



September 24, 2025

Mr. Tyler Duval, MCIP, RPP, M.Pl.
Senior Planner
Town of Carleton Place
175 Bridge Street
Carleton Place, Ontario
K7C 2V8

**RE: Class 2 Development Permit Application, 214 Henry Street
Proposed Four (4) Unit Townhouse Development**

We are pleased to submit this application for a Class 2 Development Permit on behalf of Grizzly Homes Inc. The purpose of this application is to facilitate the development of the subject land with four (4) residential townhouse units. The townhouse lots will be created by future applications for consent to sever.

SUBJECT LAND

The subject land is known municipally as 214 Henry Street and is described legally as Part of Lot 15, Concession 11, Geographic Township of Beckwith in the Town of Carleton Place within the County of Lanark. The land is further described as Part 2 on Plan 26R-3215. The subject land is located on the south side of Henry Street, east of Park Avenue, as illustrated below, and has an area of 874.13 square metres, frontage of 32 metres on Henry Street, and a depth of 27.5 metres. The subject land is currently vacant, with existing residential uses to the north, west, and south. A multiunit residential apartment development is under construction on the land to the east.

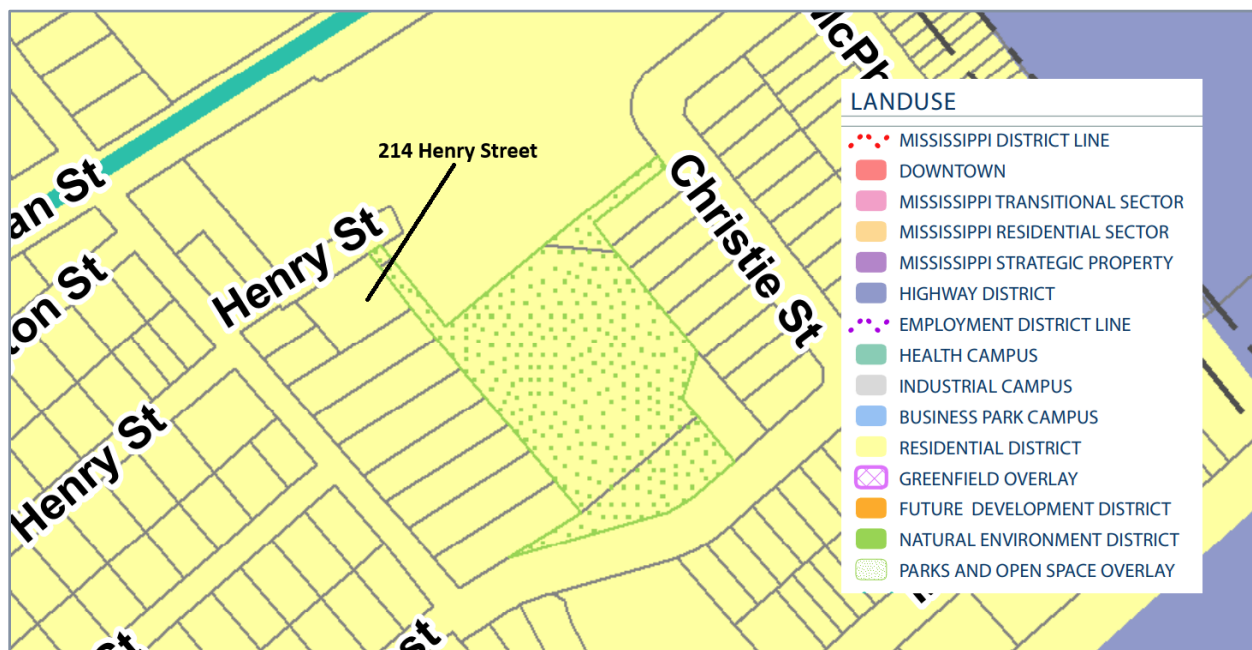


COUNTY OF LANARK SUSTAINABLE COMMUNITIES OFFICIAL PLAN

The subject land is designated Settlement Area pursuant to Schedule A of the 2016 County of Lanark Sustainable Communities Official Plan. A main objective of the Settlement Areas designation is to provide for a range and mix of housing types in accordance with servicing capacities. The proposed townhouses will be serviced with connections to the existing sanitary and water infrastructure in Park Street, as detailed in the accompanying Servicing Report prepared by Egis Canada.

