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Benjamin Clare, MCIP, RPP
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2025.08.27

Via email - benjamin.clare@gemtec.ca

SUPPLEMENTAL to Status Letter dated August 8, 2025
Draft Plan of Condominium - Meadow Ridge
Block 213, Plan 27M-81, Town of Carleton Place
County File No. 09-CD-25001

This is a supplementary letter to the Status Letter previously issued on August 8, 2025. Supplemental letters are issued when new material information is provided to the County following the issuance of a Status Letter and should be formally documented as a part of the approval process. The information contained in the August 8th Status Letter still remains valid, and this letter serves to add new details to it. The supplemental information includes new comments received from the Town of Carleton Place on August 22, as outlined in the table below.

Agency Name	Date Received	Comments
Town of Carleton Place	August 22, 2025	Comments related to Official Plan/Development Permit conformity, Servicing

For ease of reference to expedite the review, the submission back to the County in response to the Status Letter issued August 8 and this Supplementary Letter shall include a cover letter that:

- includes the date the updated submission is made
- includes an index of all documents, drawings and reports included in the submission; and
- any updated contact information for the file, including changed or new agents or firms.



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The submission shall also include:

- a document that summarizes the full scope of issues and comments, itemized by issue and grouped by agency or stakeholder, and details how the updated submission addresses them.
- the associated documents, drawings and updated reports
- a link to a location where the documents can be reviewed and retrieved, valid for a minimum of 15 days.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Koren Lam
Senior Planner
Lanark County

CC: John Angelosante, Pegasus Development Corp
Niki Dwyer, Town of Carleton Place



Koren Lam

From: Niki Dwyer <ndwyer@carletonplace.ca>
Sent: Friday, August 22, 2025 9:40 AM
To: Koren Lam
Cc: Mike Walker; Jennifer Hughes; Benjamin Clare; John Angelosante
Subject: Draft 1 Comments - Pegasus Block 213 (09-CD-25001)
Attachments: Draft 1 Comments - Pegasus Blk 213.zip

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Koren,

Please find attached the Town's comments on the Condominium proposal for Block 213 in the Meadow Ridge Subdivision by Pegasus Developments. Due to the file size, the documents are attached in a zip folder. If you have issues accessing the documents please let me know and I will find an alternative conveyance method.

Thank you,

Niki

Niki Dwyer, MCIP RPP MA BES

Director of Development Services

Town of Carleton Place

175 Bridge Street,

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August 22, 2025
(transmitted VIA email)

Koren Lam, County Planner
Lanark of County – Planning Department
99 Christie Lake Road
Perth, ON K7H 3C6
klam@lanarkcounty.ca

Re: Initial Comments – Block 213 PLAN 27M-81 (File - 09-CD-25001)
Proponent – Pegasus Development Corp. (GEMTEC)

Ms. Lam,

Further to the formal circulation of the Condominium application for the property known as Block 213 in subdivision plan 27M-81 (known locally as Meadow Ridge Subdivision), the Town has undertaken an initial review of the material provided and would like to request the following further information or modifications prior to the consideration of the technical merits of the development.

Conformity with the Official Plan:

- 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*



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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.

Conformity with the Development Permit By-law:

- The proposed built form is also non-compliant with the Town’s Development Permit By-laws (both 15-2015 and 53-2025). At the time of writing these comments, the proponent has appealed the Town’s approval of By-law 53-2025 to the Ontario Land Tribunal. An amendment to the Development Permit By-law will be required to be filed concurrently with the Official Plan Amendment. A summary of non-compliant sections of each of the respective By-laws can be found in Appendix A attached hereto.
- The Development Permit Amendment application will need to demonstrate conformity with the amended Official Plan. In considering the amended Official Plan, the proponent should include the following specific new policies in the review:
 - *3.4 The lands designated as Residential District on Schedule A provide the primary locations for housing in Carleton Place. A broad range of housing types and compatible services and amenities are permitted within the District and may be further specified in the Development Permit By-law.*
 - *The Residential District is notably composed of both existing established neighbourhoods as well as greenfield lands which have been annexed into the municipality to accommodate future growth of the community. Land use policies and densities prescribed in Section 3.5.4 have been subdivided into “Infill” and “Greenfield”*



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categories for implementation and shall be applied, as appropriate, in addition to the general policies of Section 3.5.3.

- *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*
- *3.4.3.9 Greenfield areas shall develop at an average density target of 30 units per net hectare.*
- *3.4.4.2.10 New greenfield sites are intended to develop and provide a range of housing 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 3.4.3.11 and consistent with the following ratios:*
 - *a. Low Density : up to 75% of the new 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 satisfied the affordable housing provisions of Policy 6.21

Technical Review:

The Town has also reviewed the submitted plans, studies and reports and offers comments on the following documents:

- Site Plan (SP-01) – comments embedded in pdf.
- Planning Rationale - comments embedded in pdf.
- Housing Needs Assessment - comments embedded in pdf.
- Serviceability Report – comments found in Appendix B attached.

The following reports and studies have been reviewed and no comments or requests for clarification are required:

- Urban Design Brief



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- Traffic Impact Study

Next Steps:

Following the provision of amended reports and plans reflective of the comments noted above and the submission of an Official Plan [Amendment](#) and Development Permit By-law Amendment [applications](#), staff will review the submissions and provide further technical comments.

Our review team would also be amenable to meeting to discuss the requested revisions at the proponent's convenience.

Should you have any questions, please do not hesitate to contact my office.

Kindest Regards,

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

cc: Jen Hughes, Planning Administrative Clerk (jhughes@carletonplace.ca)
Mike Walker, Development Review Officer (mwalker@carletonplace.ca)

Attachments:

- Appendix A – Development Permit Bylaw Non-Conformity Review
- Appendix B – Serviceability Report Comments
- Site Plan (SP-01). Dated. Jan 2017 Rev. 11
- Planning Rationale. GEMTEC. Dated April 1, 2025.
- Housing Market Needs Assessment. GEMTEC. Dated April 21, 2025.



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Appendix A – Development Permit By-law Review

Staff have reviewed the Site Plan (SP-01) and conclude that the submission does not conform with the following sections of the By-law. As the proponent has appealed the Town's adoption of 53-2025, a review of both versions of the Development Permit By-law have been provided for reference. A markup of Site Plan (SP-01) has also been appended for illustration purposes.

Development Permit By-law 15-2015:

(As noted in green on SP-01)

3.32 - Permitted Projections

3.32.3 – Decks, Unenclosed Porches and Verandas – over 3.0m high

6.3.1 – Development Standards – Single Detached Dwelling

- Lot Frontage
- Exterior Side Yard Build Within Area
- Interior Side Yard
- Rear Yard Depth
- Usable Landscape Open Space in the rear yard

14.3.2 – Residential Greenfield

- o Street trees shall generally be provided every 10.6 metres (35 feet) on average to create a canopy on residential streets.

Development Permit By-law 53-2025:

(As noted in blue on SP-01)

3.1 3 b) – Access and Egress

3.33.2 1) Parallel Parking Space

S. 3.34 Permitted Projections

S. 3.35.1 Decks, Porches and Verandas- greater than 3.0m in height.

S. 3.34 Permitted Projections

4.2.3.1 – Development Standards – Single Detached House

- Lot Area
- Lot Frontage
- Exterior Side Yard Setback
- Interior Side Yard Setback
- Rear Yard Setback

5.1.4.1 2) a – Residential Development Permit Area General Design Elements to be Considered - Landscaping



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- Street trees shall generally be provided every 10.6 metres (35 feet) on average to create a canopy on residential streets.



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Appendix B – Serviceability Report Comments

Servicing:

- Watermain along hooper will not be permitted -the 200mm watermain should be connected back into the existing 300mm
- All of the drainage within the rear yards of the units be owned and operated under the common elements of the condominium cooperation and will not be assumed or maintained by the municipality
- Will the proposed storm and sanitary manhole that will be installed in the location of the current sewer be connected via doghouse manhole
- The dead-end sewer run located adjacent to 69 and 1 will need to be designed at a minimum of 0.5% slope inclusive of tee wye fittings
- All services to be located outside of driveways
- If the existing stubs for both the sanitary and storm are not going to be utilized the stub shall be removed right to the manhole and existing cored hole properly filled with concrete and reinforcement.

Roadways and Sidewalks

- All of the roadways and sidewalks will be owned and maintained under the common elements of the condominium corporation and will not be assumed by the municipality
- TWSI's should be added and shown on plans at curb depressions for entrances and crossings
- Streetlights will not be included on the municipal hydro streetlight account and will be owned and operated by the common elements of the condominium cooperation
- Show accessible snow storage area

Landscaping

- A Landscape plan will need to be submitted to demonstrate how the units will be equipped with one tree/unit while maintaining a 1.5m separation to underground sewer/water and utilities. Currently it doesn't appear to have adequate spacing and illustrates conflicts with proposed street lighting
- Consideration of privacy fencing to be located on Block 213 property to provide privacy to existing residents.

Miscellaneous

- Additional comments will be provided following the review of a more detailed grading plan and detail design of the sewer and water systems



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- Garbage and waste collection will have to be private contractor.
- It appears that each unit is equipped with stairs in the garage. Will the garage fit a vehicle with steps going into the dwelling? It appears very tight





GEMTEC

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**Planning Rationale
Block 213 Meadow Ridge
Subdivision
Carleton Place, Ontario**

GEMTEC Project: 101883.002

experience • knowledge • integrity



expérience • connaissance • intégrité



GEMTEC

www.gemtec.ca

Submitted to:

Pegasus Development Corporation
1914 Merivale Road
Nepean, Ontario
K2G 1E8

Planning Rationale
Block 213 Meadow Ridge
Subdivision
Carleton Place, Ontario

April 21, 2025
GEMTEC Project: 101882.002

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Appendix A	Registered Plan of Subdivision 27M-81
Appendix B	Block 213 Site Plan

1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) has been retained as the agent for Pegasus Development Corporation with respect to *Planning Act* approvals for their proposed development on lands located in the Town of Carleton Place.

As explored within the paragraphs below, the proposal involves the development of a residential condominium neighbourhood within the greater Meadow Ridge subdivision, in the form of single detached dwellings. It has been confirmed with staff at the Town and Lanark County that following the initiation of the condominium approvals process with Lanark County, Development Permit approvals will be pursued with the Town of Carleton Place.

