

WESTERN ANNEX LANDS

141 PETER STREET

PLANNING RATIONALE DRAFT PLAN OF SUBDIVISION

APRIL 14, 2022



CAIVAN



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MEMO - OFFICIAL PLAN POLICY REVIEW AND ANALYSIS RE: BOUNDARY ADJUSTMENTS

1 INTRODUCTION

WSP was retained by Caivan (Perth GC) Limited to prepare a Planning Rationale (the “Report”) in support of a Draft Plan of Subdivision application for the redevelopment of the 18-hole Perth Golf Course (the “site”). The proposed development will be phased and consist of a range of residential, multi-use trails, parks, and open spaces. A portion of the existing golf course will be retained including nine holes and the existing clubhouse.

As part of the application process, a Draft Plan of Subdivision application has been filed with the County of Lanark. A related Zoning Bylaw Amendment application will be submitted to the Town of Perth at a later date. Both applications will need to be approved prior to development taking place.

This Planning Rationale has been prepared in accordance with the County of Lanark requirements to assess and confirm the appropriateness of the proposed Draft Plan of Subdivision in the context of the existing golf course, surrounding community, and the overarching policy and regulatory framework.

Several supporting technical studies have been prepared and submitted to the County and are available under separate cover.

This Report is setup as follows:

Section 2 provides a description of the site location and context;

Section 3 provides an explanation of the proposed development;

Section 4 outlines the policy and regulatory framework applicable to the site and a planning rationale for the proposed development;

Section 5 summarizes the supporting technical reports and studies;

Section 6 summarizes the planning opinion; and

Appendix A contains a memo sent to the County and Town staff to demonstrate that the site is fully within the Settlement Area boundary and to confirm land use designations and their boundaries.

2 SITE DESCRIPTION

The site is located at the western extent of the Town of Perth, and is currently operating as the Perth Golf Course, an 18-hole golf course dating back to 1890. The Golf Course includes a driving range, clubhouse, five (5) accessory buildings, and a parking lot. The site is irregularly shaped with an area of about 148 hectares (366 acres). The western property line and a portion of the southern property line are part of the municipal boundary between the Town of Perth and the Township of Tay Valley. The Tay River runs along the site's northern and eastern property lines. Across the river to the east are the main business area of Perth and existing low-rise residential areas. The site is located within walking distance of Downtown Perth via Peter Street. Grants Creek runs along the site's southern property line and the Grants Creek Wetland extends to the south and west along with rural/agricultural lands to the west.

The site and its surrounding context are shown in **Figure 2-1**.

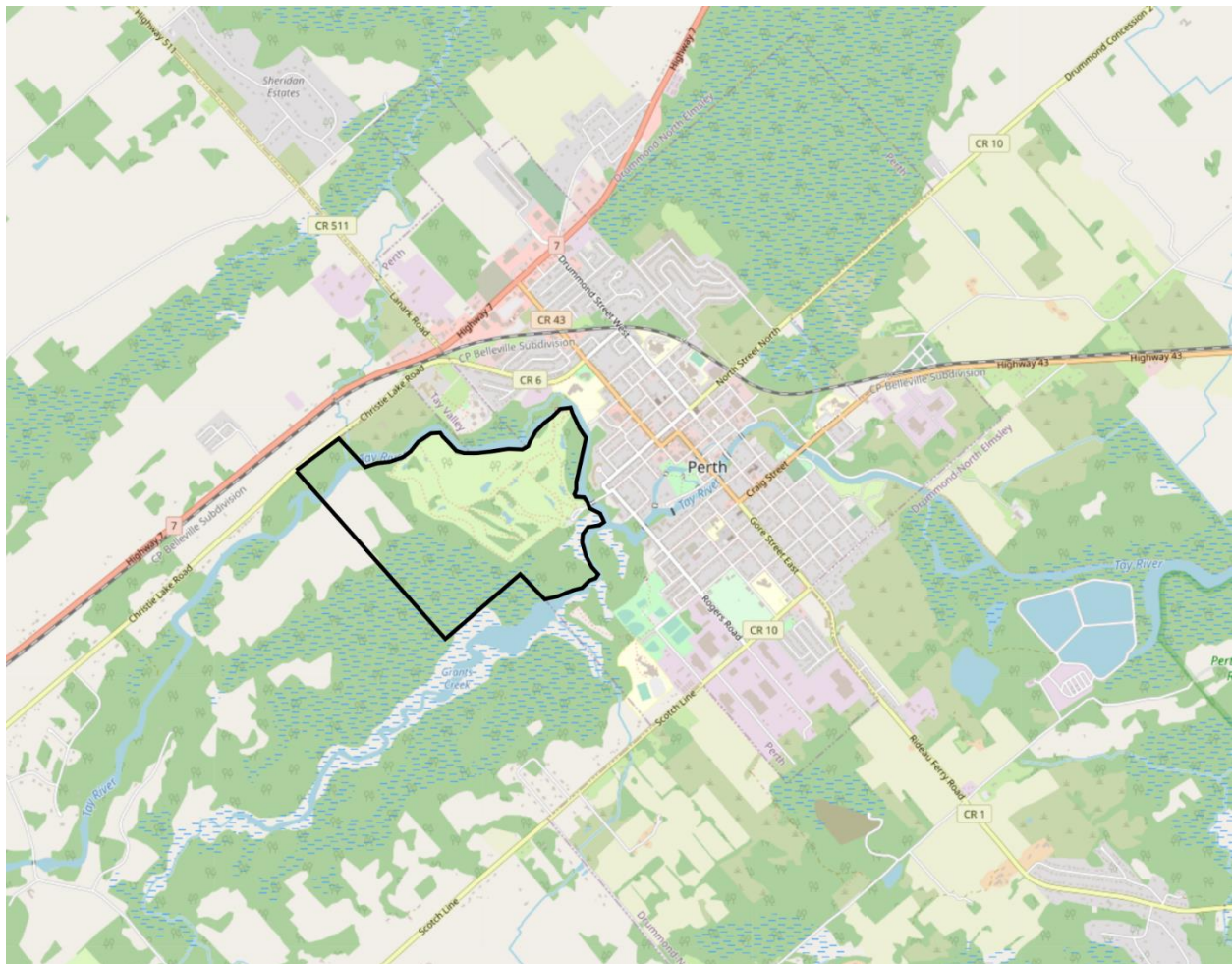


Figure 2-1: Site Location

3 DEVELOPMENT CONTEXT AND PROPOSAL

The site is located on lands that were annexed by the Town of Perth on December 21, 2009 to accommodate future residential development. The Town of Perth prepared an Infrastructure Master Plan (IMP), November 2019 for the lands (referred to as the Western Annex) based upon the community concept plan shown in **Figure 3-1**. The Plan relied on population forecasts in Official Plan Amendment #16 to the Town of Perth Official Plan, which identified the potential for the lands to supply 190 new residential units within the next ten years and potentially 700 residential units in the future.

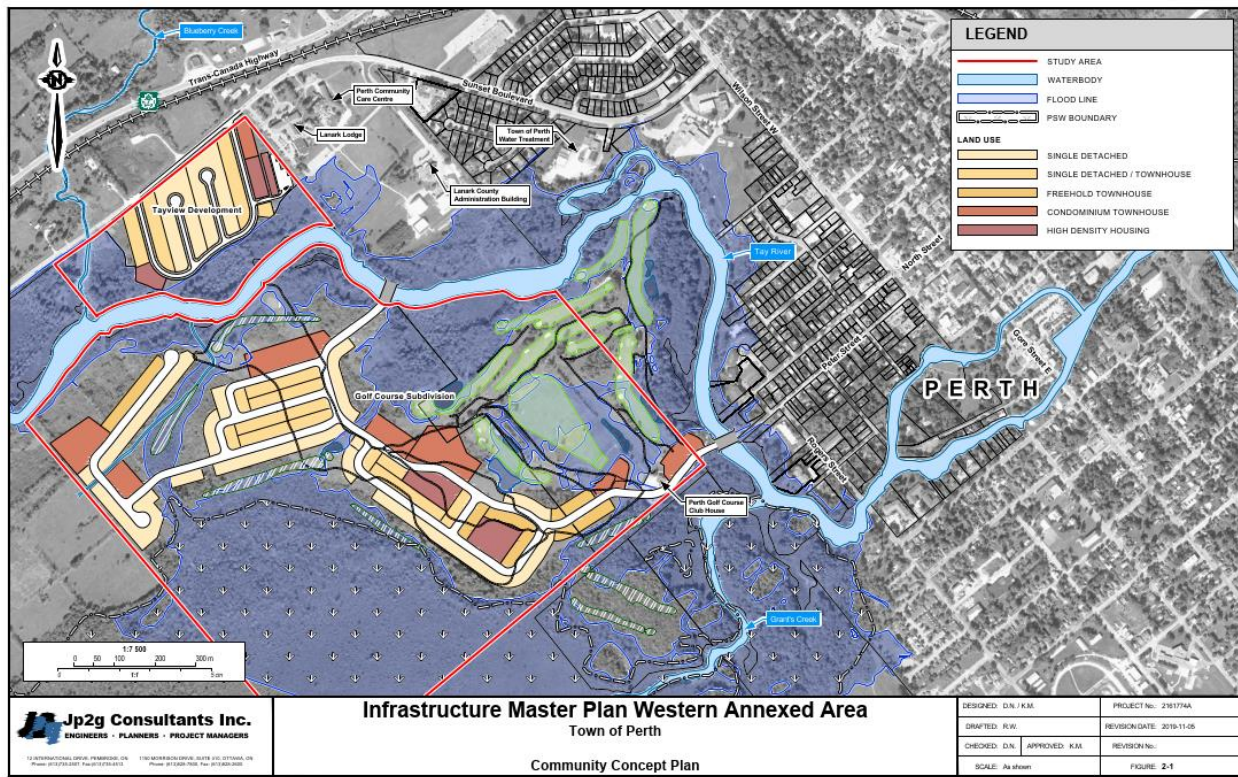


Figure 3-1: Western Annexed Area Community Concept Plan

The proposed Caivan subdivision will be built over two (2) overall phases that may be further subdivided. It will include 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-hectare (4 acre) park, a stormwater management facility, and a pumping station. Phase 2 will comprise of 500 to 700 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 measuring about 0.69 hectares (1.7 acres) and 1.08 hectares (2.7 acres), and two (2) stormwater management facilities. At full build out, there will be 900 to 1,000 single-detached and townhouse dwelling units.

The concept plan in Figure 3-2 is generally in keeping with the scale of development envisioned and planned for in the Town of Perth’s Infrastructure Master Plan. The Draft Plan of Subdivision in **Figure 3-2** follows the concept plan.



Figure 3-2: Concept Plan, Urban Design Brief, NAK Design Strategies, April 2022

3.1.1 SUPPORTING DOWNTOWN PERTH

The proposed development supports and strengthens the existing commercial centre of the Town of Perth by introducing new residents within walking distance of Peter Street, which will connect the proposed development to Downtown Perth. The additional 900 to 1,000 residential dwelling units will result in approximately 2,250 to 2,500 new residents (based on a PPU of 2.5) within proximity of Downtown Perth. No commercial/retail uses have been proposed as part of the development so as not to detract from the vibrancy of downtown businesses.

3.1.2 BOUNDARY ADJUSTMENT

The Town's OPA 16 was approved and implemented by By-law No. 3304-16. The effect of OPA 16 was to expand the Town's urban settlement boundary to accommodate future growth and development. The Western Annex Lands, which include the site, were brought into the urban settlement boundary and designated Residential, Special Study Area, Environmental Protection, and Parks and Open Space as shown on **Figure 4-1**.

