



**Proposed Class III Development Permit
DP3-02-2024
Block 207 and 208 27M-101
Mississippi Shores Subdivision**

Special Note: This is a re-submission of the former file DP2-04-2023 which has been withdrawn.

Subject Lands:

An application for a Class III Development Permit has been received for privately owned lands located on O'Donovan Drive in the Mississippi Shores Subdivision (legally described as Blocks 207 and 208 on PLAN 27M-101; Town of Carleton Place).

The property is designated "Residential" in both the Development Permit By-law and Official Plan.

Purpose and Effect of Application:

The purpose of the application is to permit the construction of four (4) apartment dwelling houses. Each three-story building will include twenty-one (21) residential dwelling units for a total of 84 residential units on the subject lands. The site plan also includes the construction of underground and surface parking as well as landscape amenity space for the units. A portion of the subject lands are located within the 1:100-year floodplain, however the site plan development does not propose grading impacts within the floodplain.

The proposal seeks to recognize a variance from the provisions to provide 20% landscaped open space within the defined "rear yard" of the site. Instead, the design includes 53% landscaped open space over the entire site with a planned amenity space concentrated on the northern end of the site abutting Lake Avenue West. The proposal also seeks to provide cash-in-lieu for sixteen (16) parking spaces. 89 resident spaces and 21 visitor spaces are provided on the site.

Additional Information and Commenting Options:

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.

Keymap

**Comments must be received by:
May 21, 2024.**



DATED AT THE TOWN OF CARLETON PLACE THIS 7th DAY OF MAY 2024.