ZanderPlan
Your rural land planning experts

November 17, 2022

Town of Carleton Place
175 Bridge Street
Carleton Place, ON K7C 2V8

RE: Application for Class 3 Development Permit
186 Joseph Street
Lots 75, Plan 637
Geographic Township of Beckwith
Town of Carleton Place
Owners: Jeff and Giacolyn McGrath

ZanderPlan has been retained by the property owners to assist with a Class 3 Development Permit for the property located at 186 Joseph Street. The property falls with the Settlement Area of Lanark County and within the Mississippi Residential Sector of the Carleton Place Official Plan and Development Permit By-Law 15-2015. The applicant is seeking approval for the proposed development of a 2-storey single detached dwelling on an existing lot of record which is currently vacant. The proposed development will require variations to the Development Permit By-Law to recognize the existing lot frontage of 17.5 metres, which is less than the minimum required lot frontage of 18 metres. A variation is also required to permit the width of the garage and driveway to be more than 30% of the lot frontage, at 38%. In addition, a variation to the front yard setback is required as described in this report. The proposed development will be serviced by private individual services and will ensure adequate spacing for private services is available. Due to proximity to the Mississippi River, part of the property falls within the 1:100 year Floodplain and MVCA regulation limit.

SITE LOCATION

The subject property is located off of Joseph Street in the Town of Carleton Place, in the Geographic Township of Beckwith, falling in Part of Lot 13, Concession 12, as shown in Figure 1 below. The area of the lot is 903.6 m2, with 17.5 metres of frontage on Joseph Street. The subject lot and the surrounding lots are all zoned Mississippi Residential Sector, consisting of single detached homes. The subject lot fronts onto a municipal/local road with the closest intersection of Joseph Street and McCrostie Street approximately 28 metres away and High Street located approximately 105 metres to the northwest. The rear portion of the lot falls within the 1:100 year floodplain line as seen on the MVCA interactive mapping portal. The proposed development requires variations to the Development Permit By-Law in order for the proposed development to work around and accommodate the identified Floodplains on the lot, and to permit development on private services.

Figure 1. Subject Sites

PROPOSED DEVELOPMENT

The owners are proposing to develop a 2-storey single detached dwelling consisting of an 1881 square foot footprint closest to Joseph Street, with a new septic system to be located to the rear. The layout of the lot and the proposed development locations have been modified to ensure the proposed development fits with the MVCA floodplain identified on the rear of the lot, while meeting as many of the provisions of the Development Permit By-law as possible.

PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS, 2020), created under the authority of Section 3 of the *Planning Act*, identifies matters of Provincial interest which must be considered when planning decisions are made in Ontario. Approval authorities are required to ensure that decisions on planning matters are consistent with these policies.

The proposed development is consistent with **Section 1.0** Building Strong Healthy Communities, as it represents intensification of development within an established settlement area, thereby efficiently using land and the existing infrastructure networks. It will contribute to the local area by providing housing in the form of a single detached dwelling on an in-fill lot. The proposed will

promote efficient development and land use patterns to match the surrounding built environment and support the financial well-being of the Town through increased taxes and revenue, (Sec. 1.1.1a) and contribute to the range and mix of available housing options (Sec. 1.1.1b). The lands are located inside of a floodplain area, but the design ensures the development does not result in environmental or public health and safety concerns, (Sec. 1.1.1c) and conserves biodiversity by protecting the natural environment (Sec. 1.1.1h). The property falls within a Settlement Area and therefore would not prevent or require the expansion of the settlement area (Sec. 1.1.1d). The existing lot fronts onto existing road networks ensuring the proper infrastructure is in place to provide access to the new developed lot (Sec 1.1.1g). The location of the development is close to the amenities available within the town and surrounding built up areas, which will help limit reliance on extended vehicle travel and prepare for the impacts of a changing climate. The proposed development will help contribute to a healthy, liveable and safe community.

