

**RESPONSE TO COMMENTS RECEIVED FROM TOWN/COUNTY ON DRAFT PLAN OF SUBDIVISION SUBMISSION ON AUGUST 9, 2022**  
**CAIVAN (PERTH GC) Ltd.**  
**141 Peter Street**

Comment Agency		Policy	Comment	Response	
<b>Provincial Policy Statement</b>					
1	Development Services Town of Perth	1.1.1.b)	Accommodating an appropriate affordable and market-based range and mix of residential types including single detached, additional residential units, multiunit housing, affordable housing, and housing for older persons....	This does not appear to be met.  Plan contains a mix of single detached sizes and multi unit townhouses and will offer rough-ins to facilitate additional dwelling units which provides a variety of market-based housing options.	
2	Development Services Town of Perth	1.1.1.c)	Avoiding development and land use patterns which may cause environmental or public health and safety concerns. With preliminary EIS excluding multiple studies including hydrogeological and stormwater management, SAR etc.	The Town is not comfortable stating that this has met the requirement of the PPS. Additionally, the Town requires the RSC.  The supporting technical reports submitted with this application demonstrate that the natural heritage and natural hazard features on-site have been identified and assessed. Any potential environmental impacts shall be mitigated as per direction in the EIS, geotechnical and hydrogeological hydrotechnical findings. The application is to be compliant with the OP which is consistent with the PPS. No environmental, public health, or safety concerns shall be created.	
3	Development Services Town of Perth	1.1.1.h)	Promoting development and land use patterns that conserve biodiversity; and	There is not enough supporting evidence to document if this has been met.	The completed EIS provides direction to ensure the design of the development supports the adjacent natural system features and functions.
	Development Services Town of Perth				
		1.1.1.i)	Preparing for regional and local impacts of climate change.	There is not enough supporting evidence to document if this has been met.	The completed EIS, Surface Water and Hydrogeological Reports and Integrated Hydrological Impact Study have evaluated the on-site conditions and provided direction to ensure the design of the development envelope and supporting infrastructure are sufficiently robust to accommodate future climate change and support the adjacent natural system features and functions.
4	Development Services Town of Perth	1.1.3.6	New development taking place in designated growth areas should occur adjacent to existing built up areas and should have a compact form, mix of uses and densities to allow for the efficient use of land, infrastructure, and public service utilities.	No mix of uses. Unsure of compact form	Provides residential uses to support downtown businesses. Small scale commercial opportunities are provided in the form of home based businesses and in the redevelopment of the golf course club house so as not to take away from the downtown and other key employment areas. House designs allowing for additional dwellings and the modified street grid allow for more efficient use of land.
5	Development Services Town of Perth	1.1.4.1. c)	Accommodating an appropriate range and mix of housing in rural settlement areas. No ZBL submitted to confirm the mix of housing.	Mix of housing should include single, semi, town and higher density along with affordable housing in each phase.	Housing mix includes market-based single detached dwellings, semi detached housing and townhouses. Additional dwellings will be facilitated through basement rough-ins.
6	Development Services Town of Perth	1.1.4.1. h)	Conserving biodiversity and considering ecological benefits provided by nature.	It is recognized that an attempt has been made to stay away from the majority of environmentally sensitive lands. However, without the remaining information stemming from other EIS, SAR information, hydrogeological, etc. There is no solid evidence to determine if this clause can be sufficiently met.	The EIS submitted with this application identifies all the environmentally sensitive features on the site. The development results in no net negative impact and generally avoids or provides sufficient setbacks from significant wetlands, watercourses, woodlands and SARs such that the diversity supported by the existing natural areas shall be maintained. Ecological benefits, including mental health, temperature mitigation, and surface water storage shall be maintained.
7	Development Services Town of Perth	1.4.1	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future resident of the regional market area... require this mix.	Apply for concurrent ZBL.	Concurrent zoning bylaw amendment application been submitted.
8	Development Services Town of Perth	1.5.1 a)	Planning public streets, spaces, and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation. <ul style="list-style-type: none"> <li>roadways at 16.75 do not facilitate safe movement of pedestrians/cyclists</li> <li>pathways beside sidewalks do not make sense</li> </ul>	Although there appears to be opportunities for active transportation in some of the studies, the draft plan does not indicate blocks for pathways in any meaningful way. Are those areas to be transferred to the Town, what is the expectation for building and assumption by the Town, and are these in environmentally sensitive areas? More work needs to be done here.	Caivan and Town met October 6, 2022 to discuss ROW cross-section design in compliance with the ROW widths contained in the Official Plan. Revised cross-sections prepared by NAK accompany resubmission.
9	Development Services Town of Perth	1.6.2	Green infrastructure has been left in place for a large portion of the property.	As a condition of subdivision, the Town will need to review a tree preservation plan and landscape plan. Include LID infrastructure as possible option.	The EIS includes identification of all significant vegetation on-site and includes a high level Tree Review, with basic planting/mitigation recommendations for inclusion in a subsequent detailed landscape plan. LID infrastructure shall be considered and will be implemented where viable and functionally supportable.

