

**BY-LAW NO. XX-2025**

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 11 TO THE TOWN OF CARLETON PLACE OFFICIAL PLAN ADOPTED BY BY-LAW NO. 34-2013 AND AS FURTHER AMENDED.**

**WHEREAS** Sections 17 and 21 of the *Planning Act, R.S.O. 1990, Chapter P.13* as amended provide that a council may initiate an amendment to its Official Plan; and

**WHEREAS** the Council of the Corporation of the Town of Carleton Place passed By-law 34-2013 to adopt the current Official Plan which was approved by the Minister of Municipal Affairs and Housing on April 23, 2014; and

**WHEREAS** the Council of the Corporation of the Town of Carleton Place has initiated an amendment to the Official Plan for the Town of Carleton Place;

**AND WHEREAS** the Council of the Corporation of the Town of Carleton Place held a statutory public meeting on the 26<sup>th</sup> day of August 2025 respecting the proposed amendment;

**AND WHEREAS** the Council has determined that the proposed amendment to the Official Plan, as finally prepared, is suitable for adoption, and is appropriate and desirable to encourage the development, redevelopment and enhancement of the Town of Carleton Place;

**NOW THEREFORE** the Council of the Corporation of the Town of Carleton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act, R.S.O., 1990*, as amended, hereby enacts as follows:

1. That Amendment No. 11, respecting the text hereby noted in Schedule A of this by-law to the Town of Carleton Place Official Plan, attached hereto and forming part of this By-law, is hereby adopted.
2. The Mayor and Clerk are authorized to execute such certificates and other documents and to take or cause to be taken such action as may be required to evidence and confirm the adoption of the said Amendment.
3. That the Town is hereby authorized and directed to make an application to the County of Lanark for the approval of the aforementioned Official Plan Amendment No. 11 for the Town of Carleton Place.
4. That this By-law shall come into force and take effect on the date of the final passing thereof, subject to the provisions of the *Planning Act*.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 23<sup>rd</sup> DAY  
OF SEPTEMBER 2025.

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Toby Randell, Mayor

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Stacey Blair, Clerk

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**By-law XX-2025**

**Schedule A**

**OFFICIAL PLAN AMENDMENT NO. 11**

**Franktown Road Neighbourhood Secondary Plan**

**File OPA No. 11  
Prepared by the Town of Carleton Place  
Adopted: September 23, 2025**

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## 1. STATEMENT OF COMPONENTS

PART A – THE PREAMBLE does not constitute part of this Amendment.

PART B – THE AMENDMENT constitutes Amendment No. 11 to the Official Plan for the Town of Carleton Place, Council Adoption: July 23, 2013, Ministerial Approval: April 23, 2014 (By-law No. 34-2013) consisting of the text in Part “B”, attached hereto and forming part of this By-law.

## **2. PART A – THE PREAMBLE**

### **1) PURPOSE**

The purpose of Official Plan Amendment No. 11 is to adopt the proposed Franktown Road Neighbourhood Secondary Plan and to address necessary changes to the Town's policies and mapping to reflect the proposed Secondary Plan.

The intent of the Franktown Road Neighbourhood Secondary Plan is to guide future growth and development in the Plan Area, and to provide policy direction on land uses, built form, densities and building heights, parks and open spaces, transportation, and servicing throughout the Plan Area.

### **2) LOCATION**

The lands affected by By-law XX-2025 are comprehensive and include lands located within the geographic boundary of the Town of Carleton Place, further outlined in Schedule "A" of this By-law.

### **3) BASIS**

The Town of Carleton Place is proposing a Town-initiated amendment to the Official Plan of the Town of Carleton Place. The amendment is to add a new subsection 8.2 within the Official Plan to adopt the Secondary Plan and include reference to the Franktown Road Neighbourhood Secondary Plan to ensure proposed development and redevelopment within the Secondary Plan area conforms to the Secondary Plan policies.

