

OFFICIAL PLAN AMENDMENT (OPA-02-2021)

COMPREHENSIVE REVIEW GROWTH SCENARIOS

VIRTUAL OPEN HOUSE

MAY 10-14, 2021



For More Information Contact:

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Purpose of the Virtual Open House

The Town of Carleton Place conducts statutory Open Houses and Public Meetings when changes are proposed to land use planning policies like the Official Plan.

It is important for the Town to understand and review resident feedback on amendments in order to fully appreciate and analyze the impact of those changes on property owners.

A Note About COVID

Due to the present COVID-19 pandemic, a traditional “Open House” cannot be hosted at the Town Hall.

An Open House allows residents the opportunity to view and ask questions about the amendment. Posters illustrating the proposal are available and staff are present to speak with residents.

The “Virtual” Open House will offer the same sort of viewing and commenting experience remotely.

How to Participate in the Open House



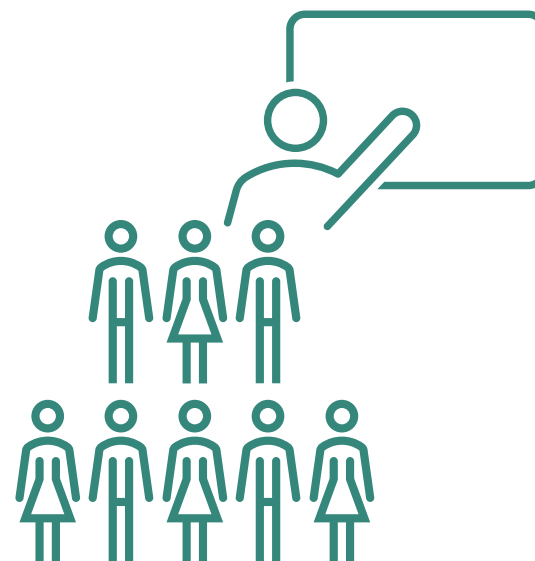
Step 1 – Review the materials provided in this virtual package.



Step 2 – Think critically about how the policy change may impact you and the development of the community.



Step 3 – Provide your comments, thoughts or questions on the amendment to staff by following the links provided on the last page of the virtual package.



Purpose of the Amendment

The Town's population is forecasted to increase to 20,964 by 2038 (97%). Growth scenarios for the Town of Carleton Place must be reviewed to accommodate and manage this growth in accordance with the County of Lanark's Sustainable Communities Official Plan (SCOP) and Provincial Policy Statement (PPS) policy requirements.

The Town has considered the impacts of the population increase and have suggested three (3) possible scenarios for consideration:



Growth Scenario 1: Infill & Intensification of vacant lands and strategic properties in the existing built-up area only, excluding all greenfields.



Growth Scenario 2: Growth including urban greenfields in addition to all other vacant land within the existing built-up area, including a future residential district.



Growth Scenario 3: Growth including both urban greenfields and rural greenfields (e.g. annexed lands) in addition to all other vacant land within the existing built up area.

Each of the three (3) proposed Growth Scenarios will be explored in more detail on the following pages.

Effect of the Amendment

The proposed amendment is general in nature and will impact all properties within the Town of Carleton Place.

Comprehensive review means:

a) **An official plan review** which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, **which:**

1. is based on a review of **population and employment projections** and which reflects projections and allocations by upper-tier municipalities; considers **alternative directions for growth** or development; and determines how best to accommodate the development while **protecting provincial interests**;
2. utilizes opportunities to accommodate projected growth or development through **intensification and redevelopment**; and considers **physical constraints** to accommodating the proposed development within existing settlement area boundaries;
3. is integrated with **planning for infrastructure** and public service facilities, and considers **financial viability** over the life cycle of these assets;
4. confirms **sufficient water quality, quantity** and assimilative capacity;
5. confirms that **sewage and water services** can be provided; and
6. Considers **cross-jurisdictional** issues.

Provincial Policy Statement 2021

What is the purpose of this review?

All municipalities in Ontario are required to review their Official Plans every 5 years. This process is known as a “Comprehensive Review”.

The Town of Carleton Place adopted the current Official Plan in 2013 and since then a great deal has changed in both land use policy at the Province as well as in the immediate community. As a result, Council directed staff to commence the Comprehensive Review process in 2020.

The Comprehensive Review exists at two key stages. **Stage 1** is to assess whether there are sufficient services and un-serviced lands available to accommodate the population projections. **Stage 2** of the review involves the analysis and amendment to policies, goals and objectives of the plan.

This consultation represents **Stage 1** of the Comprehensive Official Plan Review and will provide an overview of the background regarding population projections and existing vacant land areas.

Three (3) possible scenarios respecting how the growth can be accommodated have been provided for illustration purposes.