Draft Zoning Bylaw Amendment (Appendix B to Planning Rationale)

Integrated Hydrological Study prepared by Gemtec dated February 17, 2023. Phase Two Environmental Site Assessment prepared by GEMTEC dated April 8, 2022. Revised Environmental Impact Statement prepared by Kilgour and Associates dated February, 2023.

Revised Environmental Impact Study prepared by Kilgour and Associates dated February, 2023.

Revised Environmental Impact Study prepared by Kilgour and Associates dated February, 2023. Integrated Hydrological Study prepared by Gemtec dated February 17, 2023.

Planning Rationale prepared by WSP dated February 2023

Draft Zoning Bylaw Amendment (Appendix B to Planning Rationale)

Revised Environmental Impact Study prepared by Kilgour and Associates dated February, 2023.

Zoning Amendment Application Form and Draft Zoning Bylaw Amendment (Appendix B to Planning Rationale)

Street cross-sections prepared by NAK Design Strategies Inc. dated January 30, 2023.

Tree Preservation Plan prepared by Kilgour and Associates Ltd dated 2023. Servicing study prepared by David Schaeffer Engineering Ltd dated (February 2023) includes a summary of possible LIDs.

10	Development Services Town of Perth	1.6.4	Infrastructure and public service facilities should be strategically located to support and effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with section 3.	Town Staff have concerns regarding access and egress with the Peter Street Bridge for Phase 1. What is the capacity of the bridge, can it handle significant construction traffic, and emergency services vehicles? Second bridge will have to be constructed for appropriate and safe access and egress. The Town has not received any information with respect to either bridge despite having asked for the information to verify. See peer review comments and comments from Environmental Services and Fire Department. 4 alternate routes listed in IMP. Choice 1- one bridge was not recommended	HP Engineering confirmed load capacity of Bridge is adequate for construction and emergency response equipment. Memo to this effect included in resubmissions.  CGH Transportation has prepared a memo outlining potential bridge options which is included within the TIS. The preferred option is to twin the existing bridge. The design and timing of the second bridge will be subject to the recommendations of the forthcoming EA.	Memo on Structural Capacity of Peters Street Bridge prepared by HP Engineering Ltd, dated (May 24, 2022). Transportation Impact Study prepared by CGH dated (February, 2023).
11	Development Services Town of Perth	1.7.1.b)	Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.	Requires application of ZBL to determine if this has been met. Affordable housing to be provided.	A variety of market-based housing options are included as outlined in the concept plan and draft zoning amendment bylaw.	Draft Zoning Bylaw Amendment (Appendix B to Planning Rationale)
12	Development Services Town of Perth	1.7.1.k)	Minimizing negative impacts from a changing climate and considering the economic benefit provided by nature.	EIS and other studies are significantly incomplete. Requires more information to determine if this clause can be met.	The suite of technical report recommendations and implementation shall integrate the development design and supporting infrastructure with the natural system functions surrounding the site. The design of the development and supporting infrastructure are sufficiently robust to accommodate future climate change variation. Ecological benefits, including mental health, temperature mitigation, and surface water storage shall be maintained.	Updated Environmental Impact Study prepared by Kilgour and Associates dated February, 2023.
13	Development Services Town of Perth	2.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	Significant work to be done here with additional studies as mentioned in the preliminary EIS and will be outlined by RVCA. Much more work to be completed and submitted for EIS including stormwater, and integrated hydrogeological	The updated full EIS and proposed draft plan demonstrate that existing natural heritage features and functions shall be preserved through sensitive development design and efficient land use. The IHIS will integrate the various study findings.	Revised Environmental Impact Study prepared by Kilgour and Associates dated February, 2023. Integrated Hydrological Assessment prepared by Gemtec, February 17, 2023