This Planning Rationale identifies the subject lands in the context of their surroundings, describes the proposed development, and examines the conformity of the proposal with applicable land use planning policy and regulatory instruments.

2.0 SUBJECT LANDS

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.

3.0 PRE-CONSULTATION

Several exchanges have occurred with the Town of Carleton Place and Lanark County 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, and in place of a meeting preliminary comments were provided September 9, 2021.

Following a re-activation of approvals, pre-consultation discussions were held April 30, 2024 with the Town of Carleton Place.

The following submission requirements have been identified within all correspondence to-date:

- Planning Rationale (incl. Urban Design Brief)
- Functional Servicing Report / Servicing and Stormwater Brief
- Transportation Impact Study / Traffic Brief
- Draft Plan of Condominium
- Site Plan
- Housing Needs Assessment

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 elements 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).

The common elements proposed to be captured by way of the condominium include: the private road, visitor parking, and concrete walkway adjacent to the private road.

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:

- 18.9 units per gross residential hectare.
- 31.8 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, the current proposal for Block 213, and a separate proposal to modify the built form proposed for Lots 114 to 137. Lots 114 to 137 currently represent a total of twenty-four (24) single detached dwellings; applications for consents and Development Permitting to facilitate the development of 20 semi-detached and 15 street townhouse dwelling units are anticipated to be submitted imminently.

Table 1 provides a variety of relevant density information, including in relation to the Meadow Ridge Subdivision and the proposal to modify Lots 114-137.

Table 1: Subdivision and Site Areas and Densities

Key Areas	Units	Area (ha)	Gross Density (uph)	Net Density (uph)
Subdivision (Overall)	494	26.18	18.9	n/a
Subdivision Wetland	n/a	1.05	n/a	n/a
Subdivision Parks/Greenspace	n/a	2.09	n/a	n/a
Subdivision Rights-of-Way	n/a	7.51	n/a	n/a
Subdivision Net Residential	494	15.53	n/a	31.8
Block 139 (as proposed)	77	1.39	n/a	55.4
Lots 114-137 (as proposed)	35	1.09	n/a	32.1

Table 2 provides a breakdown of unit types for the Meadow Ridge Subdivision and the development proposals for Block 213 and Lots 114-137.

Table 2: Proposed Unit Types for Block 213 and Lots 114-127

Key Areas	Units	Single-Detached	Semi-Detached	Street Townhouse
Subdivision (Overall)	494	189 (38%)	90 (18%)	215 (44%)
Block 139	77	77 (100%)	n/a	n/a
Lots 114-137	35	n/a	20 (57%)	15 (43%)

606 units 266 (44%) 110 (18%) 230 (38%)

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;

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 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 several years ago was previously submitted to the Town 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.

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

It is expected that the appropriateness of the Meadow Ridge subdivision, including the establishment of Block 213 for future residential development with elevated density, pursuant to Section 51(24) of the Planning Act would have been established prior to Draft Plan of Subdivision 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 3 below provides a summary of the consistency of the proposed development with policy direction provided within the PPS.

Table 3: Provincial Planning Statement Policy Summary

Policy No.	Policy / Excerpt	Comments
2.1	Planning for People and Homes	
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;	<i>The proposed development contributes to the range and mix of housing options within the Town of Carleton Place.</i> <i>The proposed development is proposed on lands designated for residential land uses, in a serviced portion of the Town of Carleton and in close proximity to public parkland.</i> <i>The development provides single-detached dwelling units and introduces a compatible land use adjacent to existing residential development.</i> <i>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.</i>

Policy No.	Policy / Excerpt	Comments
2.2	Housing	<i>New small single detached dwellings like those proposed for Block 139 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.</i>
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 <i>housing options</i> required to meet the social, health, economic and wellbeing requirements of current and future residents, including <i>additional needs housing</i> and needs arising from demographic changes and employment opportunities; and c) promoting densities for new housing which efficiently use land, resources, <i>infrastructure</i> and <i>public service facilities</i>, and support the use of <i>active transportation</i>; and	<i>The subject lands are municipally-serviced and will make efficient use of existing/planned municipal infrastructure.</i>
2.3	Settlement Areas and Settlement Area Boundary Expansions	<i>Block 213 within the Meadow Ridge subdivision is within a settlement area and is intended to be developed for residential purposes.</i>
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: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities;	<i>The proposal represents an efficient use of land and resources and will make appropriate use of existing and planned infrastructure.</i>
3.1	General Policies for Infrastructure and Public Service Facilities	<i>A Serviceability Report has been prepared in support of the proposed development to</i>

Policy No.	Policy / Excerpt	Comments
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	<i>ensure that necessary infrastructure and service facilities are in place to meet current and future needs.</i>
3.2	Transportation Systems	<i>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.</i>
3.2.1	<i>Transportation systems</i> 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	<i>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.</i>
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; 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;	<i>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.</i>

Policy No.	Policy / Excerpt	Comments
	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 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;	<i>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.</i> <i>Block 213 is also located in close proximity to two public parks blocks, being Blocks 215 and 216 on Plan 27M-81.</i> <i>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.</i>

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 an objective of the SCOP.

Policies 2.6.2.4 and 3.3.4.5 both address the implementation of the SCOP at the local municipal level, including through condominium approval processes, and seek 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 of Carleton Place adopted an updated Official Plan (Amendment No. 8) on June 20, 2023. The Official Plan update was approved by Lanark County Council May 8, 2024. The County's approval was subsequently appealed to the Ontario Land Tribunal (OLT) by three appellants. As of the writing of this planning rationale, the OLT proceedings are ongoing. Accordingly, the 2013 Official Plan remains in effect for the purposes of the consideration of the conformity of the proposed development with Official Plan policy.

Section 5.4.1 below provides an assessment of the proposed development pursuant to the 2013 Official Plan, while Section 5.4.2 addresses the 2023 Official Plan.

5.4.1 The Town of Carleton Place Official Plan (2013)

The subject lands are designated "Residential District" in the Town of Carleton Place Official Plan.

Table 4 identifies key policies within the Town's Official Plan and provides commentary concerning the conformity of the development.

Table 4: Town of Carleton Place Official Plan (2013) Policy Summary

Policy No.	Policy / Excerpt	Comments
1.0	INTRODUCTION	
1.3	Guiding Principles	
	1. We will ensure that growth and development occurs through sustainable and economically viable land use development patterns which will include a broad range of uses and balanced mix of appropriate residential densities. 5. We will ensure appropriate development which will not pose a danger to public safety or health or result in negative property or environmental impacts. 6. We will ensure that effective infrastructure services will be provided by the appropriate level of government or the private sector in a cost efficient manner which recognizes development priorities and which ensures the protection of our environment.	<i>The proposed development represents a sustainable and economically land use pattern that increases the range of available housing within the Town of Carleton Place. The proposed density is appropriate and contributes to the mix of densities and housing types in the neighbourhood and Town.</i> <i>The proposed density is appropriate in the context of its surroundings and does not pose a danger to public safety or health, nor will it cause negative property or environmental impacts.</i> <i>The proposed development will be serviced by appropriate infrastructure, as detailed within the Serviceability Report that has been prepared in support of the proposed development.</i>
2.0	COMMUNITY DESIGN FRAMEWORK	
2.3	General Design Principles	
	1. Proposed developments shall enhance the image of the Town of Carleton Place by complementing and contributing to: • the character of the area; • local landmarks;	<i>The proposed development has been designed such that it is sensitive to the context of its immediate surroundings, including the low-rise residential</i>

Policy No.	Policy / Excerpt	Comments
	- the consistency and continuity of the area with its surroundings; - the edges of the area; and linkages within, to and from the area.	<i>dwelling to the north, east, and south.</i> <i>It is assumed in part given the existing residential character of the Meadow Ridge Subdivision that the Highway Commercial property to the west, opposite Hooper Street, will be designed with appropriate buffering to ensure that it will be compatible with the sensitive land use.</i>
	3. The municipality encourages the development or redevelopment of buildings and spaces that establish a pedestrian scale by promoting: - the placement of continuous horizontal features on the first two stories adjacent to the road; - the repetition of landscaping elements, such as trees, shrubs or paving modules; and - the use of familiar sized architectural elements such as doorways and windows.	<i>The compact form and density of dwellings proposed provides an enhanced pedestrian-scale when compared with a typical greenfield residential development involving access by way of public rights-of-way.</i> <i>Although there will be considerable repetition with the architectural and landscape design approaches, there will be differences in materials, colours, and plant species to provide a more pleasant visual and aesthetic environment.</i>
	6. The design of new development shall: - Be complementary to adjacent development in terms of its overall massing, orientation and setback; - provide links with pedestrian, cycling and road networks; [...]	<i>The development is low-rise in nature and complements surrounding and nearby existing and planned low-rise residential development.</i> <i>Two points of vehicular and pedestrian access are provided at Hooper Street. Internal walkways are provided</i>

Policy No.	Policy / Excerpt	Comments
		<i>throughout the development on one side of the private roadway.</i>
	7. Development or redevelopment design shall strive to achieve the following: • provide a development pattern that supports a range of uses; • provide transportation connections, including pedestrian and cycling connections to adjacent areas; and • maintain and enhance valued historic development patterns and resources.	<i>The proposed development will implement previous Meadow Ridge Subdivision approvals and is intended to be solely residential in nature.</i> <i>Two points of vehicular and pedestrian access are provided at Hooper Street, which provides transportation connections with other areas within and beyond the Meadow Ridge subdivision.</i> <i>The proposed development pattern is appropriate in the context of the Meadow Ridge Subdivision.</i>
	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.	<i>The Meadow Ridge Subdivision is partially inhabited, but is still in the process of being fully developed / built-out.</i> <i>Nevertheless, the proposed development is compatible with the remainder of the existing and planned subdivision as it concerns built-form and scale.</i>
	12. The design and development of new residential, commercial and employment generating uses shall accommodate postal services. Accordingly, where centralized mail delivery is provided, such areas should be designed to provide focal points and amenity areas to the surrounding.	<i>The provision of centralized mail delivery will be coordinated with Canada Post during the Development Permit phase of development.</i>

