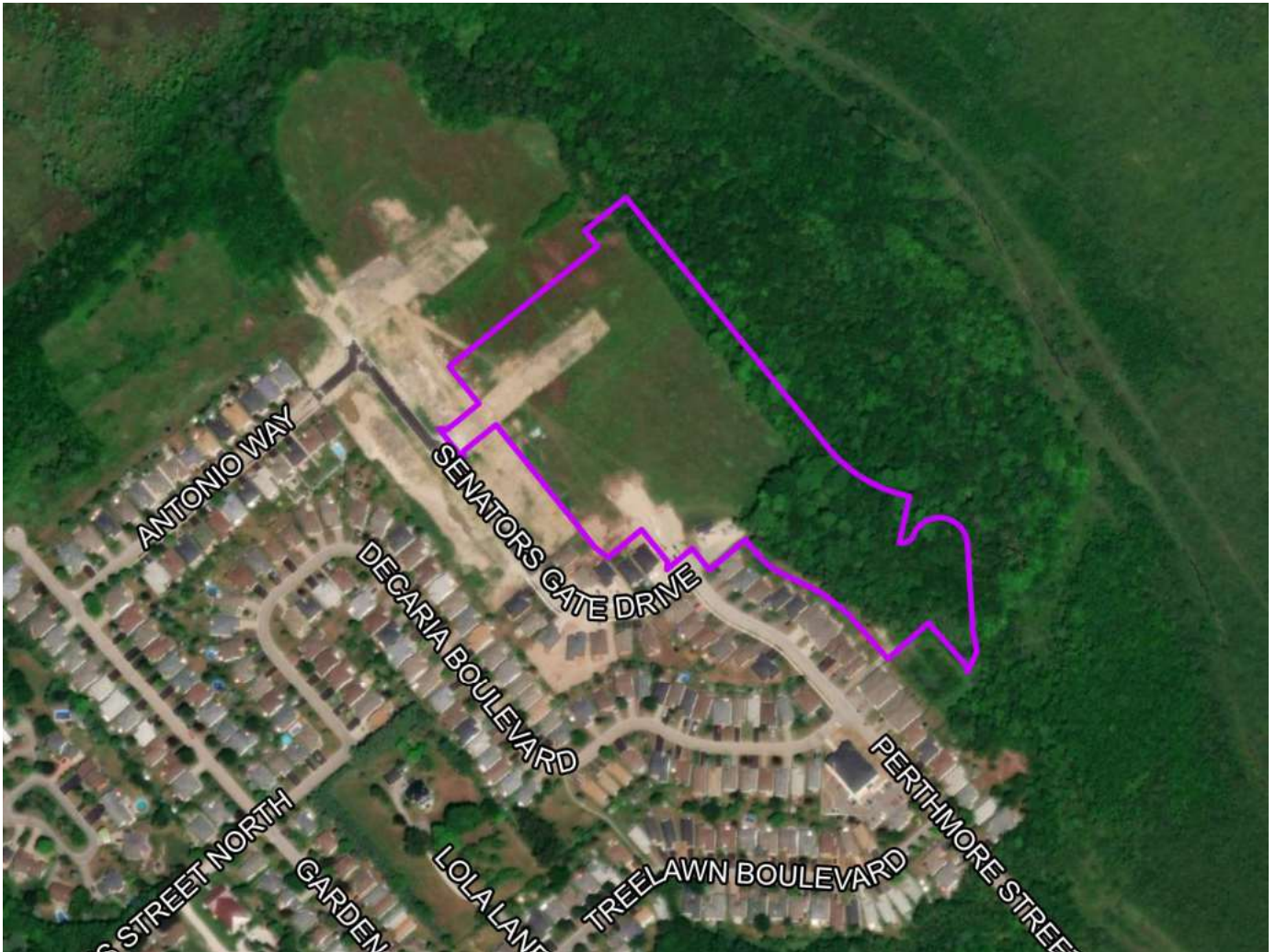


PLANNING RATIONALE REPORT PERTHMORE ENTERPRISES INC.



Project No.: CCO-13-9668-02

June 20, 2023

Prepared for:

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APPENDICES

Appendix A: Draft Plan of Subdivision

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1.0 INTRODUCTION

McIntosh Perry Consulting Engineers Limited (McIntosh Perry) has been retained as the agent for Perthmore Enterprises Inc. with respect to a proposed residential subdivision on lands legally described as PT SW1/2 AND PT NE1/2 LOT 3 CON2 DRUMMOND BEING PART 1 ON 27R7125 AND PT 1 ON 27R8420 EXCEPT PL88,27M3,27M14,27M16,27M21,27M55 AND PARTS 3,4 ON 27R7540 TOWN OF PERTH (the “subject lands”). The subject lands are located within the Urban Development Boundary in the Town of Perth, County of Lanark.

The subject lands and subdivision area are a 5.5 hectare portion of the broader 29.7 hectare land holding and are identified within Figure 1.

This Planning Rationale Report, initially provided to Lanark County by way of a December 23, 2020 Draft Plan of Subdivision submission, has previously been revised in response to changes in the draft plan of subdivision and feedback and comments received from the Town of Perth and the Rideau Valley Conservation Authority (RVCA). The latest revisions reflect comments received on February 23, 2023 in response to the August 5, 2022 resubmission package in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications.

2.0 PROPOSED DEVELOPMENT

As shown on the Draft Plan of Subdivision at Appendix A, the proposed development is comprised of 34 lots that will be developed with single detached dwellings and 19 lots that will be developed with semi-detached dwellings, for a combined total of 53 proposed residential lots. In addition to the lots for single and semi-detached dwellings, Block 54 on the Draft Plan will be comprised of a medium density apartment building of three and a half storeys containing 14 units. Further, four semi-detached dwellings will contain basement apartment units. The proposed development will have a combined total of 94 dwelling units in total. The proposed lots for single detached dwellings range in area from 429 m² to 703 m², with frontages ranging from 12.25 m to 20.00 m. The proposed lots for semi-detached dwellings range in area from 649 m² to 685 m², with frontages ranging from 18.5 m to 21.32 m. The proposed lots will have frontages on newly created internal streets and on extensions of Perthmore Street and Senators Gate Drive. A proposed internal street (“Street A”) will extend from the western end of Senator’s Gate Drive and terminate at the north-easterly corner of the subdivision. Block 55 on the Draft Plan will be used for stormwater management purposes and Block 57 will be provided as parkland. Block 56 will be used as a turning circle situated at the north-easterly end of Street “A.” In addition to a Plan of Subdivision application, a concurrent Zoning By-law Amendment application seeks to rezone the subject lands from Residential First Density (R1h) and Environmental Protection Area (EP) to Residential Third Density (R3), Residential Fourth Density (R4), and Open Space (OS).