14	Development Services Town of Perth	2.1.5	Development and site alteration shall not be permitted in d) significant wildlife habitat	EIS studies are incomplete, to determine if significant wildlife habitat will be affected.	Additional monitoring and studies have been completed and are reported on in the full EIS.	Updated Environmental Impact Study prepared by Kilgour and Associates dated February, 2023.
15	Development Services Town of Perth	2.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements	Will wait for comments from provincial/federal agencies	acknowledged	NA
16	Development Services Town of Perth	2.1.7	Development and site alteration shall not be permitted in habitat of endangered species and threatened species except in accordance with provincial and federal requirements.	Will wait for comments from governing agencies SAR, Further studies to be performed in conjunction with MECP regarding Gray Rat snake habitat. An overall benefit permit is required as well as a butternut health assessment	SAR to be completed monitoring Grey Rat Snake and Butternut Trees	Revised Environmental Impact Study prepared by Kilgour and Associates dated February, 2023.
17	Development Services Town of Perth	2.1.8	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 of their ecological functions.	This has not yet been completed.	The EIS and IHIS have evaluated the ecological and hydrological functions of the adjacent natural areas. Recommendations regarding the development and infrastructure design, as well as mitigation measures to be implemented shall prevent negative impacts on natural features and their ecological functions. Refer to Section 5.0 of the Functional Servicing Study and Figure 13 demonstrating a net cut fill balance of floodplain areas.	Revised Environmental Impact Study prepared by Kilgour and Associates dated February, 2023.
18	Development Services Town of Perth	2.2	2.2 Water Planning Authorities shall protect, improve or restore the quality and quantity of water by: d) identifying water resource systems consisting of groundwater features, hydraulic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed; e) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas and surface water features including shoreline areas; f) implementing necessary restrictions on development and site alteration to: 1. protect all municipal drinking water supplies and designated vulnerable areas and 2. protect, improve or restore vulnerable surface and groundwater, sensitive surface water features and sensitive ground water features and their hydrologic functions.	No integrated hydrogeological has been completed. The effects of stormwater have not been indicated in the existing preliminary EIS. The lands fall in the IPZ 9 zone. Cannot confirm this development complies with this section of the PPS. A comprehensive headwater study must be completed.	A full hydrogeological study and Report have been prepared and submitted with this application, providing analysis and findings on the local groundwater. A report describing the surface water investigation and analysis has been prepared and submitted with this application. An integrated hydrologic impact study has been prepared which establishes a water balance for the site and describes the relationship between the groundwater, surface water and local natural features. The proposed development and infrastructure have been designed to protect the municipal drinking water intake in accordance with local Drinking Water Source Protection guidance and to ensure the water budget for vulnerable surface and groundwater features is maintained.	Headwater Study and Integrated Hydrological Assessment prepared by Gemtec, dated (February 17, 2023). Revised Environmental Impact Study prepared by Kilgour and Associates dated February, 2023.