Notwithstanding By-law No. 3304-16, the land area designated Residential does not appear to follow any topographical or physical feature delineation. Based on the policy analysis of the County's SCOP and the Town's OP as presented in **Appendix A**, the proposed minor boundary adjustment as illustrated in **Figure 3-4** modifies the area designated Residential by adding 5.7 hectares (14 acres) and removing 5.4 hectares (13.4 acres) of land. Overall, the size of the area designated Residential will remain similar. The minor boundary adjustment will align better with the development limits of Phase 1 as determined through technical studies

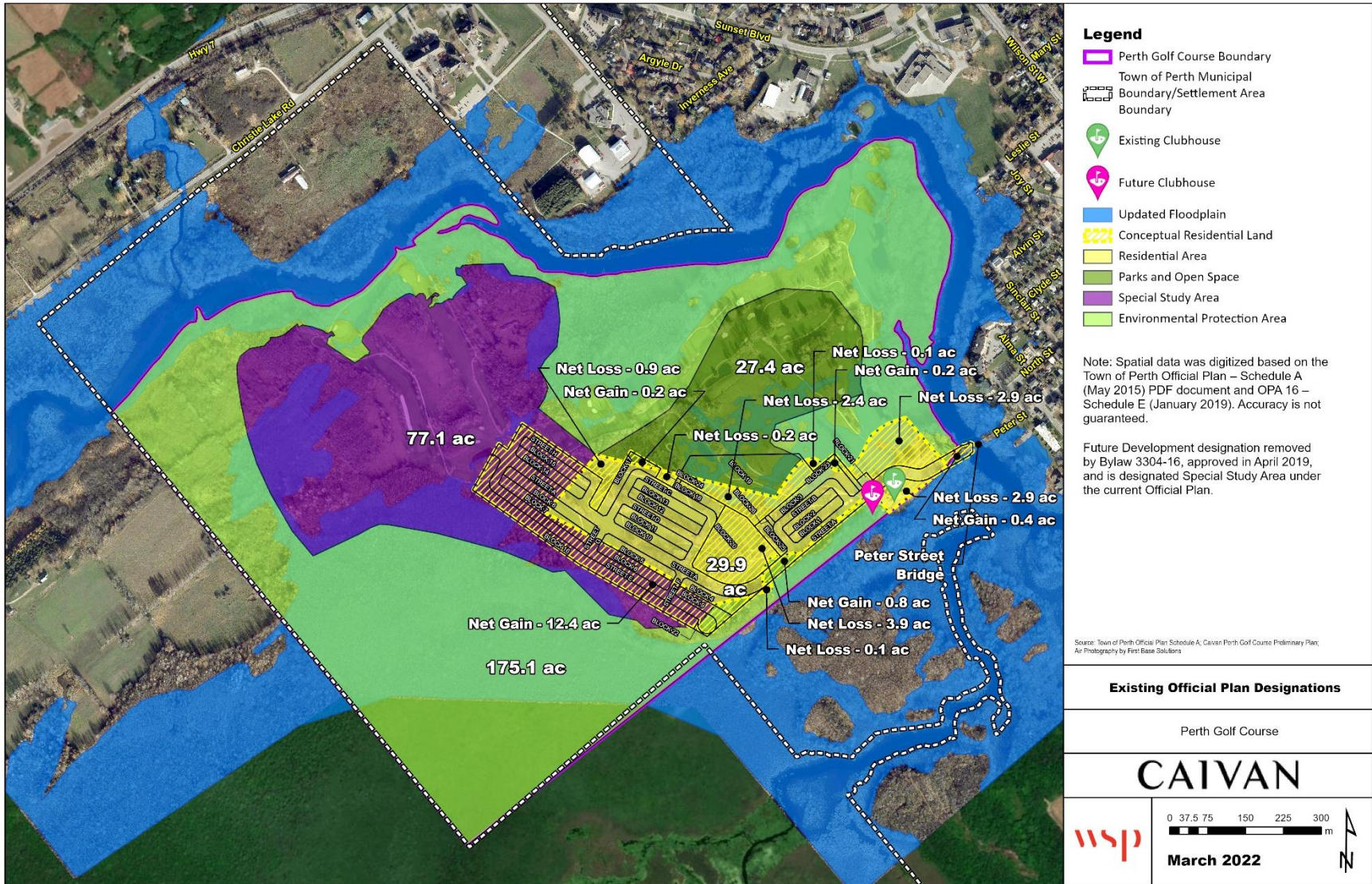


Figure 3-4: Residential Designated Lands Boundary Adjustment

4 POLICY AND REGULATORY FRAMEWORK

This section describes the local planning frameworks applicable, or relevant, to the proposed development of the site, including the Provincial Policy Statement (2020), the County of Lanark Sustainable Communities Official Plan (2012), the Town of Perth Official Plan (April 2019) and the Town of Perth Zoning Bylaw No. 3358.

4.1 PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the PPS sets the policy foundation for regulating development and use of land.

The Provincial Policy Statement seeks to strike a balance between the province’s economic, social and environmental interests by:

- Promoting cost-effective development patterns that stimulate economic growth;
- Protecting resources for their economic use and/or environmental benefits; and
- Directing development away from areas where there is a risk to public health and safety or of property damage.

Part IV: Vision for Ontario’s Land Use Planning System identifies that healthy, liveable and sustained communities are sustained by promoting efficient development, cost effective land use patterns and development standards, accommodating an appropriate range of mix of uses to meet long term needs, and focusing growth within settlement areas and away from significant or sensitive resources and areas, which may pose a risk to public health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns includes policies to sustain healthy, livable, resilient and safe communities. Section 1.1.3.1 directs that settlement areas shall be the focus of growth and development, as that their vitality and regeneration shall be promoted. Policy 1.1.3.2 (a) states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

1. “efficiently use land and resources;
2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
3. minimize negative impacts to air quality and climate change;
4. support active transportation;
5. Are transit-supportive, where transit is planned, exists or may be developed”.

In addition, Policy 1.4.1 identifies that planning authorities provide an appropriate range and mix of housing types and densities to meet the project requirements of current and future residents.

Policy 1.5.1 (a) states that healthy, active communities should be promoted by “planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity”. Additionally, Policy 1.5.1 (b) provides direction for the planning and provision for a range and equitable distribution of publicly accessible built and natural setting for recreation, including parklands, public spaces, open space areas, trails and linkages, and water-

based resources where practical. Policy 1.5.1 also ensures that impacts to other protected areas and conservation reserves are minimized.

Policies under 1.6.6 Sewage, Water and Stormwater state that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas (Policy 1.6.6.2). Planning for sewage and water services are to “direct and accommodate expected growth that supports the efficient use of existing municipal waste and water services.

Transportation focused policies state that transportation and land use considerations are to be integrated into all stages of the planning process (Policy 1.6.7.5) and that the land use pattern, density and mix of uses proposed should minimize the length and number of vehicle trips while supporting current and future use of transit and active transportation (Policy 1.6.7.6).

Policy 1.7.1 d) speaks to “maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets”. The site is about 500 m from the Town of Perth’s downtown as delineated by the Central Area District designation in its Official Plan. The introduction of new residents within walking distance of downtown will support its economic prosperity.

As demonstrated by the Environmental Impact Statement prepared in support of the subdivision proposal and which is summarized in **Section 5.3** of this report, any negative impacts on significant wetlands, woodlands, and wildlife habitat will be mitigated in accordance with the policies of Section 2.1 of the PPS.

Consistent with policy 2.2.1, the water resources systems on site have been studied and described in the Water Budget and Groundwater Analysis, Headwater Drainage Features Assessment, and Hydrogeological Investigation. In addition, the Function Servicing Report has ensured that “stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.” (2.2.1 i).

Section 2.6 of the PPS requires the conservation of significant cultural heritage landscapes and significant archeological resources. A Heritage Impact Assessment (HIA), March 23, 2022 prepared by WSP and Stage 1 and 2 Archeological Assessment, August 31, 2010 prepared by Past Recovery Archeological Services were completed for the site and informed the concept plan. The HIA determined that nine (9) of the golf course holes do have heritage value, which will be incorporated into the development. As part of a future phase of the development, a Stage 3 Archeological Assessment will be conducted to further study an area of archeological potential near the Tay River.

Section 3.1 of the PPS speaks to natural hazards, such as flooding and erosion impacts on lands adjacent to a river as is the case with the site and its proximity to the Tay River. As described in the Preliminary Environmental Impact Study, April 12, 2022 prepared by Kilgour & Associates Ltd. and summarized in **Section 5.3**, the proposed setbacks from the Tay River conform to the required 30-metre setbacks established by the Town of Perth and the Infrastructure Master Plan. In addition, J.F Sabourin and Associates Inc. (JFSA) refined the boundary of the floodplain on site by applying additional topographic data to the Rideau Valley Conservation Authority’s 2013 floodplain model. The results of this work were summarized in a memo to Caivan titled Perth Golf Course Floodplain Alterations and dated March 21, 2022.

The proposed development is consistent with the Provincial Policy Statement, 2020. The proposal is to provide residential development within a settlement area, utilizing land and existing infrastructure efficiently, and protecting natural heritage features.

The proposed development will be serviced by municipal sewage and water services as planned for in the Town of Perth’s Council adopted Infrastructure Master Plan, 2019.

4.2 COUNTY OF LANARK SUSTAINABLE COMMUNITIES OFFICIAL PLAN (SCOP), JUNE 27, 2012

The Lanark County Sustainable Communities Official Plan (SCOP) provides a land use planning framework for the County of Lanark and was developed to recognize and emphasize local municipal land use planning priorities within a broader framework of County sustainability. The SCOP provides for the implementation of land use policies through a “plan regionally, act locally” lens and empowers and supports local land use planning responsibilities.

The SCOP identifies Settlement Areas on Schedule A – Land Use and reflects the Settlement Area as established in local municipal Official Plans. As previously described, the site is located on lands which were annexed by the Town of Perth in 2009. Following annexation of the site and other lands by the Town of Perth, the Town initiated an amendment to the SCOP to include all lands within the new municipal limit of the Town of Perth. The SCOP designates the site as Settlement Area on Schedule A – Land Use.

The objectives of the Settlement Area designation described in Section 2.6.1 of the SCOP:

1. To ensure the provision of an adequate supply of residential land;
2. To provide for a range and mix of low, medium and high density housing types in accordance with servicing capacities;
3. To provide for neighbourhood facilities and amenities which are appropriate to a residential living environment;
4. To ensure the provision of roads and other municipal services necessary to the development of functional neighbourhood areas;
5. To provide for mixed use communities with appropriate commercial, institutional and employment uses.

The proposed development conforms to the overall direction of the Lanark County SCOP, as it provides a range and mix of housing types with the necessary municipal services and neighbourhood amenities, such as parks and open space.

4.3 TOWN OF PERTH OFFICIAL PLAN, APRIL 16, 2019

The Town of Perth Official Plan (OP) provides the planning policy framework for evaluating the appropriateness of a proposed development at a Town-wide level as well as in relation to the specific sites. The Official Plan was approved on April 16, 2019 last consolidated in September 2019.

Section 1.2 – Development Strategy in the Town’s Official Plan provides a high-level decision-making framework for land use and development in the Town over the next 15 to 20 years.

Policy 1.2.1

To provide for a compact and energy efficient land use pattern that optimizes the use of available infrastructure (roads, water, sewer, waste disposal) and public service facilities (schools, hospitals, recreation and cultural facilities, fire and police) and which utilizes densities and development standards which are cost effective.

