

February 15th 2023

Carleton and Lanark Street – Subdivision Application

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

Email: jstewart@lanarkcounty.ca

**Reference: Carleton and Lanark Street Subdivision
Part of Lots 1 & 2, Concession 7 Ramsay
Town of Carleton Place
Draft Plan of Subdivision Application**

Inverness Homes Inc. is pleased to submit this Draft Plan of Subdivision application in relation to a proposed residential subdivision in the Town of Carleton Place. The Subject lands are comprised of approximately 5.6 Ha of undeveloped lands located on Lanark and Carleton Streets within the Town of Carleton Place. The subdivision is comprised of various parcels of lands as established through Plan of Subdivision number 3469 dating back to the late 1800s and is located within the North East quadrant of the Town.

The proposed Subdivision development consists of 26 semi detached dwellings, 62 townhome dwellings and one Block intended for approximately 168 high density residential stacked townhomes; all fully serviced by Municipal sewer and water utilities. Two blocks within subdivision are sited to accommodate a storm water management facility and municipal servicing, and two blocks of proposed Municipal Right of Way to provide connectivity between Carleton and Lanark Streets.

The subject lands are designated as Settlement Area in the County of Lanark Sustainable Communities Official Plan. The Town of Carleton Place Official Plan designates the subject lands as Residential District on Schedule A and the Lands are identified as Residential District within the Town's Development Permit By-law 15-2015.



**Carleton and Lanark Street
Subdivision Application Cover Letter**

February 15th 2023

Please find the following supporting materials enclosed:

- 5 copies of the completed application form
- 5 copies of the draft Plan of Subdivision (FMW)
- 5 copies of the Planning Rationale and Land Use Compatibility Report (Zander Plan);
- 5 copies of the Conceptual Servicing and Stormwater Management Plans and Report (Robinson);
- 5 copies of the Environmental Impact Statement and Tree Conservation Report (BCH);
- 5 copies of the Traffic Impact Study (Halpenny)
- 5 copies of the Preliminary Geotechnical Investigation (Paterson Group);
- 5 copies of the Overall Site and Density Plans (Inverness Homes)
- 5 copies of the Urban Design Brief (Mansfield)

Five Copies of all materials provided in PDF on USB and accompanied by the following fee payments:

County of Lanark - \$6,500 Subdivision Application Fee

County of Lanark - \$5,000 Refundable Deposit

Town of Carleton Place - \$5,500

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

Robin Daigle P.Eng

Project Manager – Land Development

Inverness Homes Inc.

Email: robin@invernesshomes.ca

Phone: (343)-997-6755

InvernessHomes.ca