

Town of Carleton Place

Official Plan Ad Hoc Committee



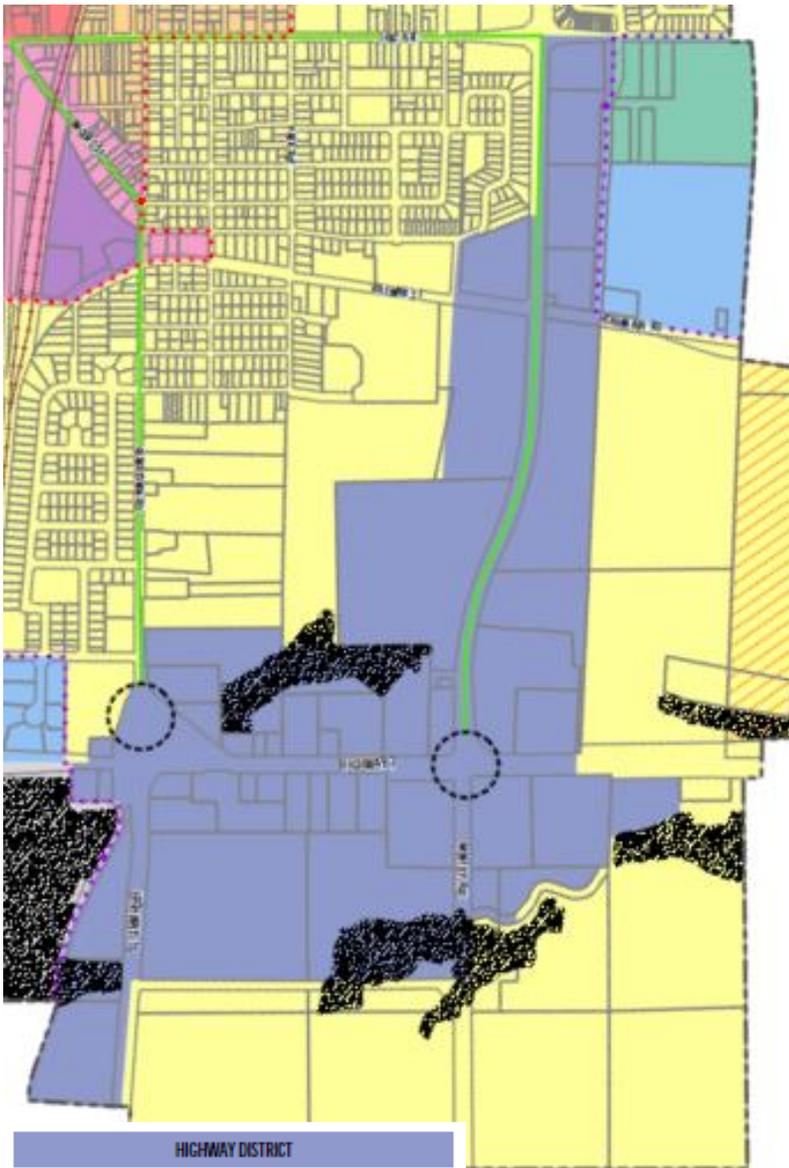
**Scope of Area Subject to Consideration:**

*The Highway District designation includes the lands fronting on Highway 7, Highway 15, McNeely and on the north side of the to be constructed Captain A Roy Brown. There is also a small section of Highway District lands at Highway 29 (Townline Road) and on Highway 7 at Mississippi Road.*

*Unlike the Mississippi District, there are no sub-policy areas to create distinctions between the Highway commercial properties.*

[Key Map of the Collective Policy Areas]

**Highway 7 and McNeely**



**Highway 29 (Townline)**



**Highway 7 and Mississippi Rd**



## Instructions:

- 1) Review the policy sections included in the information package;
- 2) If there are provisions from other sections of the OP referenced in the sections under review, refer to the copy of the Official Plan on the [website](#).
- 3) Go for a walk (or drive) through the identified neighbourhoods;
- 4) Think about how these policies have (or have not) been applied to the development in the neighbourhoods;
  - Has development in the last 10 years reflected this policy mandate?
  - Does this policy seem relevant today?
  - Does this policy reflect the type of development I want to see in the community?
  - Are there policies I would like to see that do not exist today?

## Policy for Review:

*The Official Plan is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together.*

*The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.*

*While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Official Plan as a whole.*

*There is no implied priority in the order in which the policies appear.*

### 3.3 Highway District

Encouraging and enhancing commercial development in Carleton Place is crucial to the Town's quality of life. Commerce provides employment through the retail sale of goods and services to residents, visitors and other businesses and helps broaden the Town's tax base which in turn helps the municipality maintain required public services.

The Highway District designation is intended to guide the on-going development of regional scale commercial retail facilities located along Highway 7 and McNeely Avenue. Highway Commercial development will promote the efficient distribution of goods and services and satisfy the consumer needs of Town residents as well as visitors from the greater area while providing local employment opportunities.

### 3.3.1 Objectives

- Support a diverse range of commercial uses that meet the existing and future needs of the community and reduces the need for residents to shop elsewhere;
- To promote a high aesthetic quality in all commercial areas that reflects the local character;
- To address the needs of local commercial uses to attract visitors and tourists; and
- To minimize the impacts of commercial uses on adjacent sensitive land uses.

*Take a pause and think about what you just read. Did that make sense?*

*What questions do you have after reading it?*

*Do you think the boundary of the policy areas need to be adjusted?*

### 3.3.2 Permitted Uses

Permitted uses shall have the following functional characteristics:

1. The uses are not oriented towards casual pedestrian oriented shopping activity but rather vehicle oriented single-purpose shopping trips.
2. The uses require sites accessible to arterials or provincial highways to serve their market areas.
3. Permitted uses include a full range of retail commercial uses, including anchor stores such as supermarkets, department stores, apparel, home furnishings and building materials, automotive uses, drug and cosmetic, retail and service commercial uses directed to the traveling public, movie theatres and other entertainment type uses as well as hotels and motels.

*What do you think about the list of permitted uses?*

*Are there other uses that should be considered? Or are there uses which should not be included?*

*Council is frequently asked to consider residential uses in addition to the permitted commercial uses; do you think this is appropriate for the lands? If so, where or where not?*

### 3.3.3 Policies

1. All development in the Highway Commercial District shall be subject to a pre-development consultation process prior to submission of any required application. Pre-

development consultation shall be based on a preliminary site development concept plan prepared to a sufficient level of detail to assess traffic patterns, access, parking and loading facilities, location and massing of buildings, adjacent land uses, potential impacts and site aesthetics. Any additional information required to ensure a complete application in accordance with the relevant policies of Section 6.0 - Implementation will be established during the pre-development consultation.

2. All new development in the Highway Commercial District shall be supported by technical reports prepared by qualified professionals. Such reports may include a traffic study, serviceability report and a stormwater management report as required. The pre-consultation process shall determine the need for these studies or any additional studies and reports.
3. A high standard of building and landscape design shall be applied through the Development Permit By-law particularly where development is proposed adjacent to residential uses or is located in a strategic location.
4. A Class 3 Development Permit process shall apply to all Regional Commercial development as well as any redevelopment which would have the effect of increasing parking and/or loading requirements or which substantially changes the scale and or density of the existing development.

*Do you think that all three areas should be subject to the same policies?*

*Are there additional policies that you believe should be included in this section?*

*Overall, what type of commercial uses do you believe are missing in Town?*