



PLANNING BRIEF

PROPOSED RESIDENTIAL DEVELOPMENT

Block 29, Plan 27M-106

Project No.	KC26028
Issue Date:	June 22, 2026 (Revision No. 1)
Prepared For:	1384341 Ontario Ltd. 9094 Cavanagh Road Ashton, Ontario K0A 1B0
Prepared By:	Keeper Co. 130 Kings Creek Road Ashton, Ontario K0A 1B0

1.0 OVERVIEW

This Planning Brief is submitted in support of an application for a Class 2 Development Permit for land described as Block 29 on Registered Plan 27M-106 (the “subject land”). The purpose of the application, submitted on behalf of 1384341 Ontario Ltd., is to facilitate the residential development of the subject land. This Planning Brief will demonstrate that the proposed development is appropriate for the subject land. The Development Permit application is being submitted to comply with Clause 124 of the Registered Subdivision Agreement, that states:

124. The Owner acknowledges that Block 29 shall be subject to a Development Permit and shall demonstrate conformity with the original proposal density and land uses contemplated in the plans and reports found in Schedule “D” attached herein.

It is noted a Class 2 Development Permit as identified in Section 2.17.3 of the Development Permit By-law is required only due to the requirement for a security deposit relating to off-site works; we are not requesting relief from any requirements, standards or provisions of the Development Permit By-law. This Planning Brief outlines how the Development Permit submission conforms to the original proposed density and lands uses as well as the broader planning framework of the Province, the County of Lanark, and the Town of Carleton Place.

The remainder of the land within Phase 2 is actively under construction. Lewis Street has been constructed, the stormwater management pond has been constructed, and residential units are currently under construction.

2.0 SUBJECT LAND & SITE CONTEXT

The subject land is in the Coleman Central neighbourhood in the Town of Carleton Place, within the County of Lanark. The subject land is located on the east side of Lewis Street and south of McPhail Road, as illustrated on Figure 1: Subject Land.



Figure 1: Subject Land (Aerial Source: County of Lanark Community Map)

The subject land is comprised of all of Block 29 on Registered Plan 27M-106, registered on July 16, 2025. The subject land has an area of 11,543.25 square metres (1.154 hectares), frontage of 226.72 metres on Lewis Street, and a depth of 46.55 metres at the north end of the property that increases to a depth of 55.35 metres at the south end of the property. The subject land is currently vacant.

The subject land is in the southeast area of the Town of Carleton Place, located approximately 325 metres north of Highway No. 7, 290 metres west of McNeely Avenue, and 360 metres east of Franktown Road, as illustrated on Figure 2: Location of Subject Land.



Figure 2: Location of Subject Land (Aerial Source: MVCA Regulation Mapping Browser)

Immediately surrounding the subject land is the remainder of the Phase 2 lands that will be developed with residential units, some of which are currently under construction. Located north of the subject land are existing and developing residential uses, with a park beyond. Located east of the subject land is a mix of retail commercial uses. Located south of the subject land is vacant land with a mix of commercial uses fronting onto Highway No. 7 beyond. Located west of the subject land are several large lots fronting on Franktown Road, some of which are developed with detached residential uses and some draft plan approved lands slated for medium to high density residential uses and seniors' residential uses. Below are photographs of the subject land.



Figure 3: View South to Subject Land from Lewis Street (Source: Cavanagh Developments)



Figure 4: View North to Subject Land from Lewis Street (Source: Cavanagh Developments)

3.0 PROPOSED DEVELOPMENT

The proposed development is an urban residential townhouse development that includes a total of thirty-five (35) units. The development consists of five (5) blocks of townhouses, with each block having seven (7) units. The proposed models are consistent with the current townhouse typology within Phase 2 of the Coleman Central subdivision, with each unit having two (2) storeys and a basement. The proposed townhouse units include an attached garage with an internal parking space for one (1) vehicle and a driveway with a surface parking space for one (1) vehicle. The proposed driveway length accommodates one (1) additional parking space at each unit. The proposed development features generous rear yards with ample usable outdoor space.

Future lot creation for individual units will occur via lifting of Part Lot Control. It is expected that any required easements for access and/or drainage purposes will be identified and created at that time. See Figure 5: Extract from Site Plan for an illustration of the proposed development.