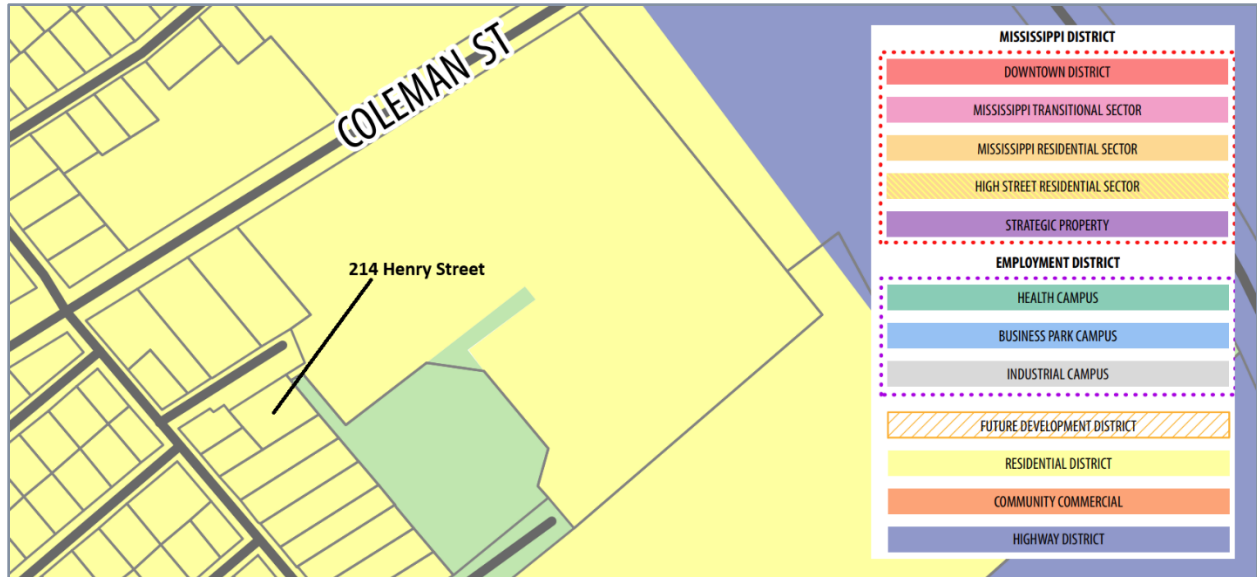
TOWN OF CARLETON PLACE OFFICIAL PLAN

The subject land is designated Residential District pursuant to Schedule A of the Town of Carleton Place Official Plan, as illustrated below. This designation is intended to be the primary location for housing, and the proposed residential development is permitted. The proposed development will result in additional housing units through the development of a vacant parcel in an existing neighbourhood.



DEVELOPMENT PERMIT BY-LAW NO. 15-2015

The subject land is designated Residential District pursuant to Schedule A of Development Permit By-law No. 15-2015, as illustrated below. Townhouse dwellings are permitted in the Residential District. As illustrated by the site statistics provided on the enclosed 01 Site Plan prepared by Egis Canada, the proposed development complies with the development standards for townhouse dwellings in the Residential District.



Based on the forgoing, the proposed development is permitted pursuant to the Lanark County Sustainable Communities Official Plan and the Town of Carleton Place Official Plan. The proposal complies with the Town of Carleton Place Development Permit By-law No. 15-2025. The proposed development will result in an increase in available housing in an existing neighbourhood. The proposal represents good planning. In support of this application, please find enclosed the following:

1. Class 2 Development Permit Application Form, duly executed;
2. Plan of Survey prepared by McIntosh Perry Surveying Inc. dated September 25, 2023;
3. 01 Site Plan prepared by Egis Canada, Revision No. 2 dated July 17, 2024;
4. 02 Grading Plan prepared by Egis Canada, Revision No. 2 dated July 17, 2024;
5. 02 Servicing Plan prepared by Egis Canada, Revision No. 2 dated July 17, 2024;
6. Servicing Brief prepared by Egis Canada dated July 17, 2024;
7. L1 Landscape Plan prepared by GJA Inc.; and
8. A5 & A6 Elevations prepared by Grizzly Homes Inc.

Payment of the required \$4,500.00 application fee will be provided by the property owner. Thank you for your consideration of this application. We look forward to working with you. Should you have any questions please do not hesitate to contact the undersigned.

Respectfully submitted,

Bridgette Alchawa, MCIP, RPP
Land Use Planner