



**Proposed Class III Development Permit
DP3-04-2022
320 Coleman Street**

An application for a Class III Development Permit has been received for lands known municipally as 320 Coleman Street (Giant Tiger Plaza). The lands are legally described as Block 108 on Plan 27M-41 in the Town of Carleton Place.

The property is designated as “Highway District” in the Development Permit By-law and Official Plan. An existing commercial plaza is located on the site and includes a free-standing gas bar and commercial strip mall anchored by Giant Tiger. An existing food truck is also located on the property.

The development proposal seeks to construct an additional commercial strip mall building on the southwestern corner of the property. The new building will include six (6) new commercial units including a (1) drive-thru restaurant, three (3) restaurant units (without drive-thrus) and two (2) additional commercial units. The application requires variations to the following Development Permit By-law provisions:

- Where a 5.0m landscape strip is required between the parking lot and roadways, a reduction to 1.5m is requested;
- Where 225 parking spaces are required, a reduction to 206 spaces is requested;
- Where four (4) bicycle parking spaces are required, a reduction to 0 spaces is requested.

Notwithstanding the above requests, the proposal is compliant with the provisions of the Development Permit By-law.

Additional information in relation to the proposed development permit is available for review by visiting <http://carletonplace.ca/development-services-2.php>.

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

1. By visiting: <http://carletonplace.ca/application-comments.php>.
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 must be received by January 27th, 2023.



DATED AT THE TOWN OF CARLETON PLACE THIS 13th DAY OF DECEMBER, 2022.