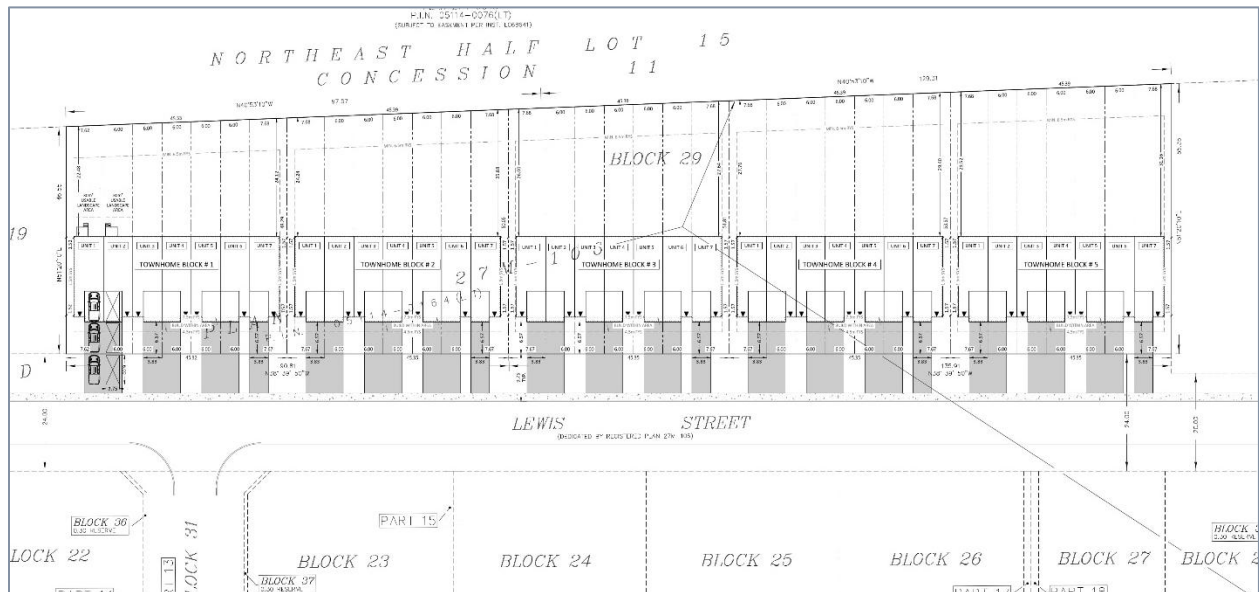


Figure 5: Extract from Site Plan

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

The proposed medium-density development of the subject land was contemplated in, and reviewed through, the previous draft plan of subdivision application process, as well as three (3) subsequent requests for the approval of minor redline amendments. Consistency with Provincial Planning Policies, as well as conformity with County of Lanark and Town of Carleton Place Official Plan policies was demonstrated at the time of the previous approvals. Accordingly, below is a summary of the current planning policy and regulatory framework with an overview of how the proposed development addresses same.

The most recent red-line amendment was approved in November 2024, and the approved red-line plan confirms the density of Block 29 at 35 units. The subject land has been referred to throughout draft plan extension requests and red-line amendment requests as a multi-residential block at a density of 35 units per net hectare.

Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (the “PPS”) provides policy direction on land use planning matters of provincial interest and includes policies that guide development in settlement areas. An objective of the PPS is to increase the housing supply across the province and more specifically, to provide for an appropriate range and mix of housing options and densities in all communities. The PPS requires residential developments in settlement areas to be appropriate for the available infrastructure and services. The proposed development will be serviced with municipal services and there are existing public service facilities in the area, and in the Town of Carleton Place generally, that will support the proposed development.

COUNTY OF LANARK SUSTAINABLE COMMUNITIES OFFICIAL PLAN

The subject land is designated Settlement Area pursuant to Schedule A of the 2016 County of Lanark Sustainable Communities Official Plan. Specific to residential uses, an objective of the Settlement Area policies is to ensure a range and mix of housing types and densities is provided, and that the types and densities are appropriate for the available services and the capacity of same. The proposed water, sanitary, and stormwater management servicing of the proposed development was addressed in the now approved *Servicing & Stormwater Management Report, Coleman Central Subdivision – Phase 2 (Revision No. 8, February 2025)* report prepared by McIntosh Perry.