The subject lands are located in the northeast corner of the Town of Perth in the Perthmore Glen community. The subject lands are adjacent to Perth Long Swamp to the east, which is designated a Natural Heritage Feature and Provincially Significant Wetland in the Town of Perth Official Plan. The updated draft plan now includes a 30 m setback from the Provincially Significant Wetland in order to maintain and protect surrounding natural heritage features. The subject lands are bordered to the north by remnant lands, Highway 7 and the Township of Drummond/ North Elmsley. The proposed development is bordered to the south and west by existing and similar residential subdivisions, comprising of previous phases of the Perthmore development. While the

original draft plan (dated December 10, 2020) submission included a proposed arterial road and an increased number of lots, subsequent iterations have resulted in a draft plan that is significantly reduced in scope with regards to land and road development. The previously proposed municipal arterial roadway is no longer shown or referenced. The proposed development also now includes a medium density apartment dwelling, on Block 54.

Following discussions with Town Staff, the most recent revisions to the draft plan coincide with the submission of a preliminary overall development concept that places the current proposal within the context of previous and future phases of the Perthmore development. As shown on these plans, the lands to the northeast of the subject lands, and to the rear of lots 34 to 48, are no longer considered for development. Furthermore, the proposed parkland on Block 57 has been enlarged to ensure that parkland dedication requirements have been satisfied. A future phase of development is proposed to the northwest of the subject lands and, depending on traffic engineering requirements, may involve a connection to Highway 7. Development approvals for future phases will be addressed separately from the current Draft Plan of Subdivision and Zoning By-law Amendment approvals processes.

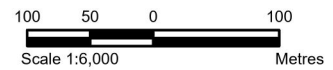


LEGEND

— Site Boundary

REFERENCE

GIS data provided by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry, 2023.



CLIENT:		PERTHMORE ENTERPRISES INC.	
PROJECT:		PERTHMORE SUBDIVISION	
TITLE:		SUBJECT LANDS	
McINTOSH PERRY 115 Walgreen Road, RR3, Carp, ON K0A1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com	PROJECT NO: PP-13-9668	FIGURE:	1
	Date	Jun., 05, 2023	
	GIS	AH	
	Checked By	AG	

3.0 PRE-CONSULTATION & INITIAL APPLICATIONS

A pre-consultation meeting was held with Lanark County, Town of Perth and Rideau Valley Conservation Authority (RVCA) staff on January 23, 2019. The following technical studies were requested as part of the submission package for the Plan of Subdivision application.

- Planning Rationale;
- Preliminary Servicing and Stormwater Management Report;
- Traffic Impact Report; and
- Environmental Impact Statement (EIS)

Since the initial pre-consultation meeting, meetings have continued with Town of Perth staff, both in advance of and following the December 2020 submissions.

The updated draft plan responds to the above discussions as well as the comments provided by the Rideau Valley Conservation Authority. Comments were mainly concerned with potential impacts of the proposed development, future arterial road, and stormwater management strategies, and associated conformity with Town, County, and Provincial policies.

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) provides policy direction on land use planning matters of provincial interest. Table 1 below provides a summary of how the proposed development has been designed in accordance with the policy direction provided within the PPS.

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy Description	Comments
1.1.1	<ul style="list-style-type: none"> • Healthy, liveable and safe communities are sustained by: <ul style="list-style-type: none"> a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) Accommodating an appropriate affordable and market-based range and mix of residential types; c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns; h) promoting development and land use patterns that conserve biodiversity; 	<ul style="list-style-type: none"> - <i>The proposed development is located within the Urban Settlement Boundary as indicated on Schedule A of the Town's Official Plan.</i> - <i>The proposed development contributes single detached, semi-detached, secondary, and apartment dwellings to the mix of residential types in the Town.</i> - <i>An updated Environmental Impact Statement (EIS) has been prepared by McIntosh Perry and submitted in support of the proposed development in order to address the Provincially Significant Wetland and Natural Heritage features.</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy Description	Comments
1.1.3	<ul style="list-style-type: none"> Promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures. Settlement Areas shall be the focus of growth and development Land use patterns within settlement areas shall be based on densities and a mix of land uses which: <ol style="list-style-type: none"> Efficiently use land and resources; Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available, and avoid the need for their unjustified and/or uneconomic expansion; 	<ul style="list-style-type: none"> <i>The proposed development is located adjacent to an existing built-up area in the Urban Settlement Boundary.</i> <i>The proposed development will contribute additional single and semi-detached dwellings, along with secondary and apartment dwellings, to the mix of residential uses in the Town.</i> <i>The density of the development has been designed for the efficient use of land and infrastructure. The development represents a logical extension of municipal infrastructure and will be serviced by municipal water and wastewater services.</i>
1.4.3	<ul style="list-style-type: none"> Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by: <ol style="list-style-type: none"> permitting and facilitating: <ol style="list-style-type: none"> all housing options required to meet the social, health, economic and well-being requirements of current and future residents; directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. 	<ul style="list-style-type: none"> <i>The proposed development provides single-detached and semi-detached dwellings, along with secondary and apartment dwellings, to the mix of housing options in the Town.</i> <i>The density of the development has been designed for the efficient use of land and infrastructure. The development represents a logical extension of municipal infrastructure and will be serviced by municipal water and wastewater services.</i> <i>A Preliminary Servicing and Stormwater Management Report has been submitted in support of the proposed development. The Report provides preliminary servicing options for the proposed subdivision and recommends that Best Management Practices (BMPs) be employed wherever possible.</i>
1.5.1	<ul style="list-style-type: none"> Healthy, active communities should be promoted by: <ol style="list-style-type: none"> planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water based resources; recognizing provincial parks, conversation reserves, and other protected areas, and minimizing negative impacts on these areas. 	<ul style="list-style-type: none"> <i>An updated Environmental Impact Statement (EIS) has been prepared by McIntosh Perry and submitted in support of the proposed development in order to address the Provincially Significant Wetland and Natural Heritage features.</i> <i>The proposed development includes Block 57 to be used as parkland dedication accessible to the community.</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy Description	Comments
1.6.6.2	<ul style="list-style-type: none"> Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services. 	<ul style="list-style-type: none"> <i>The proposed development is located within the Urban Settlement Boundary and will be fully serviced by municipal water and wastewater services.</i> <i>A Preliminary Servicing and Stormwater Management Report has been submitted in support of the proposed development. The Report provides preliminary servicing options for the proposed subdivision and recommends that Best Management Practices (BMPs) be employed wherever possible.</i>
1.6.6.6	<ul style="list-style-type: none"> Planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services. 	<ul style="list-style-type: none"> <i>A Preliminary Servicing and Stormwater Management Report has been submitted in support of the proposed development. The Report provides preliminary servicing options for the proposed subdivision and recommends that Best Management Practices (BMPs) be employed wherever possible.</i>
1.6.6.7	<ul style="list-style-type: none"> Planning for stormwater management shall: <ol style="list-style-type: none"> be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; minimize, or, where possible, prevent increases in contaminant loads; minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; mitigate risks to human health, safety, property and the environment; maximize the extent and function of vegetative and pervious surfaces; and promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development. 	<ul style="list-style-type: none"> <i>A Preliminary Servicing and Stormwater Management Report, that includes a water balance analysis, has been submitted in support of the proposed development. The Report provides preliminary servicing options for the proposed subdivision and recommends that Best Management Practices (BMPs) be employed wherever possible.</i> <i>The updated Environmental Impact Statement also addresses impact on the Environment including the adjacent Provincially Significant Wetland, from which a minimum 30 metre buffer is proposed.</i>
2.1.1	<ul style="list-style-type: none"> Natural features and areas shall be protected for the long term. 	<ul style="list-style-type: none"> <i>An updated Environmental Impact Statement (EIS) has been prepared by McIntosh Perry and submitted in support of the proposed development in order to address the Provincially Significant Wetland and Natural</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy Description	Comments
		<i>Heritage features to ensure their long term protection.</i>
2.1.4	<ul style="list-style-type: none"> Development and site alteration shall not be permitted in: <ol style="list-style-type: none"> Significant wetlands in Ecoregions 5E, 6E, and 7E; and 	- <i>The updated EIS addresses and evaluates any impacts on significant wetlands, significant woodlands, and other natural features including Species-at-Risk (SAR) and recommends appropriate mitigation measures.</i>
2.1.5	<ul style="list-style-type: none"> Development and site alteration shall not be permitted in: <ol style="list-style-type: none"> Significant woodlands in Ecoregions 6E and 7E 	
2.1.7	<ul style="list-style-type: none"> Development and site alteration shall not be permitted in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. 	
2.1.8	<ul style="list-style-type: none"> Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. 	
2.2.1	<ul style="list-style-type: none"> Planning authorities shall protect, improve or restore the quality and quantity of water by: <ol style="list-style-type: none"> Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces. 	- <i>A Preliminary Servicing and Stormwater Management Report has been submitted in support of the proposed development. The Report provides preliminary servicing options for the proposed subdivision and recommends that Best Management Practices (BMPs) be employed wherever possible.</i>

