



Planning and Protection Committee Action Report  
for the January 4<sup>th</sup>, 2011 meeting held in the  
Council Chambers following Physical Environment Committee

**PRESENT:** Mayor LeBlanc, Deputy-Mayor Sonnenburg, Councillor Antonakos, Councillor Flynn, Councillor Probert, Councillor Black, Councillor Strike, Duncan Rogers, Clerk, Dave Young, Director of Public Works, Phil Hogan, Treasurer, Paul Knowles, Chief Administrative Officer, Les Reynolds, Director of Protective Services, Lisa Young, Director of Planning

- 1) **DECLARATION OF PECUNIARY INTEREST** - now or anytime during the meeting
- 2) **REGISTRATION OF PUBLIC WISHING TO SPEAK** - with the secretary
- 3) **PLEASE TURN OFF ALL CELL PHONES AND PAGERS**
- 4) **COMMUNICATION 122027 IS A CLOSED MEETING**
- 5) **IF THERE IS AN ADDENDUM, IN ACCORDANCE WITH SECTION 15.2.4 (OF STRIKING REPORT) DOES THE COMMITTEE WISH TO APPROVE THIS ADDENDUM?**

The following items are for information only and will not be discussed unless the Committee chooses to do so. The Chair will entertain a motion to receive and file for those items not pulled out for discussion.

122024      Received from    Les Reynolds, Director of Protective Services  
                 Addressed to      Planning and Protection Committee  
                 Date                December 21<sup>st</sup>, 2010  
                 Topic                OWFC Activity Report

**SUMMARY**

November activity report is attached.

**COMMENT**

For Council's Information

**STAFF RECOMMENDATION**

Receive and File

**COMMITTEE DECISION**

Receive and File

122025      Received from    Mississippi Valley Conservation Authority  
Addressed to    Paul Knowles, Chief Administrative Officer  
Date             December 20<sup>th</sup>, 2010  
Topic            Fee Schedule

**SUMMARY**

The Conservation Authority has provided the attached updated list of fees for the applications that they review and respond to.

**COMMENT**

For Council's Information

**STAFF RECOMMENDATION**

Receive and file.

**COMMITTEE DECISION**

Receive and File

**ITEMS TO BE DISCUSSED**

122003      Received from    Lisa Young, Director of Planning and Development  
Addressed to    Policy Review Committee  
Date             December 6<sup>th</sup>, 2010  
Topic            Official Plan Amendment (OPA08), Development Permit Amendment (DPA02-2010), and Subdivision application (09-T-10003) – Carlgate` High

**SUMMARY**

An application for an Official Plan Amendment, Development Permit Amendment and Subdivision application have been submitted for the land described as Part Lot 12, Concession 12, geographic Township of Beckwith now in the Town of Carleton Place and is known locally as 320 Townline Road West and 367 and 377 High Street. The total area of the proposed site is approximately 9.0 hectares and is located on the western boundary of the Town.

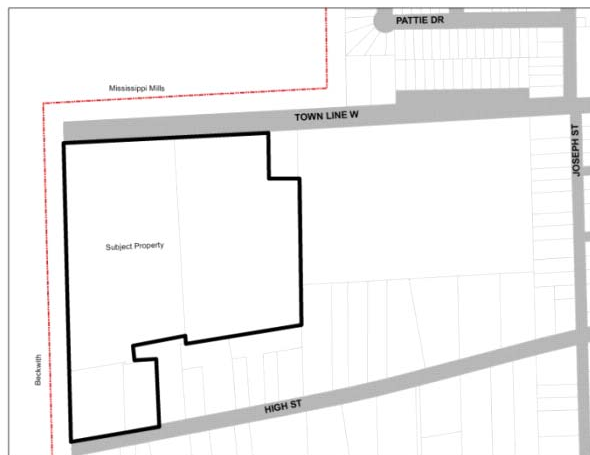
The Official Plan Amendment (OPA) and Development Permit Amendment (DPA), as shown on the below map, apply to the portion of the property that has frontage on Townline Road West. The purpose of the OPA and DPA is to designate the portion of the land abutting Town Line West from Highway Commercial to Residential. The existing commercial building has been demolished and the amendment will allow the development of a residential subdivision. The effect of the amendment will provide the land with an overall residential designation.