Background

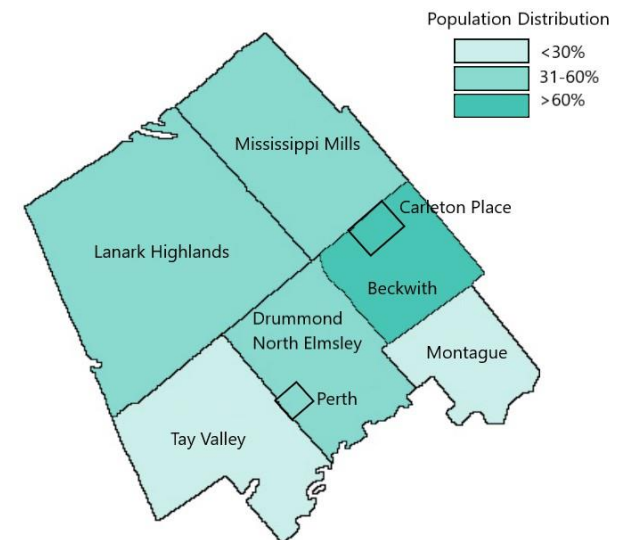
In 2018, the County of Lanark adopted new population projections and assigned local projections to the lower tier municipalities. Populations were assigned based on the premise that the majority of growth should be directed to areas with defined settlement areas. This meant concentrating new growth in municipalities like Carleton Place, Perth and Almonte.

Carleton Place was assigned a population projection of 20,964 by 2038. This population represents an increase of approximately 97%.

While the population is only intended to be a projection and may not be achieved within 20 years, the Town still has a duty to show how the population increase could be accommodated within that timeframe if needed.

Historical and Projected Population by Municipality to the Year 2038

	2016 Census	2038 County Council	Increase
Beckwith	7,644	14,262	87%
Carleton Place	10,644	20,964	97%
Drummond North Elmsley	7,773	12,549	61%
Montague	3,761	4,857	29%
Mississippi Mills	13,163	21,122	60%
Lanark Highlands	5,338	7,507	41%
Tay Valley	5,665	7,097	25%
Perth	5,930	8,085	36%
Lanark County	59,918	96,443	61%



Can Council re-consider the population projection?

The population projections are assigned by the County of Lanark and while there is a process for the Town to influence the number at the time it is assigned, it is much more difficult and costly to request a reconsideration after the decision is made. If the County reduced the allocation to the Town of Carleton Place, the offset would need to be reassigned to another local municipality(s) within the County.

The County has indicated that the current projection will be reviewed again in 2023 at which time the Town could challenge the figure or request a reduction in the assigned projected growth.

What does this Population Growth mean for the Town of Carleton Place?



2016



The 2016 census population of the Town of Carleton Place was recorded as 10,644.



StatsCan reports an average household size of 2.5 people per household.



The County assigned a population projection of 20,964 by 2038.



County projection established a build out rate of 215 units per year (or ± 538 people).

2020



Average 4-year permit activity shows 250 new houses a year (or ± 625 people).

 **23.6%**

Between 2016 and 2020 our population has already increased by $\pm 1,003$ households (or 2,509 people).



Trend data suggests that we are exceeding our population projection by 16.3%

2038



If development continues based on the previous 4-year trend, the population projection would be met by 2033.



At the time of this review, the Town has to plan to accommodate an additional 7,811 new residents.



The question becomes... how much land do we want to plan to use to accommodate up to this many new residents?

How much land do we need to accommodate the population projection?



There are two (2) important considerations when assessing the land supply needed for accommodating growth:

How much land do we need for people to live?



Residential Land

- Undeveloped Land
- Planned Developed Land
- Redeveloped Land

How much land do we need for people to work?



Employment Land

- Commercial
- Industrial
- Institutional

What about Parks and Open Space?

For the purpose of an Official Plan review, there is no requirement for a land analysis of Parks and Open Spaces. However, the Town will be considering these components as part of the Stage 2 Policy Analysis to look at the distribution and quality of open space in the Town.

Residential Land Supply:

Existing Densities:

In order to assess what type of development is characteristic of Carleton Place today, an analysis of existing densities across all neighbourhoods needs to occur.

Neighbourhoods were identified as being **low**, **medium** or **high** densities with the majority of the Town representing low density dwelling types.

Table 1 – Density Analysis

Density Type	Total Land Area (ha)	% of Total Land Area	Dwellings	Average Density (per net hectare)
Low Density	236.10	77.7	2524	10.69
Medium Density	38.73	12.7	1057	27.29
High Density	29.10	9.6	1683	57.84
Totals	303.93	100	5,264	17.32

Tip:

For a better idea of which neighbourhoods represent which density type, check out the last page of this document.

Low
Up to 22 units/ha

Medium
22-35 units/ha

High
Greater than 35 units/ha

High Gate Subdivision



Francis Street



Riddell Street



Vacant Land:

The Town has a total area of 905 ha. Of this area, approximately **178.4 ha of land is vacant** or underdeveloped for residential development.

Draft Plans of Subdivision:

Over the past 10 years, the Town has approved in principle the creation of several subdivisions and intensification projects which will result in the creation of **2,149 new dwellings**. These units are planned and committed to be constructed. This leaves a **deficit of 975 dwellings** that need to be accommodated.

