

Town of Carleton Place
Development Services
175 Bridge Street
Carleton Place, ON.
K7C 2V

Re: 450 McNeely Avenue – Class 3 Development Permit (DP3) Application

Mr. Tyler Duval, Senior Planner

This application is submitted to request the addition of the following uses for Calloway REIT (Carleton) Inc. property (see aerial images below):

- Medical Clinic
- Pharmacy
- Veterinarian Establishment

The significant population growth that Carleton Place has experienced in recent years has certainly created additional and diverse community needs. As a result, there has been substantial leasing interests for our site from a myriad of retailers and service providers. Beyond its conventional commercial and retail appeal, our property has also been recognized as a prime location for essential specialized services for the community, especially focused on health care.

These essential services (listed above) primarily seek modern construction supported by specific features, such as strategic locations, safety and accessibility, ample parking, nearby retail, services and restaurants. Our site and development vision align perfectly with these requirements.

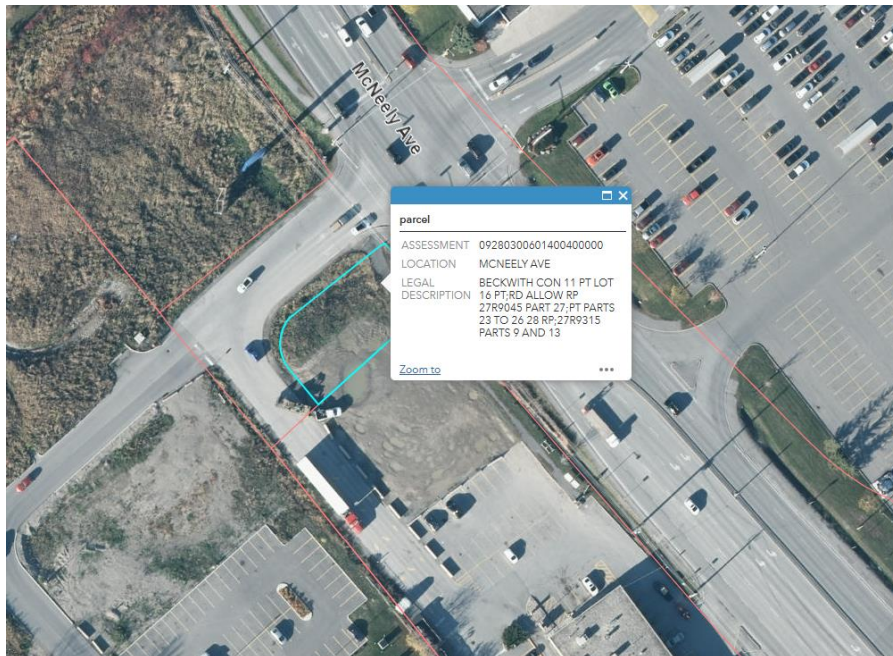
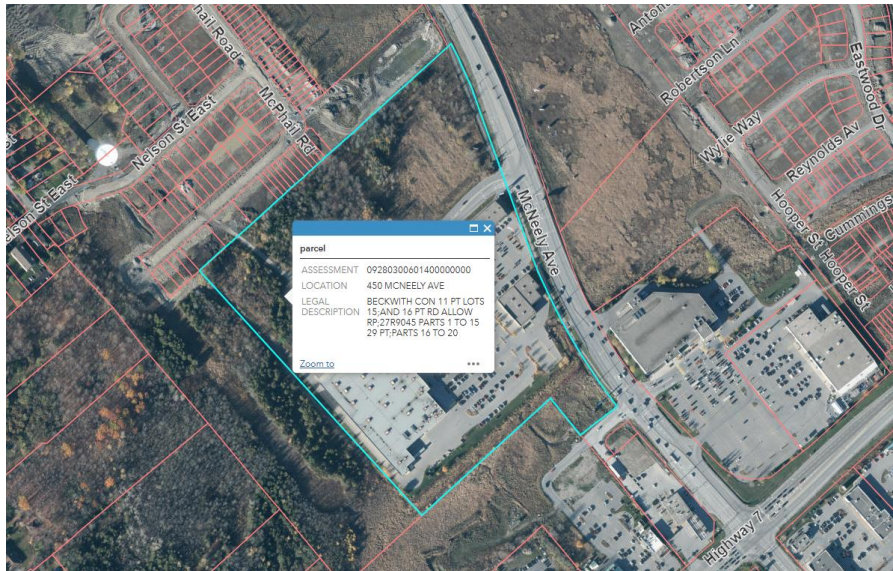
In our opinion, these proposed uses align well within the existing permitted uses for the Highway District and are complementary. More precisely, some currently permitted uses are quite similar (almost identical) to the requested additional uses. For example:

- A Dentistry practice (currently permitted) is very similar to an oral Medical Clinic that performs minor surgeries, such as wisdom teeth removal);
- A Pharmacy is currently permitted within a retail establishment (ex. Shoppers Drug Mart, Walmart or Dominion); and
- A Pet Care establishment (currently permitted) is very similar to a Veterinarian Establishment, which sometimes can be grouped under the same business.

In summary, the addition of these uses are consistent with the current permissions for the Highway District and permit services demanded by the local resident community and will further strengthen the viability of McNeely Avenue and Highway 7 commercial node..

Note : Included is a completed Development Application form along with a cheque in the amount of \$6,500 to cover the Class 3 Development Permit application fee.

Aerial of concerned properties by this request :



Calloway REIT (Carleton) Inc.
(SmartCentres)

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