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Planning Rationale
Block 213 Meadow Ridge
Official Plan Amendment
Carleton Place, Ontario

GEMTEC Project: 101883.002

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Official Plan Amendment
Carleton Place, Ontario

Prepared:
September 3, 2026
GEMTEC Project: 101883.002

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1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) has been retained as the agent for Pegasus Development Corporation (Pegasus) with respect to a site-specific Official Plan amendment application for Pegasus' proposed development on lands located in the Town of Carleton Place.

As explored within the paragraphs below, the proposed amendment is intended to facilitate the development of a residential condominium neighbourhood within the greater Meadow Ridge subdivision in the form of single detached dwellings. The condominium approvals process was initiated with Lanark County in April 2025, and the file is currently under appeal. Subsequent Development Permit and Development Permit Amendment applications were submitted to the Town of Carleton Place in March 2026 and were deemed complete in April 2026.

This Planning Rationale identifies the subject lands in the context of their surroundings, describes the proposed development, outlines the purpose of the requested site-specific Official Plan amendment, and examines the conformity of the proposal with applicable land use planning policy and regulatory instruments.

2.0 OVERVIEW / SITE CONTEXT

The subject lands are legally described as "*BLOCK 213, PLAN 27M81 TOWN OF CARLETON PLACE."* The lands sit approximately in the centre of the Meadow Ridge subdivision. A copy of the registered plan of subdivision (27M-81) identifying Block 213 is attached hereto at Appendix A.

The subject lands are 1.39 hectares in area. The lands are surrounded to the north, east, and southeast by existing dwellings within the Meadow Ridge Subdivision. The subject lands have frontage on Hooper Street, which abuts the subject lands to the southwest. Opposite Hooper Street is a large parcel of undeveloped vacant land owned by others which is designated Highway District within the Town's Official Plan and Development Permit By-law.

The dwellings abutting Block 213 are low-profile and include freehold semi-detached dwellings and townhouses.

Meadow Ridge Subdivision (Lanark County File No.: 09-T-09001) was advanced October 26, 2016 for Draft Plan of Subdivision approval at Lanark County. Within the approved conditions of approval, Block 213 is identified as being for multiple residential development. The traffic study prepared at the time indicated 52 townhouse dwellings, having access from a private road, had been contemplated.

The Meadow Ridge Subdivision was registered February 5, 2018.

The condominium description application for the proposed development was filed with Lanark County April 21, 2025, and was deemed complete May 9, 2025. A status letter including agency comments was received from Lanark County August 8, 2025, followed by a supplemental status letter including comments from the Town of Carleton Place dated August 22, 2025.

The file was appealed to the Ontario Land Tribunal (OLT) on December 3, 2025 under Section 51(34) of the *Planning Act* due to absence of a decision within the prescribed timeframe (OLT case number OLT-25-000984). An updated submission was provided to Lanark County December 15, 2025 in response to the latest status letter.

Development Permit By-law Amendment and Development Permit applications for the proposed development were filed with the Town of Carleton Place March 23, 2026 and were deemed complete April 10, 2026.

A Case Management Conference for OLT case number OLT-25-000984 occurred March 24, 2026 during which it was decided that a second Case Management Conference will occur October 13, 2026.

Within the August 22, 2025 comments from the Town of Carleton Place received in relation to the condominium description application, the Town established its position that the proposed development does not conform to the Official Plan, and that an Official Plan amendment is necessary to facilitate the proposed development.

An Official Plan amendment application was submitted to the Town on August 18, 2026 and was deemed incomplete by the Town of Carleton Place on August 21, 2026. This resubmission has been prepared to address matters raised by the Town in its completeness review of the application.

3.0 PRE-CONSULTATION

Several exchanges have occurred with the Town of Carleton Place to discuss the proposed development, sequencing of *Planning Act* approvals, and submission requirements. Initial discussions took place in December of 2019 with the Town, which resulted in amendments to the Site Plan relating to unit configuration and density. Pre-Consultation was requested with the Town in August 2021, following which periodic correspondence took place. Pre-Consultation for the Development Permit By-law Amendment and Development Permit applications took place February 17, 2026. The applications were deemed complete April 10, 2026, at which time the Town reiterated its position that the proposal does not conform to the Official Plan, and that an Official Plan amendment is necessary to facilitate the proposed development.

In subsequent correspondence with Planning Staff dated April 27, 2026, it was determined that a new Planning Rationale is the only submission requirement necessary for the Official Plan

amendment, given that the remaining required reports have been submitted in support of previous applications.

4.0 PROPOSED DEVELOPMENT

The proposed Site Plan is attached hereto at Appendix B.

The proposed development comprises 77 single detached dwelling units. A private common element condominium road will provide access to the proposed units by way of its two connections at Hooper Street.

The proposed dwelling units are smaller than other conventional new single detached dwellings typically being constructed in Ontario municipalities, and they are intended to be more affordable and targeted to individuals and small households who might not normally be able to pursue ownership of a more conventional new single detached dwelling. The units, which are three storeys in height, measure 1,042 square feet.

Each unit has one interior parking space within the attached garage, and one exterior parking space within the driveway. Twenty-two (22) visitor parking spaces are proposed on-street within the common element roadway, and additional on-street parking is available within Hooper Street and other nearby rights-of-way. The rate of visitor parking is 0.29 spaces per unit.

Private amenity space is provided for each unit in the form of rear yards and second storey rear balconies. Public parks within the Meadow Ridge subdivision are situated nearby to the north (Block 215) and to the east (Block 216).

5.0 PLANNING POLICY & REGULATORY FRAMEWORK

The paragraphs below explore the appropriateness of the proposed development pursuant to applicable land use planning policy and associated instruments.

5.1 Planning Act

Section 2 of the Ontario *Planning Act* establishes matters of provincial interest that are to be considered by approval authorities when carrying out their responsibilities, including the processing of development applications. Matters of provincial interest that are particularly relevant to the proposed development include the following:

> (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
>
> (h) the orderly development of safe and healthy communities;
>
> (j) the adequate provision of a full range of housing, including affordable housing;

(p) the appropriate location of growth and development;

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The appropriateness of existing and proposed servicing is demonstrated within a Serviceability Report prepared by Novatech. The appropriateness of the existing and proposed traffic network is demonstrated within a Traffic Impact Study prepared by Egis Canada Ltd. Further, a multitude of studies and reports were submitted and approved by way of the Draft Plan of Subdivision approval process for Meadow Ridge and prior to subdivision registration, some of which addressed matters relating to servicing and transportation.

As it relates to matters of provincial interest (h) and (p), it has previously been established by way of subdivision approvals that Block 213 is an appropriate location for residential development. The lands are within a settlement area and are designated Residential and are subject to the Greenfield overlay within the Town's Official Plan.

In relation to matter of provincial interest (j), the proposed small single detached dwelling units will positively impact the range of housing available. A Socio-Economic Statement prepared by McIntosh Perry was previously submitted to the Town (and was updated and resubmitted December 15, 2025 upon request, in support of the ongoing condominium description application) to communicate that the proposed dwelling units were intended to address a gap in the new home housing market which, at the time, lacked in supply of smaller more affordable new single detached dwellings. The Statement affirmed that the housing contributed to the range and mix of dwellings available within the local market and emphasized that the units would be more affordable than other new conventional larger single detached dwellings. In doing so, the proposed development supports the Town's ability to provide a full and appropriate range of housing options and affordability to meet the projected needs of current and future residents of the regional market area.

