



June 25, 2021

Perthmore Enterprises Inc.  
c/o Maurice Decaria  
80 Dufferin Street  
P.O. Box 20054  
Perth, ON  
K7H 3M6

**Re: STATUS REPORT – Perthmore Subdivision – Phase 6  
Part Southwest Half and Part Northeast Half Lot 3, Concession 2,  
Geographic Township of Drummond, being Part 1 on 27R-7125 and Part 1  
on 27R-8420 except PL88, 27M-3, 27M-14, 27M-16, 27M-21, 27M-55 and  
Parts 3, 4 on 27R-7540, now in the Town of Perth, County of Lanark  
County of Lanark File No. 09-T-21001**

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Lanark County received an application for draft plan of subdivision in the Town of Perth on February 26, 2021. This application represents Phase 6 of the Perthmore subdivision development. Based on a review of the materials included in the application and supporting documents, the application was deemed complete by the County on March 10, 2021.

## **DESCRIPTION**

The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential and Environmental Protection in the Official Plan of the Town of Perth. The subject lands are currently zoned as Residential First Density (R1) and Environmental Protection (EP) within the Town of Perth Zoning By-law No. 3358. The application indicates that a concurrent Zoning By-law Amendment application has been submitted to the Town of Perth. The proposed draft plan includes 42 lots for single detached dwellings, 23 lots for semi-detached dwellings, for a total of 65 proposed residential lots. The draft plan also includes four (4) blocks for future medium and high density development and two (2) blocks for stormwater management purposes.

The proposed lots will have frontages on newly created internal streets and on extensions of the existing Perthmore Street and Senators Gate Drive. A future arterial road is proposed on the landholding which is located to the east of the proposed subdivision lots to provide future access from Perthmore Street to Provincial Highway No. 7.

The subject lands are bounded to the east by the proposed Arterial Road and the Perth Long Swamp Provincially Significant Wetland and the existing Perthmore neighbourhood to the south and the west. The remnant lands and Provincial Highway No. 7 are to the north.

A Notice of Application and Consultation was circulated to the required agencies and to members of the public on March 19, 2021.

The Town of Perth received a Zoning By-law Amendment application in December 2020 and deemed the application complete. The Town of Perth subsequently held a public meeting for the associated zoning by-law amendment. At the May 11, 2021, Town of Perth Committee of Whole meeting the matter was discussed and the Committee of Whole voted to defer consideration of the related zoning by-law amendment until further studies are completed for the remaining developable lands.

Correspondence from the Town of Perth's Director of Development Services, dated June 8, 2021, states that "the Town does not support the plan of subdivision application at this time. Additional studies are required to support the application. The submitted EIS and planning rationale need to be better integrated to provide clear policy direction. There is a requirement to provide 5% of the developable lands as parkland. As per the Town of Perth's Official Plan policy, the current plan of subdivision application is premature until a secondary plan and infrastructure master plan are completed for the remaining developable lands to provide a comprehensive, integrated, and long-term planning approach."

As part of the Notice of Application and Consultation conducted by the County of Lanark, as well as the Notice of Public Meeting for the Zoning By-law Amendment by the Town of Perth, the Rideau Valley Conservation Authority (RVCA) provided detailed comments dated April 15, 2021. RVCA has indicated that the application "is not consistent with the Provincial Policy Statement, the Town's Official Plan or the original recommendations of the EA process for the arterial road" and as a result, the RVCA can not support the proposed subdivision application or the requested zoning by-law amendment at this time. RVCA has also indicated that remain open to ongoing and continued discussions regarding the development. The RVCA requests clarification on the following matters:

- The provision of a hydrologic impact statement which considers water balance and is integrated with the stormwater management report. This should also demonstrate presence or absence of organic soils in the areas indicated on our mapping through geotechnical evaluation. Before work is commenced on this report, we recommend a specific pre-consultation meeting to ensure appropriate scoping of any report;
- Confirmation or clarification regarding the EIS raised in this letter (delineation of potential pike spawning habitat, use of a 50 metre setback from the regulatory boundary until a more fulsome analysis is completed, discussion regarding significant woodlands and wildlife habitat);
- Plotting of current and proposed regulatory boundaries of the Perth Long Swamp, the 1:100 year floodplain and their related regulatory setbacks;
- Reconciliation between the arterial road EA, the EIS and the proposed development (lands in public ownership, maintenance of connections on both sides of the arterial road);
- Provision of a schedule indicating which lands are seeking to be re-zoned.

The complete RVCA comments are attached to this Status Report.

The Ministry of Environment Conservation and Parks also provided comments to the Notice of Application and Consultation for the Draft Plan of Subdivision Application in an e-mail to the County Planner on June 3, 2021. MECP has identified that due to the number of occurrences of Species At Risk in the area of the development including, Eastern Musk Turtle, Butternut, Chimney Swift, Snapping Turtle, Barn Swallow, Blanding's Turtle, Little Brown Myotis, Eastern Meadowlark, Bobolink, Gray Ratsnake, Peregrine Falcon, Monarch, Wood Thrush, and Rusty Blackbird. MECP notes that there was no supporting information for how specific species at risk and their habitat were evaluated on site or how it was determined there would be no impacts to species at risk or their habitat. Based on the occurrence information available in the area of the site there is potential for species at risk and species at risk habitat on site. More information will be required about how this was evaluated to determine if authorization is required under the Endangered Species Act, 2007 (ESA).

## Summary

Based on the comments from the Town of Perth, the Rideau Valley Conservation Authority, the Ministry of the Environment, Conservation and Parks as well as several comments received from members of the public, it is recommended that the County of Lanark notify the applicant that the County will defer further consideration of the application for the draft plan of subdivision (09-T-21001), until such time as the Town of Perth receives the necessary supporting studies, as detailed in their correspondence of June 8, 2021, the Rideau Valley Conservation Authority receives the necessary studies detailed in their correspondence of April 15, 2021 and the MECP receives enough information in regards to the evaluation of species at risk outlined in their correspondence of June 3, 2021.

As a result of the documentation received to date from the agency and public comments, there are various issues to be resolved before the County will further consider the Application.

It is recommended that the owner / agent proceed with addressing the issues / questions raised by the members of the public as well. Please include the County on all correspondence.

Yours truly,



Julie Stewart, MCIP RPP,  
County Planner  
Encl.

cc: McIntosh Perry  
Town of Perth  
Rideau Valley Conservation Authority  
MECP