Table 1: Provincial Policy Statement (2020) – Policy Summary

Overall, the development, as proposed, is consistent with matters of Provincial interest, as expressed in the 2020 Provincial Policy Statement.

4.2 Lanark County Sustainable Communities Official Plan

The subject lands are designated as Settlement Area, as per the Lanark County Sustainable Communities Official Plan (SCOP). The SCOP provides that 70% of future development is anticipated to take place in designated settlement areas.

The SCOP contains policies that direct the Official Plans of the lower-tier municipalities, such as the Town of Perth, to designate Settlement Areas and to provide policies and direction that will allow for the efficient development of the designated Settlement Areas. Accordingly, the Town of Perth has incorporated these policies and the subject lands are within the Perth Urban Settlement Boundary. The overall objective of the

Settlement Area designation in terms of residential land use is to “ensure the provision of an adequate supply of residential land” and to “provide for a range and mix of low, medium and high density housing types in accordance with servicing capacities” (Section 2.3.1).

Based on the forgoing, the proposed development of Phase 6 of the Perthmore Subdivision is in conformity with the goals and objectives of the Settlement Area designation of the Lanark County Sustainable Communities Official Plan.

4.3 Town of Perth Official Plan

The subject lands are designated *Residential Area* and *Environmental Protection Area* within the Town Official Plan, as illustrated on Figure 2.

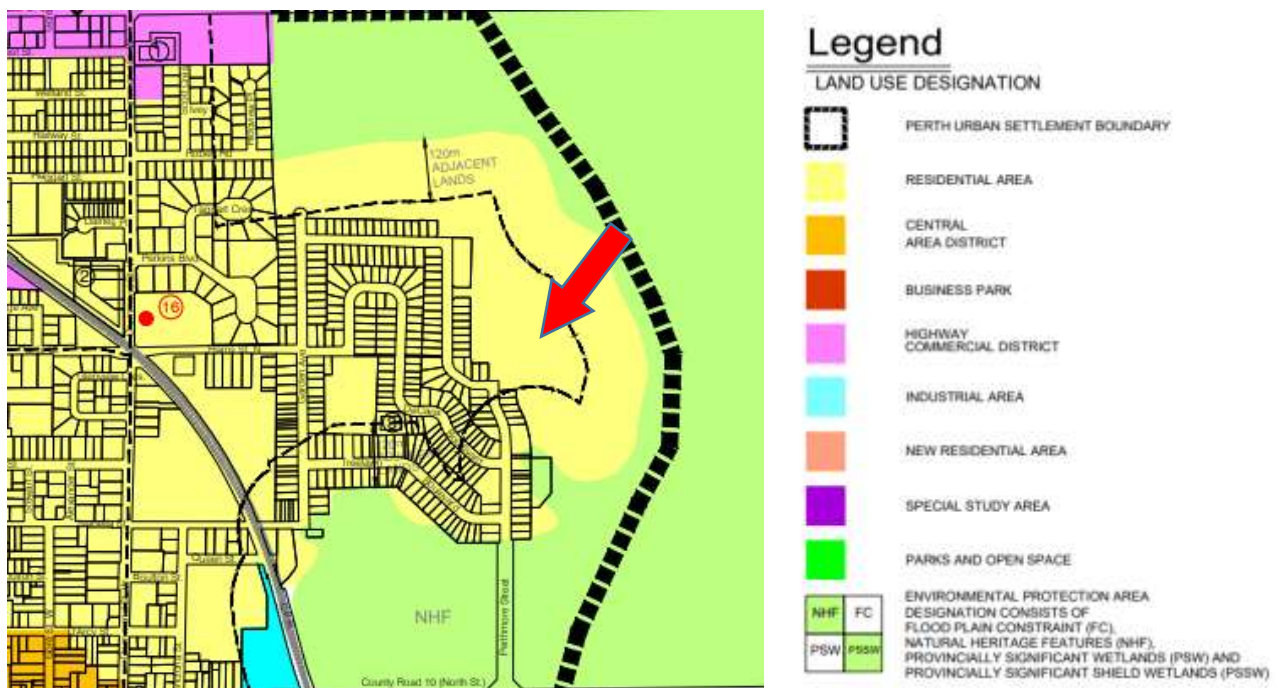


Figure 2: Extract from Schedule A, Land Use Plan

Key Official Plan policies that apply to the proposed subdivision are summarized and responded to in the table below:

TOWN OF PERTH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
3.2 <i>Housing</i>	<ul style="list-style-type: none"> The land supply for housing will be met through a combination of intensification, redevelopment and green-field development 	<p>- <i>The proposed development constitutes greenfield development, and is an acceptable form of development required to meet land supply for housing.</i></p>

TOWN OF PERTH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	<ul style="list-style-type: none"> Green-field housing will be directed to the future extension of Perthmore Glen to the east 	<ul style="list-style-type: none"> <i>The proposed development is an extension of and complements the existing residential development in the Perthmore Glen Community.</i>
5.2 <i>Sewage and Water</i>	<ul style="list-style-type: none"> (a) All development or redevelopment within the Town to be serviced by municipal water and sewer services and that sufficient water and sewage plant capacity is available to accommodate the new development and will not create environmental or surcharging problems 	<ul style="list-style-type: none"> <i>The updated Preliminary Servicing and Stormwater Management Report provides preliminary municipal servicing options for the proposed subdivision, including water and sewer infrastructure.</i>
5.3 <i>Stormwater Management and Drainage</i>	<ul style="list-style-type: none"> Stormwater management shall be required for all urban development as a preventative approach Principles which council intends to utilize in its approach to stormwater management are as follows: <ul style="list-style-type: none"> That natural hydrogeological characteristics are maintained, and where possible, enhanced That the natural infiltration of water on lands which are developed is maximized That proposed development will not result in increased downstream flooding or erosion or cause adverse effects on receiving waters by appropriate management of stormwater volumes and contaminant loading To ensure that alterations to natural drainage systems are prohibited or at least minimized by maximizing the retention of natural vegetation and by leaving stream channels in their natural form That sanitary and stormwater sewers are separated That a sustainable environmental approach is utilized in protecting water resources 	<ul style="list-style-type: none"> <i>The updated Preliminary Servicing and Stormwater Management Report recommends best practices and notes that enhanced stormwater quantity and quality control will be achieved.</i>
5.5 <i>Transportation</i>	<ul style="list-style-type: none"> The scale and design of sidewalks, road, and street networks should support a variety of transportation modes such as walking, cycling and motorized vehicles Local road are intended to: 	<ul style="list-style-type: none"> <i>Proposed internal streets will provide access to multiple transportation modes, including cycling, walking and motorized vehicles, and the width of the road allowance is 20 m.</i>

TOWN OF PERTH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	<ul style="list-style-type: none"> - Have a corridor/allowance width of 18.5 to 20 m which may increase to 22 m or more at intersections; - Carry low volumes of traffic at low speeds (40-50 km/hr); - Provide direct access to abutting property as their primary function; and - Include on-street parking • Sidewalks may be constructed on one side for any local road or collector and on two sides for any arterial road • The Town may require a traffic impact study to assess the impacts of any potential development on traffic and related facilities 	<ul style="list-style-type: none"> - <i>Proposed internal streets will accommodate traffic at low speeds and provide access to the proposed residential lots.</i> - <i>The road allowance width within the proposed development is sufficient to permit sidewalks to accommodate pedestrian flows.</i> - <i>Detailed roads cross sections will be provided at the detailed design phase of development following Draft Plan approval.</i> - <i>A Traffic Impact Study has been prepared by McIntosh Perry in support of the proposed development. The Report concludes that the proposed development is expected to have minimal impact on the traffic operations of the adjacent road network and provides mitigation measures with respect to intersection control and optimization of signal timings.</i>
8.1.1 Residential Areas	<ul style="list-style-type: none"> • New neighbourhoods with a mix of housing types designed to meet a range of housing needs • Lotting patterns will be designed to ensure convenient vehicular and pedestrian flows and access to schools, parks and commercial areas • Forms of development shall be compact, energy efficient and fully serviced • Efforts will be made to maintain existing natural features and/or beautify residential areas with trees and landscaped open space areas 	<ul style="list-style-type: none"> - <i>The proposed development consists of single detached, semi-detached, secondary, and apartment residential dwellings and will contribute to a mix of housing types.</i> - <i>Proposed internal streets will provide access to vehicular and pedestrian flows.</i> - <i>The proposed development will be fully serviced by municipal water and wastewater services.</i> - <i>Block 57 of the proposed development is provided as parkland, accessible for use by the public and surrounding community.</i>
8.1.3 Residential Area Designation	<ul style="list-style-type: none"> • To provide for an appropriate range and mix of housing types and densities to meet the projected requirements of current and future residents • To provide for compact, energy efficient development that is fully serviced 	<ul style="list-style-type: none"> - <i>The proposed development incorporates a range of dwelling types that will contribute to a mix of housing types.</i> - <i>The proposed development will be fully serviced by municipal water and wastewater services.</i>

TOWN OF PERTH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	<ul style="list-style-type: none"> To maintain generally ground-oriented housing form (e.g. 4 storeys' or less) To ensure that the built form, massing and profile of new and redevelopment housing is well integrated and compatible in design with existing house and that a compatible transition between existing housing and new residential or non-residential uses is achieved 	<ul style="list-style-type: none"> <i>The proposed single, semi-detached, secondary and apartment residential units will be largely ground oriented. All dwellings will be fewer than 4 storeys in height.</i> <i>The proposed development will be well integrated and compatible with previous phases of the subdivision.</i>
8.1.3.1 <i>Range of Permitted uses</i>	<ul style="list-style-type: none"> 1. To provide for an appropriate range and mix of housing types and densities to meet the projected requirements of current and future residents 	<ul style="list-style-type: none"> <i>The proposed development provides single-detached and semi-detached dwellings to the mix of housing options presently available in the Town.</i>
8.1.3.5 <i>Housing Mix</i>	<ul style="list-style-type: none"> Recognizing that it is in the Town's interest to create a sustainable community where public infrastructure is used in an efficient manner, neighbourhoods are functional, and an adequate range and mix of housing types are available to meet the current and projected needs of all citizens The housing mix targets are intended for the community as a whole and are not intended to be inflexibly applied Neighbourhoods are intended to feature a variety of housing types, values and occupancies and will be designed to ensure compatible transition between housing types New medium and high density residential developments should be located so that densities increase gradually from lower-density residential environments 	<ul style="list-style-type: none"> <i>The development which is proposed to be serviced by public infrastructure provides a mix of housing. It is noted that basement dwelling units and an apartment dwelling containing fourteen units have been incorporated, as a result of discussions with Town Staff regarding the promotion of affordable housing units within the municipality.</i> <i>The various dwelling types are proposed in appropriate locations within the subdivision and as it concerns neighboring development.</i>
8.1.3.10 <i>Residential Design Principles</i>	<ul style="list-style-type: none"> Maintain visual landmarks, energy conservation, human scale, pedestrian access, adequate lighting, parking within short walking distance of destination, barrier free access, fire protection, noise attenuation, landscaping and open space, regard for microclimate conditions and building compatibility 	<ul style="list-style-type: none"> <i>The development will continue to be reviewed as the approvals processes continue, including subdivision registration and building permitting. It is anticipated that associated requirements will be satisfied by way of detailed engineering design / clearance of Draft Plan conditions and by way of the building permitting process.</i>
8.1.3.20	<ul style="list-style-type: none"> Parks, open space and natural areas are intended to serve a variety of purposes in the community, including: 	<ul style="list-style-type: none"> <i>The proposed development includes Block 57 as parkland and it is noted that the updated</i>