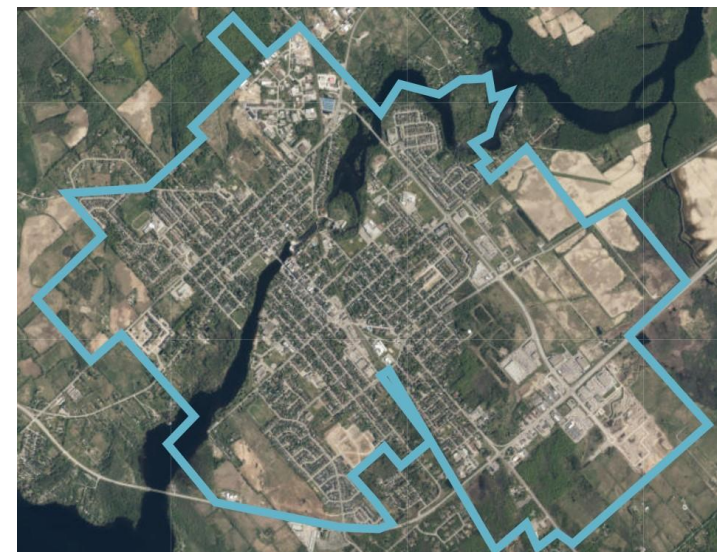
Table 8 – Residential Supply Versus Demand		
*2020 to 2038 Residential Demand (Units) based on Population Difference between 2020 and 2038 and Average Household	Units in the queue / accounted for in Active Development Applications (Units)	Total Residential Units needed to meet the County's growth projection to the year 2038 (Demand minus the Units in the queue)
3124	2149	975

Residential Land Demand:

The residential demand was calculated by subtracting the total number of units already accounted for in current applications from the number of units that are required to meet the County's projection, based on an average household size of 2.5 people per household.

With a land supply of 178.4 ha of vacant residential land, the Town has sufficient land to accommodate the number of homes that are required to meet the County's growth projection of 20,964 by 2038.

The Town does not need to expand outwards (annexation of more rural land).



Where is the Town Boundary?

This is a question that seems to stump people – the municipal boundary line does not necessarily reflect the “built area” of the Town. There are still some vacant fallow lands within the Town that have been allocated for residential development but haven't actually been built on yet.

Employment Land Supply:

Existing Activity Rate:

The number of people currently employed and working within the Town of Carleton Place as a percentage of the 2020 employable population is 17%.

The employable population is evaluated as individuals aged 15-64.

Table 5 – 2020 Employment Supply vs. Demand			
2020 Total for Employable Population (ages 15 to 64)	2020 Employment Supply - Total for Employed Individuals who are also working in Town (ages 15 to 64)	2020 Activity Rate (%)	Employment Needed based on Population Increase (7811 people)
8,418	1,431	17	1,328

Vacant Land:

Of the Town's total area of 905 ha, **27.3 ha of land are vacant and available** for employment uses.

Employment Land Demand:

The Ministry of Municipal Affairs and Housing suggest an employment density of approximately **50 jobs per hectare**.

If no more employment land was allocated within the Town of Carleton Place, the Town could **accommodate 1,365 new jobs, surpassing the projected demand**.

Table 6 – Employment Projection based on vacant land supply			
Proposed Job Density (jobs per hectare)	Vacant Land Supply (ha) for Employment Use	Future Employment Supply based on existing land supply	Jobs provided over the employment needed to meet growth
50	1,431	1,365	37

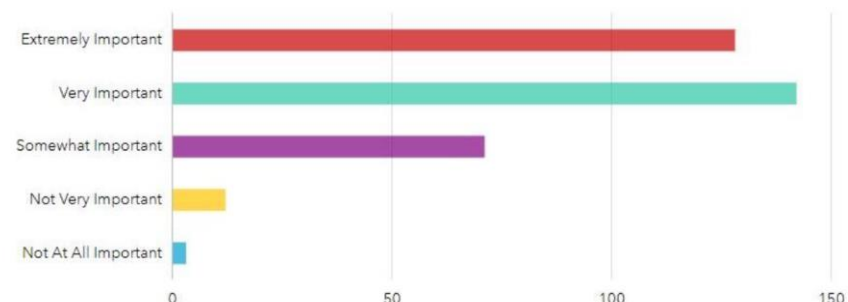
It is also noted that the Town has an **additional 35 ha of land designated for commercial development** which could contribute to additional employment opportunities.



When asked earlier this year how important it is to create jobs locally, 40% of respondents answered “Extremely Important.”

For more information about the survey, visit the [Comp Review webpage](#).

Figure 3: How important is job creation locally?



Growth Scenarios:

The background analysis has concluded **that there is sufficient existing land supply to accommodate the County of Lanark's growth projection of 20,964** without expansion of the Town's boundary.

In order to determine how to appropriately accommodate this type of growth, the Town has published three (3) growth scenarios for public feedback:



Scenario 1

Infill and
Intensification at
higher densities



Scenario 2

Development of
under-utilized
properties at
medium
densities



Scenario 3

Development of
all vacant
residential land
at low densities

Scenario 1 – High Density in a Smaller Area

Density Distribution:

This scenario would see residential densities as follows:

- 45 units per net hectare on Strategic Properties (based on the high-density approach seen in current applications, which are beyond the minimum requirement);
- 34 units per net hectare for infill development in each residential sub-district;
- 34 units per net hectare in the selected four (4) intensification sites

Table 9 – Growth Scenario 1

Sub-district	Net Area (ha)	Unit Count
Strategic Properties	7.49	337
Residential Districts	30.68	1042
Intensification Sites	5.53	188

Growth would be distributed to selected intensification sites and strategic properties. Growth in the selected intensification sites would occur at 34 units per net hectare, which is at the highest end of the density range prescribed for residential districts and areas, as per the Town's Official Plan policy.