The enclosed *Functional Servicing and Stormwater Management Report (June 10, 2026)* prepared by Egis Canada Ltd. examines the adequacy of the existing municipal services to support the proposed development. Each unit is to be serviced via individual service laterals that connect to the existing storm sewer, sanitary sewer, and watermain located in the Lewis Street right-of-way. The report identifies a minor deviation from the approved stormwater management design. Stormwater is proposed to be conveyed to the receiving stormwater management pond via a storm sewer and a rear yard swale, and a small portion will naturally sheet flow to the rear property line, whereas the previously approved design saw the entirety of the subject land drain through a storm sewer. The report demonstrates that the existing downstream stormwater management pond provides appropriate quality and quantity control, and that there is sufficient capacity in the existing sanitary sewer and watermain system to service the proposed development.

The County Official Plan policies indicate that local land use policies shall provide for a mix of uses, including residential uses, in these areas. Additional details on the local planning policies are provided below.

TOWN OF CARLETON PLACE OFFICIAL PLAN

The subject land is designated Residential District pursuant to Schedule A of the Town of Carleton Place Official Plan. This designation is intended to support a broad range of residential uses, including townhouse dwelling units. The proposed development will result in an increase to the available housing supply and is permitted. The subject land is a block on a recently registered (July 16 2025) Plan of Subdivision, known as 27M-106. The Official Plan policies indicate the density target for subdivisions in the Residential designation is 30 units per net hectare, with a range of 26 to 34 units per net hectare being desired. The subject land has an area of 1.154 hectares and a proposed density of 30.33 units per hectare, thereby conforming to this policy.

FRANKTOWN ROAD NEIGHBOURHOOD SECONDARY PLAN

The Town of Carleton Place adopted the Franktown Road Neighbourhood Secondary Plan in October 2025. The subject land is impacted by a newly proposed collector road and associated multi-use pathway. The Secondary Plan was appealed and is not currently in effect.

DEVELOPMENT PERMIT BY-LAW NO. 15-2015

The subject land is designated Residential District pursuant to Schedule A of Development Permit By-law No. 15-2015 (the “DPB”). Townhouse dwellings are permitted in the Residential District. As demonstrated by the site statistics and information provided on the enclosed Site Plan and by the following compliance review, the proposed development complies with the development standards for townhouse dwellings in the Residential District.

Block	Unit	Minimum Lot Frontage			Maximum Lot Coverage			Front Yard Build Within Area			Minimum Interior Side Yard		
		Required	Provided	Complies?	Required	Provided	Complies?	Required	Provided	Complies?	Required	Provided	Complies?
1	1	5.5m	7.62	Yes	60%	29.50%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.52m	Yes
	2	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	3	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	4	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	5	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	6	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	7	5.5m	7.67	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.57m	Yes
2	1	5.5m	7.67	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.57m	Yes
	2	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	3	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	4	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	5	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	6	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	7	5.5m	7.67	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.57m	Yes
3	1	5.5m	7.67	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.57m	Yes
	2	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	3	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	4	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	5	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	6	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	7	5.5m	7.67	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.57m	Yes
4	1	5.5m	7.67	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.57m	Yes
	2	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	3	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	4	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	5	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	6	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	7	5.5m	7.67	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.57m	Yes
5	1	5.5m	7.67	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.57m	Yes
	2	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	3	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	4	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	5	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	6	5.5m	6	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	n/a	n/a	n/a
	7	5.5m	7.67	Yes	60%	<60%	Yes	4.5m - 7.5m	6.57m	Yes	1.5m	1.57m	Yes

Block	Unit	Minimum Rear Yard Depth			Maximum Building Height			Minimum Required Parking Spaces			Minimum Dwelling Unit Area		
		Required	Provided	Complies?	Required	Provided	Complies?	Required	Provided	Complies?	Required	Provided	Complies?
1	1	6.5m	22.48m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes
	2	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	3	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	4	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	5	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	6	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	7	6.5m	24.12m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes
2	1	6.5m	24.24m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes
	2	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	3	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	4	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	5	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	6	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	7	6.5m	25.88m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes
3	1	6.5m	26.0m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes
	2	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	3	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	4	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	5	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	6	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	7	6.5m	27.64m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes
4	1	6.5m	27.76m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes
	2	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	3	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	4	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	5	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	6	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	7	6.5m	29.4m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes
5	1	6.5m	29.52m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes
	2	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	3	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	4	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	5	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	6	6.5m	>6.5m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 160m2	Yes
	7	6.5m	31.16m	Yes	11.0m	+/-8.5m	Yes	2	2	Yes	83.1m ²	+/- 175m2	Yes

