

Notice of Decision

In accordance with Section 34 and 70.2 of the Planning Act for the Amendment of the Development Permit By-law



TAKE NOTICE that the Council of the Corporation of the Town of Carleton Place passed By-law 137-2021 on the 7th day of December 2021, under Section 34 and 70.2 of the Planning Act, R.S.O., 1990.

THE SUBJECT LANDS of By-law 137-2021 are limited to the property known as locally as 347 Franktown Road.

THE PURPOSE OF THE AMENDMENT is to recognize the subject lands as "Institutional - Special Exception (Holding)" designation. The subject lands are proposed to be developed into a multi-phased retirement community. The phasing of the proposal will consist of 4-phases:



- 1) One 4-storey retirement home building (152 beds)
- 2) One 4-storey seniors apartment building (60 units)
- 3) 3 blocks of 6-unit street fronting town homes (18 units)
- 4) One 2-storey commercial medical complex (12,174 m² GFA)

The amendment will also include the following special provisions as exceptions to the present development standards of the designation:

- The following additional uses:
 - Dwelling - Seniors' Residential Apartment
 - Townhomes
 - Medical Clinic
 - Local commercial uses
- Accessible parking space widths - 3.7m, where 3.4m is required
- Front yard build within area - nil, where between 4.5m - 7.5m is required
- Minimum rear yard depth - 7.5m, where 9.0m is required

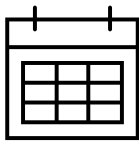
The development will be phased through the use of a Holding Provision in accordance with Section 2.28 of the Development Permit By-law.

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A copy of the By-law is available on the Town's [website](#) for review.



TAKE NOTICE that any person or public body may appeal to the Local Planning Appeal Tribunal in respect of the by-law by filing with the Clerk of the Town of Carleton Place not later than the **3rd day of January, 2022**. An appeal must be accompanied by the fee required by the Local Planning Appeal Tribunal.

Dated this 8th day of December 2021.

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Director of Development Services
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