity with available infrastructure (Sec. 2.3.1). Redevelopment will not obstruct views or vistas of any landmarks or features within the Town (Sec. 2.3.2). The proponent previously constructed a similar semi-detached dwelling on the abutting property. Redevelopment will be complementary to adjacent buildings in terms of massing and orientation (Sec. 2.3.6). New residential uses will have access to appropriate transportation, pedestrian and cycling connections (Sec. 2.3.7). Uses will be integrated into the existing neighbourhood with massing, height, lot size, building areas and design to complement existing residential uses along both streets (Sec. 2.3.8). The proposed subdivision will meet several of the General Design Policies set forth by the Town of Carleton Place Official Plan.

Section 3.0 of the Official Plan speaks to Land Use Policies for the various districts identified on Schedule A to the Official Plan. Mississippi District policies are located under Section 3.1. The objectives of the designation seek to provide a mix of residential, commercial, and recreational development that maintains the character of individual neighbourhoods (Sec. 3.1.1.1). Redevelopment will expand the mix of residential

uses in the neighbourhood at a compatible scale and similar design to the surrounding neighbourhood. The increased density should encourage stimulation of the downtown core commercial and recreational areas (Sec. 3.1.1.2). Demolition of the previous building has left the property vacant. Redevelopment will encourage rehabilitation of the vacant, underutilized property in a manner that respects the character of the district (Sec. 3.1.1.3). Low, medium, and high-density residential uses are permitted within the Mississippi District (Sec. 3.1.2). The main objectives of the Mississippi District can be achieved through intensification and redevelopment of the property.

Section 3.2.2 of the Official Plan speaks to the Mississippi District Residential policy area “comprised of a mix of neighbourhoods characterized by a range of housing types.” Examples of semi-detached uses like those proposed can be found throughout the Mississippi District Residential policy area. Residential uses of all densities are permitted (Sec. 3.2.2.2). With the previous dwelling demolished the property now comprises an in-fill opportunity. Redevelopment of in-fill properties is encouraged (Sec. 3.2.2.4). The proposed semi-detached dwellings on the property would be consistent with surrounding uses, permitted within the Mississippi District Residential policy area, and appropriate redevelopment for the lot.

Section 4 of the Official Plan speaks to Municipal Amenities and Green Infrastructure including natural heritage features which need to be protected and other features such as parks, trails and recreational facilities which are necessary to ensure a healthy and pleasant environment. The site is not located near any natural heritage features or areas and is well separated from the Fish Habitat within the Mississippi River. Existing street trees will be preserved to the greatest extent possible with new street trees provided as part of the redevelopment.

Section 4.3 of the Official Plan speaks to Built Infrastructure. William Street will provide an appropriate road connection for the new uses (Sec. 4.3.1.2). Municipal servicing connections are available. Both semi-detached dwellings can achieve water, sanitary sewer, and stormwater connections to existing municipal infrastructure in a responsible manner based on the provided Grading and Servicing Plans (Sec. 4.3.1.3). Waste management can be provided in an efficient manner similar to surrounding residential uses (Sec. 4.3.1.4). Built infrastructure is appropriate to support the two semi-detached dwellings.

Section 5.0 of the Official Plan speaks to Safety and Security Policies pertaining to flood-prone areas and contaminated lands. There are no potential hazard lands identified for the property.

Section 6.7 of the Official Plan speaks to Development Control with policies for Consents found under **Section 6.7.2**. Consents may be granted to permit lot enlargements, clarification of title or for any legal or technical reason. It is anticipated Part Lot Control will be applied for to separate the property into four

individually transferable lots each containing a single unit. Part Lot Control would occur after the Development Permit approvals have been obtained. The property consists of a whole lot, lot 118, on the Registered Plan 267.

Overall, the Mississippi District Residential designation permits residential uses at all densities. Two new semi-detached dwellings would match the overall character of the surrounding neighbourhood. Intensification and redevelopment of 86 William Street would be consistent with the policies of the Town of Carleton Place Official Plan.

TOWN OF CARLETON PLACE OFFICIAL PLAN

The subject property is located within the Mississippi District and is designated Mississippi Residential Sector on Schedule A to the Town of Carleton Place Development Permit By-Law (See Figure 4). All lands abutting the property also fall within the Mississippi Residential Sector.