Policy No.	Policy / Excerpt	Comments
	neighbourhood.	
2.5	Design for Energy Conservation Energy efficiency and conservation will be encouraged by approving developments that: • [...] • provide for pedestrian and bike path facilities; • have a compact pattern of development that clusters compatible uses within close proximity to one another; • [...]	<i>The proposed built-form and compact layout is pedestrian and bike-friendly. Internal walkways are provided for pedestrian use.</i> <i>The proposed development is of a form that is more compact than typical greenfield low-rise residential development.</i>
3.0	LAND USE POLICIES	
3.5	Residential District The lands designated as Residential District on Schedule A provide the main locations for housing in Carleton Place. A broad range of housing types and compatible services and amenities are permitted to make the most efficient use of available infrastructure.	<i>The proposed development includes 77 small single detached dwelling units, and will contribute in a meaningful way to the efficient use of available infrastructure.</i>
3.5.1	Objectives • To promote sustainable, efficient and diverse residential neighbourhoods; and • To provide a diverse range of housing types and densities.	<i>The introduction of 77 small single-detached dwelling units will contribute to the efficiency and residential diversity of the neighbourhood.</i>
3.5.2	Permitted uses The following uses shall generally be permitted in the Residential District: • Residential Uses (all density types) • [...]	<i>Single-detached dwellings are permitted.</i>
3.5.3	Policies	<i>Single-detached dwellings are permitted.</i>

Policy No.	Policy / Excerpt	Comments
	1. Where land is designated Residential District on Schedule A to this Plan, a range of residential dwelling types and densities shall be permitted, including single detached, semi-detached, duplex dwellings, triplex dwellings, townhouse dwellings and apartment dwellings.	
3.5.4	Density Provisions	
	The following density policies are intended to ensure that new development will include a mix of residential densities in order to address a full range of housing requirements. The following policies shall apply:	
	1. The average density target for new development in the Residential District will be calculated on a site by site basis and shall be 30 units per net hectare with a range of 26 to 34 units per net hectare. Net hectare is defined as those lands which are utilized for residential development exclusive of roads, easements, infrastructure services and required parkland.	<i>The proposed development has a net density of 55.4 units per hectare.</i> <i>However, the development site forms part of the Meadow Ridge Subdivision development, which when considered in its entirety together with the development of Block 213 and the re-lotting of Lots 114-137, represents a net density of 31.8 units per net residential hectare.</i>
	4. The following residential density classifications shall apply:	
	Low density: includes single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings and converted single detached dwellings up to a maximum density of 22 units per net hectare (9 units per net acre).	
	Medium density: includes town or row houses and apartments in a range of greater than 22 units per net hectare (9 units per net acre) up to a maximum of 35 units per net hectare (14 units per net acre).	<i>Despite Official Plan policies supporting efficient neighbourhoods, compact patterns of development, and a range of housing types, requirements, and densities, the density proposed does not align with the classifications established within the Town's Official Plan.</i> <i>Specially, the built form proposed – single detached dwellings - is considered low density, but the density</i>

Policy No.	Policy / Excerpt	Comments
	High density: includes apartments in excess of 35 units per net hectare (14 units per net acre).	<i>proposed is in alignment with the range attributed to the high-density classification – in excess of 35 units per net hectare.</i>
5.	New medium or high density residential development shall be subject to the following policies: • The proposed design of the residential development is compatible in scale with the character of surrounding uses; • The site is physically suited to accommodate the proposed development; • The proposed site can be serviced with adequate water and waste water services; • 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; • Sufficient off-street parking facilities is provided in accordance with the standards set out in the Development Permit By-law; and • The development can take place in accordance with the policies of Section 2.0.	<i>The proposal is compatible in scale and character with nearby and adjacent uses.</i> <i>The technical reporting provided as part of the Planning Act approvals, including the Serviceability Report, demonstrates the suitability of the site to accommodate the development. The Serviceability Report also communicates the adequacy of the proposed approach to servicing the subject lands and development.</i> <i>The Traffic Impact Study addresses the appropriateness of the proposed accesses and the existing and planned transportation network to accommodate the proposal.</i> <i>The proposed parking supply meets or exceeds the requirements established within the Development Permit By-law.</i> <i>The development satisfies the requirements of Section 2.0, Community Design Framework.</i>
6.	New residential development shall include a mix of residential densities. Residential development which	<i>The proposal will contribute to the provision of a mix of</i>

Policy No.	Policy / Excerpt	Comments
	does not provide a diversity of dwelling types shall be discouraged.	<i>residential densities within the Meadow Ridge Subdivision.</i>
	7. Development shall be integrated with surrounding development, through connected street networks, appropriate transition of housing types and densities and through supporting infrastructure including recreational pathways and parks.	<i>Block 213 was established by way of the previous approval of the Meadow Ridge Subdivision. Access is provided to the public road network and the proposal is compatible with existing and planned nearby and adjacent low-rise residential dwellings. Parkland has been established in the vicinity elsewhere within the Meadow Ridge Subdivision.</i>
4.0	MUNICIPAL AMENITIES AND GREEN INFRASTRUCTURE	
4.1	Green Infrastructure	
	4.1.6 Street Trees	
	4. Tree planting and tree preservation will occur so that all areas of the Town are provided with a sufficient number of trees to maintain a high standard of amenity and appearance. Where new development will result in the loss of existing wooded areas, a condition of development approval will require that the lost trees be replaced at a 1 to 3 ratio (1 new tree for every 3 trees	<i>Tree planting will be proposed and evaluated pursuant to municipal requirements as part of the Development Permit phase of development.</i>
4.2	Parks and Open Space System	
	4.23 General Policies	
	14. Parks may be provided by conveyance in accordance with the parkland dedication policies of this Plan and the <i>Planning Act</i> and through other actions by public authorities.	<i>Parkland has been conveyed to the municipality pursuant to the registration of the Meadow Ridge subdivision (Blocks 215 and 216 within Registered Plan 27M-81).</i>
4.3	Built Infrastructure	
	4.3.1 Objectives:	
	1. That efficient infrastructure services will be provided by the appropriate level of government or the private sector in a cost effective manner which recognizes	<i>Existing and proposed servicing and transportation infrastructure, as described within the Serviceability Report and Traffic Impact Study, will</i>

Policy No.	Policy / Excerpt	Comments
	development priorities and which ensures the protection of our environment.	<i>meet applicable municipal standards.</i>
	2. That the road network within Carleton Place, regardless of which level of government is responsible, will function in a cost effective, efficient and safe manner for the movement of people and goods;	
4.3.2 General Policies	2. All new development must be undertaken in a manner which is consistent with the requirements of the Infrastructure Master Plan.	<i>Please refer to Serviceability Report.</i>
4.3.3 Transportation		
4.3.3.2 Arterial Roads	Arterial roads have the capacity to carry large traffic volumes, which link two or more communities or which function as an integral part of the provincial transportation network through linkages to Provincial highways. These roads must maintain a high level of efficiency for the movement of vehicles while also providing opportunities for pedestrian pathway connections as well as commercial and industrial development which can benefit from high traffic volumes. The following policies shall apply: 3. All development which could have an impact on the efficiency of arterial roads shall be required to submit a traffic impact study and the proponent will be responsible for the implementation of any required roadway improvements.	<i>Impacts on McNeely Road have been assessed within the Traffic Impact Study prepared by EGIS Canada Ltd.</i>
4.3.3.4 Local Streets	Local Streets are identified on Schedule B. Generally new development and lot creation on local streets may be permitted in accordance with the relevant policies of this Plan and the requirements of the Development Permit By-law. The minimum width of any street right of way shall be 20 metres. A reduced right of way standard may be accepted through the development review process provided that the right-of-way widths can	<i>The proposed development includes two points of access to Hooper Street, a Local Street.</i>

Policy No.	Policy / Excerpt	Comments
	accommodate all of the required servicing infrastructures for the proposed development and provided that the approval authority is satisfied that the reduced widths will not result in lower quality development. In all new developments a sidewalk on at least one side of the street shall be required as will linkages to the Town's pathway system.	
	4.3.3.5 Private Roads Private roads are identified on Schedule B. New private roads or the extension of existing private roads is only permitted where such roads are required as part of a condominium plan which defines responsibility for the long term maintenance of the private road. New condominium roads must access public roads. In such cases an amendment to the Official Plan is not required. The conversion of private roads to public roads shall require an amendment to this Plan. An amendment shall not be granted unless it has been demonstrated that the private road meets municipal design standards for public local streets.	<i>Dwelling unit access is provided by way of private condominium roadways, which connect to Hooper Street, a public local street.</i>
	4.3.5 Water, Waste Water and Stormwater Services 4.3.5.1 General Policies 1. All development shall generally occur on the basis of full municipal water and wastewater services. 6. Stormwater management will be required for all new development in accordance with guidelines which may be developed by the Ministry of the Environment, the Mississippi Valley Conservation or the Town of Carleton Place. Stormwater management may not be required for small scale developments such as lots created through the consent process or minor developments subject to a development permit where there is no impact on the watershed.	<i>The proposed development relies upon municipal water and wastewater servicing connections within Hooper Street; however, private servicing is provided within the condominium's common elements.</i> <i>Stormwater management is addressed within section 7 of the Serviceability Report prepared by Novatech.</i>
	4.3.8 Surface Water Management Plans In order to control flooding, ponding, erosion and sedimentation and to protect, as much as possible, water quality and aquatic habitat or other natural habitat which depend upon watercourses and other water	<i>Stormwater management is addressed within section 7 of the Serviceability Report prepared by Novatech.</i>

Policy No.	Policy / Excerpt	Comments
	bodies for their existence, surface water management plans (or stormwater management plans) shall be required for some forms of new development. Storm water management plans shall be required for any new development consisting of more than four lots or for commercial or industrial developments with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Ministry of the Environment Guideline entitled "Stormwater Management Planning and Design Manual, 2003". Stormwater management may not be required for small scale developments such as lots created through the consent process for development permits where there is no impact on the watershed.	

6.0 IMPLEMENTATION

6.7 Development Control

6.7.1 Plans of Subdivision

A plan of subdivision application will be reviewed on the basis of technical, environmental and planning and design considerations. The following is a list of some of the types of studies which may be required. Though this list summarizes the types of studies commonly required for plans of subdivision it is not necessarily exhaustive, and other studies may be required in certain situations.

It is assumed that the appropriateness of the Meadow Ridge subdivision, including the establishment of Block 213, was considered adequately by the approval authority and agencies prior to subdivision registration.