With respect to matter of provincial interest (q), the proposed development promotes a compact, pedestrian-oriented form, and represents an efficient use of land and infrastructure. Internal walkways and landscaped front yards contribute to a human-scaled, connected community.

In relation to matter of provincial interest (r), the proposed development promotes a low-rise built form that contributes to a strong sense of place. Variation in front elevation designs, use of high-quality materials such as brick and stone, and articulation of façades create visual interest while maintaining cohesive identity across the development. The three-storey units are proportioned to maintain a human scale along the streetscape, and the compact layout efficiently uses land while fostering a visually distinctive and attractive residential environment.

The proposed development of 77 dwelling units has been prepared in consideration for applicable matters of provincial interest, including those referred to above.

Section 51(24) of the *Planning Act*, which outlines the criteria for which regard shall be had in considering a draft plan of subdivision, was addressed in a previous Planning Rationale submitted in support of related approvals.

5.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect October 20, 2024 and replaced the Provincial Policy Statement, 2020. The PPS provides policy direction on land use planning matters of provincial interest related to land use planning and development.

Table 1 below provides a summary of the consistency of the proposed development with policy direction provided within the PPS.

Table 1: Provincial Planning Statement Policy Summary

Policy No.	Policy / Excerpt	Comments
2.1	**Planning for People and Homes**	*The proposed development contributes to the range and mix of housing options within the Town of Carleton Place.*
2.1.6	Planning authorities should support the achievement of complete communities by:	
	a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;	*The proposed development is proposed on lands designated for residential land uses, in a serviced portion of the Town of Carleton Place and in close proximity to public parkland.* *The development provides single-detached dwelling units and introduces a compatible land use adjacent to existing residential development.*

Policy No.	Policy / Excerpt	Comments
		A Serviceability Report has been prepared in support of the proposed development to ensure that necessary infrastructure and service facilities are in place to meet current and future needs.
2.2	**Housing**	*New small single detached dwellings like those proposed for Block 213 are not presently available in the Town of Carleton Place. The housing type proposed will positively contribute to the municipality's obligation to provide an appropriate range and mix of housing options and densities.*
2.2.1	Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: b) permitting and facilitating: 1. all *housing options* required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*; and	*The subject lands are municipally serviced and will make efficient use of existing/planned municipal infrastructure.*
2.3	**Settlement Areas and Settlement Area Boundary Expansions**	*Block 213 within the Meadow Ridge subdivision is within a settlement area and is intended to be developed for residential purposes.*
2.3.1	General Policies for Settlement Areas 1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas. 2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:	*The proposal represents an efficient use of land and resources and will make appropriate use of existing and planned infrastructure.*

Policy No.	Policy / Excerpt	Comments
	a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities;	
3.1	**General Policies for Infrastructure and Public Service Facilities**	*A Serviceability Report has been prepared in support of the proposed development to ensure that necessary infrastructure and service facilities are in place to meet current and future needs.*
3.1.2	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and	
3.2	**Transportation Systems**	*A Traffic Impact Study has been prepared by Egis Canada Ltd. that establishes the appropriateness of the transportation system in the context of the proposed development.*
3.2.1	*Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles.	
3.6	**Sewage, Water and Stormwater**	*A Serviceability Report has been prepared in support of the proposed development to ensure that necessary infrastructure and service facilities are in place to meet current and future needs.*
3.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	
3.6.8	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;	*A Serviceability Report has been prepared in support of the proposed development to ensure that necessary infrastructure and service facilities are in place to meet current and future needs.*

Policy No.	Policy / Excerpt	Comments
	b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads; c) minimize erosion and changes in water balance including through the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.	
3.9	**Public Spaces, Recreation, Parks, Trails and Open Space**	*The proposed development includes sidewalks on one side of the primary internal private road, which will promote resident and visitor use of active transportation, particularly walking.* *Block 213 is also located in close proximity to two public parks blocks, being Blocks 215 and 216 on Plan 27M-81.* *Block 213 also fronts onto Hooper Street, a public right-of-way, which includes sidewalk that provides safe pedestrian connections elsewhere within and beyond the Meadow Ridge subdivision.*
3.9.1	Healthy, active, and inclusive communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity; b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;	

Plans and studies provided as part of the subdivision approval process would have established the appropriateness of developing the subject lands in relation to some of the above referenced policies, as well as those contained within Chapter 4: Wise Use and Management of Resources and Chapter 5: Protecting Public Health and Safety.

The development is consistent with matters of provincial interest as expressed in the Provincial Planning Statement.

5.3 Lanark County Sustainable Communities Official Plan

The proposed development is located in a designated Settlement Area in the Town of Carleton Place, pursuant to Schedule A (Land Use Designations) of the SCOP. As per SCOP Policy 2.3.1.5, efficient development patterns will be encouraged in settlement areas to optimize the use of land, resources, infrastructure and public service facilities. The proposed development will be serviced by public water and wastewater services and the compact form proposed provides for an efficient use of land.

SCOP Section 2.6 provides land use policies applicable to Settlement Areas. Providing for a range and mix of low, medium and high density housing types in accordance with servicing capacities is a policy objective of the SCOP.

Policy 2.6.2.4 addresses the implementation of the SCOP at the local municipal level, including through condominium approval processes, and seeks to ensure such implementation considers factors including but not limited to: zoning / land use controls, adequacy of infrastructure and servicing, compatibility and buffering, and natural heritage and parkland.

The proposed development conforms to the applicable policies of the County of Lanark Sustainable Communities Official Plan.

5.4 Town of Carleton Place Official Plan

The Town has asserted that the subject proposal does not conform to the Residential District policies of the Official Plan, as detailed in the below comments received to-date:

Town of Carleton Place Initial Comments to Condominium Application (Lanark County File No.: 09-CD-25001), dated August 22, 2025

> *Staff have reviewed the development proposal against the Official Plan (prior to and after OPA 08) and concluded that the proposed development does not conform to certain policies of the Official Plan. As the proposed lotting fabric, built form and lot areas are the basis of the non-conformity of the plan, it is premature to review the plan of condominium without a concurrent Official Plan Amendment.*

As one example: in considering the policies of the "in-effect" Official Plan, the development proposal presents a built form of "high density" single detached dwellings which does not conform with the policies which consider single detached dwellings as a "low density" use (Policy 3.5.4.4) and demonstrate regard for the massing, volumes of defined space, lot size, and building area to size area ratios of the adjacent neighbourhoods (Policy 2.2.8) as defined by the performance standards of the Development Permit By-law.

*The submitted planning report states that: "*The proposed dwelling units are smaller than other conventional new single detached dwellings typically being constructed in Ontario municipalities, and they are intended to be more affordable and targeted to individuals and small households who might not normally be able to pursue ownership of a more conventional new single detached dwelling.*" Given the proposal's purposeful uniqueness, it is concluded that this style of dwelling has not been previously considered as an appropriate building type within the Official Plan. For these reasons, the application does not demonstrate conformity with the Subdivision Evaluation Criteria policies identified in Section 6.7.1 and should not be evaluated in isolation of a concurrent Official Plan Amendment application.*

While the proposal indicates that the purpose of this style of dwelling is in the public interest as it provides an opportunity for individuals who might not be able to pursue home ownership of a "more conventional single detached dwelling", the submission does not provide any information regarding how these units are more affordable, or are an efficient land use, as compared to other conventional low rise built forms available on the market (i.e. townhomes or duplex dwellings). Additional information identifying the appropriateness of this proposed land use, relative to alternative conventional low-rise residential development, should be provided in the Official Plan Amendment application to support the departure from the Town's policies.