Section 1.1.3 speaks to the focus of growth and development within settlement areas, relying on vitality and regeneration of the communities for long-term economic growth. The subject property is located within an established Settlement Area. The current land use and proposed development will efficiently use land and resources (Sec. 1.1.3.2a) and will ensure proper infrastructure and servicing is available for the site (Sec.1.1.3.2b). The subject property will provide additional residential living accommodations on an in-fill lot for the community and ensure compatibility with the area, while contributing to intensification of the residential lot and aiding in minimizing the effects of climate change and urban sprawl (Sec. 1.1.3.2d). The site falls within an area that is in close proximity major amenities and Highway 7, making it easily accessible for any future transit plans (Sec. 1.1.3.2f & g).

Section 1.2.6 speaks to Land Use Compatibility, noting that "Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects". The proposed development does not meet the definition of a major facility as defined the Provincial Policy Statement and there are not any adverse effects expected from contaminant discharges, noise, odour, or other public health risks from the creation of a single detached residential dwelling (Sec. 1.2.6). Further, the subject property is not located in proximity to any major facilities that would result in a conflict with the proposed development.

Section 1.4 speaks to housing and providing an appropriate range and mix of housing options and densities. The proposed development will offer new housing options to contribute to the social, health, and economic well-being requirements of future residents (Sec. 1.4.3b). The subject site will also ensure the appropriate levels of infrastructure and private servicing will be available to the site and is supported (Sec.1.4.3c). As noted, the subject site falls within the Settlement Area, that is supported by transportation corridors to allow for easy access to additional surrounding settlement areas and amenities (Sec. 1.4.3d).

Section 1.6.6 of the PPS speaks to servicing noting, where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. As no municipal services are available to service the subject property, the proposed development will be serviced via private septic and well, with adequate setbacks in place. The development will integrate stormwater management measures as shown with the site plan attached as part of the application.

Section 1.6.7 of the PPS speaks to transportation systems, noting connectivity among transportation systems should be maintained. No new roadways are required as part of the proposed development of the lot. As mentioned, the lot is located off a local road, Joseph Street with connectivity to High Street, falling within close proximity to Hwy 7. Traffic to major roadways and intersections should not be impacted by the proposed development and shall continue to facilitate the movement of people and goods in a safe and energy efficient manner.

Section 1.7.1 of the PPS speaks to Long-term economic prosperity. As per section 1.7.1 (c), the proposed development will optimize the long-term availability and use of land, resources, infrastructure and public service facilities through the intensification of an existing in-fill, currently vacant parcel of land to a develop a single detached residential building.

Section 2.1 of the PPS speaks to Natural Heritage, requiring natural features and areas to be protected for the long term (Sec. 2.1.1) and the diversity and connectivity of natural features shall be maintained, restored, or where possible improved (Sec. 2.1.2). As noted, there are identified floodplains to the rear of the property; the proposed development recognizes these areas and placement of the development and appropriate stormwater management measures ensures these area will not be affected.

Section 2.2 of the PPS speaks to water. As per section 2.2.1 (i), the subject site will ensure "stormwater management practices will minimize volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces". The development will implement adequate stormwater management practices on the property to accommodate stormwater events.

Section 2.3 speaks to Agriculture. The subject property is within an established settlement area and is not in close proximity to any agricultural lands.

Section 2.4 of the PPS speaks to Minerals and Petroleum. The subject site does not contain any known Significant Minerals and petroleum resources that need to be preserved.

Section 2.5 speaks to Mineral Aggregate Resources; there are no known mineral aggregate resources on or within close proximity to the subject site.

Section 2.6 of the PPS speaks to Cultural Heritage and Archaeology. There are no known cultural heritage or archaeological resources on or within close proximity to the subject site.