- **Policy 1.2.4** - To achieve an appropriate supply of housing, the Town's housing strategy is to provide an adequate and continuous inventory of serviced land for the development of a full range of housing types and densities; to set out specific targets for affordable housing; and to use a portfolio of planning tools to facilitate residential development (e.g., community improvement alternate development standards, zoning, intensification);
- **Policy 1.2.5** - To sustain lifestyles and activities commensurate with a 'small town atmosphere' while providing opportunities for community development; and
- **Policy 1.2.7** - To conserve the attributes of the natural physical environment such as wetlands, wildlife communities, trees and vegetation, to conserve the water quality of surface and groundwater systems and to maintain river corridors in their natural state wherever possible.

The proposed development supports the Town's Official Plan strategic development policies by providing residential development and an efficient use of existing and planned community infrastructure. The proposed development contributes to a range of housing types and densities in the Town of Perth, and responds to and maintains the natural landscape of the Perth Golf Course, the Tay River and Grants Creek Wetland.

4.3.1 LAND USE DESIGNATIONS

As per By-law 3304-16, the site is designated Residential Area, Special Study Area, Parks and Open Space, and Environmental Protection Area as illustrated in **Figure 4-1**. The land areas for each of the designations are as follows:

- Residential Area: 12.1 hectares (29.9 acres)
- Special Study Area: 31.2 hectares (77.1 acres)
- Parks and Open Space: 11.1 hectares (27.4 acres)
- Environmental Protection Area: 70.9 hectares (175.1 acres)

The portion of the site proposed as Phase 1 of the development plan, and the subject of the draft plan of subdivision application, falls primarily within the area designated Residential Area. Future phases of the proposed development would be located on lands designated as Special Study Area.

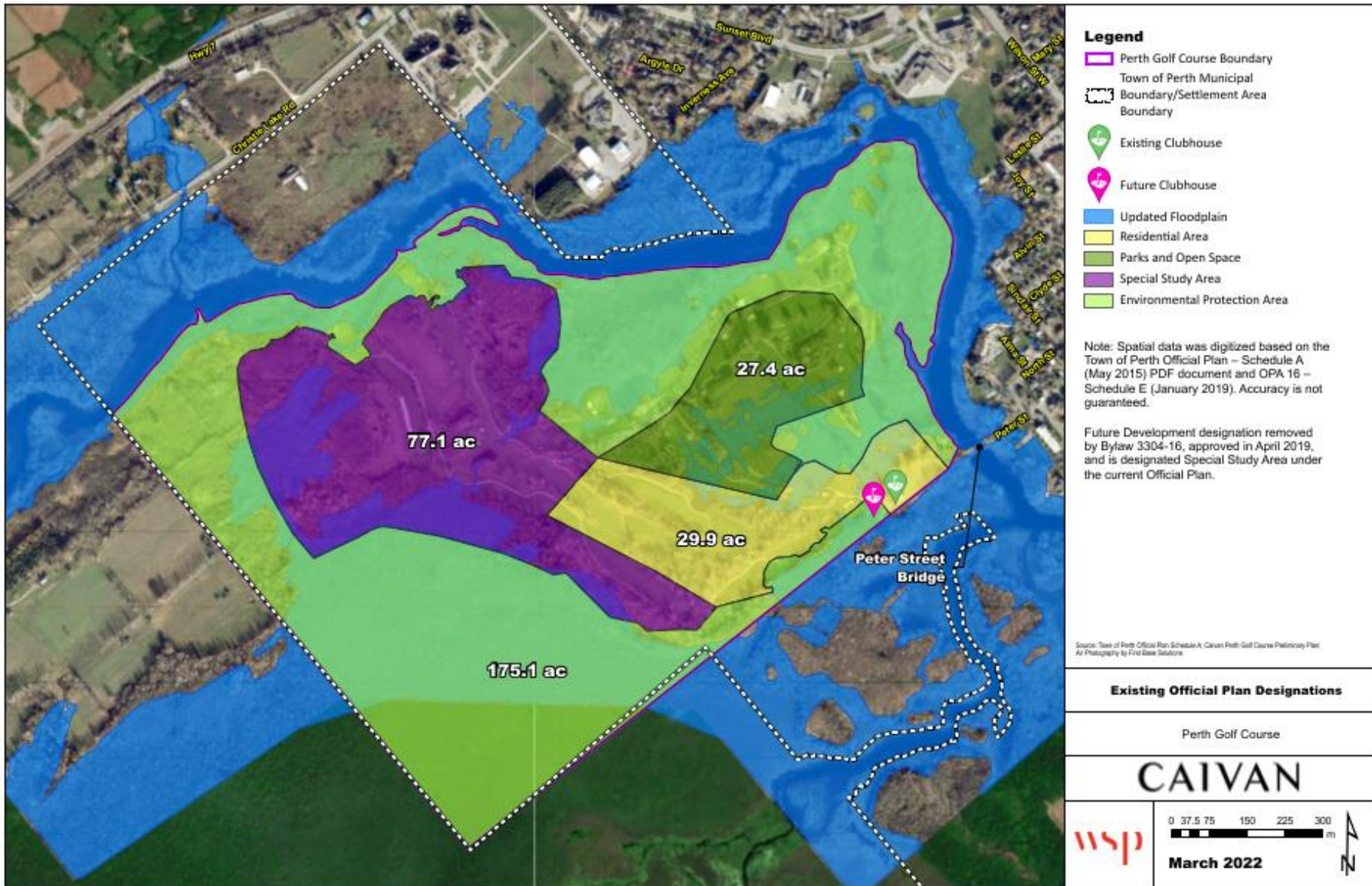


Figure 4-1: Town of Perth Official Plan, Schedule A - Land Use Designations

RESIDENTIAL AREA

The Residential Area designation is intended “to provide for an adequate and continuous supply of serviced land for the development of an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents” (Section 8.1.2).

Further, the objectives for lands designated as Residential Area are that they are to be fully serviced, compact and energy efficient, and generally ground-related in nature. The built form, massing and profile in Residential Areas should be compatible and/or appropriately transition between existing housing, non-residential and new residential. Development in Residential Areas should facilitate the provision of convenient and appropriately located neighbourhood-servicing land uses. (Section 8.1.3.1)

The following uses are permitted in the Residential Area designation (Section 8.1.3.2):

1. “An appropriate range and mix of housing types and densities sufficient to meet freehold and rental markets and consistent with the Residential Design Principles of this Plan will be permitted. Medium and high density housing types, notably apartments, should be designed to include a mix of bachelor, one, two and three bedroom units. Accessory apartments or second units in low density housing will be permitted where residential design and zoning standards are met. Special needs housing (see Section 8.1.3.11) such as: student housing, group homes, garden suites and crisis housing is also permitted.

Parking structures, recreational structures, utility and waste receptacles accessory to medium and high density residential uses.

2. Parks, open space and natural areas.
3. Neighbourhood-serving uses such as places of worship, limited local commercial services and public service and institutional facilities including cemeteries and long-term care homes appropriate to the neighbourhood.
4. Home Based Businesses.”

Residential Area objective 8.1.3.1 g) directs development west of the Tay River, which specifically includes the Perth Golf Course, to also meet the policies of the New Residential Area designation, specifically Sections 8.1.4.2 through 8.1.4.5.

Section 8.1.4.2 – Development Concept states that:

- a) “The New Residential Area is anticipated to meet the mid to long-term growth and settlement needs of the Town. The intended land use pattern will be predominantly residential but will include an appropriate mix of public service facilities and neighbourhood-serving commercial uses essential to a well planned residential community and will also seek to retain and support redevelopment of existing land uses, particularly the Perth Golf Course. The mix of housing types and densities will be designed to meet the projected requirements of future residents and which are consistent with the housing policies of this Plan. Development may only proceed where the necessary urban infrastructure can be provided and adequate capacity is available, notably municipal (piped) water and sanitary sewer. Development will be designed to conserve the attributes of the natural environment and will avoid hazardous sites.
- b) The Town may consider approval of development in the New Residential Area in advance of the build-out of other areas of the Town; however, the proponent must demonstrate that the proposed development is comprehensively planned, is cost-effective, efficient, sustainable, and can be integrated with the projected growth needs of the Town.”

Sections 8.1.4.3 to 8.1.4.5 provide policy guidance on the range of permitted uses within the New Residential Area, and servicing and access constraints. Specifically, 8.1.4.3 requires that development proceed in a manner consistent with the Residential Area policies, above, except that increased levels of medium and high density housing may be permitted.

Section 8.1.4.2 states that:

- a) “Development within this designation shall proceed consistent with the permitted uses and the policies for the Residential Designation as per Section 8.1.3 of this Plan except that the mix/ratio of housing density forms may involve increased levels of medium and high density housing types in circumstances where significant portions of the development property are not suitable for development by virtue of flood plain or natural heritage or environmental constraints. Retention and redevelopment of the existing golf course and the continuation and development of commercial uses typically associated with a golf course will also be contemplated in this designation.
- b) The subdivision of land, construction of new buildings and/ or significant expansion of existing buildings within this designation will only be permitted when the Town has established or recovered adequate residual capacity to service such development (Servicing Capacity Study).”

Section 8.1.4.4 requires that all development be connected to municipal services and that servicing be provided to all of the developable lands in an efficient, sustainable and cost-effective manner. As a result, development is limited until municipal services are available. This policy directs that the lands be zoned by a zone category that prohibits new uses and/or new development until the extension of municipal services is assured. The site is zoned with a Holding Zone for this reason, as discussed in Subsection 4.4.

Section 8.1.4.5 recognizes that the lands west of the Tay River, designated New Residential Area (or Residential Area, as directed by Section 8.1.3.1 g) currently have inadequate road access to accommodate the safe and efficient movement of people and goods based on the development potential of the land within this designation unless an additional road access is constructed. The number of new residential units is based, in part, by the traffic management capacity of the existing Peter Street bridge and Peter Street corridor without a reduction in the level of service.

“The Zoning amendment should not proceed until such time as a new primary vehicle access corridor has been established either by plan of subdivision, acquisition of a corridor by the Town of Perth or by identification of a specific road corridor in a completed formal Master Plan for the lands annexed to the westerly side of Perth (Section 8.1.4.5 b).”

The proposed development meets the intent of the Residential Area and New Residential Area policies. The proposed housing types and densities are projected to meet the demand of future residents and are consistent with the housing policies of the Official Plan.

The proposed development will be on full municipal services and the requisite additional/secondary road access is planned to service Phase 2 of the proposed development. Development of Phase 1 is limited to the area designated Residential Area and to a number of units that can serviced by the existing capacity of the Peter Street bridge and corridor.

SPECIAL STUDY AREA

The balance of the developable lands on the site are designated Special Study Area. Lands designated Special Study Area are “needed to accommodate future residential and neighbourhood development in years beyond the planning horizon of this Plan.”

Section 8.8.3 (a) states:

“Lands within the Special Study area will be required to accommodate future development at urban densities including: all forms of residential development, neighbourhood commercial uses, institutional and community service uses, and parks and open space uses. Further planning or more detailed infrastructure design work will be required to determine the preferred land use mix and servicing elements for these areas.”

The Infrastructure Master Plan prepared by Jp2g Consultants Inc in 2019 provides the basis for the future redesignation of the Special Study Area lands to Residential Area at the appropriate time, either through the comprehensive Official Plan review process or through a privately initiated OPA application. The Special Study Area lands, proposed as Phase 2 of this development proposal, will meet the intent of the Special Study Area designation and Town policies in general. The necessary infrastructure has been investigated and is planned to accommodate the development proposal at full build out.

Phase 1 and Phase 2 of the proposed development is expected to meet the mid- and long-term growth and settlement needs of the Town of Perth by providing a range and mix of housing to meet the needs of current and future residents, parks, open spaces and community amenities such as the retained portion of Perth Golf Course and its original clubhouse.