Town of Carleton Place Submission Deemed Complete Letter (Town of Carleton Place File no. DPA-01-2026 and DP2-04-2026), dated April 10, 2026

As has been previously noted by staff in correspondence related to condominium file 09-CD-25001, the proposal does not conform to the Residential District policies of the Town's adopted Official Plan including that the development of the designated "Greenfield" site shall develop within the density targets and range of housing types articulated within Section 3.4.3.11. The Plan contemplates that where variations to these prescribed targets are proposed, an Official Plan Amendment is necessary.

Contrary to the Town's position, it is the opinion of the authors of this report that the proposed development conforms to applicable policies within the 2023 Official Plan of the Town of Carleton Place. Planning Rationales prepared by GEMTEC, dated April 21, 2025 and March 23, 2026, submitted in support of a Condominium Description Application (County File No. 09-CD-25001) and Development Permit By-law Amendment and Development Permit approvals (Town File Nos. DPA-01-2026 and DP2-04-2026) detail the conformity of the proposed development with the Official Plan.

The following paragraphs expand on the content previously communicated concerning Official Plan conformity in order to address the Town's comments.

The subject lands are designated "Residential District" in the Town of Carleton Place Official Plan (2023). Section 3.4 of the Official Plan addresses lands designated Residential. The subject lands are also subject to a Greenfield overlay that renders policy section 3.4.4.2 applicable.

Subsection 3.4.2 establishes generally permitted uses within the Residential District, including "Residential Uses, as permitted in the Development Permit By-law." Paragraph 1 within subsection 3.4.3 lists types of residential dwellings that shall be permitted, including single detached dwellings, and establishes that existing neighbourhood conditions within distinct neighbourhoods could influence permissions as specified in the Development Permit By-law. Paragraphs 10 and 11 within subsection 3.4.3 establish density targets and residential built form classifications based on type of use; however, as explored in greater detail below, these policies are supplanted by those applicable to greenfield areas.

Subsection 3.4.4.2 establishes policies applicable to lands designated Greenfield in Schedule "A" of the Official Plan and speaks to the intent for lands within the Greenfield overlay to support a "substantial residential population" and a to develop with a "15-Minute City" approach. Paragraph 7 within subsection 3.4.4.2, which provides minimum design standards, is not applicable as these standards are established for subdivision conceptual plans. As the proposed development is located within a previously approved subdivision consisting of an established residential neighbourhood (Meadow Ridge), subdivision design standards would have been applied at the approval stage for the subdivision as a whole. Paragraph 8 within subsection 3.4.4.2 speaks to the requirement for a Housing Needs Assessment to support new applications for development of land within the Greenfield overlay. Paragraphs 9 and 10 establish an average net density target of 30 units per net hectare, as well as ratios addressing the distribution of housing types within new greenfield sites.

For the reasons provided below, the density target and ranges referred to in policies 3.4.3.10 and 3.4.3.11 are supplanted by certain policies at section 3.4.4.2:

1. Policy 3.4.3.11 begins by excluding subdivision development with the following language: "All developments and redevelopments not proposed through a plan of subdivision within the Residential District shall develop…."

2. Policy 3.4.4.2 contains language that differentiates itself from 3.4.3.11, including paragraphs 2 and 9, which communicate that greenfield areas "…are anticipated to accommodate a substantial residential population," and establish an alternative density target of 30 units per net hectare.

3. Paragraph 10 communicates that "[T]he distribution of housing within the site shall be in accordance with the uses specified in Section 3.4.3.11…" The is no express mention within 3.4.4.2.10 of "built form classifications" or density ranges.

The proposed single detached dwellings do not constitute a deviation from the permitted uses or residential dwelling types specified within the Official Plan. However, given the nature of the site as an undeveloped block within a largely built-out subdivision, the density targets and residential built form classifications necessitate a more detailed breakdown, which is provided below in subsection 5.4.1.

The proposed development represents a compact, low-rise residential form that is designed to achieve a higher density than conventional greenfield residential development. The proposal aligns with the Official Plan's intent to support a substantial residential population within lands subject to the Greenfield overlay. While the subject lands are situated within an established residential neighbourhood and, as such, opportunities for the proposal to contribute to satisfaction of "all resident needs" within a fifteen-minute walk are inherently limited, the previously approved Meadow Ridge subdivision incorporates parks and open space amenities and is located in close proximity to employment and commercial services.

Table 2 identifies key relevant policies contained within the Town of Carleton Place Official Plan, including those specifically identified as areas of non-conformity in comments received from the Town, and provides planning justification and commentary concerning the conformity of the development.

Table 2: Town of Carleton Place Official Plan (2023)

Policy No.	Policy / Excerpt	Comments
2.0	**COMMUNITY DESIGN FRAMEWORK**	
2.2	**General Design Policies**	

Policy No.	Policy / Excerpt	Comments
	8. Proposed development within an established neighbourhood shall be designed to function as an integral and complementary part of that area's existing development pattern by having regard for: • massing; • building height; • architectural proportion; • volumes of defined space; • lot size; • position relative to the road; and • building area to size area ratios.	*The previously provided Urban Design Brief, which was submitted in support of related planning applications, has established the compatibility of the proposed development with surrounding uses.*
3.0	**LAND USE POLICIES**	
3.4	**Residential District**	
3.4.3	1. Where land is designated Residential District on Schedule A to this Plan, a range of residential dwelling types shall be permitted, including single detached, semi-detached, duplex dwellings, triplex dwellings, townhouse dwellings and apartment dwellings. Distinct neighbourhoods may be restricted to specific types of dwellings based on existing neighbourhood conditions as specified in the Development Permit By-law.	*The proposed development is comprised of single detached dwellings, a permitted use in the Residential District.*
	11. All developments and redevelopments not proposed through a plan of subdivision within the Residential District shall develop at an average density target of 22 units per gross hectare unless otherwise specified in the Specific Area Policies of Section 3.5.4. On a site-by-site	*Most of policy 3.4.3.11 does not apply given that the development occurs within a plan of subdivision; however, the proposed development is located within the Greenfield overlay, and is subject to the Specific Area Policies of Section 3.4.4.2, including 3.4.4.2.10 which establishes that "[t]he*