Section 3.0 of the PPS speaks to Protecting Public Health and Safety with policies related to natural and man-made hazards. The property does not contain any natural hazards such as dynamic beach hazards or floodplains. The site does not present any known man-made hazards and there have been no documented sources of contamination on the property.

Overall, the proposed development of each lot is consistent with the policies in the 2020 Provincial Policy Statement.

LANARK COUNTY OFFICIAL PLAN

The subject property is designated as Settlement Area on the Lanark County Official Plan Schedule A –Land Use with identified FloodPlains as seen in Figure 2.

Figure 2. Lanark County Official Plan Schedule

Section 2.0 of the Lanark County Official Plan sets forth policies and objectives for Settlement Areas. It is an objective within the Official Plan that Settlement Areas *"are intended to create a planning framework which will encourage and support diversified, mixed use settlement areas which have developed on the basis of full or partial municipal services or which are planned*

population centres to be developed on the basis of sustainable private services". The subject site falls within the Town of Carleton Place, an identified settlement area in Lanark County, and the proposed development will not affect the limits of the settlement area as identified on Schedule A (Sec. 2.3.1.1). As is, the settlement area has potential to intensify, as the subject property is currently vacant with surrounding residential lots, ensuring the area can accommodate future growth and demands (Sec. 2.3.1.2). The proposed will develop on private individual sewer and water services, and will adhere to the appropriate land use policies (Sec. 2.3.1.3). The surrounding properties are built-up residential lots, where intensification will be promoted along with efficient development patterns (Sec. 2.3.1.4 & 2.3.1.5). The land is currently zoned as Mississippi Residential Sector, the purpose of the application for a Development Permit is to allow a residential development on an in-fill lot within the settlement area as identified by the Lanark Official Plan (Sec. 2.3.4.6).

Section 4.3.4 speaks to the Local Roads and ensuring the main function of the roadway as an efficient transportation artery is maintained. The proposed development resides on a local road with direct and easy access to High Street leading to Highway 7, an arterial road. The proposed development should not impede or impact the existing traffic found on Joseph Street or surrounding local streets as the development is minimal in scale to the existing road networks within the Settlement Area.

Section 4.4 speaks to the general policies in regards to water, waste water and stormwater services. The development will not lead to or result in unplanned expansions to water and waste water infrastructures as the proposed will run off private systems (Sec. 4.4.1.1).

Section 7.3 speaks to the floodplains areas as identified on the lot. These areas are known to be subject to 1 in 100 year flood events and have been identified by the Conservation Authorities and by the Ministry of Natural Resources Mapping. **Section 7.3.1** prohibits development within these areas as they are subject to erosion hazards except in accordance with the policies respecting development and site alteration in such areas established by the Conservation Authority having jurisdiction over the lands is question. Proposed development will be outside of these areas and will work around the defined floodplain on the site.

Overall, the proposed development of a single detached home meets the intent of the policies of the Lanark County Sustainable Communities Official Plan.

CARLETON PLACE OFFICIAL PLAN

The Town of Carleton Place Official Plan identifies the subject area as Mississippi Residential Sector as seen in Schedule A (Figure 3) below, and also identifies the lot as falling partially within the flood fringe.

