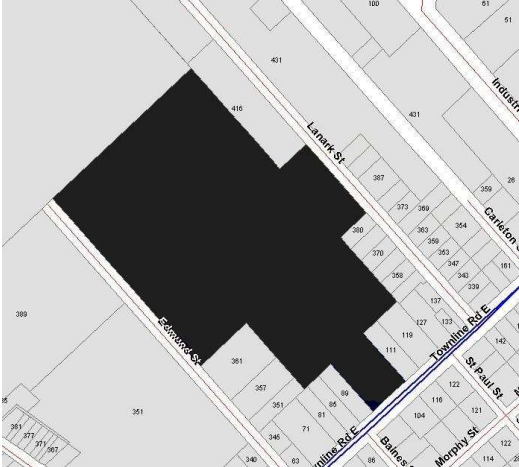


LANARK COUNTY

PLANNING DEPARTMENT

Notice of Complete Application & Consultation (Clause 51 (19.4) & 51(23) of the Planning Act)

	To:	Prescribed Persons and Public Bodies
	File No.:	09-T-23007
	Subdivision Name	400 Lanark St.
	Subject Land:	Lots 17, 20, 23, 26, 29, 32 and Part Lots 4 & 12 Plan 787, ots 89, 90, 91, 92, 93, 94 Plan 3469 being Part 1, 27R12109; Town of Carleton Place
	Municipality:	Town of Carleton Place
	Agent:	LandPro Development Inc.
Owner(s):	Wintergreen Ridge Ltd	

TAKE NOTICE: An application for approval of a plan of subdivision has been submitted to Lanark County, the subdivision approval authority, in accordance with Section 51 of the *Planning Act*, as amended, and Ontario Regulation 544/06, as amended. The application affects a parcel of land comprising an approximate area of 6.27 ha as described above. These lands are located at Lanark St. and Townline Road East in Carleton Place. Historically, these lands once occupied a tree farm operation and is currently vacant and undeveloped.

TAKE NOTICE: The application was deemed to be complete by Lanark County on October 20, 2023 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*; and the information and material provided is available to the public as identified below.

CONSULTATION: Pursuant to Section 51(23) of the *Planning Act*, the approval authority may confer with the persons or public bodies that the approval authority considers may have an interest in the approval of the proposed subdivision. The information is available on [Lanark County Public Notice Webpage](#). Please submit your comments by regular mail or e-mail, on or before **November 26, 2023**.

DESCRIPTION: The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential District in the

Town of Carleton Place Official Plan. The subject lands are currently identified as Residential District in the Town of Carleton Place Development Permit By-law 15-2015.

The proposed draft plan includes 250 units that are a mix of residential dwelling types with 20% of dwellings as affordable housing units. The conceptual plan includes 2 access points into the subdivision, 35 single detached dwellings, 32 street townhome dwellings, 58 stacked townhome dwellings and 3 apartment buildings with 125 units. The draft plan includes 2 access points, 4 new internal streets, 6 blocks for parkland dedication to greenspace, and 1 block for the stormwater pond.

NOTES REGARDING YOUR RIGHTS

1. If a person or public body would otherwise have the ability to appeal the decision of Lanark County but does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.
2. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of any appeal before the Ontario Land Tribunal, in the opinion of the Tribunal, there are reasonable grounds to do so.
3. If you wish to be notified of the decision of Lanark County in respect of this proposed plan of subdivision, you must make a written request to the Lanark County via mail or e-mail to the contact below, indicating the County file number **09-T-23007**.

ADDITIONAL INFORMATION: Additional information regarding the proposed plan of subdivision, can be circulated via mail or e-mail upon request to the undersigned. Additional information is available on our [website](#) or by contacting the planner as provided below.

Koren Lam
Senior Planner
Lanark County

Dated in Tay Valley Township, this 25th day of October 2023.