Built Form:

The development of selected intensification sites and redevelopment of urban land (e.g. Strategic Properties) would see medium-to-high densities, including more compact dwelling types such as stacked townhouses and apartment dwellings.

Land Area:

While Growth Scenario 1 is desirable in that it makes use of land in the existing built-up area, which is also easily serviceable (i.e. water, sewer), it does not necessarily resemble the most appropriate density approach to all residential districts within the existing built-up area.

Infill Compatibility:

Sensitive infill would not be achieved through this option.



Example: Stacked Townhomes



Example: Low-rise apartments

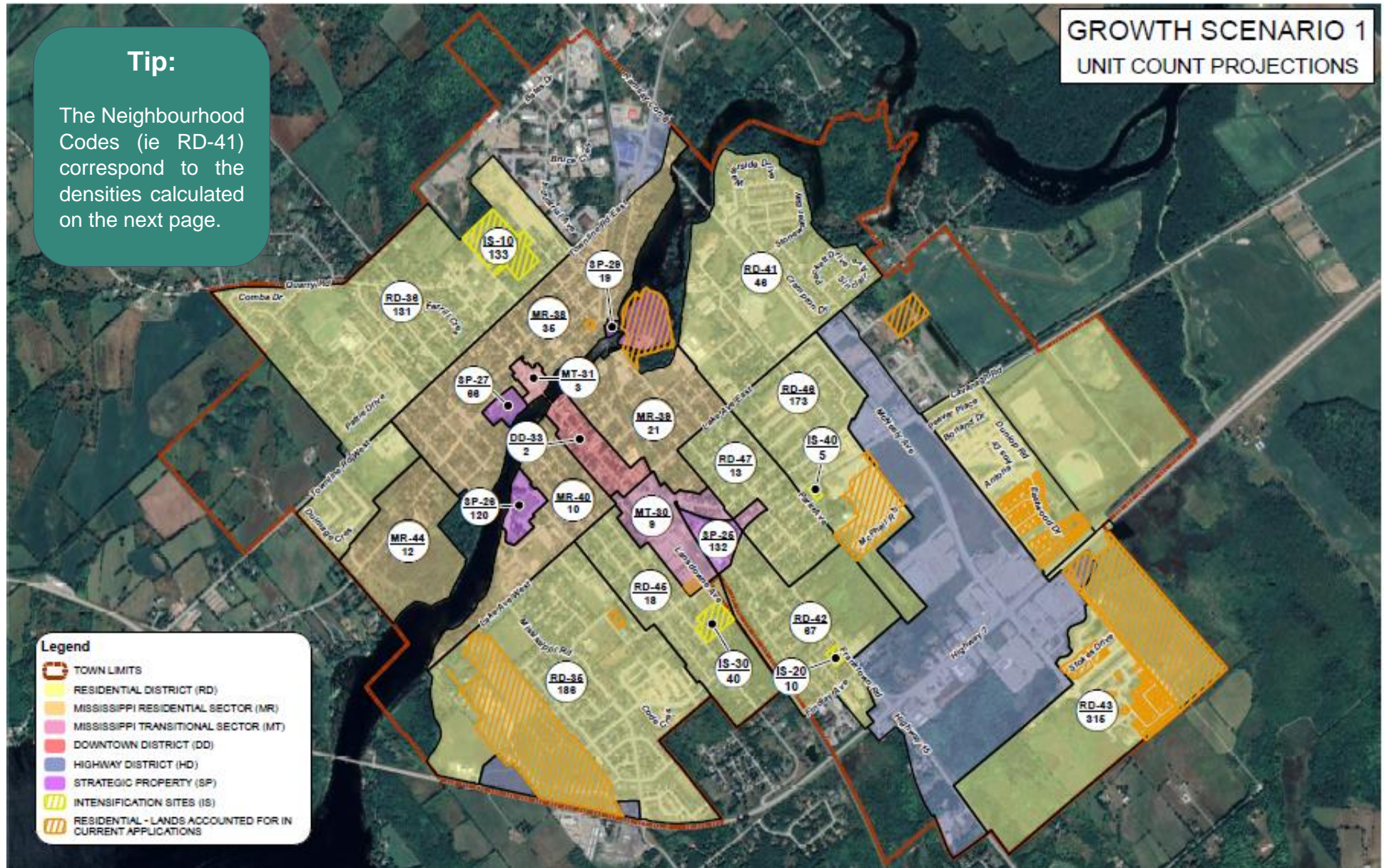


Example: Street Townhomes

Tip:

The Neighbourhood Codes (ie RD-41) correspond to the densities calculated on the next page.

