



**Proposed Class III Development Permit
DP3-02-2025
320 Coleman Street**

Subject Lands:

An application for a Class III Development Permit has been received for privately owned lands located at 320 Coleman Street (legally described as PLAN 27M41 BLK 108; Town of Carleton Place).

The property is designated as "Highway District" in both the Development Permit By-law and Official Plan.

Purpose and Effect of Application:

The purpose of the application is to consider a new commercial development on a portion of the property at 320 McNeely Avenue. The new building is proposed in the southwest corner of the property (phase 1 being the Giant Tiger plaza). The proposed development will consider the construction of a single, multi-tenant, commercial retail building with drive-through facility (approximate gross floor area of 738.43 m²).

The application is requesting the approval of the following variations to the Development Permit By-law:

- Where a 5.0m landscape strip is required between the parking lot and roadways, a reduction to 1.5m is requested; and
- Where 225 parking spaces are required, a reduction to 206 spaces is requested.

This exact application was previously approved in 2023 (file no. DP3-04-2022), however the approval lapsed as a Development Permit Agreement had not been executed within the timeframe prescribed in the Development Permit By-law.

Additional Information and Submitting Comments:

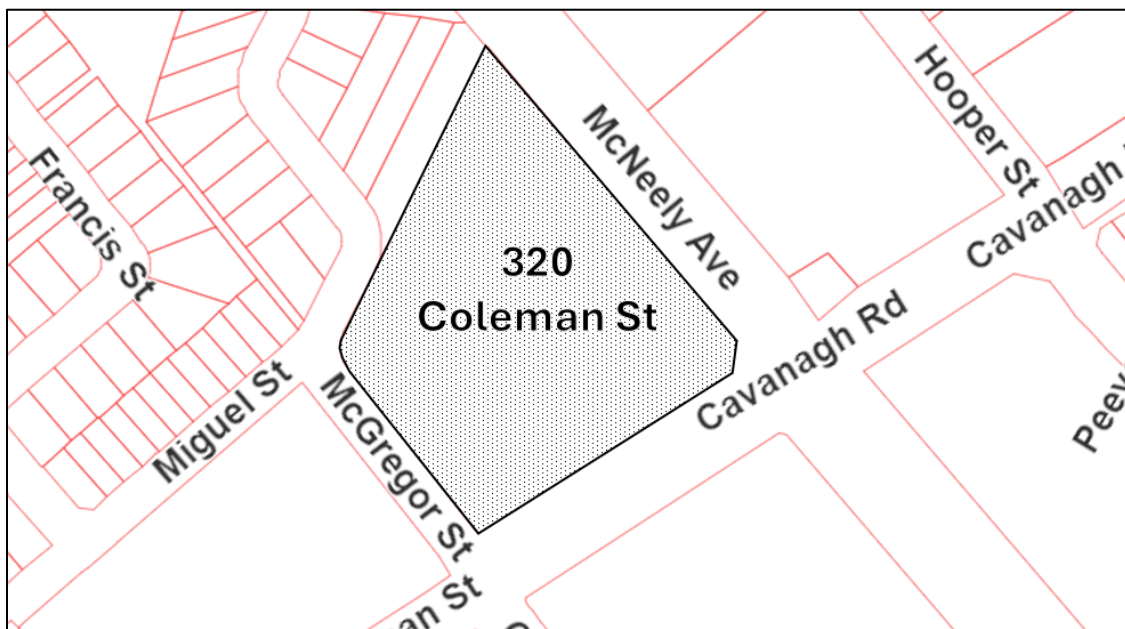
Additional information in relation to the proposed development permit is available for review by visiting the Planning Department at Town Hall or by accessing the following hyperlink: <https://carletonplace.ca/town/municipal-services-info/development-services>

Comments can be submitted to the Planning Department in the following manner:

1. By visiting: <https://carletonplace.ca/planning-applications-comment-form>
2. By email: jhughes@carletonplace.ca
3. By mail to: Planning Dept. Town of Carleton Place
175 Bridge Street, Carleton Place ON K7C 2V8.

Comments are asked to be received by: Friday June 13, 2025

KEY MAP



DATED AT THE TOWN OF CARLETON PLACE THIS 30th DAY OF MAY 2025.