



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

TO: PRESCRIBED PERSONS / PUBLIC BODIES / INTERESTED PARTIES

File No.: 09-T-22001, Caivan (Perth Golf Course)

Subject Land: Part of Lots 26 and 27, Concession 1, Part Lots 25, 26 and 27, Concession 2, Geographic Township of Bathurst and Part Lot 1 in Southeast Half Lot 1, Concession 1, Part Lot 1 in Southwest Half Lot 1, Concession 2, Geographic Township of Drummond, now in the Town of Perth, County of Lanark

Municipality: Town of Perth

Agent: WSP Canada Inc.

Owner(s): Caivan (Perth GC) Limited

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 17.06 ha (42.15 ac.) as described above. These lands are currently operating as the Perth Golf Course, an 18 hole golf course, including a driving range, clubhouse, accessory buildings and a parking lot. The entire landholding is irregularly shaped and includes an area of approximately 148 ha (366 ac.).

TAKE NOTICE: The application was deemed to be complete by Lanark County on June 8, 2022 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.

DESCRIPTION: The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential, Parks and Open Space, Environmental Protection, Floodplain and Special Study Area in the Town of Perth Official Plan. The subject property is zoned as Open Space, Environmental Protection, Residential First Density, holding (R1-h), Open Space – holding (OS-h) in the Town of Perth Comprehensive Zoning By-law # 3358.

The proposed draft plan for the Caivan subdivision is to be built over two (2) phases, that may be further subdivided. It includes the preservation of nine (9) golf course holes, the driving range, the clubhouse, and one (1) accessory building. Phase 1 will comprise of 300 to 400 single-detached and townhouse dwelling units, a portion of a new collector road, five (5) local road loops and a cul-de-sac accessing it, multi-use trails, a 1.6 ha (4 ac) park, a stormwater management facility, and a pumping station. Phase 2 will comprise of 500 to 700 single single-detached and townhouse dwelling units, new streets, a bridge across the Tay River connecting to Christie Lake Road, multi-use trails, two (2) parks, and two stormwater management facilities. At full build out, there will be 900 to 1,000 single-detached and townhouse dwelling units.

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. A copy of the application, draft plan and Planning Report is attached for your review. Please submit your comments by regular mail, facsimile transmission or e-mail, on or before July 14th, 2022.

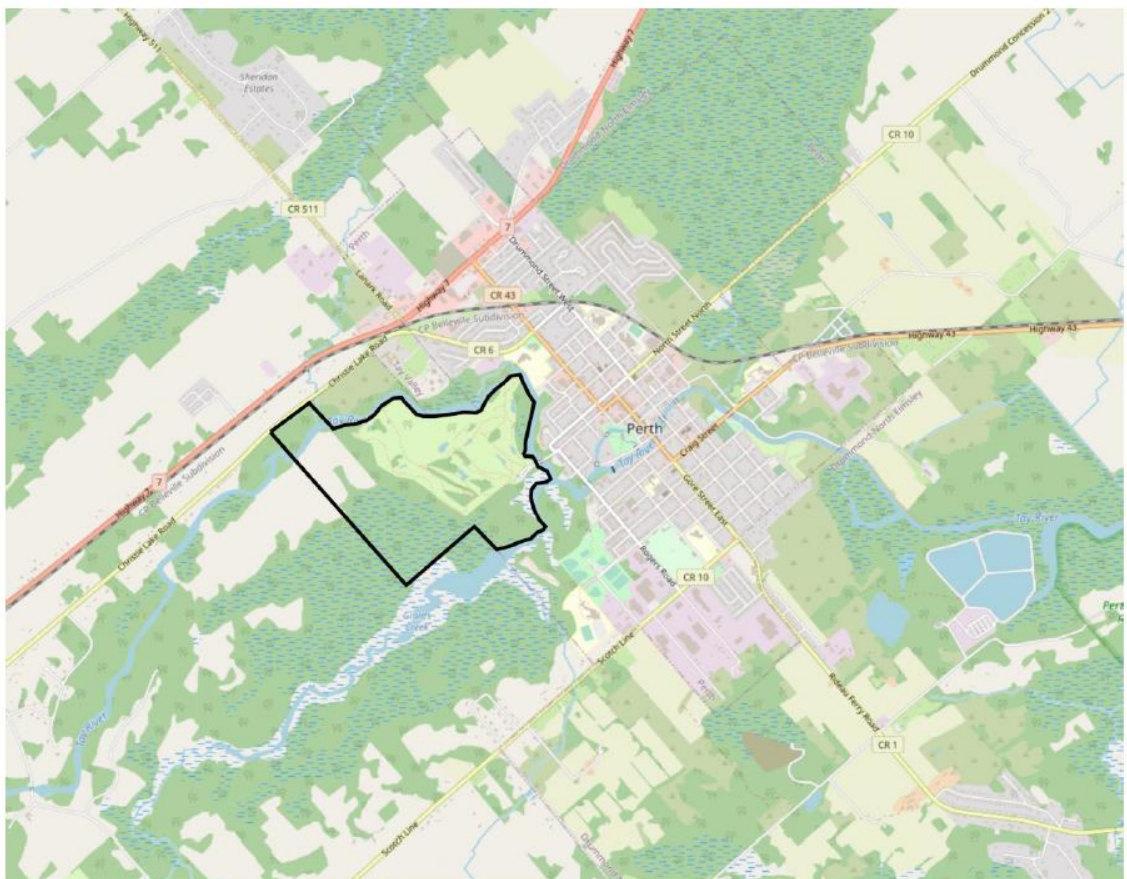
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Lanark County to the Ontario Land Tribunal.

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.

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 County of Lanark c/o the County Planner, 99 Christie Lake Road, Perth ON K7H 3C6 indicating the County application file number **09-T-22001**.

For more information about this matter, including information preserving your appeal rights, contact the County Planner at 99 Christie Lake Road, Perth, On K7H 3C9, via phone 613-267-4200 ext. 1520 or by e-mail at plan@lanarkcounty.ca. Information is also available on the Lanark County web site at www.lanarkcounty.ca.

Dated in Tay Valley Township, this 14th day of June, 2022.



Julie Stewart, MCIP, RPP
County Planner, County of Lanark