6.7.3 Development Criteria

Council shall consider the following development criteria when reviewing the compatibility and appropriateness of any new development or redevelopment, when considering amendments to the Development Permit By-law and in considering, where applicable, the requirements for a Class 1, 2 or 3 Development Permit:

1. The provision of safe access onto or from a Town, County or provincial road;
2. Adequate access to, and provision of, off-street parking;

The proposed development adequately considers relevant criteria identified within section 6.7.3. It is expected that the development will be reviewed in detail in relation to these criteria during the Development Permit phase of approvals.

Policy No.	Policy / Excerpt	Comments
	4. Access and maneuvering of emergency vehicles in providing protection to public and private properties; 5. The availability of municipal services and the cost of upgrading such services including water, sewage treatment facilities, fire and police protection, street lighting, roads and winter maintenance, waste disposal, community facilities and recreational facilities including parks and recreational pathways and related facilities; 6. Adequate grade drainage or storm water management and erosion control; 8. The provision of landscaping, the creation of privacy and/or open space areas around buildings and other uses, and the establishment of setbacks to maintain proper distance separation between new development and natural heritage sites, natural hazards and resource areas and development constraints such as noise and vibration; 11. Protection of the environment by avoiding air, soil or water pollution; 12. The preservation and protection, whenever possible, of street trees, street tree canopies and the urban forest; 13. The adequacy of school board facilities to accommodate new development or redevelopment and the provision or availability of school bussing; 16. The physical suitability of the land for the proposed use.	
	6.8 Parkland Dedication and Cash-in-lieu of Parkland Land for use as parkland or open space may be provided by conveyance in accordance with the provisions of the Planning Act and through other actions by public authorities. All lands conveyed as part of parkland dedication must be suitable for public recreational uses and acceptable to the Town in accordance with the <i>Planning Act</i>. For residential purposes Council shall generally require a parkland conveyance of 1 hectare for every 300 dwelling units created or the cash-in-lieu equivalent as provided in the	<i>Parkland has been conveyed to the municipality pursuant to the registration of the Meadow Ridge subdivision (Blocks 215 and 216 within Registered Plan 27M-81).</i>

Policy No.	Policy / Excerpt	Comments
	<i>Planning Act.</i> For commercial and industrial development Council shall generally require a conveyance of 2% of the land or the cash-in-lieu equivalent.	
	6.21 SOCIAL AND CULTURAL POLICIES 6.21.1 Affordable Housing Council will strive to meet a target of 25% of all new housing to be affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the Town by: 6. Making provision for alternative housing types such as accessory dwelling units. 7. Encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing. Affordable housing is defined as housing which is valued at 10% below the average resale price of housing in the regional market area.	<i>It is unlikely that the proposed development will satisfy applicable Provincial or local definitions of 'affordable housing;' however, the development and the proposed unit-types have been designed specifically to provide a more financially accessible new home product. This was explored in detail within a Socio-Economic Statement provided to the Town of Carleton Place in 2021. Although the economy has changed since 2021, the overall intent of the development remains the same and it is anticipated that the proposed development will provide product that is more affordable than other conventional non-urban greenfield single-detached dwellings.</i>

The proposed development conforms to applicable policies within the in-effect 2013 Official Plan of the Town of Carleton Place.

5.4.2 The Town of Carleton Place Official Plan (2023)

Changes to the 2013 Official Plan as a result of Town of Carleton Place Official Plan Amendment No. 08 are identified within Town of Carleton Place By-law 63-2023. The Amendment and By-law were passed June 21, 2023 by the Town of Carleton Place. On May 13, 2024, Lanark County issued notice of approval. As discussed in the preamble to this section, Lanark County's decision was subsequently appealed to the Ontario Land Tribunal.

As it concerns the proposed development, key changes within the 2023 Official Plan are those made to Section 3.5 relating primarily to density and the provision of a mix of land use types. Table 5 identifies relevant policies contained within the updated Town of Carleton Place Official Plan and provides commentary concerning the conformity of the development.

It is worth noting that the subject lands continue to be designated Residential within the updated 2023 Official Plan, but are also subject to a Greenfield overlay that renders new policy section 3.5.4.2 applicable to the subject lands.

Table 5: Town of Carleton Place Official Plan (2023) – Relevant Policy Changes

Policy No.	Policy / Excerpt	Comments
3.0	LAND USE POLICIES	
3.5	Residential District	
	3.5.3 Policies  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 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	<i>It is assumed that built form classifications a, b, and c are not intended to apply to developments within a plan of subdivision.</i>

Policy No.	Policy / Excerpt	Comments
	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.	
3.5.4.2 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 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.	<i>Development of the Meadow Ridge subdivision, including Block 213, continues to occur in an orderly and planned manner consistent with the Town’s various master planning documents.</i>
	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.	<i>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.</i>
	 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.	<i>A Housing Market Needs Assessment has been prepared by GEMTEC and is included as part of the submission package.</i>
	9. Greenfield areas shall develop at an average density target of 30 units per net hectare.	 <i>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</i>

Policy No.	Policy / Excerpt	Comments
		<i>generally in accordance with the Town's target of 30 units per net hectare.</i>
	10. New greenfield sites are intended to develop and provide a range of housing 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.	<i>The Meadow Ridge subdivision was approved and registered before this policy came into effect; accordingly, it is not practical to apply it following registration.</i> <i>Nevertheless, the Meadow Ridge subdivision and the proposed development satisfies 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 dwellings types (street townhouses). The 77 units proposed within Block 213, which are of elevated density, comprise 40 percent of all single detached dwellings proposed and 15.5 percent of all dwelling units proposed within the subdivision.</i> <i>In effect, the proposal for Block 213 provides for an increase in density without the incorporation of apartments or other multiple attached dwellings.</i>

Certain policies within Section 3.5.4.2, which applies to lands subject to the greenfield overlay, target lands recently annexed to Carleton Place, those south of Highway 7, or are intended to shape newly proposed subdivisions. Given that the development proposal involves lands that are within an already registered subdivision, it is assumed that all or portions of these policies (including paragraphs 1 through 7, and 10) are not expressly applicable.

It is worthwhile noting that the affordable housing policies within Section 6.21 were also changed, in part to include specific definitions of affordability, and to include new policies intended to enhance the supply of affordable and attainable housing. New policies which are supported by the proposed development include the following:

16. Encourage the development of smaller dwelling units and lot sizes, where housing can be demonstrated to be more affordable and attainable due to lower construction costs;

18. Offer a range of planning and regulatory incentives that encourage affordable and attainable housing. Such incentives may include:

a. Fast-tracking development applications that contain an affordable housing component;

As stated in relation to Policy 6.2.1.1 within Section 5.3 of this report, it is unlikely that the proposed development will satisfy applicable Provincial or local definitions of ‘affordable housing.’ Nevertheless, the proposed built-form is intended to supply housing that is more affordable than conventional greenfield single-detached dwellings; accordingly, the proposed development supports many of the policies promoting the supply of affordable and attainable housing. Please refer to Section 2.6 of the concurrently submitted Housing Market Needs Assessment for additional discussion concerning the consideration of the proposed development as attainable housing.

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

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

The subject lands are designated “Residential District” on Schedule A of the Town of Carleton Place Development Permit By-law No. 15-2015. The Development Permit By-law permits single-detached dwelling units, but the performance standards do not accommodate the compact development layout proposed. The general nature of the proposal, which can be described as a compact low-rise residential community, is similar to common element condominium neighbourhoods that exist in other nearby cities and towns. These neighbourhoods typically include two or three storey heights, which are often either townhomes,

maisonette, or back-to-back built-forms. Yards and other performance standards are often established to accommodate a compact layout that promotes the accommodation of additional dwelling units.

As proposed, the development does not satisfy the various performance standards applicable to single-detached dwellings within the By-law, including lot width and yard depths.

The Town of Carleton Place has initiated the process to update its Development Permit By-law. The following recommendation applicable to the Residential District is included within the Background Report prepared by J.L. Richards & Associates Limited, dated January 21, 2025:

Ensure that permitted and discretionary uses include a range of common and new housing types, where appropriate (e.g. stacked townhouses) and ancillary uses to support complete communities;

In order to achieve compliance with the Development Permit By-law, the proposed built-form will either need to be captured as part of the Town-initiated update or by way of a separate privately-initiated application to amend the Development Permit By-law.

6.0 CONCLUSION

The proposed development of Block 213 has regard for relevant matters of provincial interest and is consistent with the Provincial Planning Statement. The proposal also conforms to applicable Lanark County and Town of Carleton Official Plan policies.

Development Permit approvals will necessitate an amendment to the Development Permit By-law. Once all approvals are in place, including approval of the Condominium Description application, 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.