The amendment will also amend Schedule A and B (see Schedule "B" and "C" to this By-law) of the Town of Carleton Place Official Plan by removing the Secondary Plan Area from the Schedules and instead including reference to refer the Schedule 'A-1' and 'B-1' of the Franktown Road Neighbourhood Secondary Plan (See Schedule "D" of this By-law).

The Franktown Road Neighbourhood Secondary Plan also includes Franktown Road Neighbourhood Secondary Plan Design Guidelines which are intended to assist in the implementation of the Secondary Plan providing direction for design of specific land uses and designations within the Secondary Plan Area. The Design Guidelines reflects a commitment to high-quality design that enhances the Town's character, natural features, amenities, and sustainability.

### **4) EFFECT**

The effect of the proposed Official Plan Amendment is to:

- Add a new subsection 8.2 to reference the Franktown Road Neighbourhood

Secondary Plan; and

- Amend Schedule A of the Town of Carleton Place Official Plan to remove the Plan Area and to add wording to reference Schedule A-1 of the Secondary Plan.
- Amend Schedule B of the Town of Carleton Place Official Plan to remove the Plan Area and to add wording to reference Schedule B-1 of the Secondary Plan.

The proposed Official Plan Amendment is consistent with the 2024 Provincial Planning Statement (PPS). The proposed Official Plan Amendment also conforms to the Town's Official Plan. The proposed Official Plan Amendment represents good planning and is in the public interest.

### 3. PART B – THE AMENDMENT

#### 1) Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the text in Part “B” attached hereto, constitutes Amendment No. 11 to the Official Plan for the Town of Carleton Place, Council Adoption: July 23, 2013, Ministerial Approval: April 23, 2014 (By-law No. 34-2013, as amended).

#### 2) Details of the Amendment

It is recommended that the Town of Carleton Place Official Plan be amended to include the following subsection and text:

Policy Section	Amended Text:
8.2	<p>Add the following text:</p> <p><b>8.2 Franktown Road Neighbourhood Secondary Plan</b></p> <p>The Franktown Road Neighbourhood Secondary Plan is a Council adopted planning document and therefore forms policy. Any development and/or redevelopment within the Plan Area shall be subject to the policies and design guidelines of the Franktown Road Neighbourhood Secondary Plan.</p> <p>The Franktown Road Neighbourhood Secondary Plan Area is a ‘U’ shaped area which occupies approximately 25-hectares and is bound by Highway 7 to the south, Franktown Road to the west, McNeely Avenue to the east and existing residential development to the north.</p> <p>The intent of the Franktown Road Neighbourhood Secondary Plan is to guide future growth and development in the Plan Area, and to provide policy direction on land uses, built form, densities and building heights, parks and open spaces, transportation, and servicing throughout the Plan Area.</p> <p>The Secondary Plan introduces new land use designations and includes Design Guidelines to assist in the implementation of the Secondary Plan.</p>
Schedule A	<p>Remove the Secondary Plan Area from Schedule A and add the following text:</p> <p><i>“Refer to Schedule ‘A-1’ of the Franktown Road Neighbourhood Secondary Plan”</i></p>
Schedule B	<p>Remove the Secondary Plan Area from Schedule A and add the following text:</p> <p><i>“Refer to Schedule ‘B-1’ of the Franktown Road Neighbourhood Secondary Plan”</i></p>