Policy No.	Policy / Excerpt	Comments
	basis, residential built form classifications shall be evaluated by gross density and shall apply as follows: a. Low-Density Uses – shall include single detached dwellings, semidetached dwellings, duplex dwellings, triplex dwellings and converted single detached dwellings up to a maximum density of 22 units per gross hectare. b. Medium-Density Uses – shall include street fronting townhomes, planned unit townhomes, stacked townhomes, back-to-back townhomes, and low-rise apartment dwellings in a range greater than 22 units per gross hectare and not exceeding 30 units per gross hectare. c. High-density Uses – shall include planned unit townhomes, stacked townhomes, back-to-back townhomes and apartment dwellings greater than 30 units per gross hectare and not exceeding 90 units per gross hectare. Developments in excess of 90 units per gross hectare will be subject to an Official Plan Amendment and supporting studies to justify the intensified land use on available infrastructure. 13. All new high-density uses shall be subject to the following minimum siting requirements: a) The proposed design of the residential development is compatible in scale with the character of surrounding uses as demonstrated through an Urban Design Brief;	*distribution of housing within the site shall be in accordance with the uses specified in Section 3.[4].3.11." The sole use proposed within Block 213 is single-detached dwellings, and the Meadow Ridge subdivision includes single-detached, semi-detached and street fronting townhome dwellings.* *It is noted that while the average density target within the Greenfield overlay is provided in units per net hectare, the residential built form classifications in subsection 3.4.3.11 are provided in units per gross hectare. The inconsistency between units renders a detailed comparison of the proposed development against the provided site-by-site residential built form classifications imprecise at best. Nevertheless, as demonstrated within subsection 5.4.1 of this Planning Rationale, density of the Meadow Ridge subdivision, incorporating the subject proposed development of Block 213, have been calculated as follows:* *Net density: 31.3 units per net hectare* *Gross density: 19.3 units per gross hectare* *The above densities are aligned with both the average density target for Greenfield areas, and with the maximum gross density requirement for medium density uses.* *As discussed with subsection 5.4.1 of this Planning Rationale, because the proposed development is located within an established subdivision, density should be considered with respect to the subdivision as a whole. Nevertheless, given that the net density of the proposed block as a standalone development is in line with the Official Plan built form*

Policy No.	Policy / Excerpt	Comments
	b) The site is physically suited to accommodate the proposed development; c) The proposed site can be serviced with adequate water and wastewater services; d) The property shall have appropriate access to an arterial or collector road maintained to a municipal standard with capacity to accommodate traffic generated from the site; e) Sufficient off-street parking facilities is provided in accordance with the standards set out in the Development Permit By-law; and f) The development can take place in accordance with the policies of Section 2.0.	*classification for high density uses, a high-level analysis of the minimum siting requirements is provided as follows:* *a) The previously provided Urban Design Brief, which was submitted in support of related planning applications, has established the compatibility of the proposed development with surrounding uses.* *b) It is assumed that the suitability of the site for residential development has been established by way of previous subdivision approvals.* *c) The provided servicing plan and reporting demonstrate that the site can be serviced with adequate water and wastewater services.* *d) The provided Traffic Impact Study demonstrates that there is appropriate access to a public road with capacity to accommodate traffic generated from the site.* *e) Two parking spaces per dwelling have been provided in accordance with the requirements of Development Permit By-law 15-2015.* *f) The development has been considered with respect to the relevant policies of Section 2.0 in the preceding paragraphs.*
	3.4.4.2 Greenfield Policies	
	1. Greenfield policies shall apply to the development or redevelopment of lands identified as part of the “Greenfields” overlay identified in Schedule A. It is	*Development of the Meadow Ridge subdivision, including Block 213, continues to occur in an orderly and planned manner*

Policy No.	Policy / Excerpt	Comments
	intended that the development of Greenfield lands will occur in an orderly and planned manner and shall be consistent with all of the Town's master planning documents including but not limited to the Transportation Master Plan, the Parks, Recreation & Culture Master Plan, the Long-term Financial Plan, and all secondary plans and conceptual design plans received or adopted by Council.	*consistent with the Town's various master planning documents.*
	2. The lands identified within the Greenfield overlay are anticipated to accommodate a substantial residential population. The sequencing and phasing of the development of these neighbourhoods will be prioritized in areas where municipal infrastructure is available or can be efficiently extended to the site in accordance with the Town's infrastructure master plans.	*The proposed development contributes to the provision of a "substantial residential population" and municipal infrastructure within Hooper Street exists and will be relied upon for servicing.*
	8. In the consideration of new applications for development of vacant Greenfield areas, a Housing Market Needs Assessment shall be required to be submitted at pre-consultation which analyzes both the free market and affordable housing needs of the community.	*A Housing Market Needs Assessment, prepared by GEMTEC, was included as part of the submission package for the Development Permit and Development Permit By-law Amendment applications.*
	9. Greenfield areas shall develop at an average density target of 30 units per net hectare.	*The overall Meadow Ridge subdivision, when developed pursuant to the proposals for Block 213 and the modifications to Lots 114 to 137 will represent a net subdivision density of 31.8 units per hectare, which is in accordance with the Town's target of 30 units per net hectare.*
	10. New greenfield sites are intended to develop and provide a range of housing	*The Meadow Ridge subdivision was approved and registered before this policy came into*

Policy No.	Policy / Excerpt	Comments
	types which meet the future housing needs while respecting the neighbourhood characteristics of a small town. The distribution of housing within the site shall be in accordance with the uses specified in Section 3.5.3.11 and consistent with the following ratios: a. Low-Density: up to 75% of the net residential areas; b. Medium-Density: up to 10% of the net residential areas; c. High-density: at least 15% of the net residential areas; Variations to the above prescribed targets may be considered through an Official Plan Amendment where a housing market assessment justifies the current needs of the community, and the proposed amendments satisfy the affordable housing provisions of Policy 6.21.	*effect; accordingly, it is not practical to apply it following registration.* *Nevertheless, the Meadow Ridge subdivision and the proposed development satisfy the intent of the policy, which is to provide a range of housing types. Including the development of Block 213 and Lots 114 to 137, as proposed, the subdivision as a whole includes 56% low density dwelling types (single and semi-detached dwellings) and 44% medium density dwelling types (street townhouses). The 77 units proposed within Block 213, which are of elevated density, comprise 40% of all single detached dwellings proposed and 15.5% of all dwelling units proposed within the subdivision.* *In effect, the proposal for Block 213 provides for an increase in density without the incorporation of apartments or other multiple attached dwellings.*

5.4.1 Density

The proposed development represents a net residential density of 55.4 units per hectare. With the development of Block 213 incorporated, the Meadow Ridge Subdivision is represented by the following densities, as defined within the Town of Carleton Place Official Plan:

- 19.3 units per gross residential hectare.
- 31.3 units per net residential hectare.

The above densities reflect the full build out of the Meadow Ridge Subdivision pursuant to the registered plan of subdivision and the current proposal for Block 213. A detailed breakdown of density and unit counts is explored in the paragraphs that follow.

The Meadow Ridge subdivision was granted draft plan of subdivision approval in October 2016. The Staff Report which accompanied the draft approval referenced a subdivision plan which included the following:

- 135 lots for single detached dwellings,
- 34 lots for 68 semi-detached dwellings, and
- 45 blocks/lots for 202 townhouse units.

It should be noted that the Technical Report prepared by Jp2g Consultants in support of the application, dated October 2016 and referenced in the aforementioned Staff Report as Attachment "A" included the above dwelling counts as well as the following:

- 1 block (Block 213) for 39 townhouses on a private road.

Including the townhouses at Block 213, the Technical Report refers to a submission comprised of 444 units. Table 3 includes a unit-type breakdown, including percentage of total.