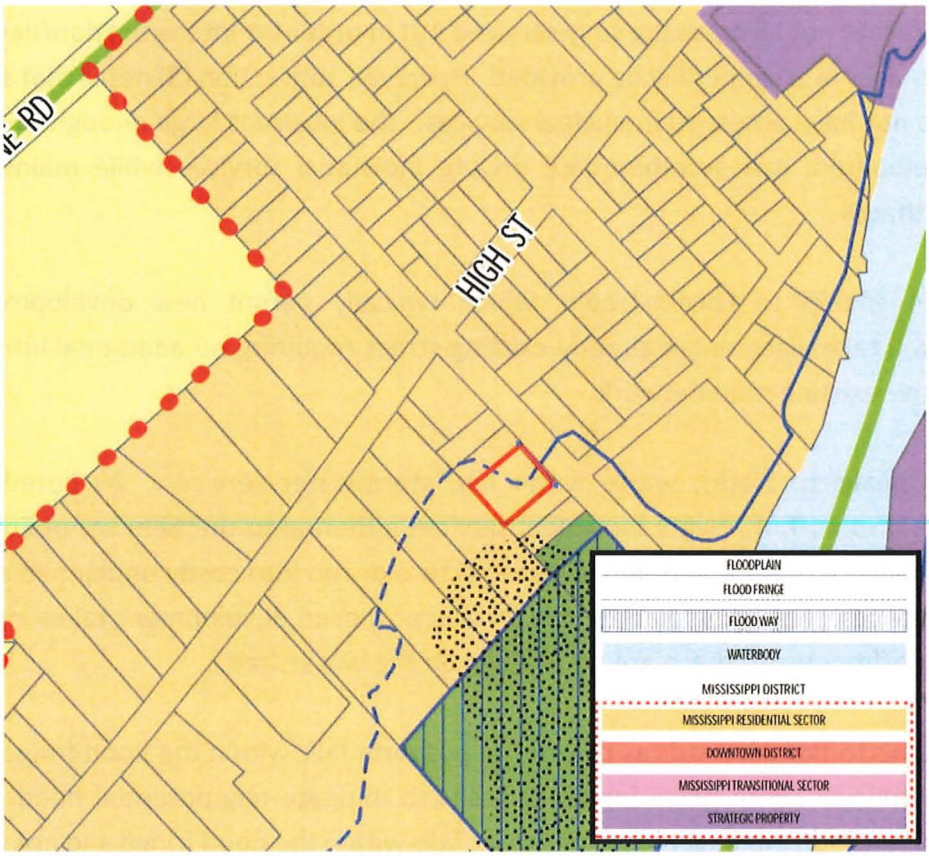

Figure 3. Town of Carleton Place Official Plan Land Use Schedule A

Section 3.1 of the Official Plan speaks to the Mississippi District, which is the core area of Carleton Place making it one of the Town's greatest assets. The main objectives within this area are to provide a mix of residential, commercial and recreational uses while maintaining the character of the neighbourhoods. The proposed development follows the Community Design Framework Policies identified in **Section 2.0** of the Official Plan as the development will contribute to the charter of the area and local landmarks, while creating continuity and consistency within the area. The lot proposed for development is currently a vacant in-fill lot, with the proposed development adding a single detached home within an existing developed neighbourhood, a permitted use within the Mississippi District.

Section 3.2.2 speaks to the residential sector of the Mississippi District, listing additional permitted uses, where all residential uses of all density types are permitted in addition to the development of existing in-fill lots and undersized lots being encouraged. The policies support the development of this existing undeveloped lot at 186 Joseph Street.

Section 4.3.2 speaks to the general policies in place for built infrastructure within the Town. The town recognizes that not all areas are fully serviced but in order for intensification/development to occur, full services must generally be provided. However, subsection (3) notes that some areas of the Town do not have access to municipal services. The lot size is large enough to ensure the proposed development can accommodate private individual services while maintaining the appropriate setbacks.

Section 4.3.3.4 speaks to Local streets, which typically permit new development. The development will take place on an already existing street requiring no additional infrastructure or changes to the existing road network.

Section 4.3.5 speaks to water, waste water and stormwater services. As noted, the new development will run off of private individual services adhering to the Ministry of Environment guidelines and will not require additional infrastructure or run into costly unplanned expansions of municipal services. A grading plan for the lot and proposed development takes into account stormwater runoff to ensure there are no impacts on the watershed.

Section 5.2 speaks to flood hazards as part of the property falls within the flood fringe as seen in Figure 3. The policies are in place for these areas to mitigate any potential flood hazards to developed lands and surrounding areas. As the lot falls within the flood fringe and not fully within a floodplain, the proposed development will be regulated by the Mississippi Valley Conservation Authority regulations in addition to required setbacks for buildings and structures from the flood fringe, which the proposed has adhered to.