### **3) Implementation and Interpretation**

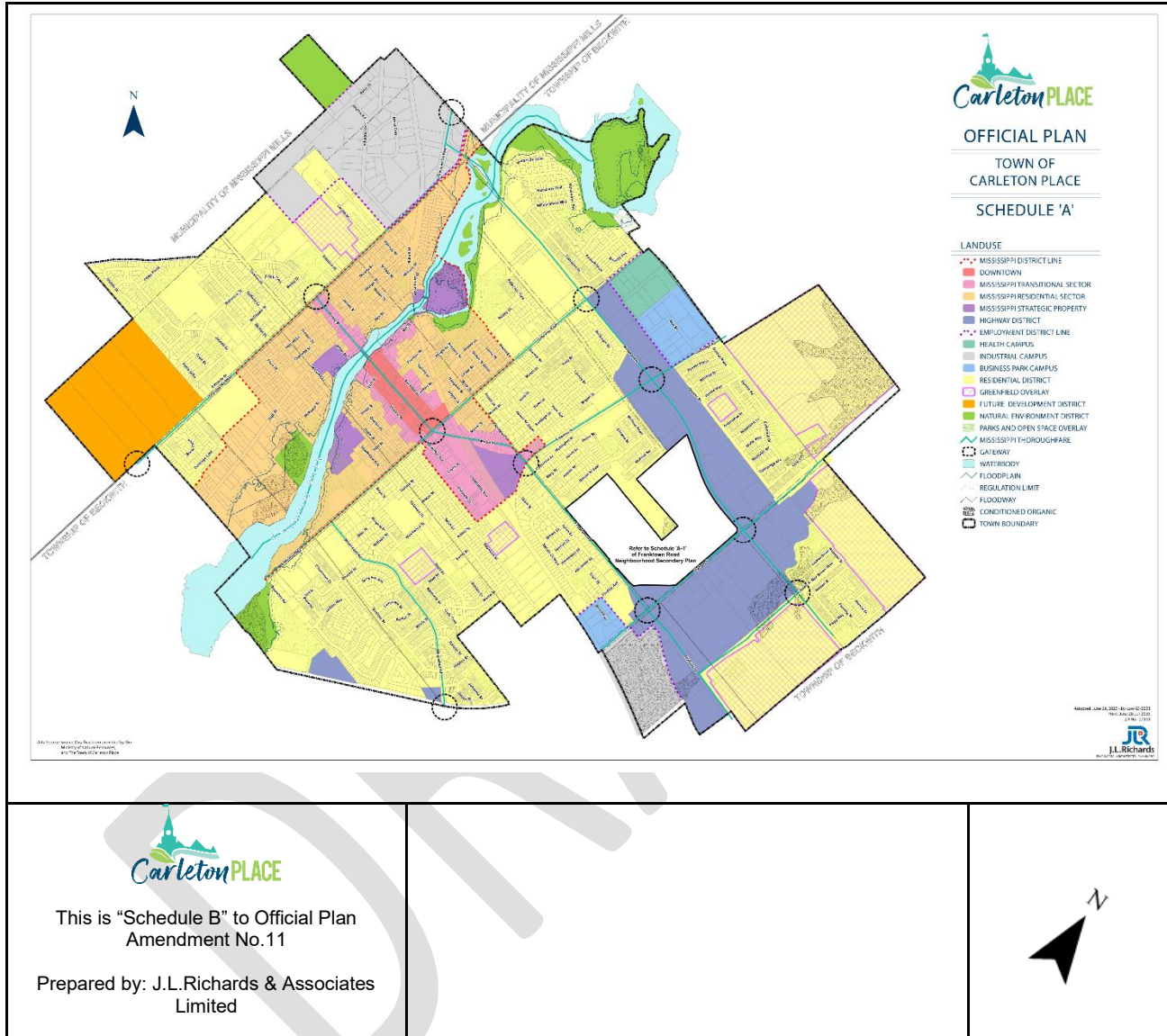
The implementation and interpretation of this Amendment shall be in accordance with all other relevant policies of the Official Plan for the Town of Carleton Place.