Table 3: Draft Subdivision Plan Dwelling Units (Oct 2016 Technical Report)

	Total Units	Single Detached	Semi-detached	Street Townhouse
Draft Subdivision Plan (Technical Report)	444	135 *(30.4%)*	68 *(15.3%)*	241 *(54.3%)*

A comparison of the draft plan and the Plan 27M-81 reveals some lot and block configuration changes occurred to Block 218 and adjacent lots and blocks bound by Cummings Avenue, Hooper Street, Reynolds Avenue, and Eastwood Drive in advance of subdivision registration, which may have impacted unit counts.

Since subdivision registration in 2018, the majority of the Meadow Ridge Subdivision has been constructed. The remaining areas to be built out are Block 213, Lots 114-137 along Eastwood Drive, and Lots 154-168 along Coor Court. It is our understanding that building permits were recently issued for dwellings along Coor Court and that construction is well underway.

Seventy-seven (77) dwellings are now proposed for Block 213, 24 dwellings are proposed for Lots 114-137 on Eastwood Drive, and seventeen dwellings are in the process of being built along Coor Court.

Using a combination of methods, including a review of recent satellite imagery of completed dwellings and reference to development plans for areas not yet built-out, total unit counts for each dwelling type have been calculated. Table 2 provides the breakdown of existing/completed dwelling units, development proposals for Block 213, and remaining dwelling units to be completed on Eastwood Drive (Lots 114-137) and Coor Court (Lots 154-168). The final dwelling

count, broken down by unit type, is provided within Table 4 in bold. The numbers in italics indicate the percentage of each unit type for the overall subdivision.

Table 4: Dwelling Unit Counts

	Total Units	Single Detached	Semi-detached	Street Townhouse
Existing Dwelling Units	364	95	70	199
Block 213 (as proposed)	77	77	n/a	n/a
Eastwood Dr. (not yet built)	24	24	n/a	n/a
Coor Court (in-progress)	17	17	n/a	n/a
Subdivision (Overall)	**482**	**213** ***(44.2%)***	**70** ***(14.5%)***	**199** ***(41.3%)***

To facilitate an evaluation of density, Table 5 provides a detailed breakdown of the size of key areas within the subdivision. Note that Table 5 includes both existing dwellings and those currently proposed or being developed, as previously described.

Table 5: Key Areas Breakdown

Key Areas	Residential Units	Area (ha)
OVERALL SUBDIVISION	**482**	**25.12**
Non-Residential	n/a	**9.71**
Parks/Greenspace	n/a	2.20
Rights-of-way	n/a	7.51
Residential (including proposed)	**482**	**15.41**
Existing & Coor Court (in-progress)	381	12.93
Block 213 (as proposed)	77	1.39
Eastwood Dr. (not yet built)	24	1.09

Working from the dwelling unit count and area breakdowns provided in Tables 4 and 5, Table 6 provides gross and net residential density in units per hectare (uph) for the overall subdivision, as well as for Block 213 and Lots 114-137 based on the proposed modifications.

Table 6: Residential Density

Key Areas	Dwelling Units	Area (ha)	Net Density (uph)	Gross Density (uph)
Subdivision (Overall)	482	25.01	31.3	19.3
Block 213 (as proposed)	77	1.39	55.4	14.5
Eastwood Dr. (as proposed)	24	1.09	22.0	12.2

Gross density was calculated for Block 213 and the not-yet-built lots along Eastwood Drive (Lots 114-137) based on each Key Area's proportionate share of the total non-residential land within the overall Meadow Ridge Subdivision, as calculated based on unit count. A detailed breakdown of calculations is provided at Appendix C.

The proposed development conforms to applicable policies within the 2023 Official Plan of the Town of Carleton Place.

5.4.2 Site-Specific Official Plan Amendment

Block 213 is identified within the Official Plan's "Greenfield Overlay," lands which are generally intended to address future growth within the municipality; however, the lands are also fully serviced, are partially surrounded by existing residential development, and form part of the approved and registered Meadow Ridge Subdivision. Since its registration, the subdivision has been substantially developed, with the majority of residential units constructed and occupied. Municipal roads, parks, stormwater infrastructure, and municipal services intended to support development of the neighbourhood have likewise been established. In this context, Block 213 represents a remaining undeveloped block within a largely completed residential neighbourhood, the characteristics and development pattern of which have already been substantially established.

Accordingly, and in keeping with policy 3.4.4.1.3, Block 213 should be evaluated in the context of the broader subdivision of which it forms a part. The proposed site-specific amendment establishes a new Area Specific Policy that acknowledges the relationship between Block 213 and the broader Meadow Ridge Subdivision while maintaining the residential function of the lands and supporting their development in conjunction with the subdivision as a whole. The amendment maintains the broader policy direction applicable to Greenfield lands, including the accommodation of residential growth and achievement of density targets, while providing a

mechanism through which Block 213 may be evaluated having regard to the overall density, housing mix, and development pattern of the subdivision.

Despite our opinion that the proposed development conforms to applicable Official Plan policies, a site-specific Official Plan Amendment is proposed to address concerns raised by the Town with respect to conformity of the subject proposal to the Residential District policies of the Official Plan. The following new Area Specific Policy for Block 213 is proposed:

3.4.4.3 Greenfield Policies (Meadow Ridge Subdivision Block 213)

Notwithstanding other policies within Section 3.4 to the contrary, the following policies shall apply to the lands described as Block 213 within the Meadow Ridge Subdivision (Registered Plan of Subdivision 27M-81):

1. It is intended that the development of Block 213 will occur in an orderly and planned manner and shall be consistent with all of the Town's master planning documents including but not limited to the Transportation Master Plan, the Parks and Recreation Master Plan, the Longterm Financial Plan, and all secondary plans and conceptual design plans adopted by Council.

2. Block 213 constitutes a vacant block situated within the Meadow Ridge Subdivision, which is otherwise substantially developed and serviced. As such, Block 213 shall be considered as part of the broader Meadow Ridge Subdivision for the purposes of evaluating density, housing mix, and conformity with the policies of this Plan.

3. Development of Block 213 shall be planned and designed to be compatible with the existing built form, street network, servicing infrastructure, parks, open space system and pedestrian connections established within the Meadow Ridge Subdivision.

4. Block 213 shall develop at a target density of 55.4 units per net hectare and shall contribute toward an overall Meadow Ridge Subdivision target density of 31.3 units per net hectare.

5. Single detached dwellings shall be permitted within Block 213 at densities exceeding those otherwise permitted for Low Density Uses, provided the development achieves the density target established in Policy 3.4.4.3(4).

5.5 Town of Carleton Place Development Permit By-law No. 15-2015

The Town of Carleton Place has updated its Development Permit By-law (By-law No. 53-2025); however, as the Town's approval is subject to an ongoing OLT appeal, Development Permit By-law 15-2015 remains in-effect and applicable to the proposed development. Development Permit By-law 15-2015 was prepared under the 2013 Town of Carleton Place Official Plan.

Pursuant to Section 24(4) of the *Planning Act*, Development Permit By-law 15-2015 is deemed to be in conformity with the 2023 Official Plan.

The subject lands are designated “Residential District” on Schedule A of the Town of Carleton Place Development Permit By-law No. 15-2015. The purpose and intent of the Residential District, pursuant to the preamble to Section 6.0 within the By-law, is to “promote compatible residential development within neighbourhoods.”