GROWTH SCENARIO 1 UNIT COUNT PROJECTIONS



GROWTH SCENARIO 1

Description	Existing Conditions		Rules			Final Count
	Vacant Land (ha)	Existing Density		% applied to create Net Area	Net Area	Unit Count based on density rules
Sub-neighbourhood			Density Rule			
STRATEGIC PROPERTIES						
Strategic Property-25	4.20	-	45 units per net hectare	70 (%)	2.94	132
Strategic Property-26	3.80	-	45 units per net hectare	70 (%)	2.66	120
Strategic Property-27	2.10	-	45 units per net hectare	70 (%)	1.47	66
Strategic Property-29	0.60	-	45 units per net hectare	70 (%)	0.42	19
Sub-Total						337
RESIDENTIAL DISTRICTS - Sensitive Infill						
Mississippi Residential Sector-38	1.46	19.45	34.00	70 (%)	1.02	35
Mississippi Residential Sector-39	0.89	22.84	34.00	70 (%)	0.62	21
Mississippi Residential Sector-40	0.41	19.47	34.00	70 (%)	0.29	10
Mississippi Residential Sector-44	0.51	2.73	34.00	70 (%)	0.36	12
Mississippi Transitional Sector-30	0.38	26.26	34.00	70 (%)	0.27	9
Mississippi Transitional Sector-31	0.13	51.28	34.00	70 (%)	0.09	3
Residential District-35	7.80	18.77	34.00	70 (%)	5.46	186
Residential District-36	5.52	14.94	34.00	70 (%)	3.86	131
Residential District-41	1.94	21.65	34.00	70 (%)	1.36	46
Residential District-42	2.83	10.56	34.00	70 (%)	1.98	67
Residential District-43	13.23	24.60	34.00	70 (%)	9.26	315
Residential District-45	0.78	12.22	34.00	70 (%)	0.54	18
Residential District-46	7.27	21.42	34.00	70 (%)	5.09	173
Residential District-47	0.56	16.83	34.00	70 (%)	0.39	13
Downtown District-33	0.08	59.16	34.00	70 (%)	0.06	2
Sub-Total						1042
RESIDENTIAL DISTRICTS - Intensification Sites						
Intensification-10	5.60	-	34 units per net hectare	70 (%)	3.92	133
Intensification-20	0.40	-	34 units per net hectare	70 (%)	0.28	10
Intensification-30	1.70	-	34 units per net hectare	70 (%)	1.19	40
Intensification-40	0.20	-	34 units per net hectare	70 (%)	0.14	5
Sub-Total						188
TOTAL MAIN UNITS						1567
Additional Residential Units (5% of all units)						78
Total	50.29	UNIT COUNT BASED ON CURRENT SUPPLY				1645

Scenario 2 – Medium Density across a Larger Area

Density Distribution:

This scenario would see residential densities as follows:

- 40 units per net hectare on Strategic Properties (high density beyond the minimum requirement);
- Existing densities for each residential sub-district (the average for all of the Town's residential districts combined is approximately 22 units per net hectare);
- 30 units per net hectare for the selected four (4) intensification sites;
- 30 units per net hectare for the four (4) Urban Greenfields

Table 11 – Growth Scenario 2

Sub-district	Net Area (ha)	Unit Count
Strategic Properties	7.49	300
Residential Districts	30.68	616
Intensification Sites	5.53	166
Urban Greenfields	33.24	997

The densities achieved through Growth Scenario 2 are balanced and likely more desirable based on the Town's Official Plan (OP) policy and existing development patterns.

Built Form:

Residential growth would be supported through low to high density development (Strategic Properties), and include a wider range of dwelling types, from singles to apartments.

Land Area:

Growth Scenario 2 is desirable in that it makes use of land in the existing built-up area and a future development district already designated residential by the Town's OP.

Infill Compatibility:

Sensitive infill could be achieved based on average densities in the existing residential districts.