TOWN OF PERTH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
<i>Parks, Open Space and Natural Areas</i>	<ul style="list-style-type: none"> - Natural areas and urban wilderness; - Areas which may be subject to environmental constraints, e.g. significant wetlands wildlife corridors and flood plains - Heritage sites and landscapes • Neighbourhood Parks shall be primarily dedicated to neighbourhood level facilities. It is the intent to further develop Perthmore Park during the life of this Plan to serve Perthmore residential area. No other new neighbourhood parks are proposed at this time 	<p><i>Environmental Impact Statement speaks to the preservation of habitat within Block 57 as well as educational signage associated with the Perth Long Swamp.</i></p>
<i>8.6.4 Natural Heritage Features Policies</i>	<ul style="list-style-type: none"> • Natural heritage features are intended to be protected over the long term as a legacy to future generations • Development and site alteration shall not be permitted in the Perth Long Swamp, the Blue Berry Creek Wetland, and the Grant's creek Wetland. • Development and site alteration will not be permitted in adjacent lands to these significant wetlands unless it has been demonstrated, through the preparation of an Environmental Impact Study (EIS) as required in Section 8.5.4 e. EIS of this Plan, that there will be no negative impacts on the natural features or on the ecological functions for which a specific wetland area is identified. • Development and site alteration shall not be permitted in significant wildlife habitat. Development and site alteration shall not be permitted on adjacent lands to these natural heritage features unless it has been demonstrated through the preparation of an EIS as required in Section 8.5.4 e. – EIS of this Plan, that there will be no negative impacts on the natural features or on their ecological functions. 	<ul style="list-style-type: none"> - <i>Section 8.6.4 of the Perth Official Plan is referred to and addressed throughout the updated Environmental Impact Statement (EIS), which provides recommendations including mitigation measures intended to uphold associated policies.</i> - <i>The recommendations and mitigation measures include incorporating a minimum 30 metre setback from the Perth Long Swamp PSW, planting of additional forest edge habitat, preservation of vegetation within the proposed park, and habitat enhancement within the proposed stormwater management pond block.</i>
<i>9.12.15.1 Plans of Subdivision</i>	<ul style="list-style-type: none"> • Land development shall take place primarily by plan of subdivision where three or more lots or blocks are proposed • Regard shall be given to the requirements for an impact assessment for subdivisions proposed in the vicinity of identified natural heritage features (designated wetlands), archeological or cultural heritage resources or natural or human-made hazards 	<ul style="list-style-type: none"> - <i>The proposed development will occur by a plan of subdivision.</i> - <i>An updated Environmental Impact Statement (EIS) has been prepared by McIntosh Perry and submitted in support of the proposed development. The updated EIS aligns with the protection of the</i>

TOWN OF PERTH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	<ul style="list-style-type: none"> There are adequate municipal services and utilities available to support the proposed development, and more specifically, but without limiting the preceding, the Town has adequate residual sanitary sewage treatment, sanitary sewage collection and water supply capacity available to dedicate to the full extent of development proposed 	<p><i>Provincially Significant Wetland and Natural Heritage features.</i></p> <p>- <i>The proposed development will be fully serviced by municipal water and wastewater services, as communicated within the updated Preliminary Servicing and Stormwater Management Report; the Report provides preliminary servicing options and recommends that Best Management Practices (BMPs) be employed wherever possible.</i></p>

Table 2: Town of Perth Official Plan Policies

Based on the forgoing, the proposed development conforms to and is consistent with applicable policies of the Town of Perth Official Plan.

5.0 REGULATORY CONTROLS

5.1 Town of Perth Zoning By-law No. 3358

The subject lands are zoned Residential First Density (R1h) and Environmental Protection Area (EP), as per the Town of Perth Zoning By-law 3358. A Zoning By-law Amendment application was previously submitted, and by way of the updated development proposal now proposes to rezone residential lots 1-53 to Residential Third Density (R3) and Block 54 to Residential Fourth Density (R4).

As per the zoning requirements provided in Sections 8 and 9 of the Zoning By-law, single-detached dwelling and semi-detached dwelling are permitted uses in the R3 Zone, and apartment dwellings are permitted uses in the R4 Zone. The proposal meets all other known zone requirements within the Zoning By-law. The majority of the Stormwater Management Pond (Block 55) will be rezoned from Residential First Density (R1h) to Residential Third Density (R3), while the remaining portions of Block 55 will be rezoned from Environmental Protection (EP) to Residential Third Density (R3). The proposed park (Block 57) will be rezoned from Residential First Density (R1h) to Open Space (OS).

A Zoning Schedule is provided at Appendix B.

6.0 SUMMARY OF TECHNICAL STUDIES

6.1 Environmental Impact Statement

An Environmental Impact Statement (EIS) was prepared by McIntosh Perry Consulting Engineers Ltd. (dated August 5, 2022) in support of the proposed development. The EIS assesses the existing land use to determine

the potential impacts to natural heritage features from the proposed development, including SAR and SAR habitat. The EIS provides recommendations and mitigation measures to minimize or eliminate environmental impacts and to help achieve ecological and environmental improvements, and concludes that adherence to the proposed measures will ensure that the intent of applicable natural heritage policies are satisfied. The proposed development acknowledges the proximity of the Provincially Significant Wetland and has been adjusted accordingly. The draft plan includes a new lot configuration and a Stormwater Management facility that has a 30 m setback from the Provincially Significant Wetland.