As proposed, the development does not satisfy various performance standards applicable to single-detached dwellings within the By-law, including lot width and yard depths. In order to achieve compliance with the Development Permit By-law, the By-law amendment process has been initiated with the Town (Town File No. DPA-01-2026).

6.0 CONCLUSION

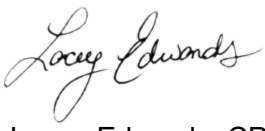
The proposed development of Block 213, including the various applications submitted to-date, has regard for relevant matters of provincial interest and is consistent with the Provincial Planning Statement. The proposed development conforms to applicable Lanark County Official Plan policies.

While it is the authors’ opinion that the proposed development conforms to the applicable policies within the Town of Carleton Place Official Plan, Town staff have asserted that conformity has not adequately been demonstrated. Accordingly, it is our expectation that the proposed site-specific Official Plan Amendment will help facilitate the advancement of the proposed development through the planning approvals framework.

The implementation of the proposed development will result in the appropriate use of the subject property; a use which will promote the availability of attainable housing in Carleton Place, is in the public interest, and represents good planning.

We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.

Prepared by:



Lacey Edwards, CPT
Planner

Reviewed by:



Benjamin Clare, MCIP RPP
Senior Planner

APPENDIX A

Registered Plan of Subdivision 27M-81

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CURVE DATA								
LOT/BLOCK	RADIUS	ARC	CHORD	BEARING	LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
7	6801	11.65	11.64	N61° 06' 23E	43	801.30	11.07	11.07	N62° 07' 28E
18	35904	10.67	10.67	N59° 16' 16E	44	801.30	11.07	11.07	N61° 19' 57E
19	35904	10.67	10.67	N60° 56' 29E	45	801.30	11.08	11.08	N60° 32' 27E
20	35904	10.67	10.67	N62° 40' 34E	46	801.30	11.08	11.08	N59° 41' 55E
21	35904	10.67	10.67	N64° 22' 43E	47	801.30	11.08	11.08	N58° 51' 26E
22	35904	10.67	10.67	N66° 04' 51E	48	801.30	14.92	14.92	N58° 01' 38E
23	35904	3.78	3.78	N67° 14' 04E	78	22.50	9.45	9.38	N28° 44' 01W
25	34104	5.49	5.49	N67° 04' 28E	120	140.01	0.13	0.13	N01° 03' 07E
26	34104	11.12	11.12	N65° 42' 43E	128	140.01	8.32	8.32	N02° 14' 32W
27	34104	12.73	12.73	N63° 40' 33E	129	140.01	10.37	10.37	N03° 33' 58W
28	34104	9.14	9.14	N62° 09' 13E	130	140.01	10.37	10.37	N05° 53' 24W
28	72229	2.02	2.02	N62° 09' 13E	131	140.01	8.33	8.33	N10° 13' 22W
29	74029	0.98	0.98	N61° 59' 33E	132	140.01	9.36	9.36	N07° 53' 40W
30	74029	10.65	10.65	N59° 46' 31E	133	120.01	7.99	7.99	N01° 19' 55W
31	74029	10.65	10.65	N58° 56' 06E	154	19.80	10.60	10.48	N39° 39' 56W
32	35029	10.35	10.35	N61° 06' 01E	155	19.80	10.72	10.59	N55° 15' 19E
33	35029	10.35	10.35	N61° 51' 21E	156	19.80	9.62	9.62	N76° 15' 44W
34	35904	10.56	10.56	N63° 33' 31E	157	19.80	9.73	9.63	N48° 09' 08W
35	35904	10.46	10.46	N65° 13' 38E	158	19.80	9.73	9.63	N20° 02' 31W
36	35904	9.23	9.23	N66° 47' 56E	159	19.80	9.72	9.62	N08° 07' 42E
37	35904	10.75	10.75	N61° 01' 31E	160	19.80	8.79	8.71	N34° 34' 05E
40	41004	10.75	10.75	N62° 31' 43E	BLK 220	19.80	11.90	11.72	N38° 00' 24E
41	41004	4.47	4.47	N63° 35' 29E	BLK 221	19.80	11.90	11.72	N72° 25' 45E
41	80130	8.32	8.32	N63° 36' 25E	BLK 250	140.01	0.45	0.45	N29° 35' 35W
42	80130	11.03	11.03	N62° 54' 52E					

COORDINATES NAD 83 (CSRS) UTM ZONE 9 (3° WEST)

POINT ID	NORTHING	EASTING
SCP 009169 1039	4999427.56	334918.48
SCP 009 19 63346	4999933.78	335473.81
100	4999933.78	335473.81
113	4999525.66	334732.76

COORDINATES CANNOT BE THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES ARE MTM ZONE 9 NAD 83 ORIGINAL, DERIVED FROM SPECIFIED CONTROL POINTS (SCP)

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

THIS FINAL PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT ON

THIS 30 DAY OF January 20 18

for KURT GRAVES
CHIEF ADMINISTRATIVE OFFICER/TREASURER
COUNTY OF LANARK

PLAN OF SUBDIVISION OF
PART OF LOT 16
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF BECKWITH
Now TOWN OF CARLETON PLACE
COUNTY OF LANARK

SCALE 1 : 750
0 10 20 50 75 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

PLAN 27M- 81

I certify that this Plan is registered in the Land Registry Office for the Land Titles Division of Lanark N° 27 at 12:10pm o'clock on the 5 day of February 2018 and entered in the parcel register for Property Identifier Number 05113-0560 and required consents are registered as Plan Document N° LC1183350

Stéphanie Thoun
Representative for Land Registrar

THIS PLAN COMPRISES PART OF PIN 05113-0560.

PART OF BLOCKS 199, 200, 218 & 257, PART OF EASTWOOD DRIVE, CUMMINGS AVENUE & HOOPER STREET AND ALL OF BLOCKS 227 & 228 SUBJECT TO EASEMENT INST. RS202569

PART OF LOT 166 AND PART OF BLOCKS 146, 170, 225 & 231 SUBJECT TO EASEMENT INST. LC78175

PART OF BLOCKS 13, 14, 146, 207, 223, 226, 227, 230, 231, 243 & 264 AND PART OF HOOPER STREET & PEEVER PLACE AND ALL OF BLOCK 265 SUBJECT TO EASEMENT INST. BK6555

PART OF BLOCK 146 AND ALL OF BLOCK 214 SUBJECT TO EASEMENT INST. LC75930

PART OF HOOPER STREET SUBJECT TO EASEMENT INST. LC28482

PART OF BLOCK 13 SUBJECT TO EASEMENT INST. LC181862

SCP 009 19 63346

SCP 009 19 61039

NOTES

1. BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM MTO HORIZONTAL CONTROL MONUMENTS 009169 1039 (N 4999427.563, E 334918.478) AND 009 19 63346 (N 4999933.784, E 335473.815) AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30'W LONGITUDE, MTM ZONE 9 (NAD 83).

2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.9998896.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 28, 2017.