The proposed community is directly connected to Downtown Perth via Peter Street, and is within walking distance, supporting the notion that future residents of the proposed community will support and add to the vibrancy of Downtown Perth rather than compete with it by including neighbourhood serving commercial uses.

Phase 1 of the proposed development plan is proposed on lands designated Residential Area, Special Policy Area, Parks and Open Space, and Environmental Protection Area. The minor boundary adjustments would bring the residential and street blocks of Phase 1 of the development into the Residential Area and would permit the logical and efficient development and provision of municipal services. These minor boundary adjustments do not necessitate an Official Plan Amendment.

Phase 2 of the proposed development is within lands designated Special Study Area. The current proposal meets the intent and objectives of the Special Study Area designation and is intended to be accommodated through a future land use redesignation.

4.3.2 HOUSING MIX AND DENSITY

Section 8.1.3.4 (a) in the Town’s OP, provides direction on housing densities and defines what low, medium and high density housing looks like in the Town of Perth. Section 8.1.3.4 (a) states:

Council's policy is to provide for different densities within the following ranges:

1. “Low Density Housing (1-2 dwelling unit types): single detached and two unit housing (semi-detached, duplex, converted) at 15-25 units per gross hectare.
2. Medium Density Housing (3-6 dwelling units): row or town housing, multiplex and small block apartments (6 units) at 25-60 units per gross hectare.
3. High Density Housing (greater than 6 dwelling units): apartments at 60-100 units per gross hectare.”

Table 4-1: Density Calculations for Phase 1

Phase	Gross Residential Hectares	Dwelling Units	Density Calculation	Approximate Units per Gross Residential Hectare
Phase 1	12.1 ha	300-400	300 units/12.1 ha = 25 units/gross residential hectare 400 units/12.1 ha = 33 units/gross residential hectare	25-33

Phase 1 proposes 300 to 400 units at a low-medium density of 25 to 33 units per gross residential hectare. This proposed density is within the ranges of 15-25 and 25-60 units per gross hectare. Therefore, the proposed densities meets the intent of the Official Plan with respect to residential densities.

4.3.3 ROADS

The Official Plan provides minimum design standards for the various classes of municipal roads, including Collector Streets, Local Streets and Laneways.

The Official Plan defines Roads as follows:

Table 4-2: Town of Perth Road Classifications

Road Type	Operational Characteristics	Right of Way Width (m)
Collector Road, typical	Undivided roadway, 2-3 traffic lanes, traffic flows exceeding 4,000 vehicles per day, should include cycling facilities.	<ul style="list-style-type: none"> • 20 to 26 metres • 20 metres if undivided
Local Road, typical	Carry low volumes of traffic at low speeds, provide direct access to abutting properties, can include on-street parking.	<ul style="list-style-type: none"> • 18.5 to 20 metres • up to 22 metres at intersections • 20 metres minimum on roads with average traffic exceeding 500 vehicles per day
Local Road, reduced width	Reduced right-of-way width applies to Local Roads that accommodate no or low volumes of through traffic, or developed in conjunction with rear lanes. In these instances, a reduced right-of-way width may be considered.	<ul style="list-style-type: none"> • Reduced minimum width of 16.75 metres
Laneway	Carry low volumes of traffic at low speed, intended for property access, and are anticipated to remain as private roads.	<ul style="list-style-type: none"> • 6 to 10 metres

The proposed development contains two (2) streets classified as Collector Streets, including the extension of Peter Street and a future street and Tay River crossing at the north end of the site. The cross-section for

a collector street is shown in **Figure 4-2**. The remaining streets are intended to meet the minimum standard of the Local Street as shown in **Figure 4-3** and **Figure 4-4**. Low traffic volume Local Roads with no thoroughfare are proposed at the reduced right-of-way width of 16.75 metres as shown in **Figure 4-4**.

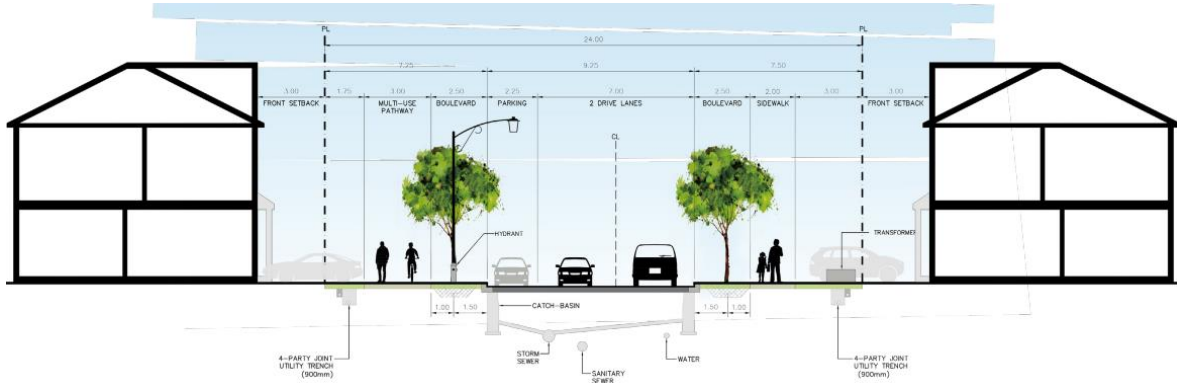


Figure 4-2: 24.0m Collector Street Cross-section

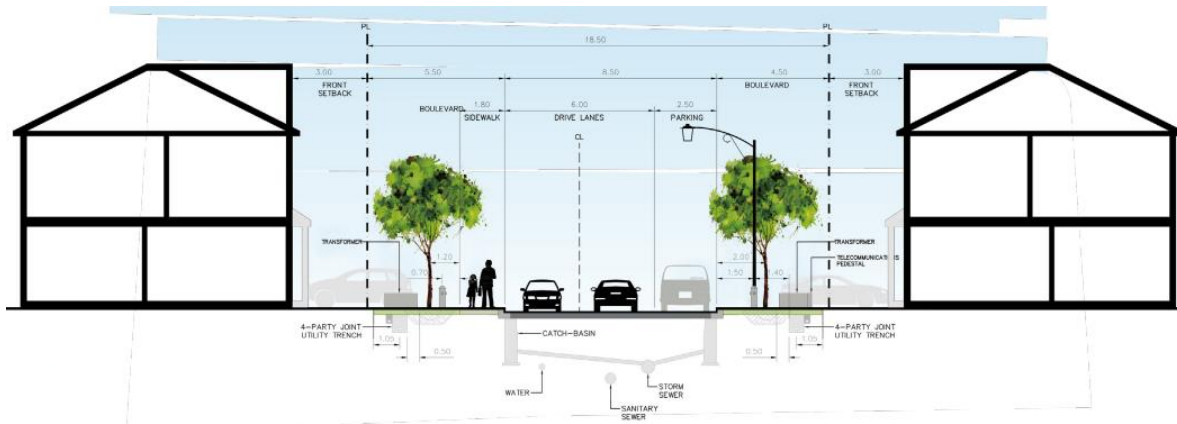


Figure 4-3: 18.5m Local Street Cross-section

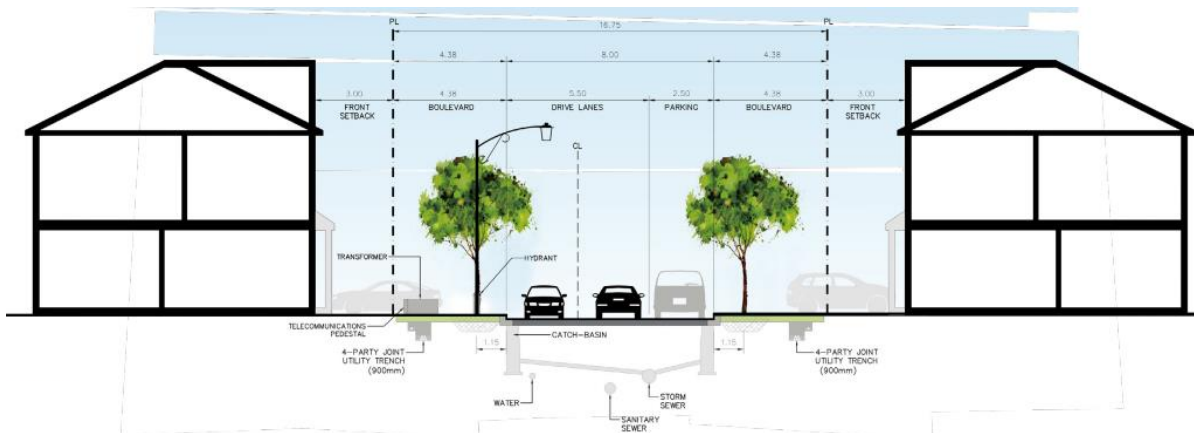


Figure 4-4: 16.75m Local Street Cross-section

The proposed development meets the minimum right-of-way widths as defined by the Official Plan.

5 SUPPORTING TECHNICAL STUDIES

This section provides a summary of the technical studies completed to support the proposed development, which reflect those identified in Table 8-1 of the Infrastructure Master Plan November 2019 as being required to support a subdivision application on the Western Annex lands. For additional details on each technical discipline, refer to the appropriate study, which have been submitted as part of this application.

5.1 URBAN DESIGN BRIEF (NAK DESIGN STRATEGIES, APRIL 12, 2022)

The vision and design of the Western Annex Lands community reflects the objectives of the Town of Perth's Official Plan, the Town of Perth Municipal Transportation Master Plan, the Infrastructure Master Plan, and the Town of Perth, Township of Drummond/North Elmsley, Township of Lanark Highlands, and Tay Valley Township Recreation Master Plan. The development "...will be a liveable, healthy, and sustainable community, inspired by the Town's rich heritage character, providing a diversity of attractive housing options, with connections to established trail networks and the downtown core, integrating with the natural heritage features of the Tay River corridor."

The residential blocks will comprise of single-detached and townhouse dwellings. The local street pattern of the community will be a modified grid interconnected by curvilinear collector streets and an integrated trail and cycling network. There will be a new connection across the Tay River into the community off Christie Lake Road. Every residence will be within a five-minute walk of one of the three community parks and there will be views of the Tay River and natural features throughout.

5.2 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT (GEMTEC CONSULTING ENGINEERS AND SCIENTISTS LIMITED, APRIL 7, 2022)

The Phase One Environmental Site Assessment identified four potentially contaminating activities on and adjacent to the site that included gas tank storage; imported fill; pesticides; and equipment, vehicles, and material used to maintain transportation systems. Completion of a Phase Two Environmental Site Assessment was recommended to further study the risks associated with the widespread application of herbicides and pesticides and the unknown quality of fill.

5.3 PRELIMINARY ENVIRONMENTAL IMPACT STUDY (KILGOUR AND ASSOCIATES LTD., APRIL 12, 2022)

The Preliminary Environmental Impact Study (EIS) assessed the potential impacts of the proposed development on natural heritage features on and adjacent to the site, including habitat for species at risk (SAR), Grants Creek Provincially Significant Wetland, watercourses and fish habitat areas, and habitats that meet the definitions of Significant Wildlife Habitat and Significant Woodlands. In addition, it referred to the preliminary Headwater Drainage Feature Assessment (HDFA) to assess water features.

The site is covered by the open greens and fairways of the existing golf course, deciduous swamp of Grants Creek Provincially Significant Wetland, deciduous forest, cultural meadow, and cultural thicket.