Example: Low Rise Apartment



Example: Bungalow Townhomes

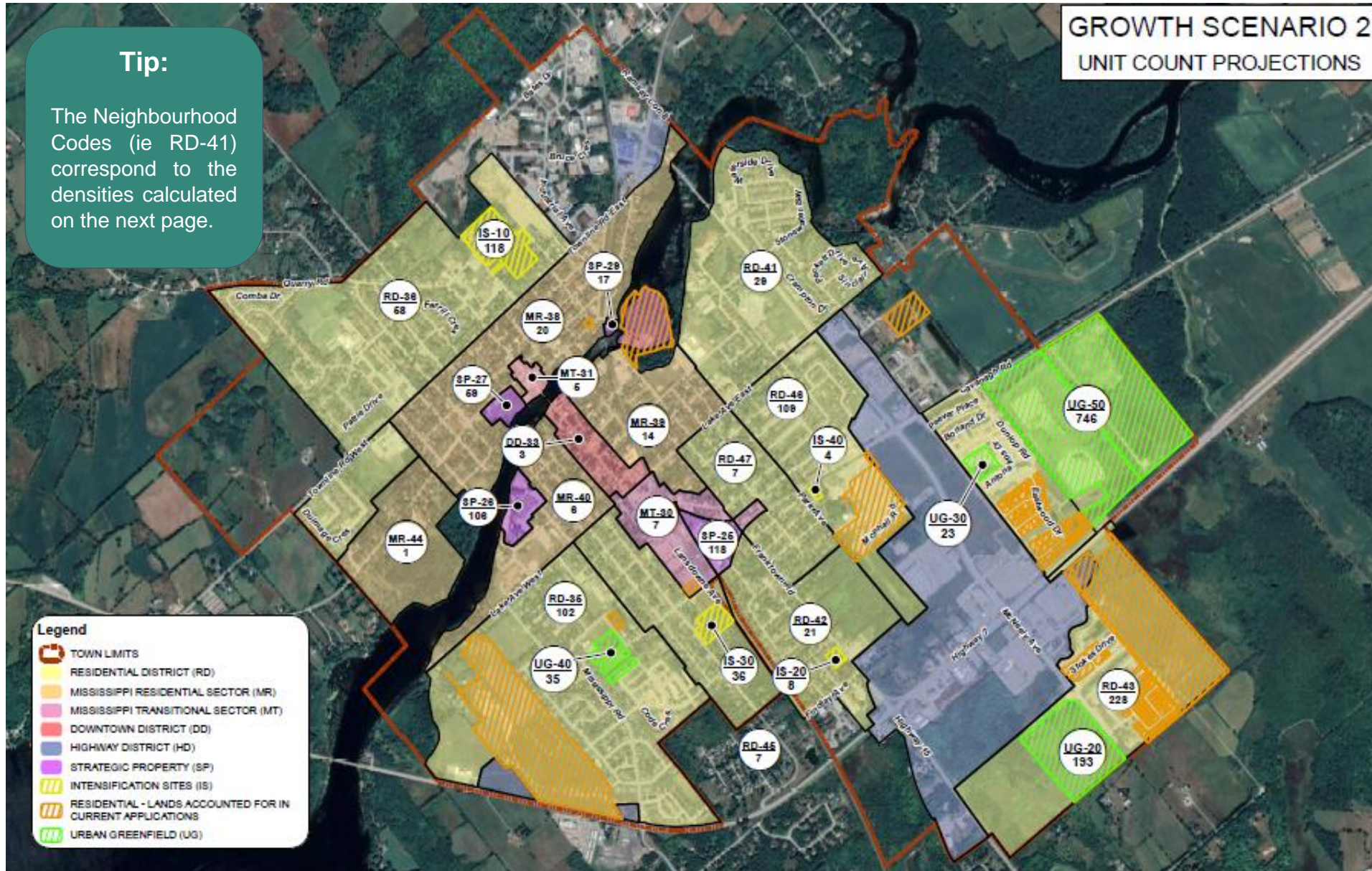


Example: Semi-detached Dwellings

Tip:

The Neighbourhood Codes (ie RD-41) correspond to the densities calculated on the next page.

GROWTH SCENARIO 2 UNIT COUNT PROJECTIONS



GROWTH SCENARIO 2

Sub-neighbourhood	Existing Conditions		Rules			Final Count
	Vacant Land (ha)	Existing Density	Density Rule	% applied to create Net Area	Net Area	Unit Count based on density rules
STRATEGIC PROPERTIES						
Strategic Property-25	4.20	-	40 units per net hectare	70 (%)	2.94	118
Strategic Property-26	3.80	-	40 units per net hectare	70 (%)	2.66	106
Strategic Property-27	2.10	-	40 units per net hectare	70 (%)	1.47	59
Strategic Property-29	0.60	-	40 units per net hectare	70 (%)	0.42	17
Sub-Total						300
RESIDENTIAL DISTRICTS - Infill						
Mississippi Residential Sector-38	1.46	19.45	19.45	70 (%)	1.02	20
Mississippi Residential Sector-39	0.89	22.84	22.84	70 (%)	0.62	14
Mississippi Residential Sector-40	0.41	19.47	19.47	70 (%)	0.29	6
Mississippi Residential Sector-44	0.51	2.73	2.73	70 (%)	0.36	1
Mississippi Transitional Sector-30	0.38	26.26	26.26	70 (%)	0.27	7
Mississippi Transitional Sector-31	0.13	51.28	51.28	70 (%)	0.09	5
Residential District-35	7.80	18.77	18.77	70 (%)	5.46	102
Residential District-36	5.52	14.94	14.94	70 (%)	3.86	58
Residential District-41	1.94	21.65	21.65	70 (%)	1.36	29
Residential District-42	2.83	10.56	10.56	70 (%)	1.98	21
Residential District-43	13.23	24.6	24.60	70 (%)	9.26	228
Residential District-45	0.78	12.22	12.22	70 (%)	0.54	7
Residential District-46	7.27	21.42	21.42	70 (%)	5.09	109
Residential District-47	0.56	16.83	16.83	70 (%)	0.39	7
Downtown District-33	0.08	59.16	59.16	70 (%)	0.06	3
Sub-Total						616
RESIDENTIAL DISTRICTS - Urban Greenfield						
Urban Greenfield-20	11.70	-	30 units per net hectare	55 (%)	6.44	193
Urban Greenfield-30	1.40	-	30 units per net hectare	55 (%)	0.77	23
Urban Greenfield-40	2.10	-	30 units per net hectare	55 (%)	1.16	35
Urban Greenfield-50	45.24	-	30 units per net hectare	55 (%)	24.88	746
Sub-Total						997
RESIDENTIAL DISTRICTS - Intensification Sites						
Intensification-10	5.60	-	30 units per net hectare	70 (%)	3.92	118
Intensification-20	0.40	-	30 units per net hectare	70 (%)	0.28	8
Intensification-30	1.70	-	30 units per net hectare	70 (%)	1.19	36
Intensification-40	0.20	-	30 units per net hectare	70 (%)	0.14	4
Sub-Total						166
TOTAL MAIN UNITS						2079
Additional Residential Units (5% of all units)						104
Total	118.64	UNIT COUNT BASED ON CURRENT VACANT LAND SUPPLY				2183