Sept. 28, 2017
DATE

JOHN H. GRAY
ONTARIO LAND SURVEYOR

LEGEND

- □ – SURVEY MONUMENT SET
- ■ – SURVEY MONUMENT FOUND
- SIB – STANDARD IRON BAR
- SSIB – SHORT STANDARD IRON BAR
- IB – IRON BAR
- CM – CONCRETE MONUMENT
- (P) – PLAN 27R-9453
- (P1) – PLAN 27R-10081
- (P2) – PLAN 27R-9219
- (S) – SET
- (M) – MEASURED
- (1185) – J. F. GOLTZ, O.L.S.
- (1326) – W. R. TAGGART, O.L.S.
- (1473) – D. A. SIMMONDS, O.L.S.
- (1600) – G. A. SMITH, O.L.S.
- (JDB) – J. D. BARNES, O.L.S.
- (857) – FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.
- (MTO) – MINISTRY OF TRANSPORTATION OF ONTARIO
- (SU) – SOURCE UNKNOWN
- (THS) – TIAM SHANMUGARAJAH SURVEYING LIMITED, O.L.S.
- EXP. – EXPROPRIATION
- (WIT) – WITNESS
- PIN – PROPERTY IDENTIFIER NUMBER
- PT – PART
- REM – REMAINDER
- NT – NON TANGENTIAL CURVE
- SCP – SPECIFIED CONTROL POINT
- @ UP – UTILITY POLE
- ~~~ – OVERHEAD UTILITY WIRES

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 6, 18 TO 82, 98 TO 145, 154 TO 168, INCLUSIVE, BLOCKS 7 TO 17, 83 TO 97, 147 TO 153, 169 TO 223, INCLUSIVE, THE ROAD WIDENING, NAMELY BLOCK 146, AND RESERVES, NAMELY BLOCKS 224 TO 267, INCLUSIVE AND THE STREETS, NAMELY DUNLOP ROAD, PEEVER PLACE, BORLAND DRIVE, LEBLANC STREET, HURDIS WAY, ANTONAKOS DRIVE, POLLOCK DRIVE, ROBERTSON DRIVE, EASTWOOD DRIVE, WYLIE WAY, REYNOLDS AVENUE, CUMMINGS AVENUE, COOPER COURT AND HOOPER STREET HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS AND THE ROAD WIDENING ARE DEDICATED TO THE CORPORATION OF THE TOWN OF CARLETON PLACE AS PUBLIC HIGHWAY.

DATED THIS 18 DAY OF Dec. 2017.

I HAVE THE AUTHORITY TO BIND THE CORPORATION

PEGASUS DEVELOPMENT CORPORATION

NICHOLAS FOUSTANELLAS

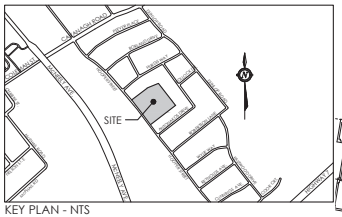
Fairhall Moffatt & Woodland
LIMITED
ONTARIO LAND SURVEYORS
Surveying and Land Information Services
10th FLOOR, 130 SPARKS STREET, OTTAWA K1P 5R8
TEL: (613) 591-2500 FAX: (613) 591-1995
www.fmw.on.ca

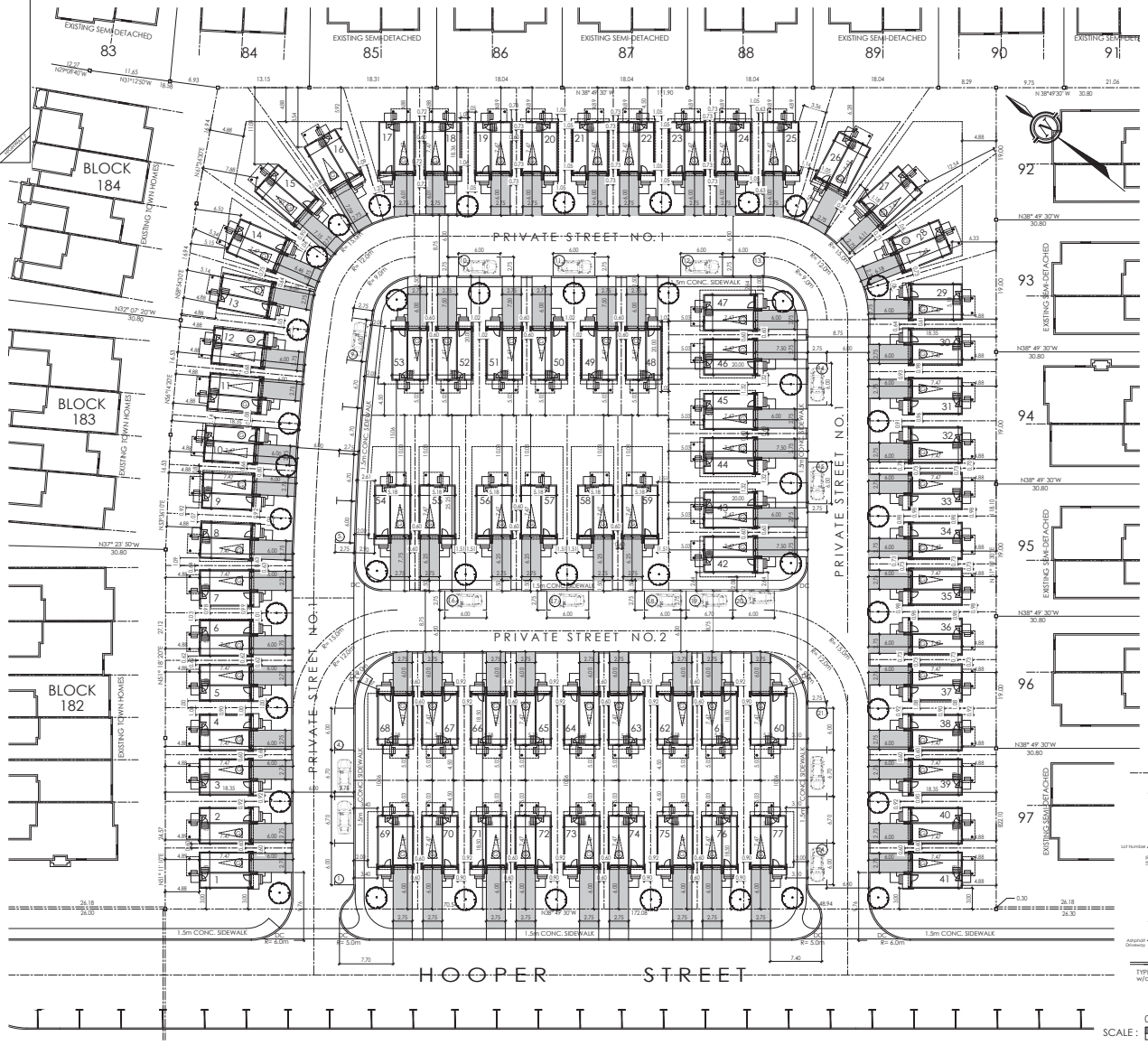
OTTAWA

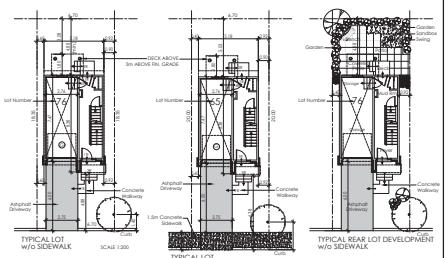
JOB No. W16700
FILE No. E 334873, N 4999841
REFERENCE No. 227 (6) - 11 - BECKWITH
S:\JOBS\W16700_SEC 7, 2017
SUB167W-3.DWG (6)

APPENDIX B

Site Plan SP-1
David M. Blakely Architect







SCALE : 0 5 10 20 30 40 50M

SITE INFORMATION:

SITE AREA :	13,922 m²	(1.39 ha)	
TOTAL BUILDING AREA :	2,979.90m²		
SITE COVERAGE :		20.10%	
AREA OF ASPHALT/BUILDING :	5,793.56m²	41.61%	
AREA OF LANDSCAPING :	8,128.44m²	58.38%	
AREA DENSITY:	77 UNITS / 1.39ha	55.4 UNITS PER HECTARE	

SINGLES	UNIT TYPE	No. UNITS	BLDG. AREA	FLOOR AREA
SINGLE LOTS	3 STOREY 2 BEDRM. -	77	38.7m² @ 77 = 2,979.90m²	96.8m² @ 77 = 7,453.60m²

D.U. DENSITY:
COVERAGE CALCULATION FOR SMALLEST TYPICAL LOT SIZE
TYPICAL LOT 6.7m X 18.35m = 122.94m²
BUILDING AREA = 38.7m²
LOT COVERAGE = 31.5%

PARKING REQUIRED:
2 SPACES PER DWELLING UNIT = 154 spaces
PARKING SPACE SIZE = 2.75m x 6.00m

PARKING PROVIDED:
PRIVATE GARAGE = 77 spaces
PRIVATE DRIVEWAY = 77 spaces
VISITOR STREET PARKING = 24 spaces
TOTAL = 178 spaces

SITE BOUNDARIES AND TOPOGRAPHIC INFORMATION DERIVED FROM PLAN OF SUBDIVISION PLAN 27M- 81 PREPARED BY FAIRHALL MOFFIT WOODLAND Ltd. DATED: DECEMBER 7, 2017.
SURVEYOR TO VERIFY SETBACKS, ZONING REQUIREMENTS & EASEMENTS BEFORE SETTING-OUT FOR CONSTRUCTION.

ZONING INFORMATION
PROPOSED ZONING - _____

		REQUIRED :	PROVIDED :
LOT FRONTAGE :			172.08 m
MIN. LOT FRONTAGE :	SINGLES :	___ m	6.70m
	TOWNHOME :	___ m	N/A
MIN. FRONT YARD SETBACK :	SINGLES :	___ m	6.00 m
	TOWNHOME :	___ m	N/A
MIN. SETBACK TO GARAGE :	SINGLES :	___ m	6.00 m
