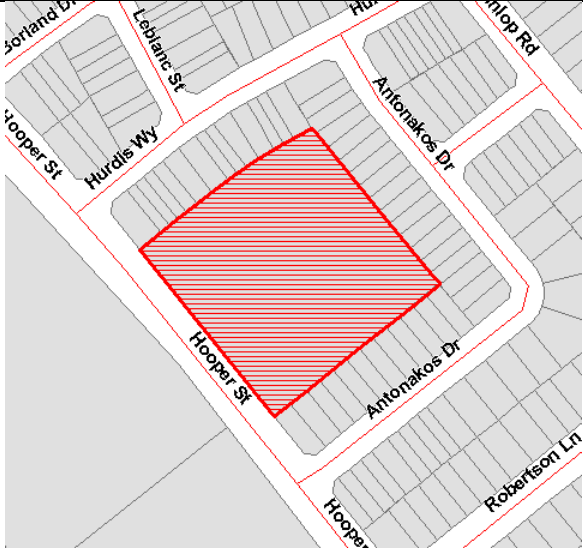



TAKE NOTICE: Lanark County, the Approval Authority for Draft Plan of Condominium, has received an application from Pegasus Development Ltd., 09-CD-25001, proposing the creation of a Plan of Condominium on land described as Block 213, Plan 27M-81, in the Town of Carleton Place, County of Lanark.

Key Map & Project Information		
Application Type:	Common Element - New Private Road	
County File No.:	09-CD-25001	
Condominium Name	Meadow Ridge Condominium	
Property Location:	Block 213, Plan 27M-81	
Municipality:	Town of Carleton Place	
Official Plan Designations:	Lanark County Official Plan: Settlement Area Town of Carleton Place Official Plan and Development Permit By-law: Residential	
Concurrent Applications:	N/A	
Agent:	GEMTEC Consultants	
Owner:	Pegasus Development Ltd.	

PROPOSAL: The subject property is approximately 1.39 ha (3.43 acres) and is currently vacant. Block 213 was created as a “multiple residential block” in the Meadow Ridge Subdivision (County File No. 09-T-09001) by the same Owner, which was registered in 2018. The current application is for a Plan of Condominium that proposes to create a private road that would service a proposed 77 single detached dwellings. **The proposed Plan of Condominium is limited to the creation of a private road as a common element tied to future residential lots, also know as parcels of tied land (POTLs).** The proposed POTLs are anticipated to be created through the Part Lot Control process under the Planning Act at a future date. The details of the associated dwellings (i.e. size, location, density, built form etc.) are also not being approved through the Plan of Condominium application. The details of the proposed POTLs and dwellings will be reviewed by the Town of Carleton Place through the Part Lot Control and Development Permit process. Specific applications have not been made to the Town at this time, although it is anticipated they will be filed and reviewed concurrently. Questions regarding the POTLs or associated dwellings should be directed to the Town.

CONSULTATION: Pursuant to Section 51 (19.4) and 51(23) of the *Planning Act*, the approval authority shall give notice to the public and the prescribed parties and may confer with the persons or public bodies that may have an interest in the application. To facilitate consultation a copy of the

notice of application, Draft Plan of Condominium, Planning Report and other supporting studies can be accessed at <https://tinyurl.com/ww5su8nz>.

We value your feedback. Please submit your comments by regular mail or e-mail on or before July 10, 2025 at the address indicated below.

YOUR RIGHTS TO PARTICIPATE & RECEIVE FUTURE NOTICE

- 1. If you wish to be notified of updates to the application as the review progresses or of the decision of Lanark County in respect of this proposed plan of condominium, you must make a written request to Lanark County by mailing or emailing the planner at the address indicated below, indicating County File No. 09-CD-25001.**
2. If a person or public body would otherwise have the ability to appeal the decision of Lanark County but does not make oral submissions at a public meeting, if one is held at the area municipality, or make written submissions to Lanark County in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.
3. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of any appeal before the Ontario Land Tribunal, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION: Additional information regarding the proposed plan of condominium is available on our website: <https://tinyurl.com/ww5su8nz> or by can be requested by contacting the planner as indicated below. Additional information about the forthcoming Development Permit Application can be requested by contacting the Town of Carleton Place Planning Department.

Koren Lam, Senior Planner

Lanark County

Mailing Address: 99 Christie Lake Road in Perth, ON K7H 3C6

Email: klam@lanarkcounty.ca

Dated in the Town of Perth, this 26th day of May, 2025