122003 Continued



The subdivision application for 94 lots applies to the entire parcel of land which includes the properties with frontage on High Street and Townline Road West as shown on the below map. The internal public street system will access Townline Road West and High Street. The following studies and reports have been submitted that support the application:

- Phase I and II Environmental Site Assessment
- Environmental Impact Statement and Tree Preservation and Conservation Plan
- Preliminary Servicing Report
- Traffic Impact Study



## 122003 Continued

A notice of public meeting was posted on the property with signs on both the High Street and Townline Road West frontage, a notice was circulated to properties within 120 metres of the subject land and advertized in Municipal Matters. There was an error in the notice with respect to the civic addresses on High Street and a correction notice was placed in Municipal Matters and numerous phone calls from the public provided the correct civic addresses.

### **Provincial Policy Statements**

The Provincial Policy Statement (PPS) policies support and promote efficient land use and development patterns that support strong, liveable and healthy communities. As part of these policies, growth is to be concentrated in settlement areas that encourage land use patterns which efficiently use land and resources as well as infrastructure and public service facilities (Policy 1.1.3.1, 1.1.3.2 and 1.6). New development is to take place in designated growth areas adjacent to existing built up areas which have a compact form and allow for the efficient use of land, infrastructure and public service facilities. The subject land is adjacent to an existing neighbourhood and school site, is located at the western boundary of the Town and will utilize the existing infrastructure and public services to develop the subdivision. The form of development is compact and reflects the policies of the Official Plan. The development of this land will accommodate the supply of residential land that is needed for the continued growth and projected needs of the community for a minimum of 10 years (Policy 1.4). A park is being proposed as part of this subdivision application which will promote both passive and active recreation (Policy 1.5).

### **Official Plan**

The portion of the property that abuts Townline Road West is currently designated Highway Commercial (HC). The remainder of the property is designated Residential ® and High Street Residential (R-2). With the development of the subdivision plan and the existing commercial development that is occurring in the Town along McNeely Avenue, it has been determined that the commercial development within the Town is concentrated in the downtown core and at the McNeely/Highway 7 corridor. The current designation reflected the automobile dealership that had existed for a number of years but has since moved to McNeely Avenue. The Official Plan has lands along the McNeely corridor from Coleman Street to Highway 7 designated Highway Commercial as well as the lands on both the north and south side of Highway 7. There is sufficient land designated in these areas to accommodate the required land for commercial purposes. The proposed Official Plan Amendment will provide a consistent designation for the entire site and reflects the subdivision application.

### **Development Permit**

The existing designation of the property reflects the Official Plan designation with Highway Commercial abutting Town Line West and the remainder of the property is designated Residential and High Street Residential that abuts the surrounding residential lots on High Street.

The proposed amendment reflects the subdivision application (09-T-10003) that has been submitted to the County of Lanark. The proposed plan of subdivision application has defined the lots and public street pattern. The proposed Residential designation will allow single detached dwelling units which reflect the subdivision application.

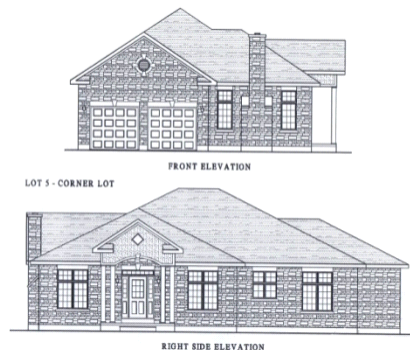
The Residential designation provisions continue to make effective and efficient use of the infrastructure and provide a mix of housing types within the neighbourhood and create a healthy and balanced residential neighbourhood. The proposed lots are reflective of the small town character of Carleton Place and complement the surrounding residential lots on High Street. This designation reflects the Residential policies of the Official Plan.

122003 Continued

**Subdivision Application**

The Official Plan policies for the Residential designation require the following mix of housing types for new residential development: a minimum of 60 % of new dwelling units in residential buildings containing 1-2 dwelling units; a maximum of 20% of new dwelling units in residential buildings containing 3-6 dwelling units; and a maximum of 20% of new dwelling units in residential buildings containing 7 or more dwelling units. The proposed subdivision is for the development of 94 single family residential units. The sizes of the lots are reflective of the surrounding residential neighbourhood. The residential unit type and size meets the requirements of the Residential designation in the Official Plan.