Block	Unit	No Encroachment Area from Front Lot Line			Minimum Usable Landscape Space (Rear Yard)			Minimum Lot Area		
		Required	Provided	Complies?	Required	Provided	Complies?	Required	Provided	Complies?
1	1	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	355.82m ²	Yes
	2	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	281.66m ²	Yes
	3	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	283.05m ²	Yes
	4	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	284.45m ²	Yes
	5	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	285.85m ²	Yes
	6	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	287.25m ²	Yes
	7	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	369.23m ²	Yes
2	1	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	371.51m ²	Yes
	2	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	292.22m ²	Yes
	3	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	293.61m ²	Yes
	4	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	295.01m ²	Yes
	5	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	296.41m ²	Yes
	6	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	297.81m ²	Yes
	7	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	382.73m ²	Yes
3	1	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	385.01m ²	Yes
	2	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	302.78m ²	Yes
	3	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	304.17m ²	Yes
	4	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	305.57m ²	Yes
	5	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	306.97m ²	Yes
	6	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	308.36m ²	Yes
	7	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	396.23m ²	Yes
4	1	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	398.51m ²	Yes
	2	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	313.33m ²	Yes
	3	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	314.73m ²	Yes
	4	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	316.13m ²	Yes
	5	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	317.53m ²	Yes
	6	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	318.92m ²	Yes
	7	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	409.73m ²	Yes
5	1	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	412.01m ²	Yes
	2	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	323.89m ²	Yes
	3	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	325.29m ²	Yes
	4	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	326.69m ²	Yes
	5	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	328.09m ²	Yes
	6	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	329.48m ²	Yes
	7	2.5m	>2.5m	Yes	30.0m ²	>30.0m ²	Yes	Nil	423.22m ²	Yes

Figure 6 below features Block 1, with additional details and dimensions included for Units 1 and 2, being the units on the two smallest lots in the development, to demonstrate compliance with the DPB.