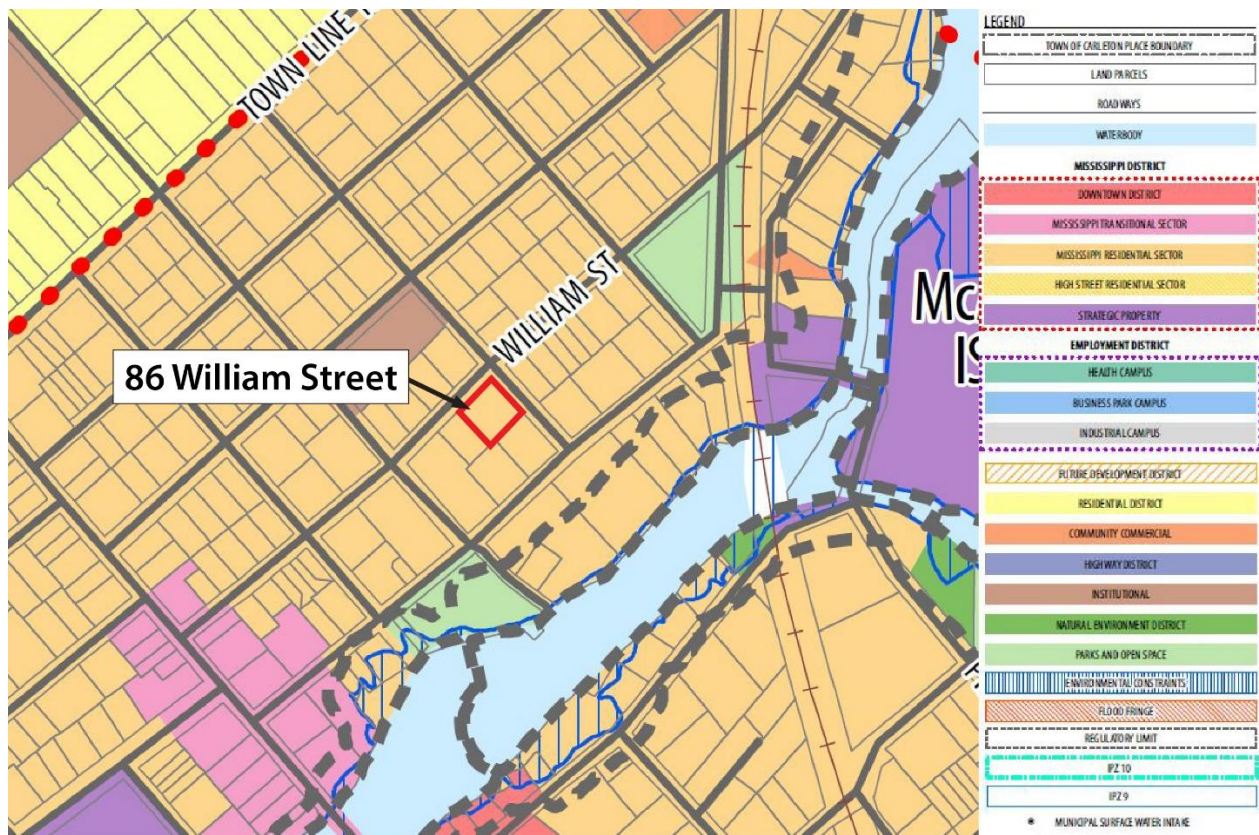


Figure 4 – Excerpt of Schedule A to the Development Permit By-Law

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Section 3.0 of the Development Permit By-Law speaks to General Provisions for Development with policies for Access in **Section 3.1**. Development shall only be permitted on a lot that abuts a publicly maintained roadway. The property fronts onto both William Street and Baines Street. Access is proposed to come from William Street which is a publicly maintained road.

Section 3.9 of the DP By-Law speaks to Corner Lot Sight Lines. The subject property is a corner lot located at William and Baines Streets. The location of the proposed semi-detached buildings and new street trees would fall beyond any required sight triangle. Nothing is anticipated that would block views of drivers.

Section 3.29 of the DP By-Law speaks to Parking and Storage of Vehicles. Parking will be provided for the two semi-detached dwellings through a combination of garage spaces and surface parking on-site. Each unit would have two parking spaces. There would not be any parking areas for more than four vehicles. Section 3.29.3 requires two spaces per unit for semi-detached dwellings, one of which can be provided in a private garage. The proposed parking for the two semi-detached dwellings would comply with the policies of Section 3.29.