About 26% of the site is golf course and the remaining 74% is mainly natural or naturalizing habitat. There are six surface water features on-site, two of which are permanent waterbodies (Grants Creek and the Tay River) and four of which are unnamed headwater drainage features (Tributary A, B, C, and D).

No provincially and/or nationally listed (SAR) fish species were captured and no critical habitat for aquatic SAR or sensitive spawning habitat were identified. The proposed development would result in the loss of Tributary A and D. The impacts to headwater drainage features and appropriate mitigation measures will be determined when the HDFA has been completed. The proposed setbacks from the Tay River conform to the required 30-metre setbacks established by the Town of Perth and the Infrastructure Master Plan. The impacts of the proposed new bridge over the Tay River are unknown and will be determined at a later time in consultation with the Fisheries and Oceans Canada (DFO) and the Rideau Valley Conservation Authority (RVCA) as required.

The proposed stormwater management facility for Phase 1 includes discharging treated stormwater into Grants Creek Provincially Significant Wetland. An Integrated Hydrological Impact Assessment will be completed to determine how the wetland may be altered by the discharge of treated stormwater into it. Two ponds to be located in the northwestern portion of the site would discharge treated stormwater into the Tay River. It would be managed and treated under permissions from the Ministry of Environment, Conservation and Parks and the RVCA and the DFO as required; as such, it is expected to have no net deleterious effect on water quality or fish habitat.

The Infrastructure Master Plan recommended a minimum 30-metre natural vegetated buffer next to Grants Creek Provincially Significant Wetland. The proposed development provides this buffer in all but two locations. Firstly, along the southern limit of Phase 1 which is an area of existing disturbance by the golf course. Secondly, at the location of a proposed road crossing in the northwestern portion of the development area. The EIS recommends relocating the road.

The development also provides a 30-metre setback from unevaluated wetland except for the northwestern corner of the site along the Tay River. At this location, a 15-metre buffer has been provided, which should protect the wetland functions if it's enhanced through invasive species removal and native species plantings. The proposed bridge would also interact with an unevaluated wetland, so its location should be reconsidered if possible. Otherwise, lost wetland functions should be replicated through wetland creation.

In addition, the development will result in the removal of a Significant Woodland and Significant Wildlife Habitat west of the golf course. The EIS recommends developing a landscape and/or rehabilitation plan to show replacement plantings to compensate for the woodlands being removed.

The following Endangered and Threatened SAR were observed on-site in 2021: Gray Ratsnake, Barn Swallow, Little Brown Bat, Tri-Coloured Bat, and Butternut. Additional field studies are planned for Spring 2022. Four types of Significant Wildlife Habitat exist on the site: Woodland Amphibian Breeding Habitat, Wetland Amphibian Breeding Habitat, Woodland Area-sensitive Bird Breeding Habitat, and Habitat for Special Concern Species. The removal of the woodland and alterations to wetlands will impact these habitats; however, more suitable locations for these habitats exist elsewhere on site, such as in Grants Creek Provincially Significant Wetland and along the Tay River.

5.4 HYDROLOGICAL INVESTIGATION (GEMTEC CONSULTING ENGINEERS AND SCIENTISTS LIMITED, APRIL 11, 2022)

The topography of the site is varied with prominent knolls rising four to six metres above low-lying areas. Surface water on the north half of the site drains into the Tay River while surface water on the south half drains into the Grants Creek Wetland. The subsurface conditions of the site consist of topsoil or peat (wetland), stiff silty clay, overlying silty sand and gravel with cobbles and boulders (glacial till), above bedrock. Groundwater levels range from 0 to 4.0 metres below ground surface. The lowest groundwater elevation is near the southeastern portion of the site near the Grants Creek Wetland. Most of the water in the wetland is likely from surface rather than groundwater. The development is not expected to impact neighbouring wells. The closest one is 200 metres from the site and the development will be municipally serviced. The infiltration potential of the site is limited because of the subsurface's silty clay and glacial till makeup and a high water table. The development is not expected to affect the groundwater recharge to the wetland. Dewatering during construction is not anticipated to cause significant adverse impacts. Groundwater quality meets the Town of Perth Storm Sewer Use By-law No. 4819 except for manganese.

5.5 GEOTECHNICAL INVESTIGATION (GEMTEC CONSULTING ENGINEERS AND SCIENTISTS LIMITED, APRIL 4, 2022)

The site is underlain by native deposits of weathered silty clay crust, silty sand, and glacial till over shallow Precambrian bedrock ranging between 0 and 3 metres in depth. There are no grade raise restrictions. Excavating above groundwater should not present constraints but excavation below groundwater level could. Groundwater inflow should be controlled by pumping from filtered sumps, which is not expected to have any significant effect on nearby structures and services. The silty clay deposits are sensitive to disturbance so care should be taken during excavation and a hydraulic shovel used. In areas of wet sandy soils, it may be necessary to place a non-woven geotextile below the engineered fill to prevent subgrade disturbance. The water taking at the site is expected to exceed 400,000 litres per day; therefore, a Category 3 Permit to Take Water will be required. Seepage barriers should be installed along the service trenches.

5.6 PRELIMINARY FUNCTIONAL SERVICING REPORT (DAVID SCHAEFFER ENGINEERING LTD., APRIL 2022)

The proposed development will be serviced by a new internal network of 150mm, 200mm, and 300mm diameter watermains designed in accordance with the Town of Perth Infrastructure Master Plan. Additionally, it will be serviced by a network of gravity sanitary mains, which will feed into a new wastewater pump station located west of the Tay River. The new pump station will outlet to existing trunk sewers on Rogers Road at Jessie Drive. The receiving sewers have sufficient capacity to accommodate the full buildout of the subdivision. Finally, the development will be serviced by an internal gravity storm sewer system. Three stormwater management ponds will be built, two of which will outlet to the wetlands and one directly to the Tay River downstream of the water plant. Stormwater will be controlled for quality and quantity before being released into the Tay River and Grants Creek Wetland. Predevelopment peak flows will be maintained and Low Impact Development measures will be implemented upstream of end of pipe treatment facilities to provide quality control. Erosion and sediment

controls will be implemented prior to any site alteration and development and will be maintained during construction. Silt fencing, catchbasin inserts, and mud mats will be installed.

5.7 TRANSPORTATION REVIEW (CGH TRANSPORTATION, APRIL 2022)

Consistent with the Infrastructure Master Plan, access to the development is proposed to be by way of the existing Peter Street Bridge and a proposed bridge across the Tay River connecting to Sunset Boulevard. The subdivision layout is functionally similar to the Infrastructure Master Plan concept with a collector road through the subdivision and between the two bridge accesses. The development is forecast to generate 576 total AM and 722 total PM peak hour two-way auto trips, which is 111 two-way AM and 184 two-way PM additional trips than the Infrastructure Master Plan had contemplated. Operational constraints were noted on the northbound through/left movement at the intersection of Wilson Street West and Highway 7, and higher delays than previously modeled were noted on the eastbound left/through movement, northbound left movement, and southbound through movement at the intersection of Wilson Street West at Sunset Boulevard/Harris Street South. The development includes active mode connections and many destinations are within walking distance of the site, so personal auto travel may be lower than forecast.

5.8 HERITAGE IMPACT ASSESSMENT (WSP, MARCH 23, 2022)

The site is not listed on the Town of Perth's Municipal Heritage Register under Section 27 (1.2) of the Ontario Heritage Act (OHA), nor is it designated under Part IV or Part V of the OHA. The site was evaluated using the criteria of Ontario Regulation 9/06 and determined to possess cultural heritage value or interest as it is one of Canada's oldest golf courses, an important institution in the local community, and supporting the context of the area. The development will have minor impacts to the Perth Golf Course's identified heritage attributes. The Heritage Impact Assessment recommends maintaining the existing trees and foliage between the front nine holes of the golf course and the subdivision and installing plaques outlining the history of the Perth Golf Course and identifying holes #1, #8, and #9 as the original holes dating back to 1890.

5.9 STAGE 1 AND 2 ARCHAEOLOGICAL ASSESSMENT (PAST RECOVERY ARCHAEOLOGICAL SERVICES, AUGUST 31, 2010)

Historic records indicated that part of the site was the location of the Magnus Flett farmstead between 1820 and 1866. The remainder of the site was mostly used for pasture in the nineteenth century. The Matheson cheese factory was built in 1882 and the Link O'Tay Golf and Country Club was built between 1890 and 1921. Because of these findings, the site was determined to have high archaeological potential and a Stage 2 assessment involving test pits was conducted. Various artifacts were found associated with the Flett farmstead. As such, a Stage 3 archaeological assessment is required to further study two clusters of test pits near the Tay River before the site is developed.

6 SUMMARY OF OPINION

It is the professional opinion of WSP that the proposed Caivan (Perth GC) Limited Western Annex Lands community represents good land use planning and is appropriate for the site for the following reasons:

- The proposed development supports and is consistent with the Provincial Policy Statement.
- The proposed development conforms to the strategic directions and policies of the Official Plan. Caivan (Perth GC) Limited proposes to provide a range of housing forms and densities that are in keeping with and complements the existing urban character and scale; to provide infrastructure that is integrated with the planned development; to provide parks and open space; to enhance the natural environment; and, to provide access to community facilities and services.

Under Section 51(24) of the Planning Act, there are 13 criteria when considering a draft plan of subdivision and consents:

- a) “the effect of development of the proposed subdivision on matters of provincial interest”:
 - The proposed subdivision will not negatively effect, and is supportive of, provincial interest. As previously noted in this Planning Rationale, the proposed Draft Plan of Subdivision is consistent with the PPS.
- b) “where the proposed subdivision is premature or in the public interest”:
 - The proposed subdivision is in the public interest as it will provide diverse and appropriate housing options for residents of the Town of Perth. The proposed development will complement the existing surrounding community by introducing new and compatible housing forms. The proposed development will support the continued desirability of downtown Perth as a destination and will fulfill the Town of Perth’s Growth Strategy as outlined in the local and County OPs and IMP.
- c) “whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any”:
 - As previously noted in this Report, Phase 1 of the proposed development conforms to the Official Plan. Phase 2 of the proposed development, in the fullness of time, conform with the intent of the Official Plan and the processes required to permit development. The design and scale of the proposed development is intended to complete and complement the adjacent communities.
- d) “the suitability of the land for the purposes for which it is to be subdivided”:
 - As previously noted in this Report and through the findings of the supporting studies, the land is suitable for the subdivision and development of Phase 1 and Phase 2 of the proposed residential community.
- d.1) “if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing”:
 - No below-market rate affordable housing is proposed to be provided through the proposed development.
- e) “the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them”:

- The proposed road network is designed to be safe for pedestrians, cyclists, and motorists. The modified grid network and hierarchy of streets ensure easy orientation throughout the community as well as pedestrian-oriented scale and permeability. One (1) new road connections are proposed cross the Tay River at the north end of the site. Supporting studies, specifically the Transportation Review prepared by CGH Transportation and submitted under a separate cover, include detailed information about the road network, and their adequacy within the proposed subdivision and the surrounding network at both the Phase 1 and Phase 2 or full build out scenarios.
- f) “the dimensions and shapes of the proposed lots”:
- Range from 10.7- to 15.24-metre wide for singles and 6.1- to 7.6-foot for towns configured in a variety of arrangements
- g) “the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land”:
- None
- h) “conservation of natural resources and flood control”:
- The Preliminary Environmental Site Assessment undertaken in support of the development identified some natural resources on the subject lands that require conservation. The lands are not located in a flood zone.
- i) “the adequacy of utilities and municipal services”:
- Municipal services are required to be constructed in order to service the proposed community. Details regarding the provision of utilities and municipal services have been submitted with the applications under a separate cover.
- j) “the adequacy of school sites”:
- No school sites are proposed within the draft plan of subdivision area.
- k) “the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes”:
- Future residents of the proposed community will benefit from the existing and retained Perth Golf Course, proposed trail network and natural heritage areas. Caivan (Perth GC) Limited is proposing three (3) neighbourhood parks, ranging in size from 0.69 ha to 1.14 ha for a total of 2.91 ha.
- l) “the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy”:
- The density of the proposed community and range of lot size and variety of housing typologies (including townhomes) optimizes the available land supply.