19	Development Services Town of Perth	2.2.2	Development and alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved, or restored.	No indication that fulsome studies have been completed in this regard	A Hydrogeological Report, Geotechnical Report, Surface Water Report and Integrated Hydrologic Impact Study (IHIS) have been prepared and submitted with this application. Recommendations from these report have directed the design of the development to ensure that the hydrologic function of the surface water features and sensitive ground water features will be protected, improved, or restored.	Headwater Study and Integrated Hydrological Assessment prepared by Gemtec, dated (February 17, 2023). - Updated Environmental Impact Study prepared by Kilgour and Associates dated (April 12, 2022).
20	Development Services Town of Perth	2.6.5	Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archeological resources	The Archeological study gave very little acknowledgement of First Nation or indigenous cultures. Additionally, as the study was completed in 2010, it is unlikely this was considered. A new study will be required. The HIA must be peer reviewed as the comments and recommendations appear to oppose each other; especially regarding removal of trees. There is a possibility of another HIA when it comes time to develop front 9 holes. It has been determined that this resource is significant and should not be developed. Therefore no additional studies should be done. The front 9 holes should not be developed based on the HIA. Lacking significant information with respect to this section of the PPS.	Stage 3 Archaeological Assessment Report was prepared and submitted with this application. The report conclusions support a stage 4 excavation as the Flett Farm site cannot be protected long-term with the current development concept. Recommendations include granting a partial clearance except for the Flett Farm Site and a 10 meter protective buffer zone. Town initiated a peer review of the Heritage Impact Assessment prepared by WSP, but no further update on the status of the peer review has been provided by the Town.	Stage 3 Archaeological Assessment prepared by Matrix Heritage December 2022
<b>Town of Perth Official Plan</b>						
21	Development Services Town of Perth	1.2.4	To achieve an appropriate supply of housing. The Town's housing strategy is to provide an adequate and continuous inventory of services land for the development of a full range of housing types; to set out specific targets for affordable housing...."	Please provide ZBL application for review	Zoning bylaw amendment application and draft bylaw are included in submission.	Zoning Bylaw Amendment Application (Appendix B to Planning Rationale)
22	Development Services Town of Perth	1.2.6	To conserve the rich cultural heritage and archeological resources of the community as a sustaining element of the economic base and as an integral component to the theme of community development	Requires additional information in the form of an archeological study and a peer review for HIA.	Archaeological Study revised to satisfy Ministry requirements. Stage 3 Archaeological Assessment accompanies submissions. Town indicated that the Heritage Impact Assessment will be peer reviewed, and initiated process on Nov 9, 2022 but no further information has been provided.	Stage 3 Archaeological Assessment prepared by Matrix Heritage, December 2022.
23	Development Services Town of Perth	1.2.7	To conserve the attributes of the natural physical environment such as wetlands, wildlife communities, trees and vegetation, to conserve water a quality of surface and groundwater systems and to maintain river corridors in their natural state whenever possible.	Insufficient information exists to confirm compliance.	The EIS has identified the natural physical environment on and adjacent the site. Mitigation measures and development design are proposed to support the management and protection of natural areas, river corridors and the quality of surface and groundwater systems.	Updated Environmental Impact Study prepared by Kilgour and Associates dated February, 2023.
24	Development Services Town of Perth	3.2	A) The land supply for designated as "Residential" within the Town has potential for 1135 lots/units... Intensification and redevelopment will be focused on the downtown (i.e.. upper stories of the Central Area District), converted institutional buildings, second units in dwellings and large lots in established residential neighbourhoods. Greenfield housing will be directed to the future extension of Perth more Glen to the east, to the secondary plan area north of Highway 7 and the areas annexed in 2009 to the west. B) Monitoring the demand-supply ratio will be undertaken as part of the regular five year review of this plan to ensure that there is a sufficient supply of land and lots available for the full range of residential development needs at all times, and to ensure that the phasing and development of residential areas is coordinated and integrated with planning for infrastructure and public service facilities. This is essential since the current land supply may be insufficient-if the high estimate proves to be conservative later in the planning period. C) The proposed supply is intended to meet the 10-year requirement of land designated and available and the three year requirement of residential units with servicing capacity. The Plan provides a strategy for Council to increase the supply of affordable housing and housing which meets particular needs e.g. garden suites, group homes, student housing. The housing mix establishes targets of 60-65% for low density, 15-25% for medium density and 10-20% for high density.	At build out this proposed subdivision will be 800-1000 units. Consideration must be given to the intensification and re-development of the downtown area. Additionally, as per clause B) and C) servicing capacity for all the areas mentioned must be considered.	Updated Functional Servicing Study includes detailed water and wastewater analysis at a town wide level. Triggers for expansion of water and wastewater system are identified. Modelling indicates sufficient capacity exists to accommodate the proposed development with residual capacity available.	Functional Servicing Study prepared by David Schaeffer Engineering Ltd dated (February 2023)
<b>5.0 Functional Support Policies</b>						
25	Development Services Town of Perth	5.1	It is Councils intent to ensure that in the making of planning decisions the infrastructure is adequate and has the capacity to support existing and new development....	The Town will work with the Source Water Protection Authority to ensure that new development will not affect the Town's water supply. Comments from the Source Water Protection Authority are forthcoming.	Comments from Source Water Protection Authority have not been received.	