6.2 Preliminary Servicing and Stormwater Management Report

A Conceptual Stormwater Management and Servicing Options Report (Report) was completed by McIntosh Perry Consulting Engineers Ltd. (dated August 3, 2022) in support of the proposed development. The Report provides preliminary servicing options for the development in accordance with the recommendations and guidelines provided by the Rideau Valley Conservation Authority (RVCA), the Ministry of the Environment, Conservation and Parks (MECP), and the Town of Perth. The Report presents an overall servicing scheme for the entire development to ensure that existing and available services will adequately service the proposed development.

The Report provides that a proposed Stormwater Management pond will be installed in Block 55 of the draft plan. The facility will be designed as a wet pond and will provide enhanced stormwater quantity and quality control. The report further provides that watermains will be installed throughout the subdivision and will have multiple connection points to existing infrastructure. A proposed sanitary sewer will also be installed throughout the subdivision and will gravity drain throughout the existing subdivision infrastructure through multiple connections. The report also notes that sediment and erosion protection measures will be installed as soon as ground conditions warrant and permit and shall remain in place until construction is complete and vegetation is re-established. The report provides that the entire subdivision will employ Best Management Practices (BMPs) wherever possible and recommends that the Town approve the Preliminary Servicing and Stormwater management Report in support of the Draft Plan of Subdivision.

6.3 Traffic Impact Study

A Traffic Impact Study was completed by McIntosh Perry in support of the proposed development (dated August 2022). The Report evaluates anticipated traffic impacts of the development to the surrounding traffic network. The Report notes that the existing road network within the study is currently operating well, and expects the proposed development to generate 62 new vehicle trips during the AM Peak Hour, and 82 new vehicle trips in the PM Peak Hour at full buildout. In comparing the 2035 horizon scenario for the total traffic to the background traffic scenario, the Report concludes that the proposed development is expected to have minimal impact on the traffic operations of the adjacent road network and that the existing traffic network operates at satisfactory conditions. The report provides mitigation measures with respect to intersection control and optimization of signal timings, and recommends that traffic operations continue to be monitored and appropriate changes be made to the network throughout the buildout year of 2035.

7.0 CONCLUSION

The proposed development is consistent with the Provincial Policy Statement and conforms to the applicable policies, goals and objectives of the Lanark County Sustainable Communities Official Plan and the Town of Perth Official Plan. The proposed lots and blocks illustrated on the Draft Plan of Subdivision will comply with the requirements of the Town of Perth Zoning By-law No. 3358 once the Zoning By-law Amendment application is approved.

Respectfully submitted,

Prepared By:



Vithulan Vivekanandan, MES Pl.
Planner

Reviewed By:

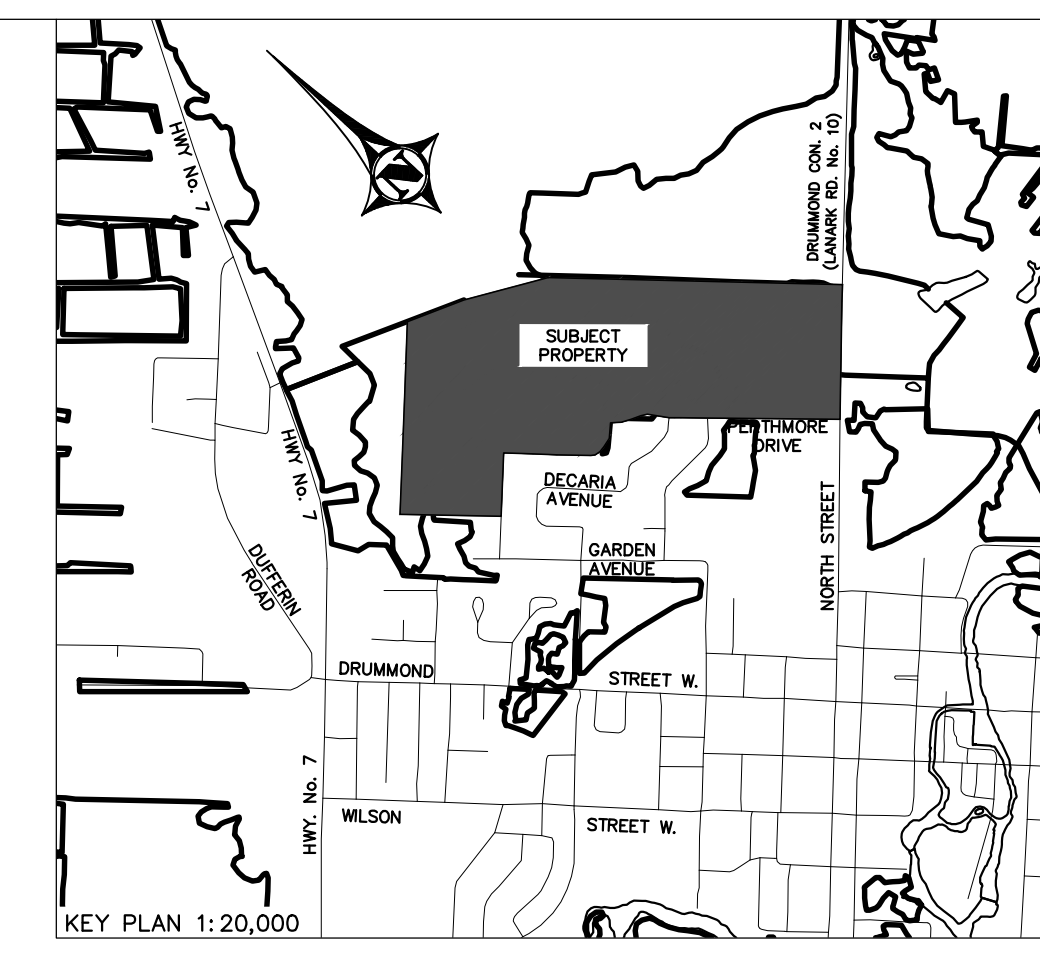
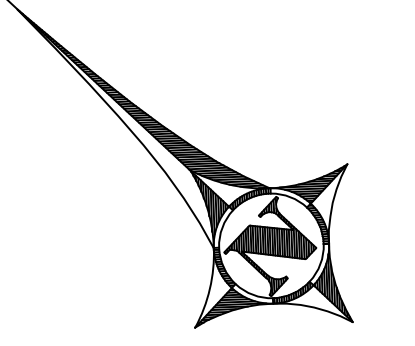


Benjamin Clare, MCIP RPP
Practice Area Lead, Planning Services

u:\perth\mpce_jobs\mpce_projects\2013\pp-13-9668 perthmore development co - subdivision of remnant lands\perthmore phase 6\05 - reports & submissions\01 - reports\01 - planning\2022 resubmission\2023.05.xx - revised pr\revised pr.docx