“the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act”:

- Site Plan Control does not apply to this application.

The proposed Draft Plan of Subdivision meets the applicable criteria under Section 51(24) of the Planning Act.

In conclusion, the proposed Draft Plan of Subdivision application to support the proposed Western Annex Lands community represents good planning and is in the public interest.

Please feel free to contact me at Nadia.De-Santi@wsp.com or at (613) 690-1114 if you have any questions or require additional information.

Yours truly,



Nadia De Santi, MCIP, RPP

Practice Lead



Justyna Garbos, MCIP, RPP

Senior Planner

MEMO

To	Julie Stewart (County of Lanark), Tracy Zander (Town of Perth)
From	Nadia De Santi and Kyle Larmour (WSP)
CC	Hugo Lalonde (Caivan Communities)
Project	211-13564-00 – Perth Golf Course
Date	February 11, 2022
Subject	Official Plan Policy Review and Analysis re: Boundary Adjustments

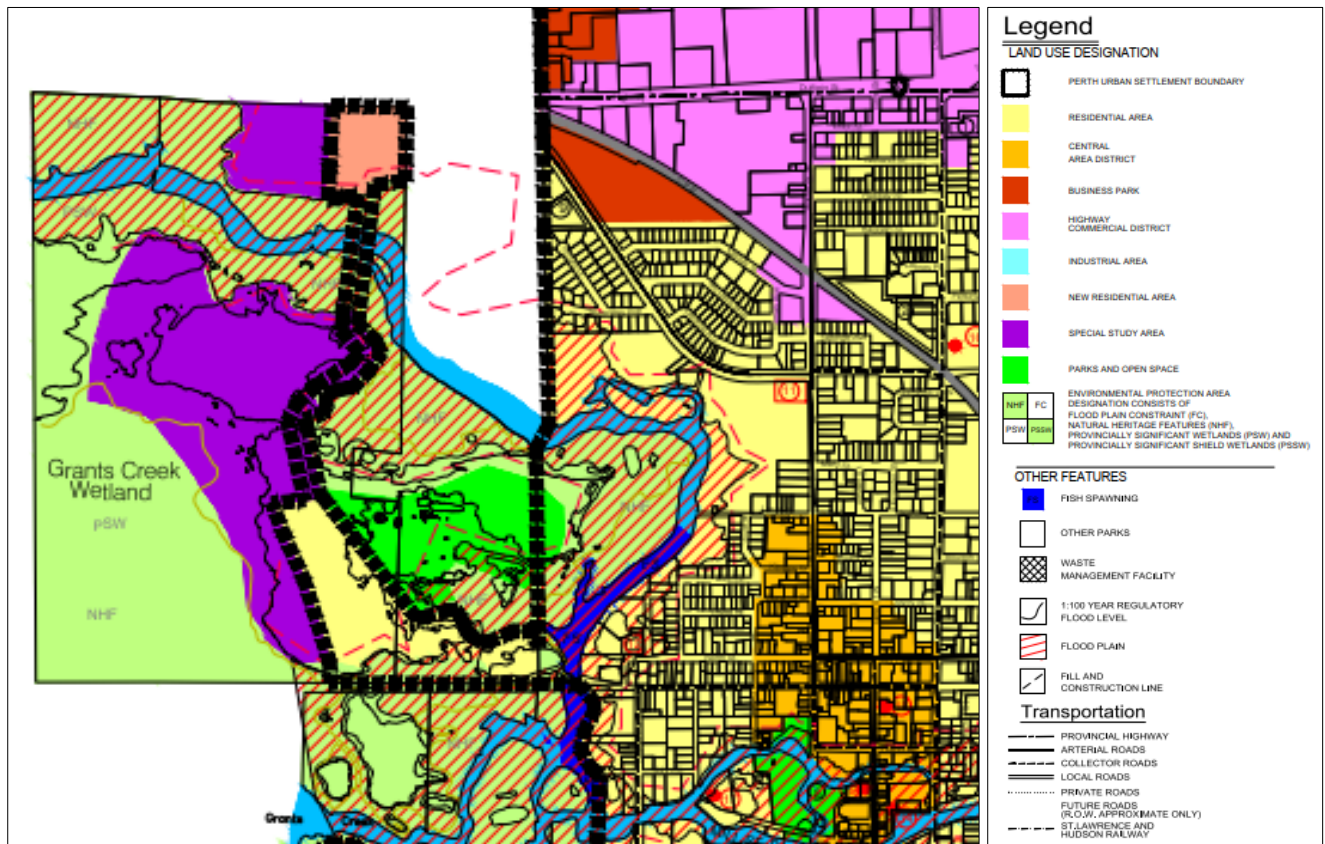
The purpose of this memo is to provide an overview of the land use planning policy context and history, as well as seek to clarify that:

- (1) the subject lands are in the Settlement Area boundary,
- (2) the subject lands designated as Residential Area, Future Development Area, Parks and Open Space, and Environmental Protection as a result of OPA 16, and
- (3) the designation boundaries are correct or logical in that they are following roads or physical features.

1. Town of Perth Official Plan Amendment 14

- **Adopted September 9, 2014**, as a result of the 5-year review of the Official Plan (May 2000).
- **OPA 14 included a modified settlement area boundary that reflects the high growth scenario which added and removed lands from the Urban Settlement Area to achieve the Town’s development objectives.** Policy modifications included **changing the Future Urban Service Area designation to a Special Study Area and included policies for lands designated Special Study Area outside the Urban Settlement Area.**
- **New Schedule A: New Residential Area designation was reduced in size and the Residential Area designation was applied to a portion of the Golf Course lands.**

Figure 0-1 Town of Perth Official Plan - Schedule A Land Use Designations (May 2015)



2. Lanark County Sustainable Communities Official Plan (SCOP), 2012

Official Plan Amendment 4

- **On January 13, 2016**, Lanark County issued a Notice of Decision advising that **Official Plan Amendment 4** to the SCOP (“County OPA 4”) was adopted by County Council. The effect of County OPA 4 was to change Schedule A – Land Use Designations to relocate the municipal boundary of the Town of Perth following the Western Annexation and to redistribute the Settlement Area within the municipal boundary to reflect the “Minutes of Settlement”, as shown in Figure 0-2.
- Due to the reorganization of the Ontario Land Tribunal’s website (formerly the Ontario Municipal Board), it is difficult to find the Minutes of Settlement that are referred to in the County’s Notice of Decision.

Official Plan Amendment 8 and 9

- **On July 12, 2019**, Lanark County approved County OPA 8, County OPA 9 and Town of Perth OPA 16. The amendments were processed concurrently, and approval of County OPA 9 and Town of Perth OPA 16 were contingent on the adoption and approval of the concurrent County OPA 8. The amendments to the Lanark County SCOP (County OPA 8 and 9) ensure that the amendment to the Town of Perth OP (OPA 16), conforms to the SCOP.

- **The purpose of County OPA 8 was to update the population projections to the year 2038 and distribute population to lower tier municipalities.** An overall Lanark County population projection of 96,443, with the Town of Perth being allocated 8,085 people.
- **The purpose of County OPA 9 and Town of Perth OPA 16 was to redesignate lands within the municipal boundary of the Town of Perth to “Settlement Area” on Schedule A to the SCOP, and to modify the policy text and identify additional lands to be designated “Residential” and to designate certain lands “Future Development” on Schedule A to the Town OP, shown in Figure 0-3.**

Excerpts from the County of Lanark SCOP:

- Lanark SCOP Settlement Boundary Expansion policies are below:

2.4 Settlement Area Boundary Expansions

2.4.1 Information Requirements

When considering expansions to a Settlement Area boundary which would increase the total development potential of the community in question, the local Council shall require sufficient information to allow for a comprehensive review of the proposed expansion and the following studies shall be required in support of the Official Plan Amendment: demographic projections, pursuant to section 1.1, which demonstrates the need for settlement area expansions to accommodate growth;

1. an analysis of the alternatives to settlement area expansion including intensification and redevelopment and an inventory of existing vacant lots of record within the settlement area;
2. a study which establishes water, waste water and stormwater servicing requirements on the basis of reviewed population projections and which examines municipal financial impacts and environmental impacts which would result from the proposed expansion. If private or communal water and waste water treatment services are proposed, a study will also be required to determine the capability of the soils to support the safe and long-term use of these systems and to confirm that there is a supply of water of sufficient quality and quantity to support the increase in development capacity without adversely affecting existing development in the community;
3. the expansion complies with the requirements of the MDS formulae. Settlement Area boundaries will be expanded only where existing designated settlement areas in the municipality do not have sufficient land supply to accommodate the growth projected for the municipality. Expansions into prime agricultural areas are permitted only where there are no reasonable alternatives which avoid prime agricultural areas and there are no reasonable alternatives with lower priority agricultural lands in the prime agricultural area. The expansion of a Settlement Area or the creation of a new settlement area shall require an amendment to this Plan. The need to undertake a comprehensive review to expand the boundaries of a settlement area does not require the undertaking of a comprehensive review of this Plan;
4. the expansion complies with the requirements of the MDS formulae.

Settlement Area boundaries will be expanded only where existing designated settlement areas in the municipality do not have sufficient land supply to accommodate the growth projected for the municipality.

Expansions into prime agricultural areas are permitted only where there are no reasonable alternatives which avoid prime agricultural areas and there are no reasonable alternatives with

lower priority agricultural lands in the prime agricultural area.

The expansion of a Settlement Area or the creation of a new settlement area shall require an amendment to this Plan. The need to undertake a comprehensive review to expand the boundaries of a settlement area does not require the undertaking of a comprehensive review of this Plan.

2.5 Settlement Area Boundary Adjustments

Settlement Area boundary adjustments which do not increase the total development potential of the community in question may be permitted through the local Official Plan where it is demonstrated that such boundary shifts will result in improved infrastructure efficiencies and/or more efficient linkages to the existing community. In such cases an amendment to this Plan shall not be required.

- Lanark SCOP Settlement Area Land Use Policies are below:

2.6 Settlement Area Land Use Policies

2.6.1 Objectives

The County of Lanark's objectives respecting development in Settlement Areas are as follows:

6. To ensure the provision of an adequate supply of residential land;
7. To provide for a range and mix of low, medium and high density housing types in accordance with servicing capacities;
8. To provide for neighbourhood facilities and amenities which are appropriate to a residential living environment;
9. To ensure the provision of roads and other municipal services necessary to the development of functional neighbourhood areas;
10. To provide for mixed use communities with appropriate commercial, institutional and employment uses.