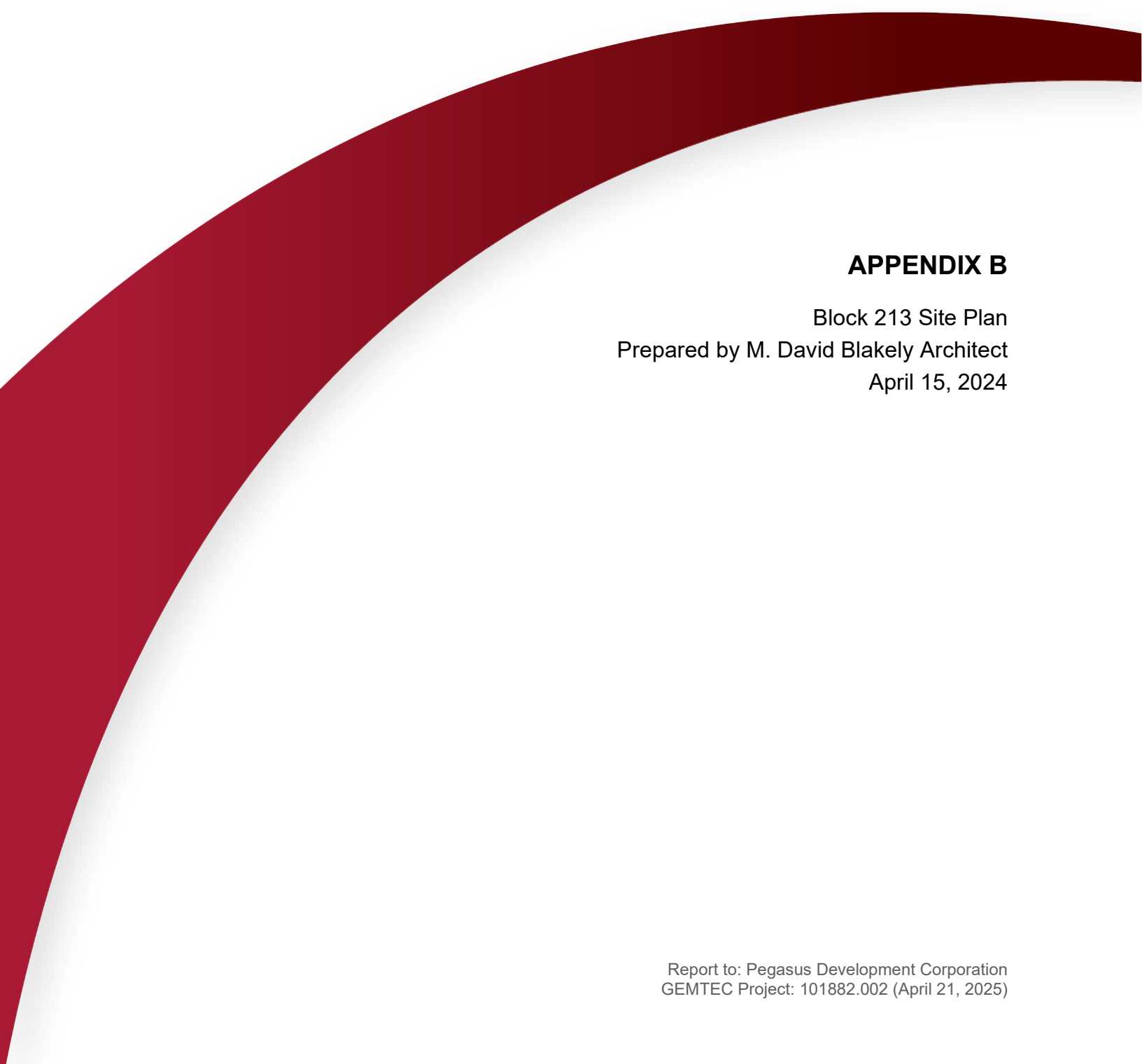


Benjamin Clare, MCIP RPP
Senior Planner



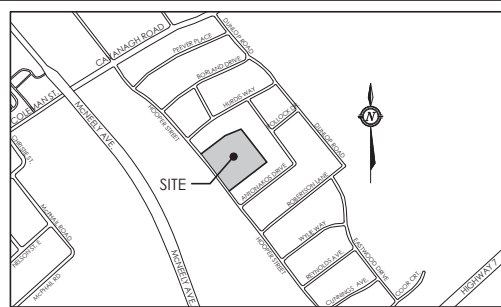
APPENDIX A

Registered Plan of Subdivision 27M-81

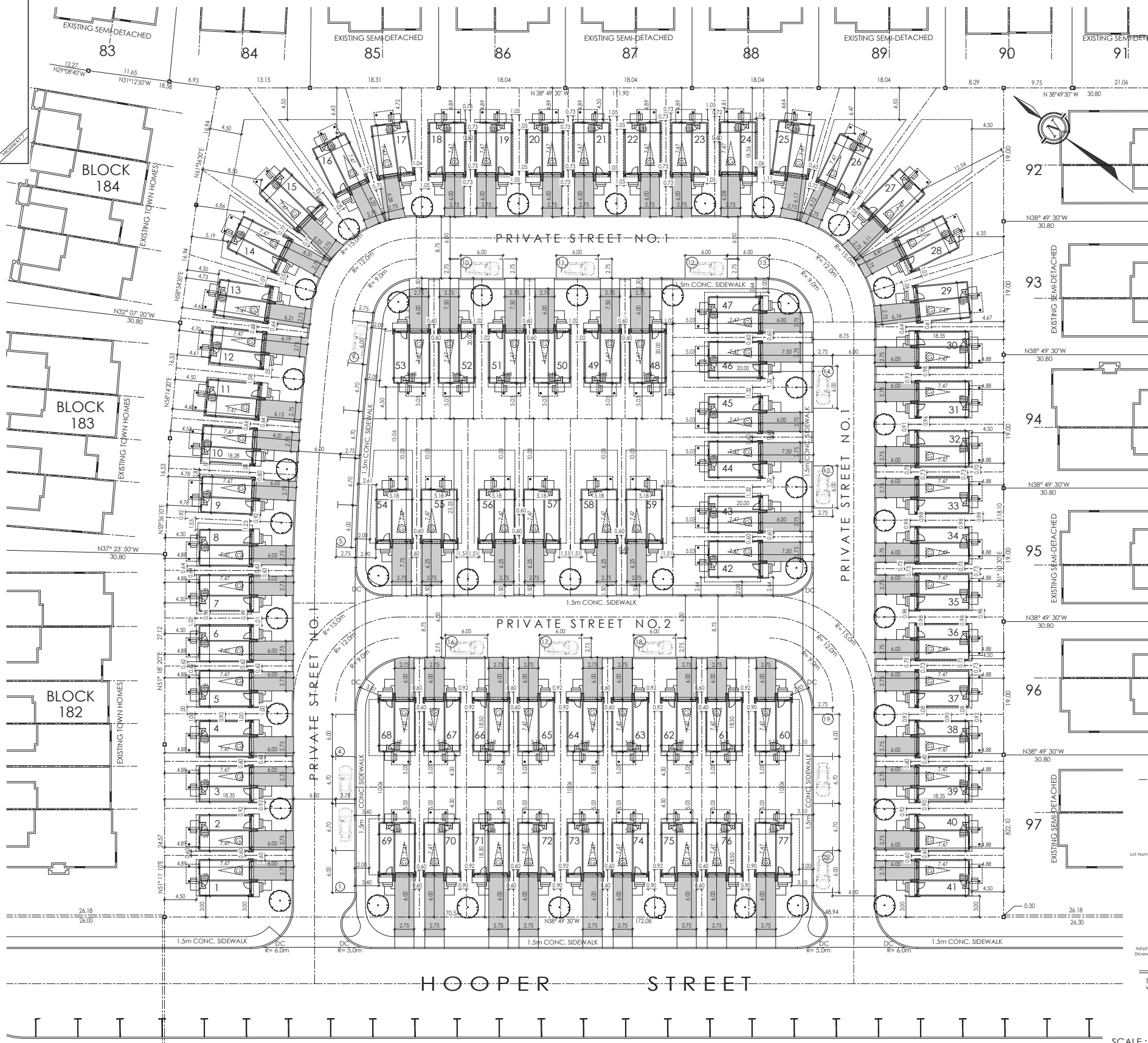


APPENDIX B

Block 213 Site Plan
Prepared by M. David Blakely Architect
April 15, 2024



KEY PLAN - NTS



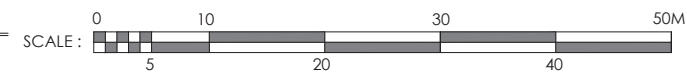
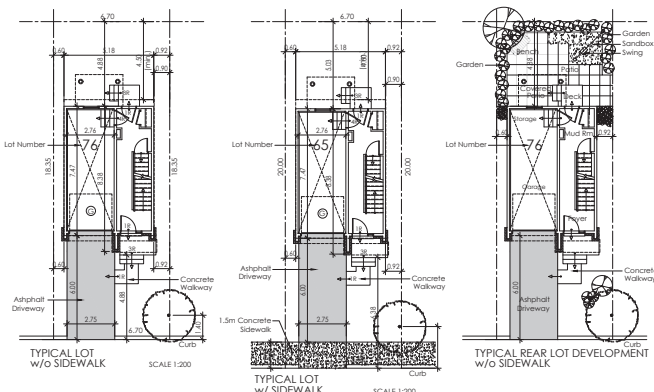
SITE INFORMATION:			
SITE AREA :	13,922 m ²	(1.39 ha)	
TOTAL BUILDING AREA :	2,979.90 m ²		
SITE COVERAGE :	20.10%		
AREA ASPHALT/BUILDING :	5,793.56 m ²		
AREA LANDSCAPING :	8,128.44 m ²		
UNITS PER HECTARE :	77 UNITS / 1.42 ha		
SINGLES UNIT TYPE No. UNITS BLDG. AREA FLOOR AREA			
SINGLE LOTS 3 STOREY 2 BEDRM. -	77	38.7m ² @ 77 = 2,979.90 m ²	96.8m ² @ 77 = 7,453.60 m ²

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 =	22 spaces
TOTAL =	176 spaces

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

ZONING INFORMATION		PROPOSED ZONING -	
LOT FRONTAGE :		REQUIRED :	PROVIDED :
MIN. LOT FRONTAGE :	SINGLES : TOWNHOME :	m m	172.08 m 4.70 m
MIN. FRONT YARD SETBACK :	SINGLES : TOWNHOME :	m m	6.00 m 6.00 m
MIN. SETBACK TO GARAGE :	SINGLES : TOWNHOME :	m m	6.00 m 6.00 m
MIN. REAR YARD SETBACK :	SINGLES : TOWNHOME :	m m	4.61 m 4.63 m
MIN. EXTERIOR YARD SETBACK :	SINGLES : TOWNHOME :	m m	3.00 m N/A
MIN. INTERIOR YARD SETBACK :	SINGLES : TOWNHOME :	m m	0.60 m 1.52 m
MIN. DWELLING AREA :	SINGLES : TOWNHOME :	m ² m ²	76.8 m ² 76.8 m ²
MAX. BUILDING HEIGHT :	SINGLES : TOWNHOME :	m m	9.14 m 9.14 m

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 K2E 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
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SEAL	

REVISIONS	
No.	DATE
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3.	21/09/17
2.	12/09/17
1.	24/01/17
FOR REVIEW	
FOR CO-ORDINATION	
REVISED TOWNHOME BLOCKS	
REVISED UNIT SPACING	
REVISED ROAD WIDTH / UNIT TYPES	
REVISED ROAD WIDTH	
REVISED MODEL TYPE	
ADDED BLOCK 9	
REVISED MODEL TYPE	
FOR REVIEW	
DESCRIPTION	
INT.	

REVISIONS	
No.	DATE
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DESCRIPTION	
INT.	