26	Development Services Town of Perth	5.2	An objective of the Town with respect to the allocation of water supply and sanitary sewage treatment capacity is to distribute residential treatment capacity in an equitable manner to the various greenfield development areas within the Town. Council also wishes to avoid the allocation of capacity in a manner that effectively limits or directs development potential exclusively to any one areas of the Town for an extended period.	OPA would be required upfront as the capacity a build out would not allow for this clause to be met. Also review Appendix 7.	Updated Functional Servicing Study includes detailed water and wastewater analysis at a town wide level. Triggers for expansion of water and wastewater system are identified. Modelling indicates sufficient capacity exists to accommodate the proposed development with residual capacity available.	Functional Servicing Study prepared by David Schaeffer Engineering Ltd dated (February 2023)
5.3		Stormwater Management and Drainage				
27	Development Services Town of Perth	5.3.C) (1)	That natural hydrological characteristics are maintained and where possible enhanced by protecting the base flow of watercourses	Hydrogeological studies are required.	Integrated Hydrologic Impact Study (IHIS) has been prepared and submitted with this application. The development and infrastructure design support the maintenance of base flows in watercourses.	Integrated Hydrological Impact Study prepared by Gemtec dated (February 17, 2023)
28	Development Services Town of Perth	5.3.C) (4)	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	Alteration of tributary A and D to be discussed by RVCA.	A Headwaters Drainage Feature Assessment has been undertaken on all onsite watercourses. Any proposed alteration to watercourses shall be accordance with the findings and recommendations of this assessment. Retained watercourses shall be improved through natural channel design and appropriate riparian vegetation .	Updated Environmental Impact Study prepared by Kilgour and Associates dated (February, 2023)
29	Development Services Town of Perth	5.3.C) (6)	That fish and wildlife habitat is protected, enhanced or restored including habitat linkages where affected by the discharge or outlet of drainage facilities	This has not been included in the EIS. Comments to come from RVCA.	The EIS has identified the fish and wildlife habitat on and adjacent the site. Protection or mitigation are proposed to support the management and/or protection of these areas.	Updated Environmental Impact Study prepared by Kilgour and Associates dated (February, 2023)
30	Development Services Town of Perth	5.3.C) (7)	That a sustainable environmental approach is utilized in protecting water resources.	To be shown in additional studies including headwater studies.	A Hydrogeological Report, Surface Water Report, EIS, HDFA and Integrated Hydrologic Impact Study have been prepared and submitted with this application informing the development and infrastructure design to support the protection of water resources. Proposed end-of-pipe stormwater management infrastructure is in keeping with MECP guidelines. Upstream low impact development devices, such as CB Shields, have been coordinated with Town staff to ensure sustainable maintenance of these devices.	Headwater Study and Integrated Hydrological Assessment prepared by Gemtec, dated (February 17, 2023). Updated Environmental Impact Study prepared by Kilgour and Associates dated (February, 2023)
