

June 11, 2021

Julie Stewart, County Planner
Lanark of County – Planning Department
99 Christie Lake Road
Perth, ON K7H 3C6

Attention: Ms. Stewart

**Reference: McNeely Landing Subdivision
Part of Lot 14 & 15, Concession 10 (Beckwith)
Town of Carleton Place
Draft Plan of Subdivision Application
Our File No.: 119221**

Novatech is pleased to submit this Draft Plan of Subdivision application on behalf of Uniform Urban Developments Ltd. in relation to a residential subdivision in the Town of Carleton Place. The subject lands are comprised of approximately 26 ha of undeveloped lands sited between Highway 7 and McNeely Avenue in the Town of Carleton Place. The property is sited towards the southern end of Town and is directly adjacent to the Township of Beckwith municipal border.

The proposed subdivision development consists of 444 residential lots to be developed on full municipal services including 198 single detached dwellings, 32 semi-detached dwellings and 214 townhouse dwellings. Eight new streets are proposed with a right-of-way of 18m. One block within the subdivision is proposed to accommodate a future school site, two blocks have been sited appropriately for parkland purposes and one stormwater management block is also proposed.

The subject lands are designated as *Settlement Area* in the County of Lanark Sustainable Communities Official Plan. The Town of Carleton Place Official Plan designates the subject lands as *Residential District* on Schedule A and are identified as *Residential District* by the Town's Development Permit By-law 15-2015. While the lands are appropriately designated by both the County and local Official Plan and appropriately designated in the Development Permit By-law, an amendment to the Town's Development Permit By-law is required to permit certain dwelling designs that are contemplated for the entire subdivision. An application to amend the Town of Carleton Place Development Permit By-law has been filed with the Town concurrently with this Plan of Subdivision application.

Please find the following supporting materials enclosed:

- 5 copies of the completed application form (1 original and 4 copies);
- 5 copies of the draft Plan of Subdivision (folded);
- 5 copies of the draft plan (reduced);
- 5 copies of the Planning Rationale (Novatech);
- 5 copies of the Conceptual Servicing and Stormwater Management Report (Novatech);
- 5 copies of the Environmental Impact Statement and Tree Conservation Report (Muncaster Environmental Planning Inc.);
- 5 copies of the Traffic Impact Study (Novatech);

- 5 copies of the Noise Control Feasibility Study (Novatech);
- 5 copies of the Phase 1 Environmental Site Assessment (Paterson Group);
- 5 copies of the Stage 1 Archaeological Assessment (Paterson Group);
- 5 copies of the Preliminary Geotechnical Investigation (Paterson Group);
- All materials in PDF on USB (5 provided); and
- Cheques –
 - Lanark County - \$6,500
 - Deposit - \$5,000
 - Town of Carleton Place - \$5,000
 - Mississippi Valley Conservation Authority - \$3,840

Please do not hesitate to contact me with any questions you have.

Sincerely,

NOVATECH



Jordan Jackson, MCIP, RPP
Planner