Section 3.32.2 of the DP By-Law speaks to Decks, Unenclosed Porches, and Verandas – Under 3.0m High. Each of the four units will have a small deck on the back. These decks can meet the required building setbacks for front, interior side, and exterior side yard setbacks (Sec. 3.32.2.1) and will be located greater than 3.0 metres from the rear lot line (Sec. 3.32.2.2). Part Lot Control will be sought after the DP approvals to create four individually transferable lots which will introduce new lot lines along the common party walls of the semi-detached buildings. This will place the proposed decks closer to the new interior lot line than the required side yard setback. However, the Mississippi Residential Sector policies state an interior side yard setback is not required along the common wall. Therefore, the future Part Lot Control application will not result in a new non-compliance for these decks.

Section 4.0 of the DP By-Law speaks to the Mississippi District and its various designations. Policies for the Mississippi Residential Sector are located in **Section 4.3**. A semi-detached dwelling is a permitted use pursuant to Section 4.3.1. Development standards are outlined in Section 4.3.3.2. The standards provided for semi-detached buildings are for each half of the building. The Zoning Matrix on the next page will provide the proposed provisions for each of the four units. Per the site plan for the proposal Unit 1 is the unit on the far east side closest to Baines Street (See Figure 4).

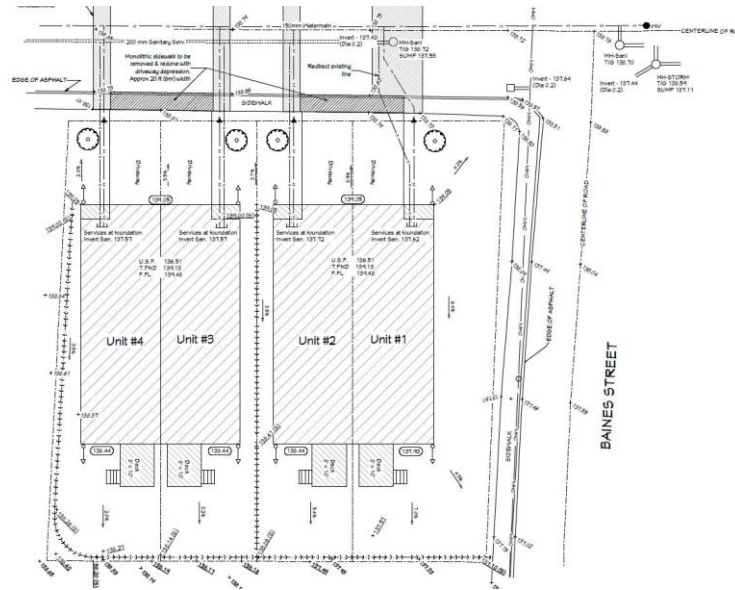


Figure 4 – Showing the Location of Each of the 4 Units

Zoning Matrix for 86 William Street					
Standard	Requirement	Unit 1	Unit 2	Unit 3	Unit 4
Lot Area (min)	250m ²	332.1m ²	222.6m ²	222.4m ²	237.9m ²
Lot Frontage (min)	9.0m	11.0m	6.97m	6.97m	6.67m
Lot Coverage (max)	50%	30%	45%	44%	43%
Front Yard (Absolute)	Median of Adj. Properties (= 6.0m)	6.1m	6.1m	6.1m	6.1m
Exterior Side (Absolute)	Median of Adj. Properties (= 11.0m)	4.15m	N/A	N/A	N/A
Interior Side (min)	3.0m (No Yard for Common Wall)	N/A	1.22m (From Future Part Lot Control Line)	1.22m (From Future Part Lot Control Line)	1.22m
Rear Yard (min)	8.0m	8.5m	8.5m	8.5m	8.5m
Usable Landscaped Space in Rear Yard (min)	72m ²	85.6m ²	59.6m ²	59.9m ²	61.8m ²
Height (max)	8.5m	7.7m	7.7m	7.7m	7.7m
Dwelling Unit Area	92.9m ²	99.7m ²	99.7m ²	99.7m ²	99.7m ²
No Encroachment	2.5m	4.15m	6.1m	6.1m	6.1m
Driveway Width (max)	40% of the Lot Frontage	55% of the Lot Frontage	53% of the Lot Frontage	53% of the Lot Frontage	34% of the Lot Frontage

Additional provisions for semi-detached dwellings are listed in **Section 4.3.3.2**:

1. *The width of the garage and driveway shall not exceed 40% of the overall lot frontage. When considering the width of the garage calculation for semi-detached dwellings the overall percentage of coverage of any one block can be utilized. For the purposes of this calculation the overall garage width calculation can always be considered for the original block and will survive the severance process. The main garage foundation shall be set back a minimum of 6.0 metres (19.6 feet) from the front or exterior side lot line.*

- The zoning matrix provided indicates the percentage of the lot frontage used by driveways for each of the four units proposed. However, the 4.3.3.2.1 states the calculation can be considered for the original block and will survive the severance process. The total width of all driveways would be 14.8 metres. The property has 31.59m of lot frontage on William Street. Therefore, 47% of the lot frontage would be used for driveways requiring an exception to the policies of Section 4.3.3.2.