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# Schedule “A” of By-law XX-2025 – Key Map of Secondary Plan Area

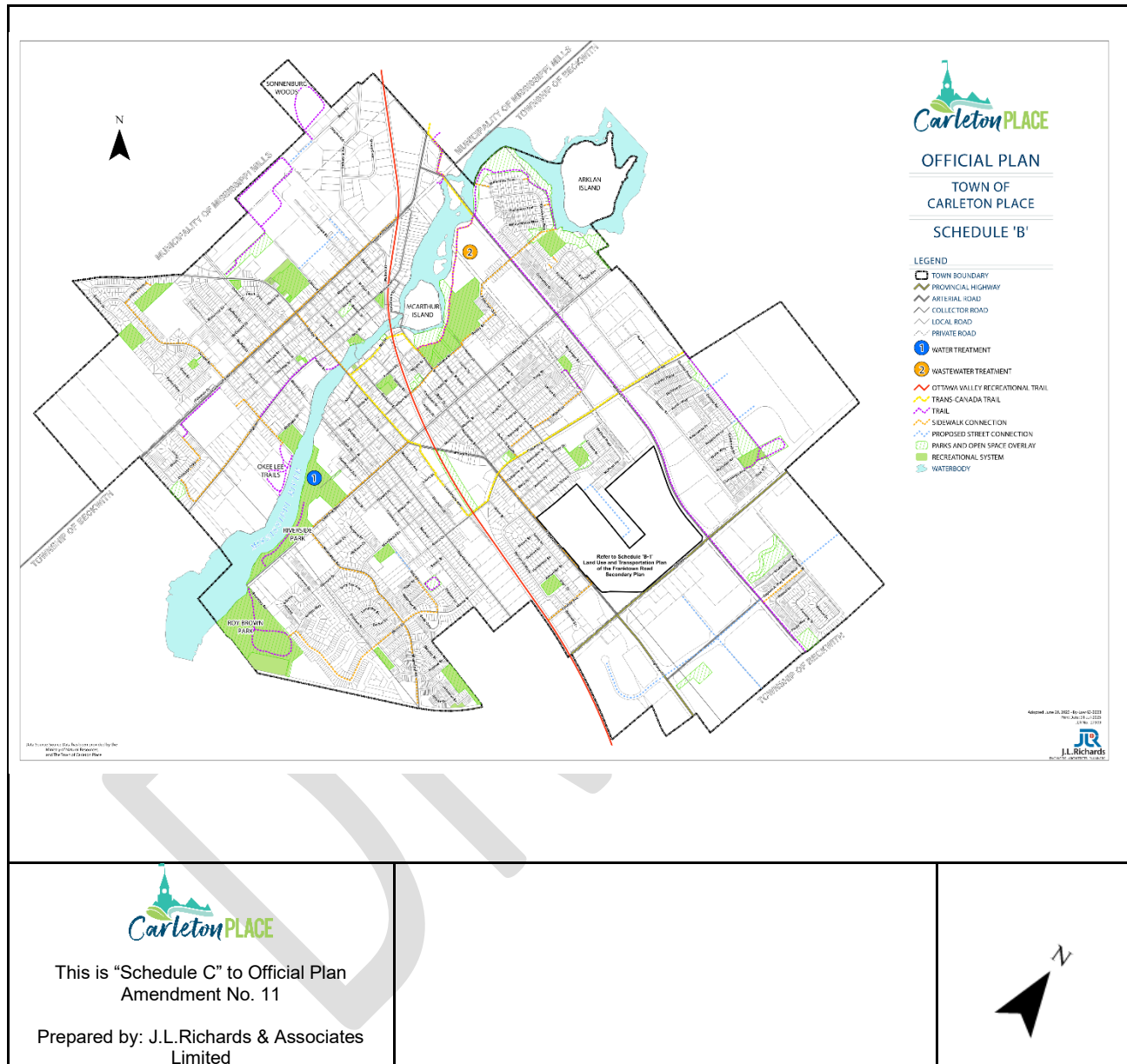


## Schedule “B” of By-law XX-2025 – Proposed Updates to Schedule A of the Town of Carleton Place Official Plan





## Schedule “C” of By-law XX-2025 – Proposed Updates to Schedule B of the Town of Carleton Place Official Plan



**Schedule “D” – Franktown Road Neighbourhood Secondary Plan**

[Secondary Plan to be attached]

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