Figure 0-2 Lanark County SCOP Amendment 4 Schedule "A"

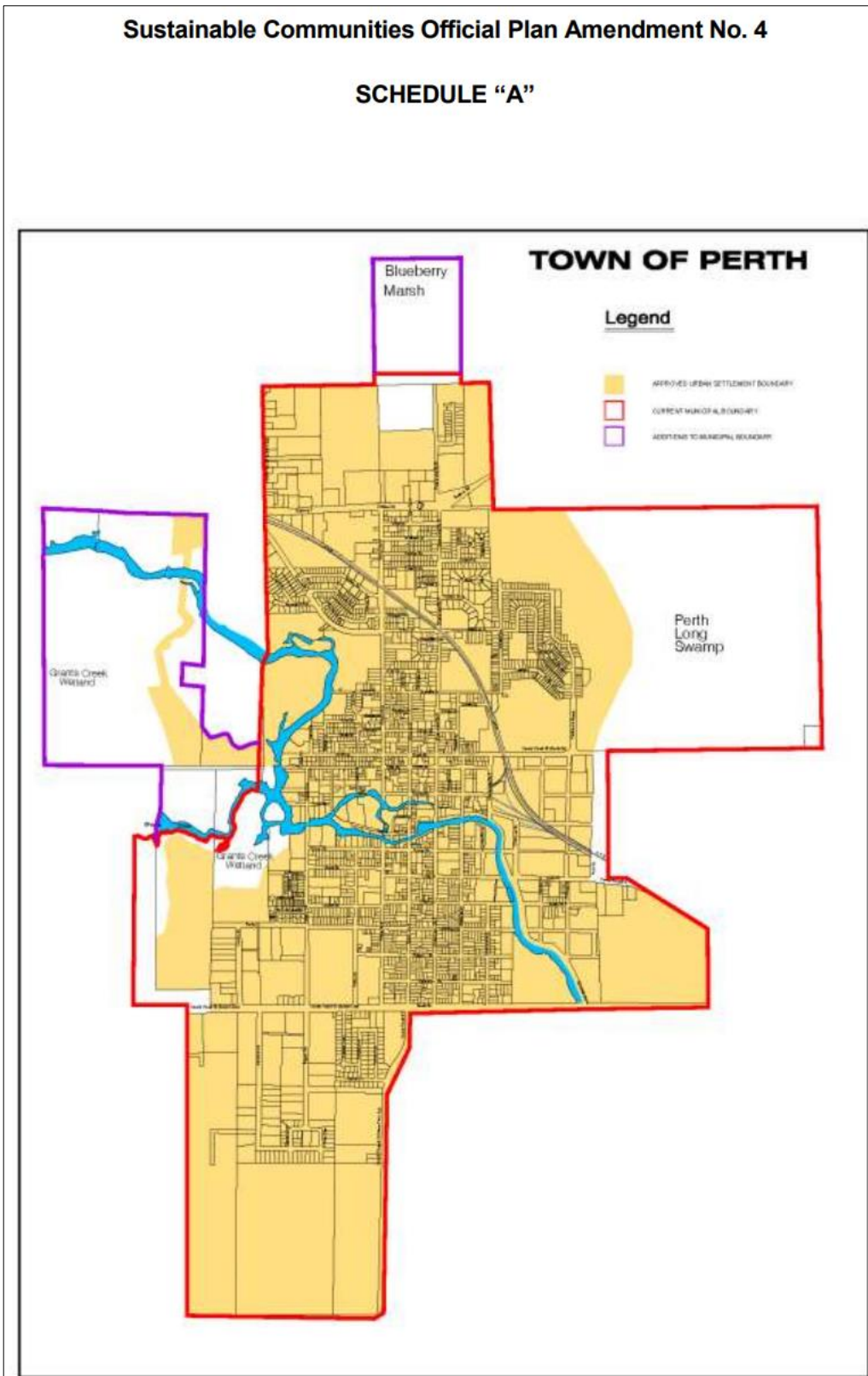
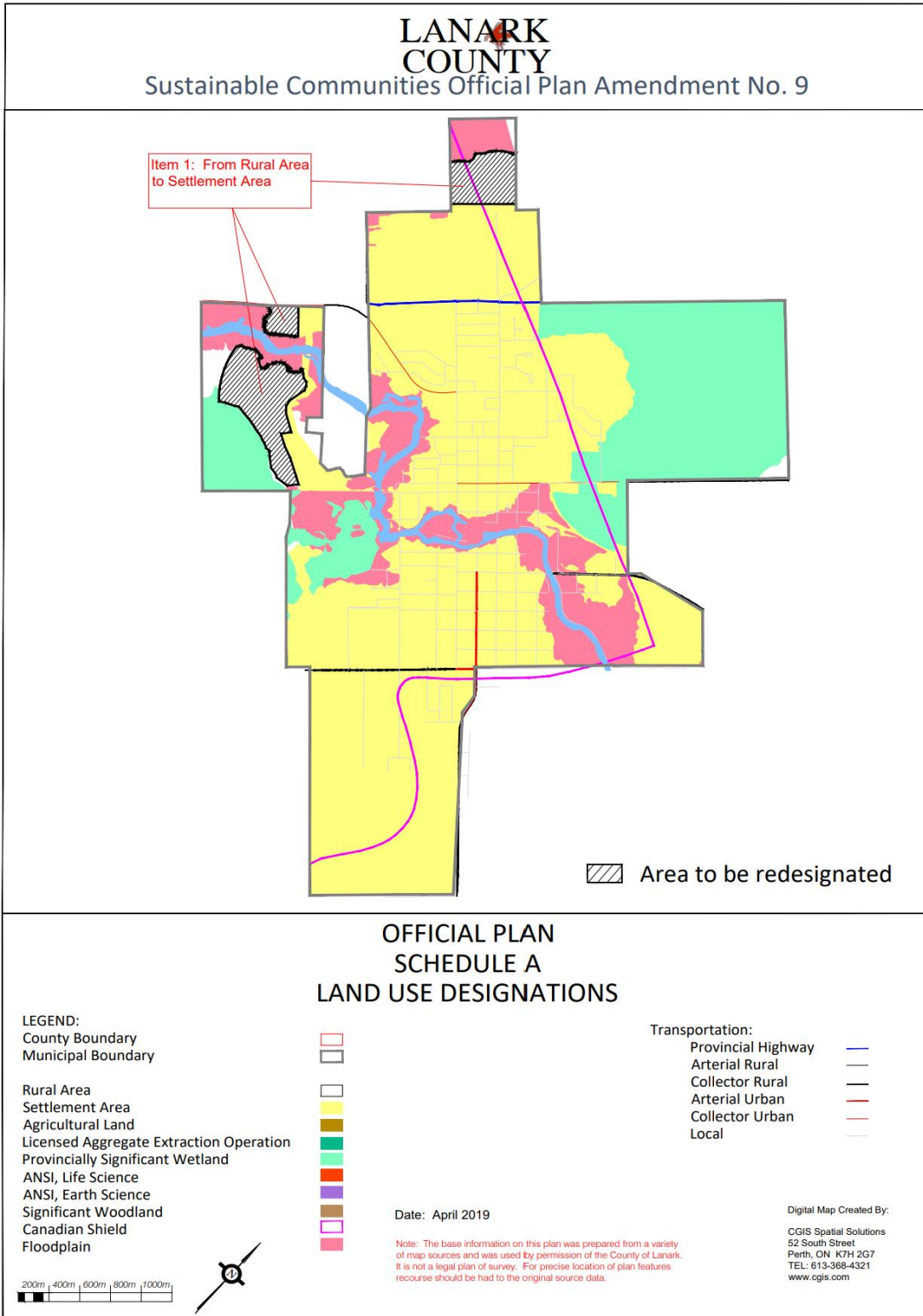


Figure 0-3 Lanark County SCOP Amendment 9 to Schedule A



Therefore, it is our planning opinion, that an Amendment to the Lanark County SCOP would not be required since the subject lands are within the new Urban Settlement Area boundary implemented by County OPA 4.

3. Town of Perth Official Plan Amendment 16

- Town of Perth annexed the Golf Course lands in 2009 in order to accommodate future residential development.
- **OPA 16 was adopted by Town of Perth Council on April 16, 2019 and approved by Lanark County on June 12, 2019**, concurrently with County OPA 8 and County OPA 9.
- **OPA 16 designated some of the Golf Course annexed lands as “Future Development Area”.** Although these lands are not necessary to accommodate the projected growth to 8,085 by 2038, it was deemed critical that these lands are incorporated into the Urban Settlement Boundary for purposes of long-term infrastructure planning, consistent with Section 1.1.2 of the PPS (2014).
- The end result of the infrastructure feasibility assessment is that both the Meadows lands and the Tayview lands were identified as preferred locations to accommodate the 11.19 hectares of new “Residential” lands. **Consideration of new residential development on the Golf Course lands was deemed not to be financially viable at the time and as such is proposed to be designated “Future Development” and not utilized to accommodate the 8,085 target population.** (Town of Perth OPA 16 Planning Justification Report, Page 13)
- All of the Golf Course lands designated as “Special Study Area” by OPA 14 were designated “Future Development Area” and not anticipated to be utilized in accommodating the 8,085 target population. The Golf Course lands currently designated as “Residential” will remain so designated. (Town of Perth OPA 16 Planning Justification Report, Pages 13to14)

Excerpts from Town of Perth OPA 16:

11. Section 8.8, Special Study Area Designation is hereby deleted in its entirety and replaced with the following:

8.8 Future Development Designation

8.8.1 General Scope

Lands within the Future Development designation are needed for long term infrastructure planning and may be needed to accommodate future residential development in years beyond the planning horizon of this Plan. **Lands within this designation will be considered for residential development whenever a comprehensive review of this Plan is undertaken in accordance with the Provincial Policy Statement and/or in conjunction with a comprehensive review of growth for an update of the Lanark County SCOP.**

8.8.2 Range of Permitted Uses

On lands designated as Future Development on Schedule 'A' of this Plan, the following range of uses may be permitted:

- a) uses existing on the date of adoption of this Plan;
- b) agricultural and agricultural related uses including crop production, nursery and horticultural activities, forestry, and comparable uses;
- c) uses permitted in the Parks and Open Space designation which do not require connection to municipal water or sanitary sewer systems;
- d) uses accessory to any permitted use; and,
- e) new uses requiring a septic system or other form of private on-site sewage or wastewater management shall not be permitted but modest expansions of existing uses and servicing systems may be considered.

