

BY-LAW NO. XX-2025

A BY-LAW OF THE CORPORATION OF THE TOWN OF CARLETON PLACE TO AMEND BY-LAW 15-2015 BEING THE DEVELOPMENT PERMIT BY-LAW FOR THE TOWN OF CARLETON PLACE.

WHEREAS the Council of the Corporation of the Town of Carleton Place passed Development Permit By-law 15-2015 to regulate the development and use of lands within the Town;

AND WHEREAS the Town of Carleton Place has identified and amended the Development Permit By-law to provide specific performance standards and building guidelines for the lands known locally as the “Comrie Hills Subdivision”;

NOW THEREFORE the Council of the Corporation of the Town of Carleton Place pursuant to Section 71.1 of the Planning Act, R.S.O. 1990, Chapter P.13, enacts as follows:

1. That “Section 6 – Residential District” of the Development Permit By-law, is amended by adding “subsection 6.8 Residential Special Exception 2” a copy of which is attached as Schedule “A” and forms part of this By-law;
2. That “Section 13 – Built Form Inventory” of the Development Permit By-law, is amended by adding “Built Form Inventory Residential District Map 12” a copy of which is attached as Schedule “B” and forms part of this By-law;
3. That “Section 15 – Definitions” of the Development Permit By-law, is amended by adding the following definition for a Planned Unit Development (PUD), a copy of the definition is included in Schedule “A” and forms part of this By-law;
4. That Schedule “A” of By-law No. 15-2015, as amended, is hereby further amended to change the “Residential” lands to “Residential Direction – Special Exception 1”; “Residential Direction – Special Exception 2”, and “Parks/Open Space” as identified in Schedule “C” attached hereto and forms part of this By-law, and which are legally described as PLAN 3469 LOTS 7 TO 17 RP;27R11831 PART 5, PLAN 3469 LOTS 19 TO 27 47;TO 50 53 AND 54 74 TO 81 104;TO 121 PARK LOT D PT PARK;LOTS A B C RP 27R11831 PART;4, PLAN 3469 LOTS 34 TO 44 68;TO 71 PT LOTS 45 AND 72 RP;27R11831 PART 6, PLAN 3469 LOT 51 LOT 52, PLAN 3469 LOT 73 LOT 46, and, RAMSAY CON 7 PT LOT 1 RP;27R11831 PART 1.
5. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, Chapter P.13.

READ A FIRST TIME, SECOND TIME AND THIRD TIME AND FINALLY PASSED THIS XX DAY OF XXXXXX, 2025.

Toby Randell, Mayor

Stacey Blair, Clerk

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Schedule “A” The Amendment

All of this part of the document entitled Schedule A - THE AMENDMENT, consisting of the following explanatory text constitutes the “Comrie Hills Subdivision Amendment” of the Town of Carleton Place Development Permit Bylaw.

Details of the Amendment

Section	Details of the Amendment	New Section
6.0	<p>That the following text is added to the “Residential District”:</p> <p>Section 6.8 Residential District - Special Exception 2</p> <p>Notwithstanding the permitted uses of Section 6.1, on the lands designated Residential District – Special Exception 2 a Planned Unit Development (PUD) shall be considered a permitted use.</p> <p>Notwithstanding the Development Standards of Section 6.3, on the lands designated Residential District – Special Exception 2 the following Development Standards shall apply:</p> <ol style="list-style-type: none">1. Minimum Lot Area<ul style="list-style-type: none">• Nil2. Minimum Lot Frontage<ul style="list-style-type: none">• 35 metres3. Minimum Front Yard Setback<ul style="list-style-type: none">• 4.5 metres4. Exterior Side Yard Setback Build Area<ul style="list-style-type: none">• 4.5 metres (minimum)• 7.5 metres (maximum)5. Minimum Interior Side Yard Setback<ul style="list-style-type: none">• 1.5 metres6. Minimum Rear Yard Setback<ul style="list-style-type: none">• 7.5 metres7. Maximum Building Height<ul style="list-style-type: none">• 14 metres8. Minimum Landscaped Open Space (including; balconies, patios, rooftop gardens and other applicable amenity spaces deemed appropriate by Town Staff)<ul style="list-style-type: none">• 15 square metres / per residential unit• Landscaped Open Space must be located within 20 metres of the residential unit	6.8

9. Parking

- 1.25 spaces per residential unit
- 0.25 spaces per unit dedicated as visitor parking
- Unless accessible through interior pathways (e.g. underground parking), each residential unit must have a dedicated parking space located within 60 metres of the unit

10. Maximum Area of At-Grade Parking

- 40% of total lot area (the area is based on parking stalls only and will omit circulation lanes)

11. Accessory Buildings

- 1 accessory building per residential unit
- The development standards of accessory buildings and structures shall be in accordance with the General Provision Section of this By-law
- This provision excludes wooden decks and pools