Scenario 3 – Low Density Across the Entire Town

Density Distribution:

This scenario would see residential densities as follows:

- 35 units per net hectare on Strategic Properties (minimum density as prescribed by the Town's Official Plan (OP));
- Existing densities for each residential sub-district (average is 22 units per net hectare);
- 26 units per net hectare for the four (4) selected intensification sites;
- 26 units per net hectare for the four (4) Urban Greenfields;
- 26 units per net hectare for the two (2) Rural Greenfields;

Table 13 – Growth Scenario 3

Sub-district	Net Area (ha)	Unit Count
Strategic Properties	7.49	262
Residential Districts	30.68	616
Intensification Sites	5.53	144
Urban Greenfields	33.24	864
Rural Greenfields	32.45	844

This option would lead to densities that are more in line with lowest end of the density range prescribed for residential districts and areas.

Built Form:

Residential growth would be supported through mostly low-density development and include a more restricted range of dwelling types.

Land Area:

This option will lead to lower density development that will require more land and include servicing upgrades to the existing rural greenfield sites. The rural greenfield sites (previously annexed areas) will also be used but need to be designated for residential development.

Infill Compatibility:

The densities achieved through Growth Scenario 3 may also be more desirable based on the Town's OP policy, existing development patterns and housing needs.



Example: Single Detached Dwelling



Example: Single Detached Dwelling

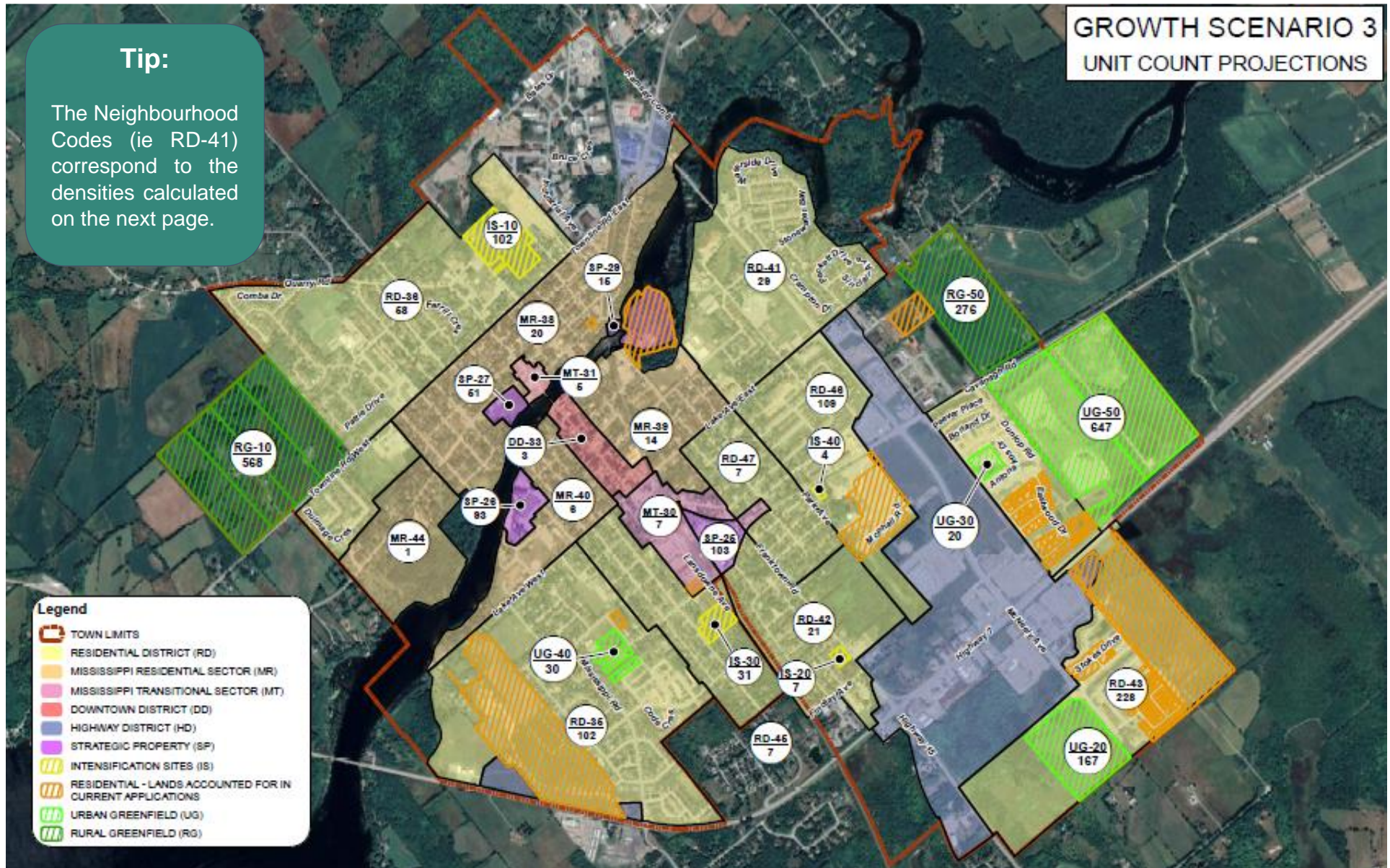


Example: Semi-detached Dwelling

Tip:

The Neighbourhood Codes (ie RD-41) correspond to the densities calculated on the next page.