Section 6.5 speaks to Lots of Record, which are vacant and may be used for building purposes provided they front on to a year round publicly maintained road and be municipally serviced. The policies note that "Council may consider permitting alternative servicing for specific properties, but only in isolated cases where full municipal services cannot be extended due to technical obstacles of extending services relative to the limited extent of existing development. Alternative servicing may include individual on-site systems or communal services. Individual on-site systems means individual autonomous water supply and sewage disposal systems, that are owned, operated and managed by the owner of the property upon which the system is located." Joseph

street is a local road which is maintained year round, however, municipal services are not available to this existing lot of record.

Overall, the proposed development of a single detached home, located on an in-fill lot at 186 Joseph Street meets the intent of the policies of the Town of Carleton Place Official Plan.

TOWN OF CARLETON PLACE DEVELOPMENT PERMIT BY-LAW 15-2015

The Development Permit By-law sets forth specific policies that will help govern growth and change in Carleton Place within specific land designations. Figure 4 identifies the subject area falling within the Mississippi Residential Sector on Schedule A.

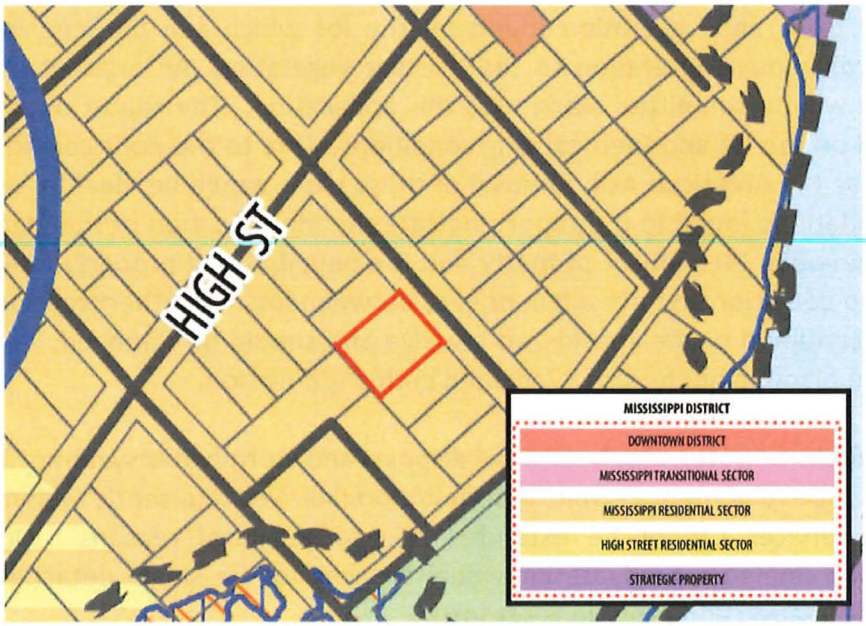

Figure 4. Town of Carleton Place Development Permit By-Law Schedule A

Section 2.17.4 of the By-law speaks to the Class 3 Development Permit, which is sought for the subject lot due to the lot's inability to adhere to all the required standards and provisions set forth for the Development Permit Area and the fact that the lot will need to accommodate private services.

Section 3.1 speaks to access, permitting development on a lot that abuts a publicly maintained roadway; the subject property and the future development will front onto Joseph Street.

Section 3.15 speaks to exterior designs. Coloured elevation drawings have been created to adhere to the provisions set out in section 13 and 14 of the By-Law and will be included and submitted with the application.

Section 3.16 speaks to frontage on a public road. The site is an existing lot of record that fronts to an existing municipal road; however, it is does not adhere to the required frontage minimum set forth in the Development Permit By-law. Although this is an existing circumstance, a variation to the required frontage has been included in this submission.