2. *Should the dwelling exceed two storeys in height, all subsequent storeys shall be reduced to 50% of the gross floor area of the floor below and located wholly within the gable or dormers of the roof.*

- The dwellings will not exceed two storeys.

3. *The driveway must not extend further than the exterior wall of the garage.*

- The driveway does not extend further than the exterior wall of the garage.

4. *50% of the total frontage for semi-detached units must have soft/green landscape elements.*

- Given 47% of the overall lot frontage will be used for driveways the remaining 53% of the total frontage for the semi-detached units will have soft/green landscape elements.

- Based on the Development Permit By-Law review the proposed Development Permit Class II application for the property at 86 William Street will require exceptions to the Mississippi Residential Sector provisions for approval. A list of the requested exceptions is provided on the next page of this report.

- An exception to Section 4.3.3.2 to reduce the required lot area minimum from 250m² to 222m² to permit the two semi-detached dwellings,
- An exception to Section 4.3.3.2 to reduce the required lot frontage from 9.0m to 6.67m to permit the two semi detached dwellings,
- An exception to Section 4.3.3.2 to reduce the required interior side yard setback from 3.0m to 1.2m to permit the two semi-detached dwellings,
- An exception to Section 4.3.3.2 to reduce the required exterior side yard setback from 11.0m to 4.15m to permit the semi-detached dwelling at the corner of Baines and William Streets,
- An exception to Section 4.3.3.2 to reduce the required landscaped space in the rear yard from 72m² to 59m² to permit the two semi-detached dwellings, and
- An exception to Section 4.3.3.2 to increase the combined minimum driveway width from 40% of the Lot Frontage to 47% of the Lot Frontage to permit the two semi-detached dwellings.

FOUR TESTS OF A MINOR VARIANCE / DEVELOPMENT PERMIT BY-LAW EXCEPTION

1. Does the proposal maintain the general intent and purpose of the Official Plan?

As outlined earlier in this report, semi-detached dwellings are a permitted dwelling form for the property. The Mississippi Residential Sector permits all densities of residential development. Re-use of the vacant property at 86 William Street on municipal servicing is encouraged. Granting the minor exceptions sought for the proposal would maintain the general intent and purpose of the Official Plan.

2. Does the proposal maintain the general intent and purpose of the Development Permit By-Law?

Permitted uses in the Mississippi Residential Sector include semi-detached dwellings. The proposed buildings can comply with all the General Provisions of the Development Permit By-Law. Only minor exceptions to the zone provisions of the Mississippi Residential Sector are required to support approval. Granting the minor exceptions sought for the proposal would maintain the general intent and purpose of the Development Permit By-Law.

3. Is the proposal desirable for the appropriate development or use of the land, building or structure?

The original single detached dwelling on the property was recently removed leaving 86 William Street vacant land with services available. Redevelopment with two new semi-detached dwellings would be

appropriate for the land and would match the scale and massing of development in the overall neighbourhood. The new uses would help to achieve sustainable growth and intensification of the site increasing the available mix and density of residential units within the Town.

4. Is the application minor in nature?

The proposal is seeking a total of six (6) exceptions to Section 4.3.3.2 of the Development Permit By-Law to allow for the construction of the two buildings. Appropriateness of variances is often viewed in one of two ways, through anticipated impacts from the reduction, and to a lesser extent the numerical percentage change being requested.

Lot Area – Three of the four units are requesting a reduction in the required lot area with the smallest unit, being unit 3, having an area of 222.4 square metres. The requested reduction is seeking a minimum lot area of 222 metres representing an 11.2% decrease. The percentage change is relatively minor overall and the reduction would not impact the proper function of the property over the long-term.

Lot Frontage – Three of the four units are proposing a deficient lot frontage, with the smallest frontage being 6.67 metres for Unit 4. That would represent a decrease of 25.9% compared to the required standard of nine (9) metres. Such a decrease would not have a significant impact on the ability of the two semi-detached dwellings to properly function in terms of parking, access, and servicing. The requested decrease is slightly exacerbated by the fact the side lot lines of the property are not 90 degrees perpendicular to William Street. By orienting the building fronts to be parallel with William Street the angle of the side lines results in Unit 4 having slightly less frontage than the two interior units 2 and 3. The lot frontage reduction would be considered minor in nature.