PROJECT: **BLOCK 213
77 UNIT RESIDENTIAL SUBDIVISION
SINGLES & TOWNHOMES
CARLETON PLACE, ONTARIO**

CLIENT: **OLYMPIA HOMES
1914 MERIVALE ROAD
OTTAWA, ONTARIO**

DRAWING TITLE: **SITE PLAN**

DATE: **JAN., 2017.**

DRAWN BY: **JB**

CHECKED: **MDB**

SHEET No.: **SP-1**

experience • knowledge • integrity



civil	civil
geotechnical	géotechnique
environmental	environnement
structural	structures
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

expérience • connaissance • intégrité





GEMTEC

www.gemtec.ca

**Housing Market Needs Assessment
Block 213 Meadow Ridge
Subdivision
Carleton Place, Ontario**

GEMTEC Project: 101882.002

experience • knowledge • integrity



expérience • connaissance • intégrité



GEMTEC

www.gemtec.ca

Submitted to:

Pegasus Development Corporation
1914 Merivale Road
Nepean, Ontario
K2G 1E8

**Housing Market Needs Assessment
Block 213 Meadow Ridge Subdivision
Carleton Place, Ontario**

April 21, 2025
GEMTEC Project: 101882.002

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1.0 INTRODUCTION AND APPLICATION BACKGROUND

GEMTEC Engineers and Scientists Limited (GEMTEC) has been retained as the consultant for Pegasus Development Corporation to prepare this Housing Market Needs Assessment in support of Planning Act approvals for their proposed development at Block 213 within the Meadow Ridge Subdivision. Block 213 is legally described as “BLOCK 213, PLAN 27M81 TOWN OF CARLETON PLACE,” and is identified in yellow within Figure 1.



Figure 1: Subject Lands (Oct 2024) (Source: Google Earth)

The proposed development and the Meadow Ridge Subdivision are located in the south-east portion of Carleton Place, east of McNeely Avenue and north of Highway 7. The subject property is presently vacant and cleared. Adjacent properties are residential, with existing townhomes to the north and existing semi-detached dwellings to the east and south. Block 213 fronts onto Hooper Street, which is to the west. Opposite Hooper Street are lands owned by others which are designated Highway District within the Town of Carleton Place Official Plan.

The proposed development is a condominium neighbourhood consisting of 77 single-detached dwellings. The proposed homes have two bedrooms, two bathrooms, and have a floor area of 96.8 square metres (1,042 square feet).

Specific house prices cannot be determined at this juncture given uncertain timeframes associated with Planning Act approvals and construction, and the inability to predict a variety of market conditions that will impact construction and labour costs, financing, and local and regional real estate conditions at the time the units are sold. In recent years these cost factors have fluctuated considerably within short periods of time.

Notwithstanding the inability to determine and communicate house prices within this report, it is intended that the proposed dwelling units will be marketed towards individuals and small households seeking newly constructed small low-rise homes at prices that are lower than other homes presently available on the market. It is Pegasus' experience that many prospective purchasers who approach them with the objective of purchasing homes, have budgets that are well beneath the selling price for conventional new home products. While this development is not necessarily intended to satisfy the definition of affordable housing within the Provincial Policy Statement, it will enhance the range of locally available housing options and contribute to fulfilling the needs of individuals and families who cannot afford new housing currently available on the market.

The proposed homes closely resemble townhome-style dwellings but have added privacy and spatial separation afforded by their physical independence from adjacent units. Two parking spaces are provided per dwelling unit; one within an attached private garage and the other within the driveway. Twenty-two visitor street parking spaces are also proposed.

Including yards adjacent to each dwelling unit, the development includes approximately 8,128 square metres of landscaped area within the 13,922 square metre property, which represents a landscaping percentage of 58.4 percent.

Aside from the nine proposed dwelling units that front directly onto Hooper Street, access to Block 213 is proposed by way of a private common element condominium roadway, connecting units to the Hooper Street public right-of-way to the west. A sidewalk is included on one side of the private road within the development.

2.0 CONTEXT

A multitude of policy documents and reporting by various levels of government speak to regional housing supply challenges, including those relevant to the Town, Lanark County, and the Province. In the context of the proposed development, relevant information from key applicable policy documents and reports is summarized and considered within this section.

2.1 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides policy direction on land use planning matters of provincial interest. Section 2.2 of the PPS addresses housing and in part it establishes that planning authorities shall provide "an appropriate range and mix of housing options and

densities to meet projected needs of current and future residents...” Policy 2.2.1 b) establishes that planning authorities shall provide housing by permitting and facilitating all housing options and promoting densities for new housing which efficiently use land, resources, and infrastructure.

The proposed development will introduce additional low-rise, higher-density single-detached units to the Town of Carleton Place, which will support the municipality’s provision of choice in the range and mix of housing options available.

2.2 Report of the Ontario Housing Affordability Task Force, 2022

The 2022 Report of the Ontario Housing Affordability Task Force, prepared by a group of industry experts appointed by the Province, identifies insufficient housing development and increasing housing prices as two key issues facing Ontario housing. The proposed development will provide seventy-seven (77) dwelling units to help meet the needs of Ontario’s growing population and provide additional options for those who may be unable to afford housing currently available on the market.

The 2022 Report identifies more housing density across the province as one solution to address Ontario housing issues. Based upon the size of the dwelling units proposed and their development in a private condominium road format, the proposal represents a density that is higher than conventional single-detached dwellings constructed on public rights-of-way.

2.3 Lanark County and the Town of Smiths Falls Municipal Tools to Support Affordable Housing, 2023

The 2023 Municipal Tools to Support Affordable Housing Report, prepared by SHS Consulting and WSP, focuses on the need for affordable housing in Lanark County, identifies barriers to providing this housing and recommends municipal initiatives and policy changes to encourage affordable housing development. The Municipal Tools to Support Affordable Housing Report was updated in May 2023 to include 2021 census data, having originally only included 2016 census data.

The 2023 Report identifies Carleton Place as having high population growth (+17.6% increase from 2016 to 2021), household growth (+21.8% increase from 2016 to 2021), the second fastest population growth rate in the County, and states that growth is expected to continue.

The proposed development of seventy-seven (77) dwelling units will help the Town of Carleton Place accommodate this expected continued growth.

The 2023 Report identifies couples without children as the most common household type in Carleton Place (28%) and asserts that the growth of small households (households with one or two persons) is the highest in the County and that this trend expected to continue. The proposed development will provide homes suitable to address the continued growth in demand

for both small households and households of with three or four family members, a household size which has also grown in Carleton Place between 2016 and 2021.

The Housing Report also identified Carleton Place as being one area in Lanark County with higher shares of households facing affordability issues (26.0%), compared to 23.2% for Lanark County as a whole. By increasing the quantity of housing and the range of housing options available, the proposed development can directly and indirectly support the demands of those who cannot afford housing currently available on the market.

Three goals to address the identified housing gaps in Lanark County are established within the 2023 Report:

1. To encourage a broad range of housing options which meet the needs of current and future Lanark County residents.
2. To increase the supply of **market-rate and affordable rental housing** across all communities in Lanark County.
3. To support economic growth and community wellbeing through an adequate supply of housing which is affordable to households with moderate incomes.

The proposed development supports and helps satisfy many of the objectives of the 2023 Municipal Tools to Support Affordable Housing Report, including the three goals outlined above.

2.4 Lanark County Foundations for the Future, 2019

Foundations for the Future, which was prepared by the Lanark County Social Services Department, provided a ten-year housing and homelessness plan for Lanark County and was developed in conjunction with the 2018 Lanark County Housing Study as an update to the Lanark County Housing and Homelessness Blueprint published in 2014. Foundations for the Future identified a projected population growth of 8,236 in Carleton Place between 2016 and 2038.

Foundations for the Future includes several Directions to address Lanark County housing and homelessness concerns, including “Direction #1: Increase the Supply of Affordable Housing” and “Direction #2: Plan for a Diverse Range of Housing Choices”.

The proposed development does not provide affordable housing pursuant to the definition of affordable housing within the Foundations for the Future report and it cannot be argued that it will directly address homelessness. However, the introduction of 77 new dwelling units – ones that are smaller and more affordable than other comparable market rate housing – will help to accommodate the projected increase in population and can be considered part of the solution to delivering an appropriate range of housing in Carleton Place. Indirectly, the additional units proposed will support the above referenced Directions of the Foundations for the Future plan for Lanark County.

2.5 Town of Carleton Place Official Plan, 2013

The Town of Carleton Place Official Plan provides guidance for growth and development within the Town of Carleton Place. Referring to 2013 estimates, the Official Plan states it is designed “to encourage and manage growth which will result in a forecasted population of approximately 11,132 (low growth scenario) to 13,571 (high growth scenario) by the year 2031.” Section 6.21.1 establishes that Council will strive to meet affordable housing targets “by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the Town...”

The proposed development will contribute to satisfying housing demands in the community by providing higher-density, low-rise, single-detached dwellings in a greenfield area of Carleton Place.

2.6 Town of Carleton Place Official Plan, 2023

Lanark County issued notice of approval of the 2023 Town of Carleton Place Official Plan in May 2024, following which it was appealed by three parties to the Ontario Land Tribunal. Although, the Official Plan hasn't yet come into full effect, policies that generally support the provision of more homes and affordable and a boarder choice in housing were not the subject of any of the appeals. Accordingly, it is appropriate to consider them as part of this report.

The updated 2023 Official Plan includes changes which seek to encourage more affordable and attainable housing. New policy 6.21 establishes that Council shall target the provision 25 percent of all new housing as either affordable or attainable housing. As acknowledged within the Preamble to Official Plan Amendment No. 8 there is no established definition for the word attainable. Nevertheless, it is the case that the dwelling types proposed are specifically being developed in an effort to provide a housing product for purchasers with more moderate budgets. Accordingly, the proposed development should be considered as attainable housing, especially when compared with conventional low-rise greenfield development. The updated Official Plan is very supportive of the provision of attainable housing, such as those proposed within Block 213, as evidenced by the following policy excerpts:

The Town shall also contribute to the provision of affordable and attainable housing through the following policies:

8. Encourage in cooperation with other levels of government, the development of affordable and attainable ownership and rental housing, including the development of not-for-profit housing by cooperative, municipal, and private non-profit housing corporations.

9. Encourage cost-effective development standards and densities for new residential development to reduce the cost of housing.

10. Promoting the location and development of affordable and attainable housing units in proximity to schools, recreation facilities, open space, and commercial hubs, including grocery stores. Notwithstanding the latter, affordable and attainable housing units should also be promoted throughout all designations that permit residential uses.