Section 3.29.3 speaks to parking requirements for a single detached dwelling, requiring 2 spaces/ unit. The 2 spaces for the dwelling will be provided on the private driveway fronting onto Joseph Street.

Section 3.44 speaks to vegetation removal or site alteration. Due to the lot currently being vacant and a number trees and vegetation found on the lot which can be seen in Figure 1, the development will require alteration to the existing vegetation. An arborist report has been completed and will be submitted along with this application. The report outlines the various trees identified on the lot and their existing conditions. Due to the poor conditions of some of the trees such as the American Ash, removal of these trees would be ideal for safety concerns. The recommendations found in the report indicate the identification of the black locust which are clustered between the subject property and the neighbouring property (190) to remain as they are in good condition and will aid in privacy between lots. All other tree species found are either in poor condition or are considered invasive and should be removed. A landscape plan depicting future planting on the site is included in this submission.

Section 3.45 speaks to water supply, sewage disposal and stormwater systems. The owners are seeking a Class 3 Development Permit to permit a private well and septic system on the site as the municipal services cannot be extended due to technical reasons. Due to this the development will implement private individual services to the single detached dwelling and adhere to the regulation and provisions set forth.

Section 4.3 speaks specifically to the Mississippi Residential Sector policies and permitted uses and development standards to provide for appropriate development and redevelopment while recognizing existing neighbourhood character and architectural styles. This designation permits single detached dwellings on existing lots of record, as proposed on this site. The site is deficient in terms of lot frontage; however, this is an existing circumstance that is not affected by the development proposal. An exception is required to permit a greater setback to the street than what would be achieved through a median calculation of abutting properties.

Standard	Required	Proposed
Lot Area	500 m2	903 m2
Lot Coverage	50%	19.3%
Lot Frontage	18 m	17.5 m (existing)
Front Yards	The median setback of adjacent properties	10 m
Ext. Side Yard	The median setback of adjacent properties	N/A
Int/ Side Yard	Combined interior yards of 4.5 with a minimum of 1.5 on one side	2.3 m and 2.3 m
Rear Yard	8 m	34.5 m
Usable landscape in rear	1550 sf	4,828 sf
Building Height	8.8 m	7.7 m
Max Garage/Driveway Width	30% of lot	38% of lot

The Additional Provisions under the Development Standards of Section 4.3 restrict the width of the garage and driveway to a maximum of 30% of the lot frontage. As shown on the enclosed site plan, the garage and driveway are proposed to be 6.68 m wide, making up 38% of the total lot frontage.

Overall, as seen in the above development standards, the proposed development on the existing lot of record adheres to most of the development standards with small exceptions to recognize the existing lot frontage, to accommodate a larger front yard setback, and to allow for an increase in the width of the driveway and garage on the lot.

As part of the Class 3 Development Permit application, the following exceptions are required on this site:

1. To permit a front yard setback of 10 metres
2. To permit a lot width of 17.5 metres
3. To permit development of a single detached dwelling on private services, on an existing lot of record

Summary

The property owners are seeking a Class 3 Development Permit to construct a single detached dwelling on private servicing on the property located at 186 Joseph Street. Variations are required to recognize the existing undersized frontage, to permit a larger front yard setback, and to permit a garage/driveway that exceeds 30% of the lot frontage, in addition to permitting the lot to be developed with private services. The proposed development is consistent with the 2020 Provincial Policy Statement, and meets the intent of the policies of the Lanark County Official Plan, the Town of Carleton Place Official Plan and the Development Permit By-Law standards. The property does fall within a floodplain/flood fringe as identified in the figures above, with the proposed development taking place outside of these areas to avoid any erosion hazards affiliated with these areas.

Should you require any additional information please do not hesitate to contact the undersigned.

All respectfully submitted by:

Tracy Zander

Tracy Zander, M.Pl, MCIP, RPP