	TOWNHOME :	___ m	N/A
MIN. REAR YARD SETBACK :	SINGLES :	___ m	4.88 m
	TOWNHOME :	___ m	N/A
MIN. EXTERIOR YARD SETBACK :	SINGLES :	___ m	3.00 m
	TOWNHOME :	___ m	N/A
MIN. INTERIOR YARD SETBACK :	SINGLES :	___ m	0.60 m
	TOWNHOME :	___ m	N/A
MIN. DWELLING AREA :	SINGLES :	___ m	96.8 m²
	TOWNHOME :	___ m	N/A
MAX. BULDING HEIGHT :	SINGLES :	___ m	9.14 m
	TOWNHOME :	___ m	N/A

NOTE:
REFER TO LANDSCAPE PLAN PREPARED BY _____.
REFER TO SITE SERVICING AND GRADING PLANS PREPARED BY _____.

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2B 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

GENERAL NOTES:
1 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2 - ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3 - ADDITIONAL DRAWINGS MAY BE ISSUED FOR
4 - CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
5 - DO NOT SCALE DRAWINGS.
6 - THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
7 - THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECTS SEAL AND SIGNATURE
8 - THIS REPRODUCTION SHALL NOT BE ALTERED.

CONSTRUCTION NORTH

SEAL

No.	DATE	DESCRIPTION	INIT.
11.	15/04/25	REVISED NOTES	JB
10.	21/02/24	REVISED FOR ALL SINGLES/ FOR CO-ORD.	JB
9.	29/09/23	FOR CO-ORDINATION	SM
8.	18/05/22	REVISED TOWNHOME BLOCKS	SM
7.	16/03/22	REVISED UNIT SPACING	SM
6.	05/07/21	REVISED ROAD WIDTH / UNIT TYPES	SM
5.	02/12/19	REVISED ROAD WIDTH	SM
4.	05/09/19	REVISED MODEL TYPE	SM
3.	21/09/17	ADDED BLOCK 9	SM
2.	12/09/17	REVISED MODEL TYPE	SM
1.	24/01/17	FOR REVIEW	JB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.	20/10/25	UPDATE AS PER TOWN COMMENTS	KB
12.	04/09/25	ADD DIMENSIONS PER TOWN COMMENTS	KB

REVISIONS

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT:
BLOCK 213
77 UNIT RESIDENTAL SUBDIVION
SINGLES & TOWNHOMES
CARLETON PLACE, ONTARIO

CLIENT:
OLYMPIA HOMES
1914 MERIVALE ROAD
OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN

DATE: JAN., 2017.
SCALE: 1: 300
SHEET No.: SP-1
DRAWN BY: JB
CHECKED: MDB

APPENDIX C

Density Calculation Breakdown

MEADOW RIDGE DENSITY CALCULATION BREAKDOWN

Step 1. "Share" of total non-residential land per dwelling unit in Meadow Ridge subdivision:

A_{NR} = Total non-residential Area (ha)
A_S = "Share" of non-residential Area (ha)
n_T = Number of dwelling units in subdivision

$A_S = A_{NR} \div n_T$
A_S = 9.71 ha ÷ 482 units
A_S = 0.05212 ha/unit

Step 2. Each Key Area's 'share' of the total non-residential land in Meadow Ridge subdivision:

A_S = "Share" of non-residential Area (ha)
n_T = Number of dwelling units in subdivision
$A_S = (A_{NR} / n_T) \times n_K$
Per Step 1, A_S = 0.05095 ha/unit x n_K

A_{NR} = Total non-residential Area (ha)
n_K = Number of dwelling units in Key Area

Block 213
A_S = 0.05212 ha/unit x n_K
A_S = 0.05212ha/unit x 77 units
A_S = 4.01 ha

Lots 114-137
A_S = 0.05212ha/unit x n_K
A_S = 0.05212 ha/unit x 24 units
A_S = 1.25 ha

Step 3. Calculated gross area of each Key Area

A_G = Gross Area
A_S = "Share" of non-residential Area (ha)
$A_G = A_K + A_S$

A_K = Area of Key Area

Block 213
A_G = 1.39 ha + 4.01 ha
A_G = 5.40 ha

Lots 114-137
A_G = 1.09 ha + 1.25 ha
A_S = 2.34 ha

Step 4. Gross density of each Key Area

Gross Density = Number of Dwelling Units ÷ Gross Area

Block 213
Gross Density = 77 units ÷ 5.40 ha
= 14.3 units per ha

Lots 114-137
Gross Density = 24 units ÷ 2.34 ha
= 10.3 units per ha

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environmental	environnement
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