APPENDIX A

Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION

OF
PART OF THE NORTHEAST HALF LOT 3
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF DRUMMOND
NOW IN THE TOWN OF PERTH
COUNTY OF LANARK

TO BE SUBDIVIDED INTO:
LOTS 1,2,3,4,5,6,8,9,11,12,14,16,17,18,19,21,22,24,26,27,28,29,30,31,32,33,34,37,38,40,41,43,45,46,48,49 FOR SINGLE DETACHED RESIDENTIAL DWELLINGS
LOTS 2,5,7,10,13,15,20,23,25,35,36,38,42,44,47,50,51,52,53 FOR SEMI-DETACHED RESIDENTIAL DWELLINGS

BLOCK 54 FOR MEDIUM DENSITY
BLOCK 55 FOR STORMWATER MANAGEMENT
BLOCK 56 FOR STREET A CUL-DE-SAC
BLOCK 57 FOR PARKLAND

STREET A - 20 METRES WIDE
PERTHMORE STREET - 20 METRES WIDE
SENATORS GATE DRIVE - 20 METRES WIDE

APPLICANT AND PROPERTY OWNER
PERTHMORE ENTERPRISES INC.
C/O MAURICE DeCARIA
P.O. BOX 20054
PERTH, ON, K7H 3M6

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS PLAN TO THE COUNCIL OF THE COUNTY OF LANARK.

DATE: MAURICE DeCARIA
PERTHMORE ENTERPRISES INC.
I HAVE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: JOHN GAUTHER, O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- A. AS SHOWN ON THE DRAFT PLAN
- B. AS SHOWN ON THE DRAFT PLAN
- C. AS SHOWN ON THE DRAFT PLAN
- D. AS DESCRIBED ON THE TITLE BLOCK
- E. AS SHOWN ON THE DRAFT PLAN
- F. AS SHOWN ON THE DRAFT PLAN
- G. AS SHOWN ON THE DRAFT PLAN
- H. PIPED MUNICIPAL WATER SUPPLY IS AVAILABLE TO SERVICE THE PROPERTY
- I. GENERALLY SANDY/SILTY SOILS, WITH GRAVEL AND SHALLOW BEDROCK
- J. AS SHOWN ON THE DRAFT PLAN
- K. PIPED MUNICIPAL WATER AND WASTEWATER SERVICES ARE AVAILABLE TO SERVICE THE PROPERTY
- L. NO RESTRICTIONS APPLY

SCHEDULE OF AREAS

LOT/BLOCK	AREA (m ²)	TYPE
1	482	SINGLE DETACHED
2	674	SEMI-DETACHED
3	426	SINGLE DETACHED
4	472	SINGLE DETACHED
5	673	SEMI-DETACHED
6	429	SINGLE DETACHED
7	665	SEMI-DETACHED
8	587	SINGLE DETACHED
9	589	SEMI-DETACHED
10	689	SEMI-DETACHED
11	482	SINGLE DETACHED
12	689	SINGLE DETACHED
13	675	SEMI-DETACHED
14	430	SINGLE DETACHED
15	675	SINGLE DETACHED
16	572	SINGLE DETACHED
17	674	SINGLE DETACHED
18	578	SINGLE DETACHED
19	588	SINGLE DETACHED
20	649	SEMI-DETACHED
21	482	SINGLE DETACHED
22	670	SINGLE DETACHED
23	675	SEMI-DETACHED
24	430	SINGLE DETACHED
25	675	SEMI-DETACHED
26	572	SINGLE DETACHED
27	574	SINGLE DETACHED
28	687	SINGLE DETACHED
29	703	SINGLE DETACHED
30	575	SINGLE DETACHED
31	586	SINGLE DETACHED
32	574	SINGLE DETACHED
33	547	SINGLE DETACHED
34	483	SINGLE DETACHED
35	682	SINGLE DETACHED
36	682	SEMI-DETACHED
37	693	SINGLE DETACHED
38	702	SINGLE DETACHED
39	685	SEMI-DETACHED
40	575	SINGLE DETACHED
41	572	SINGLE DETACHED
42	675	SEMI-DETACHED
43	430	SINGLE DETACHED
44	675	SEMI-DETACHED
45	430	SINGLE DETACHED
46	687	SINGLE DETACHED
47	649	SEMI-DETACHED
48	482	SINGLE DETACHED
49	496	SINGLE DETACHED
50	649	SEMI-DETACHED
51	649	SEMI-DETACHED
52	649	SEMI-DETACHED
53	649	SEMI-DETACHED
BLOCK 54	1,938	MEDIUM DENSITY
BLOCK 55	4,809	STORMWATER MANAGEMENT
BLOCK 56	701	CUL-DE-SAC
BLOCK 57	2,276	PARKLAND
TOTAL LOT/BLOCK AREA (m²)	40,590	

STREET	AREA (m ²)	LENGTH (m)
STREET A	9,397	500
PERTHMORE STREET	3,310	163
SENATORS GATE DRIVE	1,436	70
TOTAL SUBDIVISION AREA (m²)	55,333.41	

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

BEARINGS & ELEVATIONS

BEARINGS ARE GRID BEARINGS DERIVED FROM REAL TIME NETWORK OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76° 30' WEST LONGITUDE) NAD 83 (CSRS) (1597.0).

ELEVATIONS AND TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN HAVE BEEN DERIVED FROM DIGITAL IMAGERY FILES RECEIVED FROM THE ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY (MNR) DATED 2015.

SCALE 1:500

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISIONS

NO.	DESCRIPTION	DATE	BY

McINTOSH PERRY SURVEYING INC.
3240 Drummond Con. SA, R.R. #7, Perth, ON K7H 3C9
Tel: 613-267-6524 Fax: 613-267-7992
www.mcintoshperry.com

PROJECT: PERTHMORE DEVELOPMENT
DATE: MAY 10, 2023
SCALE: 36" x 54"
PROJECT NO.: 19-4081
DWG. NO.: 01



TABLE OF P.I.N.'S

NUMBER	BLOCK	CONV.
P1	07962(L)	
P2	08942(L)	
P3	07962(L)	
P4	08922(L)	
P5	08912(L)	
P6	08902(L)	
P7	08892(L)	
P8	08882(L)	
P9	08872(L)	
P10	08862(L)	
P11	08852(L)	
P12	08842(L)	
P13	08832(L)	
P14	08822(L)	
P15	08812(L)	
P16	08802(L)	
P17	08792(L)	
P18	07442(L)	
P19	07442(L)	
P20	07442(L)	
P21	07442(L)	
P22	07442(L)	
P23	07442(L)	
P24	07392(L)	
P25	07382(L)	
P26	07372(L)	
P27	07332(L)	