8.8.3 Future Development Policies

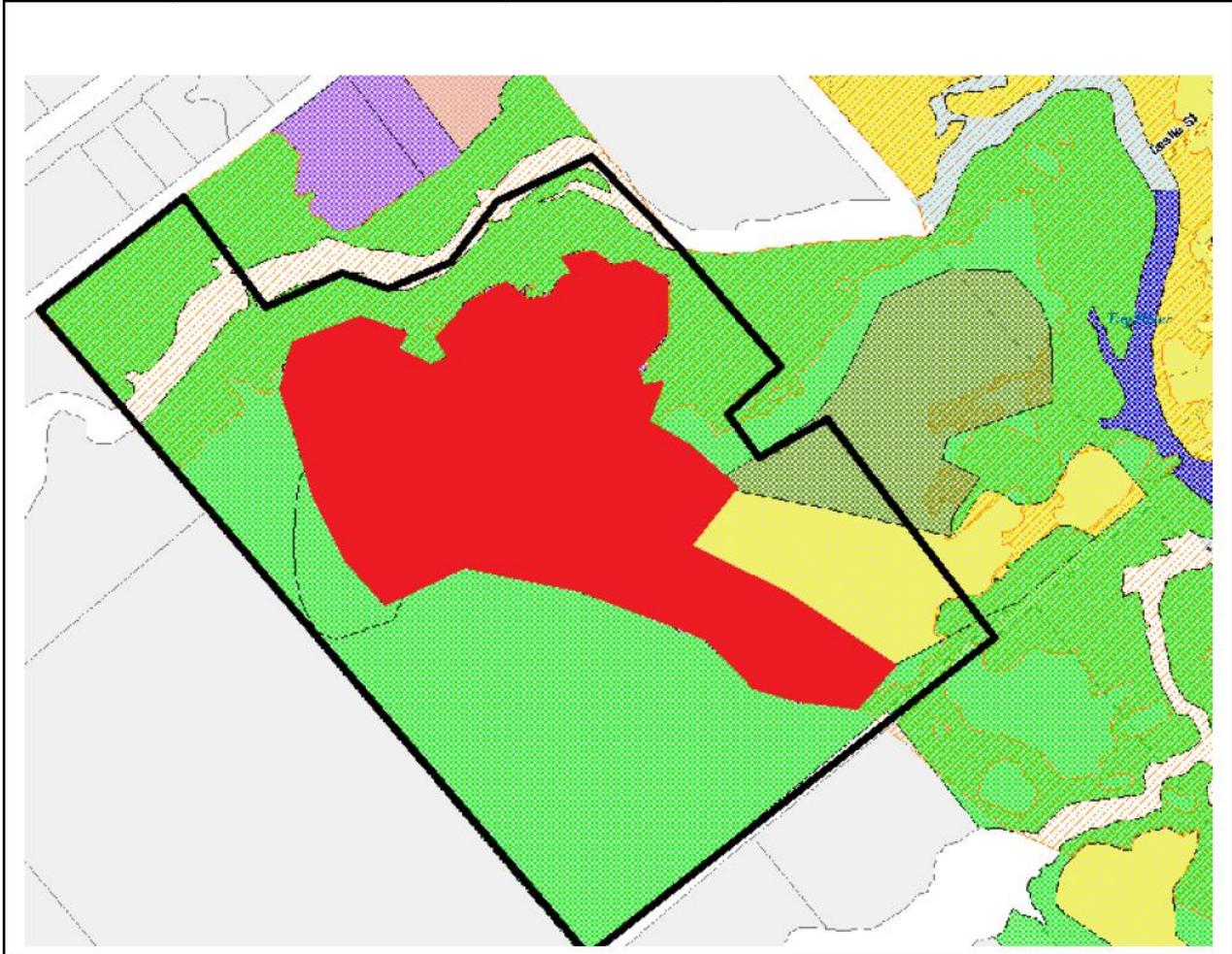
- a) Lands within the Future Development designation have been subject to detailed infrastructure design and incorporated into the long-term infrastructure planning for the Town. **These lands will be required to accommodate future development at urban densities including: all forms of residential development, neighbourhood commercial uses, institutional and community service uses, and parks and open space uses. Future planning work will be required to determine the preferred land use mix.**
- b) Future uses on the lands subject to this designation will be required to be serviced by municipal water supply sanitary, sewer and storm-water management facilities.
- c) Any new use that would limit the potential future use of the land or which would impede extension of municipal services or the extension of development in a form that would be compact and contiguous with development on adjacent lands currently designated for development shall not be permitted.
- d) The impact of development on Natural Heritage Features and other areas subject to the policies under Section 8.6 must be considered prior to any change in this designation.

12. The Schedules 'A' and 'B' to the Official Plan for the Town of Perth as amended, are hereby **further amended by changing the location of the "Perth Urban Settlement Boundary" to coincide with the boundary of the Corporation of the Town of Perth and shown on Schedule 'A' to OPA #16.**

17. The Schedule 'A', Land Use Designation, to Official Plan for the Town of Perth, as amended, is hereby further amended by changing the land use designation on the lands described as Part Lots 25 and 26, Concession 2, PINs 051860189 and 051860201 and **shown on the Schedule 'E' to OPA #16 as the Subject Property from "Special Study Area" to "Future Development"**.

Figure 0-4 Town of Perth OPA 16 Schedule E

Schedule E: Part Lots 25 and 26, Concession 2, PINs 051860189 and 051860201



- Yellow: Lands to Remain Residential
- Red: Future Development Area
- Light Green: Lands to Remain Environmental Protection
- Dark Green: Lands to Remain Parks and Open Space

Therefore, it is our planning opinion, that the subject lands are within the Settlement Area boundary and designated Residential Area, Future Development Area, Parks and Open Space and, Environmental Protection. An Amendment to the Town of Perth Official Plan would not be required for Phase 1 of the proposed development on the lands designated Residential Area.

4. Perth Official Plan (Comprehensive Update, April 2019)

Boundary Adjustments

10.0 Interpretation

10.1 General

- A) Within the exception of the items noted below, any change or deviation from a statement of intent, either in Sections 2 through 8 or on the Land Use Schedule attached to these parts will necessitate an amendment to the Official Plan.
- B) The following items may be changed or deviated from, to the extent stated, without an amendment. Where minor deviations to the Plan are made, in accordance with the rules outlined below, these deviations shall be indicated when a planning applications is made to amend the Official Plan in order to show the up-to-date situation:
- 1. In the areas that are presently undeveloped, land use district boundaries which are not clearly defined by roads, topographic or other fixed features may be adjusted to accommodate subdivision designs or planning applications so long as the general intent of the Official Plan is maintained.**
 2. In undeveloped areas, school sites, parks and neighborhood commercial areas may be incorporated into subdivision designs in the manner most suitable to the physical features or limitations of the area provided that the general intent of the Plan is maintained.
 3. In the Plan, figures, quantities, densities and distances are not intended to be exact or rigid, except where they are mandated through provincial policies, legislation or regulations. It is intended that reasonable latitude will be available to Council in the interpretation and application of these numbers and policies when actually establishing or approving the size, exact location or nature of proposed development where it is deemed by Council to be necessary for the desirable development of the Planning Area provided that the general intent of the Official Plan is maintained and provincial policies, legislation or regulations are complied with. In this context, most of the suggested planning standards have been included as guidelines for Council to follow, and should be periodically reviewed as to their adequacy or appropriateness in meeting changing circumstances.
 - 4. The boundaries between land uses designated on the Land Use Schedules are approximate only except where the boundaries coincide with major roads, lakes or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not necessitate an amendment to this plan.**

Based on our assessment of the land use designation boundaries and air photo interpretation, it appears that the boundaries may be loosely based upon several points on the golf course, which are connected linearly in some segments. However, it is our planning opinion that the boundaries do not appear to coincide with any major road, lake or other clearly defined physical features on the subject lands. Further, it appears that the boundaries do not coincide with several golf course holes, or allow for them to be retained as-is.

In lieu of information that would confirm where and how these boundaries were developed, it is our professional planning opinion that minor modifications to the land use designation boundaries can be made through the draft plan of subdivision planning application process to accommodate the proposed development and would maintain the general intent of the Official Plan, as established through Section 10.1 (B), Policies 1 and 4 in the Town of Perth Official Plan. **These minor modifications to the land use designation boundaries are illustrated in Figure 0-6 and include: the western extent to the Residential Area boundary to coincide with the treeline (plus buffer area) rather than cutting across an existing golf course hole.**

Conclusion

It is our planning opinion that:

- (1) The subject lands are within the Settlement Area boundary as defined by the Perth OP through OPA 16. We note that the Settlement Area boundary shown on Schedule A – Land Use Designations of the OP has either not been updated following OPA 16 or that schedule is not publicly available, however we have illustrated the approved boundary in Figure 0-5
- (2) The subject lands are designated Residential Area and Future Development Area in addition to Parks and Open Space and Environmental Protection, as per OPA 16.
- (3) The policies in the Lanark County SCOP and Town of Perth OP provide the basis for making minor modifications to the land use designation boundaries, without an Official Plan Amendment. The existing land use designation boundary lines do not appear to be based on any roads, lakes or other clearly defined physical feature on the subject lands, and the origin of these boundaries is unclear. It is further our opinion that minor modifications to the Residential Area boundary based on the tree line and the buffer would maintain the general intent of the Official Plan and allow for the logical progression of development of the proposed plan of subdivision.

Figure 0-5 Existing Official Plan Land Use Designations

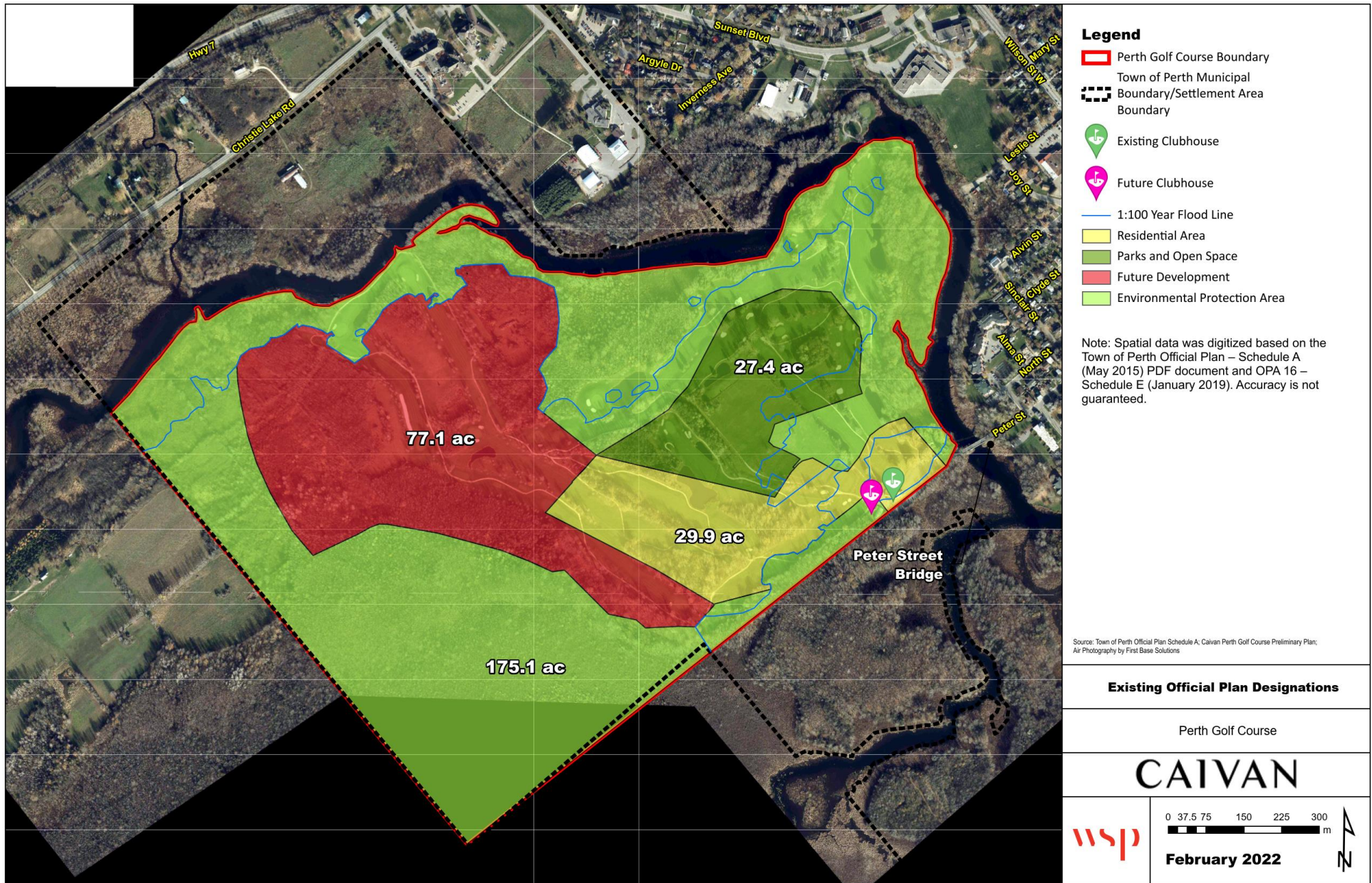


Figure 0-6 Existing Official Plan Land Use Designations with Conceptual Boundary Modifications