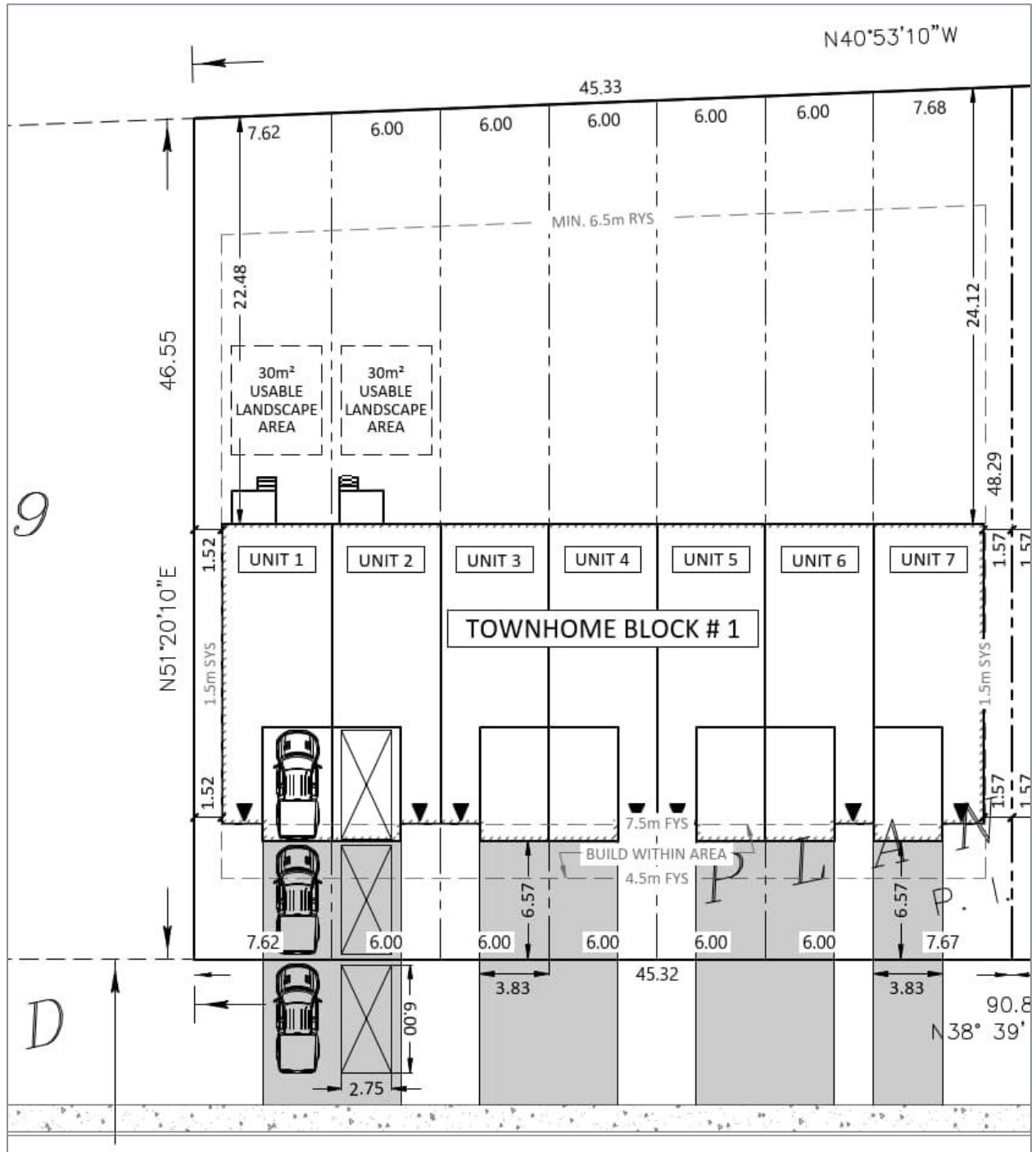


Figure 6: Extract from Site Plan, Block 1

As illustrated on Figure 6, there is more than sufficient space on the provided driveway to park a vehicle between the property line and the existing sidewalk. It is expected these areas will be used

by visitors to the townhouse units, alleviating potential concerns relating to the availability of on-street parking. The enclosed *Geometric Road Design Drawings* provide additional details of the on-street parking spaces in the areas adjacent to the proposed development.

Urban Design Criteria

The DPB includes provisions that relate to design elements for residential uses. The proposed townhouse dwellings are of a form and scale that is consistent with the existing residential dwellings in the Coleman Central neighbourhood. Figures 7, 8, and 9 below show existing residential uses in the Coleman Central neighbourhood and capture the design character of the area.



Figure 7: Existing Townhouse Dwelling Units on McPhail Road (Source: Cavanagh Developments)



Figure 8: Existing Townhouse Dwelling Units on McPhail Road (Source: Cavanagh Developments)



Figure 9: Existing Detached Dwelling Units on Christie Street (Source: Cavanagh Developments)

The unit facades will feature vinyl siding with brick and/or stone veneer in attractive shades. This will ensure the proposed units integrate well with the design of existing homes in the area in terms of texture and color, as required by the DPB. The proposed development features building footprints and setbacks that are similar to those of the existing housing stock on adjacent streets. These characteristics and attributes ensure the proposed townhouse development is compatible with the neighbourhood and its character in terms of urban design.

5.0 CONCLUSION

Based on the forgoing, the proposed medium-density residential development of the subject land with thirty-five (35) townhouse units is consistent with the 2024 Provincial Planning Statement and is permitted pursuant to both the Lanark County Sustainable Communities Official Plan and the Town of Carleton Place Official Plan. The proposed development complies with Town of Carleton Place Development Permit By-law No. 15-2015. The proposed development is consistent with the approved Registered Plan of Subdivision and associated conditions of approval.

The proposed development will positively contribute to the available housing supply in the Town of Carleton Place, aiding the municipality in meeting the housing needs of its current and future residents. The proposed development efficiently utilizes land and available infrastructure within the Town of Carleton Place, a designated Settlement Area. There is a mix of existing services and amenities in the vicinity that will support the proposed development. I respectfully opine that the proposed development is appropriate for the subject land, is in the public interest, and represents good planning.

Respectfully submitted,

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