31	Development Services Town of Perth	5.3.C) (9)	The implications of new drainage and stormwater systems with respect to Source Water Protection will be investigated, particularly with respect to discharges to the ...Tay Valley Watersheds and any protection plans studies, policies or regulations established by the Province, the Town of Perth or other authorities.	Information still to be provided by developer	The RVCA RMO has been consulted on the drainage and stormwater system servicing the proposed development. The proposed development and infrastructure have been designed to protect the municipal drinking water intake in accordance with local Drinking Water Source Protection guidance and to ensure the water quality and quantity supporting surface and groundwater features is maintained. Section 1.3 of the Functional Servicing Study has been updated to include a summary of the consultation with the RVCA RMO and correspondence is included in Appendix A.	Integrated Hydrological Assessment prepared by Gemtec, dated (February 17, 2023)
32	Development Services Town of Perth	5.3.D)	It is the intent of Council to incorporate SWM controls into the development review and approval process.	Proponent of development will be required to plan for and undertake SWM which complies with the above principles as well as any master drainage plan. This may require a sub-watershed management plan for large tracts of land or a storm water site management plan. Proponents may utilize best management practices where they are consistent with and will achieve the Town's water quality and quantity targets. Comments to come from Environmental Services, RVCA.	Noted	Integrated Hydrological Assessment prepared by Gemtec, dated (February 17, 2023). Updated Functional Servicing Report submitted by David Schaeffer Engineering Ltd dated (February, 2023)
5.5		Transportation				
33	Development Services Town of Perth		Points 1-4 need to be addressed with additional information. Particularly with regard to street width and connectivity between local streets and the collectors. See additional ES Department comments. F) Encouraging Cycling 3. The cycling network should be designed to maximize the safety of all users	See comments for street network from Environmental Services and peer review.	See comments below.	Street cross-sections prepared by NAK Design Strategies Inc on January 30, 2023
34	Development Services Town of Perth	5.5.3.a)	"...New major collector roads will have a minimum width of 23m and will include bike lanes"	Environmental Services to comment further.	Road width for proposed collector is 23 m and includes bike lanes. Cross-sections have been included with submission.	Street cross-sections prepared by NAK Design Strategies Inc on January 30, 2023
35	Development Services Town of Perth	5.5.7.a)	Sidewalks constructed to an appropriate standard may be constructed on one side of the road for any local road or collector and on two sides for any arterial road.	See comments from Environmental Services and peer review	Met with Town to discuss cross-section on October 6. 1.8 m wide sidewalk is proposed on one side for 18.5 m ROW, no sidewalk is proposed for 16.75 m ROW. Cross-sections to accompany resubmissions.	Street cross-sections prepared by NAK Design Strategies Inc on January 30, 2023

