Notice of Public Meeting

In accordance with Sections 17 and 22 of the *Planning Act* for the Amendment of the Official Plan

Site-Specific Policy Area - Official Plan Amendment
Block 213, 27M-81 (Hooper Street)

TAKE NOTICE that a Statutory Public Meeting under the Planning Act will be held on Tuesday, December 14th, 2026, at 6:00 p.m. at the Council Chambers of the Town Hall (175 Bridge Street) in the Town of Carleton Place, to consider the following:

- A site-specific policy area for the lands known legally as Block 213 in the Meadow Ridge Subdivision (PLAN 27M-81)

The purpose of the Statutory Public Meeting is to provide the public with the opportunity to make representations with respect to the current proposed plan.

AND TAKE NOTICE if you wish to be notified of future discussions and decisions of Town of Carleton Place on the proposed Official Plan Amendment, you must make a written request to the Development Services Department at planning@carletonplace.ca.

PURPOSE AND EFFECT

The purpose of the amendment is to recognize a “Site-Specific Policy Area” on the lands known legally as Block 213 in Meadow Ridge Subdivision (PLAN 27M-81). The effect of the proposed Policy Area will:

- Permit the development of the block for exclusively single detached dwellings, as part of the broader Meadow Ridge Subdivision.
- Achieve a targeted density within Block 213 of 55.4 units per net hectare and contribute to an overall target density of 31.3 units per net hectare within the Meadow Ridge Subdivision.
- Recognize a density of the proposed single detached dwellings which exceeds the permitted densities for “Low Density Uses” as prescribed in Policy 3.4.4.3(4).

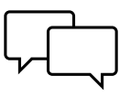
Property(ies) Impacted by Amendment: The proposed amendment will impact a 1.39 ha parcel of vacant land within the Meadow Ridge Subdivision described as Block 213 on Plan 27M-81. The land has frontage on, and is accessible by, Hooper Street, south of Cavanagh Road. A key map is enclosed herein.

Associated Applications: The subject lands are also presently subject to a condominium application (09-CD-25001), Development Permit Amendment application (DPA-01-26) and a Class 2 Development Permit application (DP2-04-26). The three files have been appealed to the Ontario Land Tribunal (OLT Case Number OLT-25-000984).

HOW TO PARTICIPATE



PUBLIC MEETING - Residents interested in actively participating in the Public Meeting are required to notify the Clerk of the Municipality at sblair@carletonplace.ca by 2 p.m. on the Monday prior to the meeting.



PROVIDING COMMENT - Residents are encouraged to provide comments in writing or by telephone by contacting the Development Services Department at planning@carletonplace.ca or 613-257-6202.

Dated this 8th day of October, 2026

Niki Dwyer, MCIP RPP
ndwyer@carletonplace.ca
Director of Development Services
Town of Carleton Place

APPEALS
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Carleton Place to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Town of Carleton Place before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Town of Carleton Place before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Additional information in relation to the proposed official plan amendment is available for inspection between 8:30 a.m. to 4:30 p.m. Monday-Thursday and 8:30 a.m. to 12:00 p.m. Friday in the Development Services Department at the Town Hall, by calling 613-257-6202 or by visiting the website. A copy of the proposed official plan amendment and Secondary Plan are available for public review on the Town's website at www.carletonplace.ca/town/municipalservices-info/development-services

Key Map: Block 213, PLAN 27M-81
(Hooper Street, Meadow Ridge Subdivision)