12. Provide for increased density through bonus provisions as stated in Section 3.5.4.1.

13. Provide financial relief from development, planning, permit, and other fees normally charged for projects or in the form of tax incentives and payment of fees through mechanisms such as a Community Improvement Plan for projects that provide permanent affordable or accessible housing;

16. Encourage the development of smaller dwelling units and lot sizes, where housing can be demonstrated to be more affordable and attainable due to lower construction costs;

18. Offer a range of planning and regulatory incentives that encourage affordable and attainable housing. Such incentives may include:

a. Fast-tracking development applications that contain an affordable housing component;

b. Application of height and/or density bonusing, as set out in Policy 4.6;

c. Reducing parking or landscape open space requirements; and,

d. Providing financial incentives, in the form of waived Development Charges, for affordable and attainable housing projects.

As of the writing of this report, there have not yet been any discussions with staff regarding financial relief or other incentives referred to within the above updated policy.

The proposed development provides 77 new housing units that are consistent with the updated Official Plan objectives to introduce significant numbers of affordable or attainable housing units within the Town of Carleton Place.

2.7 Town of Carleton Place Development Services Department Activity Report Card, 2024

The Town of Carleton Place 2024 Development Services Department Activity Report Card (the Report Card) provides an annual summary of development activities and trends in Carleton Place.

The Report Card notes that in 2018 Lanark County forecasted a 97% increase in growth in Carleton Place by 2038, which would increase the Town's population to approximately 8,735 households. The Report Card asserted that this could translate into annual growth of 3%, or 215 homes per year. The Report Card refers to Lanark County's implementation of a Growth Management Strategy, which preliminarily estimates population growth in Lanark County is anticipated to grow at a rate of 1.5 percent to 2051, which could translate into an estimated housing increase of 16,910 housing units across the County. The Report Card indicates that "Carleton Place is projected to add 164 housing units per year, nearly doubling the historical average of 89 units annually." The Report Card specifically mentions a shift away from low-density forms of housing in relation to declining affordability.

The 2024 Report Card identified an increase in the number of new dwelling units, from 182 in 2023 to 262 in 2024. This represents a year-over-year increase of 44 percent. The Report Card provided 3- and 5-year averages of 200 and 235 new dwellings per year.

The Report Card also provides information about the types of new dwellings being constructed. Figure 2 is based on the information presented within the Report Card, and confirms that the proportion of units being completed in recent years heavily favours multiple detached dwellings.

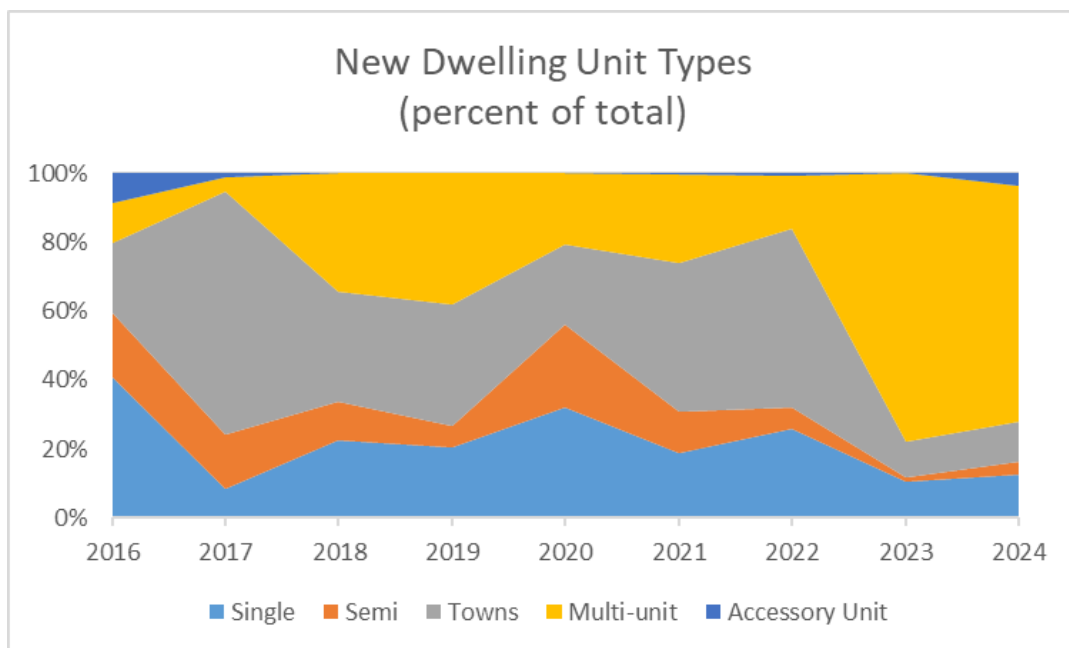


Figure 2: New Dwelling Unit Types by % in Carleton Place (2016-2024)

The proposed development is intended to meet the demands of purchasers seeking more moderately priced new single-detached dwellings – a housing product that is less common in recent years.

2.8 Town of Carleton Place 2024 Community Housing Needs Assessment

The 2024 Community Housing Needs Assessment prepared by the Town of Carleton Place assesses housing availability, quality, and affordability and evaluates projected growth in order to provide an indication of anticipated future need.

In part, the Assessment observes that “while the market price of accommodation has increased steadily over the past 10 years, income levels within the community have failed to keep pace,” and that “...the price of housing remains disproportionality higher than annual household incomes which is contributing to a high volume of inventory of available homes and proportionately lower sales.”

The Assessment identifies six priority topic areas as it concerns future community needs: affordable homeownership, smaller/accessible units, “over housing,” and more subsidized housing.

The proposed development provides small two-unit single detached dwellings that will be affordable relative to conventional larger new single-detached dwelling units available on the market. The proposal addresses some of the most poignant areas of concerns raised within the Town’s Community Housing Needs Assessment.”

3.0 DEVELOPMENT PROPOSAL NEEDS ASSESSMENT

Carleton Place has experienced a growth rate of 17.6% between 2016 and 2021 (Statistics Canada, 2022) and is forecasted to continue to experience growth of as much as 97% between 2018 and 2038. To help meet this expected rapid growth, continued development of dwelling units is required in the Town. Statistics Canada indicates couples without children are the most common household types in Carleton Place, at 28% in 2021, while one person households make up the second most common household type in Carleton Place, at 27.6% in 2021 - figures which are both trending upwards from 2016. These trends in the growth of small households are anticipated to continue based on the Municipal Tools to Support Affordable Housing Report (2023). The proposed seventy-seven (77) two-bedroom single detached dwellings will provide units suitable for these household types.

Egis (formerly McIntosh Perry) prepared and submitted a Socio-Economic Statement for the subject property in 2021, which assessed the median sale price trend for detached dwellings

and row units in Carleton Place between 2010 and 2020. The Statement indicated a continued rise in housing cost over this time frame. Table 1.0 below summarizes the findings:

Table 1: Median Sale Price Trend

Unit Type	Median Sale Price in 2010	Median Sale Price in 2020
Detached Dwellings	\$244,200	\$479,250
Row Units	\$192,750	\$424,900

Statistics Canada indicates average monthly housing costs for homeowners in Carleton Place has risen from \$1,350 to \$1,492 between 2016 and 2021. A continued rise in housing cost following 2021 can be anticipated based on the trend in available data and the general concern for housing affordability in more recent government reports, such as the Lanark County and the Town of Smiths Falls Municipal Tools to Support Affordable Housing Report (2023) and Report of the Ontario Housing Affordability Task Force (2022).

The proposed 3-storey single-detached dwellings aim to provide a more affordable product that is currently missing from the real estate landscape locally. While this development is not intended to satisfy the definition of affordable housing within the Provincial Planning Statement or the Town’s recently updated Official Plan, it will enhance the range of available housing options and will help fill gaps in the local housing market.

4.0 CONCLUSION

The proposed development of Meadow Ridge Block 213 satisfies many of the housing-related goals and objectives identified by various levels of government, as identified in Section 2.0 of this report. Proceeding with approvals for the proposed development is in the interest of the Town of Carleton Place, Lanark County, and Ontario as it will help meet the housing concerns acknowledged by these governing bodies and identified through this review of relevant metrics.

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.



