



NOTICE OF COMPLETE APPLICATION & CONSULTATION
(Clause 51 (19.4) & 51(23) of the *Planning Act*)

TO: PRESCRIBED PERSONS / PUBLIC BODIES / INTERESTED PARTIES
File No.: 09-T-21003, McNeely Landing Subdivision
Subject Land: Part of Lots 14 and 15, Concession 10, geographic Township of Beckwith, now Town of Carleton Place, County of Lanark
Municipality: Town of Carleton Place
Agent: Novatech
Owner(s): **Uniform Urban Developments LTD and Macsten Holdings Inc.**

TAKE NOTICE: An application for approval of a plan of subdivision has been submitted to Lanark County, the subdivision approval authority, in accordance with Section 51 of the *Planning Act*, as amended, and Ontario Regulation 544/06, as amended. The application affects a parcel of land comprising an approximate area of 26 ha as described above. These lands are currently undeveloped and is located between Highway 7 and McNeely Avenue and is directly adjacent to the Township of Beckwith municipal boundary.

TAKE NOTICE: The application was deemed to be complete by Lanark County on July 16, 2021 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*; and the information and material provided is available to the public as identified below.

CONSULTATION: Pursuant to Section 51(23) of the *Planning Act*, the approval authority may confer with the persons or public bodies that the approval authority considers may have an interest in the approval of the proposed subdivision. A copy of the application, draft plan and Planning Report is attached for your review. Please submit your comments by regular mail, facsimile transmission or e-mail, on or before August 30, 2021.

DESCRIPTION: The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential District in the Town of Carleton Place Official Plan. The subject lands are currently identified as Residential District in the Town of Carleton Place Development Permit By-law 15-2015. An application to amend the Town of Carleton Place Development Permit By-law has been concurrently filed with the Town of Carleton Place.

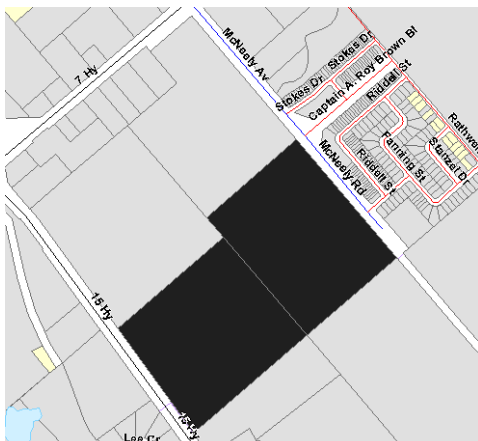
The proposed draft plan includes a combination of lots and blocks for residential and other purposes, as described below. The proposed subdivision development consists of 444 residential lots to be developed on full municipal services including 198 single detached dwelling, 32 semi-detached dwellings and 214 townhouse dwellings. The proposed townhouse dwellings are shown as fifteen (15) blocks, Blocks 215 to 229 on the draft plan. Eight (8) new internal streets are proposed with a right-of-way of 18m. One (1) block within the subdivision is proposed as Institutional which is to accommodate a future school site; Two (2) blocks, for open space, and three (3) blocks as walkways for parkland; one (1) block for stormwater management and one (1) block for road widening adjacent to the Highway 15 corridor.

NOTES REGARDING YOUR RIGHTS

- 1/ 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 subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Lanark County to the Ontario Land Tribunal.
- 2/ 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 subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.
- 3/ If you wish to be notified of the decision of Lanark County in respect of this proposed plan of subdivision, you must make a written request to the Lanark County via mail or e-mail to the contact below, indicating the County file number **09-T-21003**.

ADDITIONAL INFORMATION: Additional information regarding the proposed plan of subdivision, can be circulated via mail or e-mail upon request to the undersigned. Additional information is available on the Lanark County website www.lanarkcounty.ca or by contacting the County Planner as provided below.

Dated in Tay Valley Township, this 29th day of July, 2021.



Julie Stewart, MCIP, RPP County Planner
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