

COMMUNICATION 131095

Received from Joanna Bowes, Senior Planner
c/o Niki Dwyer, Director of Development Services
Addressed to Committee of the Whole
Date September 8, 2020
Topic DP3-03-2020, Guy Whissel (Longwood Homes)
Future Lots 1-35 of Nu Globe Phase 1

SUMMARY

An application has been submitted for a Class 3 Development Permit for 35 future residential lots in Phase 1 of the Nu Globe Subdivision (SUB-02-2012). The properties are designated *Residential District* in both the Town's Official Plan and the Development Permit By-law. The application proposes single detached dwellings on all subject lots.

The application requests a variation to the Development Permit By-law to permit attached garages a maximum width of 49% of the lot frontage, whereas the current development standards permit a maximum allowable 45% of the overall lot frontage.



ANALYSIS

The review of this application is subject to the policy framework set out by the Provincial Policy Statement, Lanark County Sustainable Communities Official Plan, and the Town of Carleton Place Official Plan.

The Carleton Place Development Permit By-Law regulates the development standards and site-specific provisions within the Town. The proposed development will require one (1) variation to the Development Permit By-Law – to increase the maximum allowable garage width for single detached dwellings.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein. The statement believes that long term prosperity for the Province depends upon a “strong, sustainable and resilient community, a clean and healthy environment, and a strong and competitive economy”. The policy statement directs development to settlement areas and protects the resources throughout the province.

Section 1.0 of the PPS, Building Strong Healthy Communities, stresses the utilization of existing infrastructure and the promotion of efficient development patterns that support sustainable, livable, healthy and resilient communities while facilitating economic growth.

Section 2.0 of the PPS speaks to the protection and management of resources.

Section 3.0 of the PPS outlines policies to direct development away from areas of potential hazards.

This proposed application is consistent with the Provincial Policy Statement as it will make use of existing municipal infrastructure.

County of Lanark Sustainable Communities Official Plan

The County Official Plan delineates the Town of Carleton Place as a Settlement Area. Section 2.3, Settlement Area Policies, encourages efficient development patterns in Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities. Further, the plan states that local land use policies shall be further elaborated in local Official Plans (Town of Carleton Place Official Plan).

Local land use policies shall provide for mixed use development including residential, commercial, employment lands, parks and open space and institutional uses are in areas designated as a settlement area in local Official Plans.

This proposal conforms to the Lanark County Sustainable Community Official Plan.

Town of Carleton Place Official Plan

Section 3.5 of the Town of Carleton Place Official Plan – Residential District – intends to provide the main locations for housing in Carleton Place. Residential District development will promote a broad range of housing types and compatible

services and amenities are permitted to make the most efficient use of available infrastructure.

The objectives of the Residential District include promoting sustainable, efficient and diverse residential neighbourhoods and providing a diverse range of housing types and densities.

Section 2.3, General Design Criteria, speaks to new development complementing the character of the area and being consistent with surrounding areas. The subject lots are part of a new greenfield subdivision development. Currently, all adjacent sites are vacant and undeveloped. The subdivision will consist of a mix of residential densities (single, semi, townhouse and apartment dwellings), whereas the subject lots are to be single detached dwellings. As the subdivision is not yet built out, the character of the area is yet to be determined. However, the lots subject to this application will share the same character in terms of garage size.

This proposal conforms to the Town of Carleton Place Official Plan.

Town of Carleton Place Development Permit By-law

This property is designated Residential District in the Development Permit By-law. The proposed single detached units are listed among the permitted uses of the designation.

The development standard that regulates garage width is relative to lot frontage. The current provision states that the maximum width of a garage is to be no more than 45% of the lot frontage. The residential lots subject to this application are larger (in width) than the minimal requirement of 10 m (range between 12.2 m and 19.32 m (40 ft – 63.4 ft)).