Benjamin Clare, MCIP RPP
Senior Planner

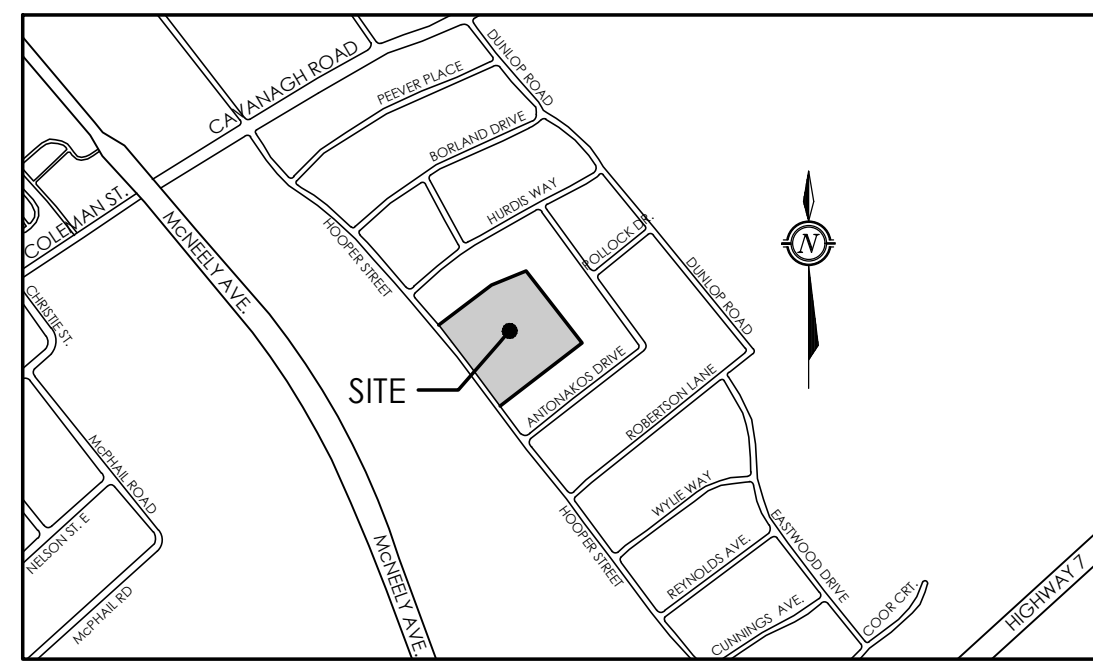
experience • knowledge • integrity



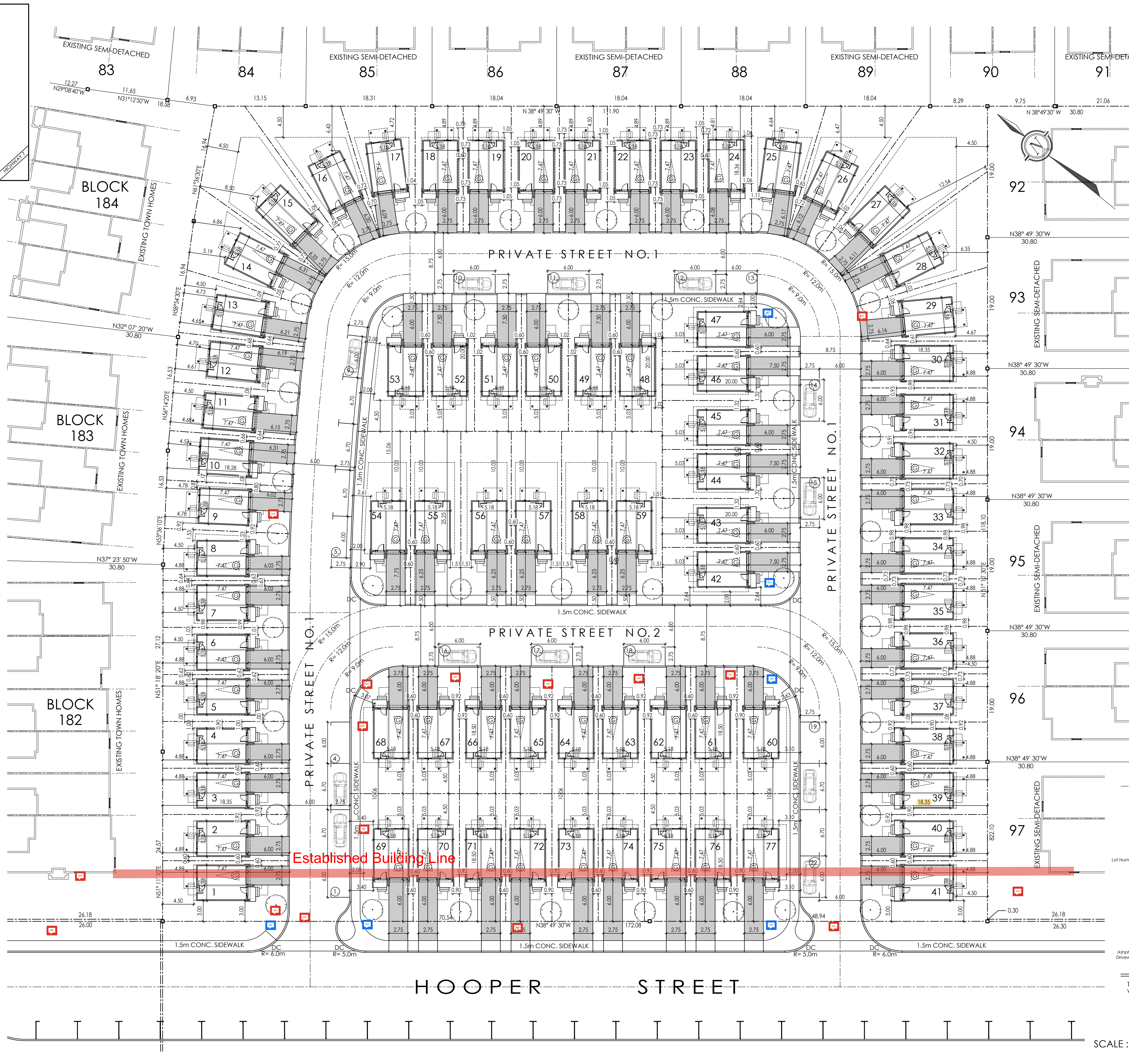
civil	civil
geotechnical	géotechnique
environmental	environnement
structural	structures
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

expérience • connaissance • intégrité





KEY PLAN - NTS



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TOTAL =	176 spaces

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ZONING INFORMATION PROPOSED ZONING -

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TOWNHOME :	m	4.98m
MIN. FRONT YARD SETBACK :	SINGLES : m	6.00 m
TOWNHOME :	m	6.00 m
MIN. SETBACK TO GARAGE :	SINGLES : m	6.00 m
TOWNHOME :	m	6.00 m
MIN. REAR YARD SETBACK :	SINGLES : m	4.61m
TOWNHOME :	m	4.63 m
MIN. EXTERIOR YARD SETBACK :	SINGLES : m	3.00m
TOWNHOME :	m	N/A
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TOWNHOME :	m	1.52 m
MIN. DWELLING AREA :	SINGLES : m	96.8 m ²
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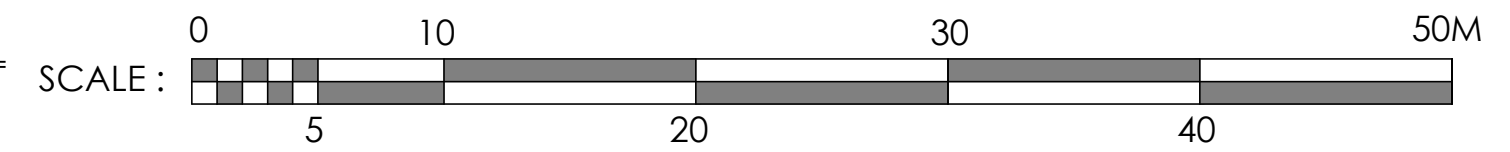
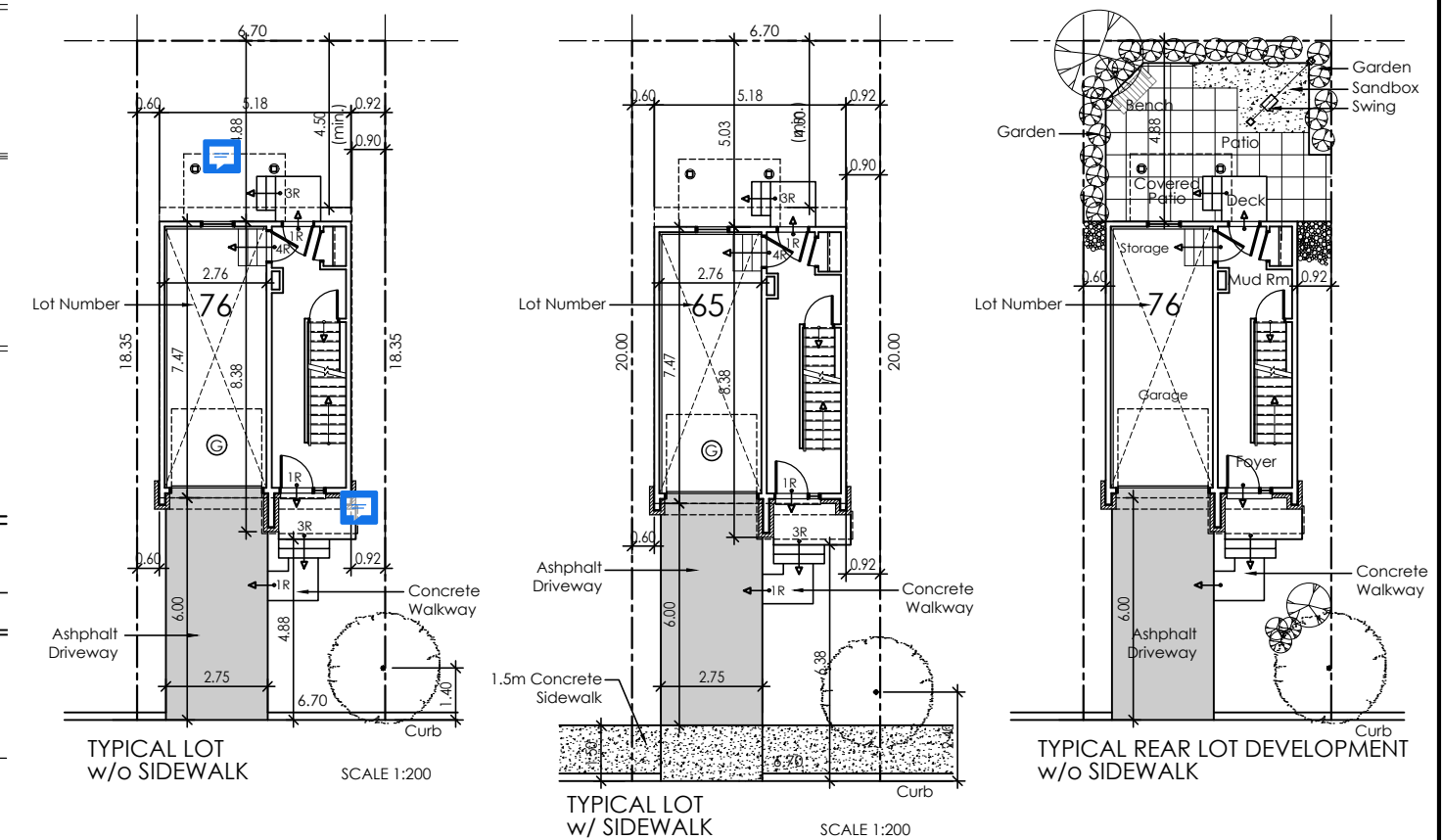
NOTE:
REFER TO LANDSCAPE PLAN PREPARED BY
REFER TO SITE SERVICING AND GRADING PLANS PREPARED BY

Legend:

Red Comments - General Comments

Green Comments - Conformity with DP By-law 15-2025

Blue Comments - Conformity with DP By-law 53-2025



M. David Blakely
Architect Inc.
2200 Prince of Wales Dr., Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

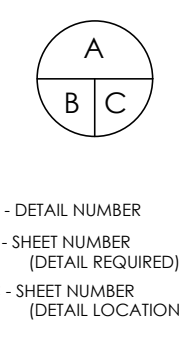
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 - 8- THIS REPRODUCTION SHALL NOT BE ALTERED.



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

NO.	DATE	DESCRIPTION	INIT.
22.			
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PROJECT: **BLOCK 213**
77 UNIT RESIDENTIAL SUBDIVISION
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**