The proposed subdivision provides a similar density of units as the surrounding residential lots. The typical lot frontage will be 15.0 metres, however there are a number of lots with frontages as great as 21.0 metres. The modified grid pattern proposes a public street system that will reduce the amount of through traffic between Townline Road West and High Street. Townline Road West will be able to be accessed by two internal public streets and High Street will be accessed by one internal public street. The proposed housing will be required to be integrated with the housing units in the adjacent area. The adjacent built form will be evaluated and a complimentary product and architectural style will be created. The applicant has provided the attached sketch of a design that is being considered for the lots on High Street which will be the entrance to the new community.



The Phase I and II Environmental Assessment has been completed to ensure that the area where the proposed subdivision is to be located is able to be developed for residential purposes. A preliminary servicing plan has been developed that indicates that municipal services will be extended along High Street and stormwater management will be dealt with in a newly designed stormwater management facility.

A Tree Preservation and Conservation Plan has been provided with the application and conditions related to the protection of the identified butternut species will be included in the conditions of approval. A landscape plan will incorporate the Tree Preservation and Conservation Plan and will be required as a draft condition for the subdivision application.

A neighbourhood park will be created adjacent to the area where stormwater management occur. The park will be located on the corner of the street providing good visibility from the street. A connecting walkway block is proposed in order to provide access to the adjacent school site.

**122003 Continued**

The proposed subdivision is located on the western edge of the municipality. There is vacant land across the municipal boundary, adjacent to the proposed subdivision and there has been some discussion in the community about expanding the urban settlement area into this land. However, the preliminary servicing report does not suggest any oversizing or other provisions that would include extending services into this land in the future.

**COMMENT**

Comments have been received related to including an entrance feature to be included in the draft conditions. The Developer has indicated that they intend to maintain the streetscape on High Street and have the houses front High Street and have driveways from the internal streets. In the past, some developers have included entrance features for their subdivisions however; this has never been a requirement from the Town.

The attached draft conditions included specific conditions related to the subdivision related to fencing, sidewalks and pathways. The majority of the conditions are standard conditions that relate to the detailed design required prior to the registration of an agreement.

**STAFF RECOMMENDATION**

That the draft conditions be forwarded to the County of Lanark.

**COMMITTEE DECISION**

That the draft conditions be forwarded to the County of Lanark.

THAT a notice to purchaser for the lots along Townline Road be included regarding the maintenance and design of the wooden fence.

122026

Received from Lynn Plexman  
Addressed to Paul Knowles, Chief Administrative Officer  
Date December 21<sup>st</sup>, 2010  
Topic Animal Control

**SUMMARY**

Ms. Plexman would like to address Council concerning Animal Control.

**STAFF RECOMMENDATION**

THAT Ms. Plexman be allowed to address Council.

**COMMITTEE DECISION**

THAT Ms. Plexman be allowed to address Council. Receive and File

122027 Received from Paul Knowles, Chief Administrative Officer  
Addressed to Policy Review Committee  
Date December 22<sup>nd</sup>, 2010  
Topic Closed Meetings

**SUMMARY**

As authorized by the Municipal Act, Council should review selected items in closed session.

**STAFF RECOMMENDATION**

THAT in accordance with Section 239 of the Municipal Act, S.O. 2001, that the meeting be closed to the public with the following agenda:

**AGENDA**

- 14-12-10-1 personnel matters about an identifiable individual, including municipal or local board employees;
- 14-12-10-2 personnel matters about an identifiable individual, including municipal or local board employees;
- 11-01-11-1 a proposed or pending acquisition or disposition of land by the municipality or local board;

**COMMITTEE DECISION**

THAT in accordance with Section 239 of the Municipal Act, S.O. 2001, that the meeting be closed to the public with the following agenda:

**AGENDA**

- 14-12-10-1 personnel matters about an identifiable individual, including municipal or local board employees;
- 14-12-10-2 personnel matters about an identifiable individual, including municipal or local board employees;
- 11-01-11-1 a proposed or pending acquisition or disposition of land by the municipality or local board;
- 14-09-10-2 a proposed or pending acquisition or disposition of land by the municipality or local board;

**REPORT TO COUNCIL**

- 14-12-10-1 THAT Council hereby approves the 2011 Striking Committee Report as prepared by the Clerk.
- 14-12-10-2 Receive and File
- 11-01-11-1 Receive and File
- 14-09-10-2 Bring Forward