Interior Side Yard – Three of the four units are requesting reductions in the required side yard setback from 3.0 metres to 1.2m. While this represents a percentage decrease of 60% it is the opinion this reduction constitutes a variance that is minor in nature. Much of the residential areas in Carleton Place fall within the Residential District in the Development Permit By-Law. The Residential District only requires a minimum side yard of 1.2 metres for semi-detached dwellings. The Mississippi Residential Sector requires a significantly larger three (3) metre interior side yard setback. Allowing a reduction to 1.2m for the two proposed dwellings would be in keeping with the established side yard setbacks for many residential uses within the Town. Access around the two buildings to the rear yard would not be a concern given the property is a corner lot. In the case of an emergency where access to the rear was required such access could be achieved from Baines Street.

Exterior Side Yard – Unit 1 at the corner of William and Baines Streets is the only unit subject to exterior side yard requirements. For the Mississippi Residential Sector, the requirement is the median setback of adjacent properties. The property to the south at 81 Bell Street has an exterior side yard of approximately eleven (11) metres which staff has indicated is the required setback for the proposal. The increased setback requirement is dictated by the location of buildings on other lots. Maintaining a similar setback for 86 William Street would unnecessarily sterilize part of the property. The proponent is seeking a reduction to 4.15 metres, a decrease of 62.3%, to allow the construction of two semi-detached dwellings.

Similar to the interior side yard provision the Mississippi Residential Sector has much different requirements for exterior side yards than the Residential District which has an exterior side yard build within of 4.5 to 7.5 metres. Rather than focusing on the numerical decrease this variance should be considered in the lens of overall impact. If 4.5 metres is generally an appropriate exterior side yard for other areas within the Town, it is reasonable to conclude a similar setback of 4.15 metres for the proposed development would be appropriate. Requiring the new building to meet an 11-metre exterior side yard solely because the property to the south has a similar setback would not be in keeping with the general intent of the Official Plan to provide compact and efficient development in an orderly manner. There is no efficiency in sterilizing nearly half of the property. Granting the reduction from eleven (11) metres to 4.15 metres would maintain adequate separation to mitigate any potential impacts on the road system or the circulation of vehicles and pedestrians. Both semi-detached dwellings will gain access from William Street with no accesses proposed from Baines Street that would be impacted by the reduction.

Landscaped Space in the Rear Yard – Three of the four units are requesting reductions in the Usable Landscaped Space in the Rear Yard. The smallest rear yard would be unit 2 at 59.6 square metres. The request is to reduce the minimum size from 72 square metres to 59 square metres, a percentage decrease of 18%. Each unit will have its own deck and the depth of the yards is proposed at 8.5 metres. The resulting area would be sufficient for usable landscaped space for each unit. Additionally, several parks and trails in the neighbourhood provide additional opportunities for recreation. As such, the requested reduction in usable landscaped space in the rear yard would be considered minor in nature.

Driveway Width – The final exception is seeking to increase the driveway width as a percentage of the combined lot frontage from 40% to 47%. The resulting exception would be a 17.5% increase compared to the maximum permitted width of 40%. The DP By-Law contains an additional provision for the Mississippi Residential Sector requiring 50% of the total frontage for semi-detached units to have soft / green landscaping. Allowing the increase to 47% of the lot frontage would allow for the remaining 53% to be used for soft/green landscaping. Given the small percentage increase in driveway width coupled with the ability to meet the 50% landscaping requirement the proposed exception would be considered minor in nature.

SUMMARY

The applicants are seeking a Class II Development Permit application to construct two new semi-detached dwellings on the property at 86 William Street. The Provincial Planning Statement (PPS) 2024, the Town of Carleton Place Official Plan, and the Town of Carleton Place Development Permit By-Law all recognize semi-detached dwellings as a permitted residential form for the property. Introducing two new dwellings, totaling four units, will efficiently use the lands and infrastructure available to facilitate intensification and redevelopment of the property. A Design Brief has been submitted along with this Planning Justification Report to speak to the details of development and demonstrate overall compatibility with other residential uses in the neighbourhood. The required exceptions to the Development Permit By-Law to facilitate development would be considered minor in nature and appropriate relief to support the proposal.

Should you have any additional questions or requirements in support of the proposed Class II Development Permit application please do not hesitate to contact the undersigned.

Sincerely,



Chris Clarke, B.Sc., CPT
Planner, Egis
Chris.clarke@egis-group.com