12. Maximum Continuous Façade Length

- 22 metres (applicable to any individual residential unit or series of townhouses)

13. Additional Provisions

- The number of residential units within the Planned Unit Development shall be in accordance with the density policies of the Official Plan, as amended. The density calculations shall take into consideration the full extent of lands making part of the Plan of Subdivision.
- Off street parking areas shall not open directly on to a public street but shall be provided with access drives or other controlled access. Access drives shall not serve as part of a specified parking area and shall be kept clear of parked vehicles.
- All surfaces, other than green space, must be asphalt or other hard landscaping materials as per Section 3.30.
- Pedestrian walks shall be not less than 1.2 metres (4.0 feet) in width and shall be provided wherever normal pedestrian traffic will occur.
- Garbage and refuse pickup and other multi-unit utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 1.5 metres (5.0 feet) in height around the perimeter.
- All developments shall be provided with a liberal and functional landscaping scheme. Interior roads, parking areas and pedestrian walks shall be

	<p>provided with shade trees which are of an appropriate size and character. Open space adjacent to buildings and malls between buildings that are to be utilized by residents and border strips along the sides of pedestrian walks shall be graded and seeded.</p> <ul style="list-style-type: none"> • Interior development roads, parking areas, dwelling entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and vehicles utilizing the same and shall, where necessary, be shielded to avoid distributing glares to occupants of buildings. Lighting shall be so arranged as to reflect away from adjoining properties. 	
13	That Section 13 of the Development Permit Bylaw be amended by adding “Map 12” included in Schedule “B” included herein.	Map 12 in Section 13
15	<p>That Section 15 f the Development Permit By-law be amended by adding the following definition:</p> <p>Planned Unit Development (PUD) Means two or more individual buildings composed solely of residential units. A PUD may include private driving aisles throughout the site.</p>	New definition to be inserted alphabetically to the existing list of defined terms.
Schedule ‘A’	That Schedule ‘A’ of the Development Permit By-law be amended to redesignate “Residential District” lands to “Residential District – Special Exception 1”, “Residential District – Special Exception 2” and “Parks/Open Space” as identified in Schedule “C” included herein.	Schedule ‘A’ to be amended

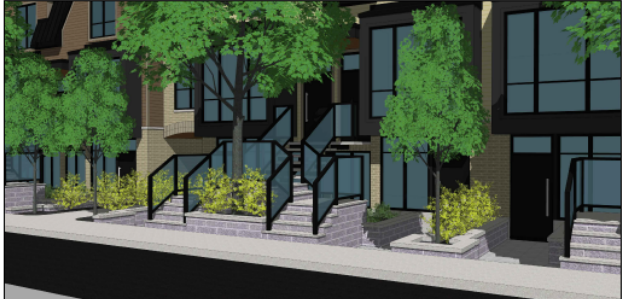
BY-LAW NO. XX-2025 Schedule "B"



Key Plan
N.T.S.



Stacked Towns



Stacked Towns

Housing Type	Dwelling Unit	Stacked Towns	3-Storey
		Semis and Towns	2-Storey
Exterior Cladding	Front Façade	Materials	Masonry / siding
	Side Façade	Materials	Masonry / siding
Main Entrance	Entry Door		Neutral tones with accents With and without sidelight & transom
	Semi/Town Porches	Height Above Grade	6" -36" (or more dependant on grading)
	Stacked Town Porches	Height Above Grade	Sunken (lower units) to 2.0m above grade (or more dependant on grading)
Other Features		Porch	Uncovered or Covered
		Balcony	Uncovered or Covered
		Column	PVC, Aluminum, Masonry or Wood
		Guardrail	Pre-finished metal with or without tempered glass
Windows	Above Grade	Type	Casement or fixed
	Lower Level	Elevation	On sides & rear of semis, towns
		Type	Casement or slider
	Window Well		As necessary to accommodate grade
Roof	Slopes	Type	Varied (steep pitch)
	Features	Decorative Features	pitched roof with dormers
Garage	Stacked Towns		N/A (parking predominantly at rear or side)
		Type / Location	With and without soffit lighting
Other Design Features	Carriageways		Included on select stacked towns (covered vehicular & pedestrian)
Landscaping	Hard Surfaces	Driveway	Asphalt and /or pavers
		Walkway	Pavers, asphalt, concrete or similar hard surfaces
	Soft Surfaces	Trees	Varied (deciduous & Coniferous / shrubs)



Duplex




Triplex



Fourplex



 Peter Mansfield, Architect <small>122 Denby Street, Aurora, ON 913-715-0431</small>	Comrie Hills	
	Built - Form Inventory Residential District	
	Carleton Place, ON	
	Date: Aug 2024	PMA Job No. 2208

BY-LAW NO. xx-2025 Schedule "C"