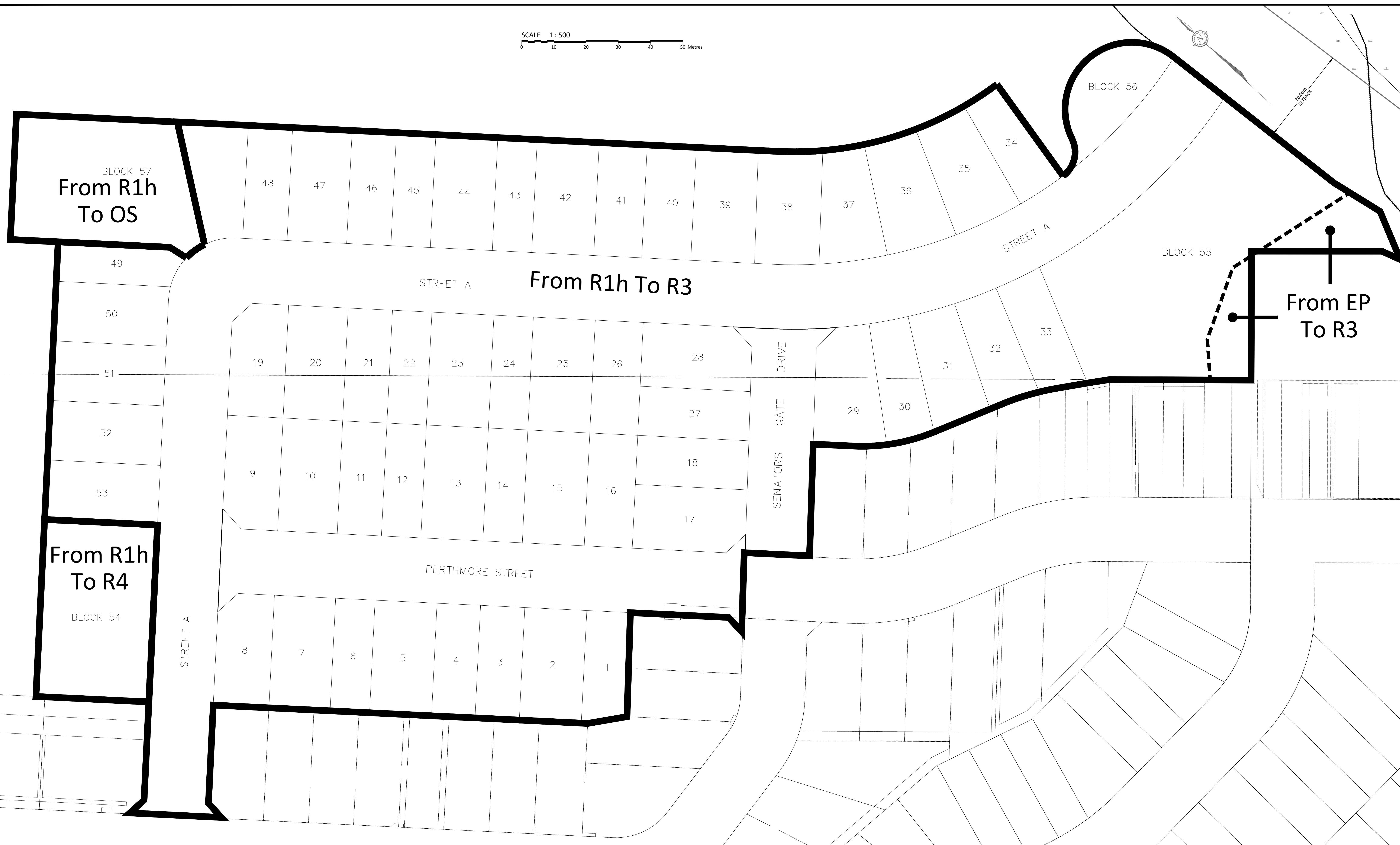
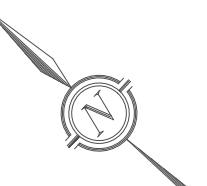
LEGEND AND NOTES (IF APPLICABLE)

- MONUMENT PLANTED
- MINIATURE FOUND
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- ROUND IRON BAR
- WITNESSES
- ACCEPTED
- B.M. WITH O.L.S.
- MAINTOSH PERRY SURVEYING INC.
- UNUSUAL SIGN
- SUBJECT TO
- CHAIN LINK FENCE
- POST AND RAIL FENCE
- RAL FENCE
- N.S.E.W.
- R.P.
- REGISTERED PLAN
- EXISTING LEGAL EASEMENT
- PROPOSED LOT/BLOCK DIMENSION
- ORIGINAL GROUND CONTOUR (MNR MAPPING)
- MNR PROVINCIAL SIGNATURE METALAND
- 30m SETBACK FROM MRRF PSW
- 100y FLOODPLAIN (FROM RVCA)

APPENDIX B

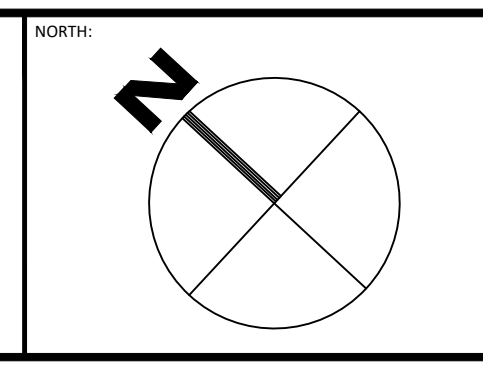
Zoning Schedule

SCALE 1:500
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 USER: PLOTTER: Thursday, May 18, 2023 10:08:58 AM
 PLOT FILE: C:\BIBL\FILE\BIBL2...

LEGEND	
ENVIRONMENTAL PROTECTION AREA	EP
RESIDENTIAL FIRST DENSITY HOLDING	R1h
RESIDENTIAL THIRD DENSITY	R3
OPEN SPACE	OS
RESIDENTIAL FOURTH DENSITY	R4



No.	Revision/Issue	Date

McINTOSH PERRY
 3240 Drummond Cons SA, R.R. #7, Perth, ON K7H 3C9
 Tel: 613-267-6524 Fax: 613-267-7992
 www.mcintoshperry.com

Designed by:	
Drawn by:	SH
Checked by:	BC
Scale:	1:500

Client: PERTHMORE DEVELOPMENT CO. LTD
 Project: PERTHMORE ESTATES - PHASE 6

Drawing Title: ZONING BYLAW AMENDMENT SKETCH
 Check and verify all dimensions before proceeding with the work. Do not scale drawings.

Date: MAY.18.2023
 Project Number: PP-13-9668
 Drawing Number: 01