The table below highlights the range of frontages proposed for the 35 subject lots against the current and proposed development standards related to garage width.

| Lot Frontage | Garage Width at 45% Frontage (Currently Allowed) | Garage Width at 49% Frontage (Requested Variance) | +/- |
|---------------------|---|--|------------------|
| 12.2 m / 40.02 ft | 5.5 m / 18 ft | 5.9 m / 19.4 ft | + 0.4 m / 1.4 ft |
| 12.5 m / 41.01 ft | 5.6 m / 18.4 ft | 6.1 m / 20 ft | + 0.5 m / 1.6 ft |
| 13.1 m / 42.98 ft | 5.9 m / 19.4 ft | 6.4 m / 21 ft | + 0.5 m / 1.6 ft |
| 14.95 m / 49.04 ft | 6.7 m / 21.9 ft | 7.3 m / 23.9 ft | + 0.6 m / 2 ft |
| 19.32 m / 63.4 ft | 8.7 m / 28.5 ft | 9.5 m / 31.2 ft | + 0.8 m / 2.7 ft |

As the development standard is relative to the lot frontage, the garage sizes will differ slightly to one another in terms of absolute width, however they will remain uniform in terms of frontage. As seen in the table above, the largest increase in proposed garage width is 2.7 feet.

The proposed variation to the development standard is deemed to be minor in nature with no adverse impacts anticipated. The application meets the general intent of the Official Plan and Development Permit By-Law and is appropriate for the subject lands.

At this time no other variations from the Development Permit By-Law are requested.

PUBLIC CONSULTATION

During the technical circulation of the application, no issues were raised in regard to the proposed variation to increase the garage width of these 35 lots.

OPTIONS

The proposed Site Plan is appended at the end of this report.

As with any Development Permit application, the Committee has the following options:

- a) Refuse the application;
- b) Approve the application and issue a Development Permit with no conditions attached;
- c) Approve the application and require that conditions be met before issuing a Development Permit;
- d) Approve the application and issue a Development Permit with conditions attached; or
- e) Approve the application, require that conditions be met before issuing a Development Permit and, when the conditions have been met, issue a Development Permit with further conditions attached

STAFF RECOMMENDATION

THAT the Committee hereby authorizes application DP3-03-2020 to permit a maximum garage width equal to 49% of lot frontage for Lots 1 through 35 in the Nu Globe Subdivision and directs Staff to move forward with the drafting of the Development Permit Agreement.

REGISTERED PLAT

PART 27

STREET

P.I.N. 05115-0122(LT)

SEE DETAIL 'B'

PART 2

PLAN 27R-10438 P.I.N. 05114-0079(LT) (SUBJECT TO EASEMENT PER INST. R5101417)

ROAD

ALLOWANCE BETWEEN LOTS 15 AND 16 (INST. 2A-157)

CONCESSION 11

LOT 16

BLOCK 72

CHRISTIE STREET

McPHAIL ROAD

CONCESSION 11

CHRISTIE STREET

McPHAIL ROAD

NELSON STREET

McPHAIL ROAD

BLOCK 55

BLOCK 56

BLOCK 57

BLOCK 58

BLOCK 59

BLOCK 60

LOT 15

BLOCK 36

BLOCK 37

BLOCK 38

BLOCK 39

BLOCK 40

BLOCK 41

BLOCK 42

BLOCK 43

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BLOCK 61

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BLOCK 65

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BLOCK 67

BLOCK 69

BLOCK 70

BLOCK 71

BLOCK 73

BLOCK 74

BLOCK 75

PART 1

PLAN 26R-89 P.I.N. 05114-0027(LT)

PART 2

PLAN 26R-89

PART 3

PLAN 26R-2002 P.I.N. 05114-0038(LT)

PART 4

PLAN 27R-10438 P.I.N. 05114-0079(LT)

PART 5

PLAN 27R-10438 P.I.N. 05114-0079(LT)

COLEMAN STREET

REGISTERED PLAT

PART 25

PART 26

PART 27

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PART 29

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PART 31

PART 32

PART 33

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