GROWTH SCENARIO 3 UNIT COUNT PROJECTIONS



GROWTH SCENARIO 3						
	Existing Conditions		Rules			Final Count
Sub-neighbourhood	Vacant Land (ha)	Existing Density	Density Rule	% applied to create net area	Net Area	Unit Count based on density rules
STRATEGIC PROPERTIES						
Strategic Property-25	4.20	-	35 units per net hectare	70 (%)	2.94	103
Strategic Property-26	3.80	-	35 units per net hectare	70 (%)	2.66	93
Strategic Property-27	2.10	-	35 units per net hectare	70 (%)	1.47	51
Strategic Property-29	0.60	-	35 units per net hectare	70 (%)	0.42	15
Sub-Total						262
RESIDENTIAL DISTRICTS - Infill						
Mississippi Residential Sector-38	1.46	19.45	19.45	70 (%)	1.02	20
Mississippi Residential Sector-39	0.89	22.84	22.84	70 (%)	0.62	14
Mississippi Residential Sector-40	0.41	19.47	19.47	70 (%)	0.29	6
Mississippi Residential Sector-44	0.51	2.73	2.73	70 (%)	0.36	1
Mississippi Transitional Sector-30	0.38	26.26	26.26	70 (%)	0.27	7
Mississippi Transitional Sector-31	0.13	51.28	51.28	70 (%)	0.09	5
Residential District-35	7.80	18.77	18.77	70 (%)	5.46	102
Residential District-38	5.52	14.94	14.94	70 (%)	3.86	58
Residential District-41	1.94	21.65	21.65	70 (%)	1.36	29
Residential District-42	2.83	10.56	10.56	70 (%)	1.98	21
Residential District-43	13.23	24.6	24.60	70 (%)	9.26	228
Residential District-45	0.78	12.22	12.22	70 (%)	0.54	7
Residential District-46	7.27	21.42	21.42	70 (%)	5.09	109
Residential District-47	0.56	16.83	16.83	70 (%)	0.39	7
Downtown District-33	0.08	59.16	59.16	70 (%)	0.06	3
Sub-Total						616
RESIDENTIAL DISTRICTS - Urban Greenfield						
Urban Greenfield-20	11.70	-	26 units per net hectare	55 (%)	6.44	167
Urban Greenfield-30	1.40	-	26 units per net hectare	55 (%)	0.77	20
Urban Greenfield-40	2.10	-	26 units per net hectare	55 (%)	1.16	30
Urban Greenfield-50	45.24	-	26 units per net hectare	55 (%)	24.88	647
Sub-Total						864
RESIDENTIAL DISTRICTS - Intensification Sites						
Intensification-10	5.60	-	26 units per net hectare	70 (%)	3.92	102
Intensification-20	0.40	-	26 units per net hectare	70 (%)	0.28	7
Intensification-30	1.70	-	26 units per net hectare	70 (%)	1.19	31
Intensification-40	0.20	-	26 units per net hectare	70 (%)	0.14	4
Sub-Total						144
SETTLEMENT BOUNDARY - Rural Greenfield						
Rural Greenfield-10	39.70	-	26 units per net hectare	55 (%)	21.84	568
Rural Greenfield-50	19.30	-	26 units per net hectare	55 (%)	10.62	278
Sub-Total						844
TOTAL MAIN UNITS						2730
Additional Residential Units (5% of all units)						137
Total	177.64	UNIT COUNT BASED ON CURRENT SUPPLY				2867

Provide your Feedback

Having reviewed the information provided in the virtual package, residents are encouraged to complete the Town's Application Comment Form referring to "CP-OP".



[Application Comment Form](#)

All comments are welcome and staff will contact you following receipt to acknowledge and discuss the comments provided.

Next Steps

Following the Open House, the Town will be conducting the statutory Public Meeting to allow participants the opportunity to provide comments directly to Council in a public forum.

The Public Meeting will be conducted "virtually" via Zoom and parties wishing to speak are requested to contact the Clerk, Stacey Blair (sblair@carletonplace.ca) no later than the Tuesday prior to the meeting date.

The Public Meeting is scheduled for
May 25th, 2021 at 7:00 p.m.

Residents may also watch the meeting live on the Town's Facebook page or review the archived video on the Town's website following the meeting.

Should a resident wish to provide comments but cannot or does not wish to participate in the Public Meeting, they are encouraged to contact Niki Dwyer, Director of Development Services directly at ndwyer@carletonplace.ca.