36	Development Services Town of Perth	5.5.7.b)	The planning of public streets and new development shall evaluate methods to encourage and meet the needs of pedestrian and non-motorized movement including but not limited to cycling. This shall include continuous linkages to or between residential neighbourhoods, shopping areas, parks and open spaces and arterials/collector roads.	As such planning suggests one sidewalk on each local street is a requirement. Environmental Services Department and peer review comments to be provided.	Met with Town on October 6. Cross-sections were revised following Town's input and accompany resubmission. Reduced road widths, on-street parking, and street trees encourage slower travel speeds and pedestrian friendly environment. Sidewalks are provided on 18.5 m local roads and on the collector. The collector also has a designated cycle lane in each direction. Narrower 16.75 m streets utilize shared space principles. Sidewalk network links pedestrian to parks spaces and into downtown Perth.	Street cross-sections prepared by NAK Design Strategies Inc. Revised Development Concept Plan and Sidewalk Plan prepared by Caivan dated January 13, 2023.
37	Development Services Town of Perth	5.5.9	Council may develop a system of recreational trails to be integrated with the road network.	Some plans (although not draft plan) indicate trails. Please provide additional details in terms of description of trails. Include trails in draft plan. Are these lands to be turned over to the town for maintenance? More details with respect to this trail system are required including updates to the EIS.	Conceptual trail network is shown in the Urban Design Brief.	Wester Annex Lands Urban Design Brief: Second Submission prepared by NAK Design Strategies Inc, February 2023
38	Development Services Town of Perth	5.5.10	Pedestrian and Vehicular Right of Way	Essentially notes the same as 5.5.7 b. Please provide additional information	see comments above related to 5.5.7.b)	Street cross-sections prepared by NAK Design Strategies Inc on January 30, 2023. Revised Draft Plan of Subdivision prepared by J.D. Barnes Limited dated February 3, 2023.
5.6		Transportation and Utility Corridors				
39	Development Services Town of Perth	5.6 c)	Trunk lines for water distribution and sewage collection including pump stations and siphons and corridors for utilities shall be protected to ensure their continuity for servicing development	Environmental Services Department and peer review to provide comment	acknowledged	
5.7		Hydro, Communication and Cable facilities				
40	Development Services Town of Perth	5.7	"...Planning for new development shall include consideration for cost-efficient routing of utilities and co-ordination in the design and installation of facilities as part of construction.	Environmental Services and other exterior agencies will provide comment	acknowledged	
5.8		Snow Storage				
41	Development Services Town of Perth	5.8	Snow Storage	Just to note no snow storage is to be permitted in the IPZ 9 zone over 1 ha.	acknowledged	
5.9		Energy and Resource Efficiency and Community Sustainability				
42	Development Services Town of Perth	5.9.1 b)	Individuals and representatives of the development industry when filing planning applications will be expected to demonstrate how their development proposals have taken into account the applicable principles of this plan with regard to community sustainability, energy conservation and environmental protection	Please provide this information. All need additional information, but, energy conservation has yet to be addressed.	Many of the blocks within the subdivision achieve southern exposure. These homes will benefit from maximum sun exposure and will require less energy for heating and cooling, resulting in lower energy use and increased home comfort. Street trees will provide shade during the spring and summer months to mitigate against extreme heat.  Additionally, Caivan is known to incorporate sustainable practices through their construction process, including minimizing resource waste while also adopting energy-efficient building processes. Construction is powered by ABIC (Advanced Building Innovation Company), which harnesses generative design to minimize resource waste while adopting an energy-efficient approach to the entire building process. This approach reduces the carbon footprint when building the home through efficient transportation logistics and shortens the time on-site meaning among other things lessening winter heat requirement. Caivan communities employ comprehensive waste diversion and reduction methods during construction to ensure a low impact on the environment.	Planning Rationale prepared by WSP dated February 2023
43	Development Services Town of Perth	5.9.3.1	ii) Maintaining the integrity of the existing ecosystems through the conservation and improvement of habitat for flora and fauna and wildlife linkages and corridors. Existing sensitive ecosystems and wildlife corridors will be respected and to the greatest extent feasible, the intent will be to improve the biodiversity of plant and animal species in protected areas through conservation and compensation measures implemented or assured through planning and development approvals.	Developer seems cognizant of these issues and has structured their development such to avoid many of the concerns. Additional information on snake habitat is required through working with MECP as well as the remaining studies with respect to SAR. Additional information is required	A full EIS has been prepared and submitted with this application. Implementation of the EIS recommendations and the appropriate process under current legislative and policy requirements shall be undertaken. The EIS includes the Species at Risk Surveys and outlines related requirements.	Updated Environmental Impact Study prepared by Kilgour and Associates dated February, 2023.


44	Development Services Town of Perth	5.9.3.1	iii) Conserving and, whenever feasible, enhancing and improving the quality of surface and groundwater sources and municipal drinking water supplies	Additional studies required, hydrogeological and headwater study. Will review comments by RVCA and Source Water Protection Agency.	A Hydrogeological Report, Surface Water Report, EIS, HDFA and Integrated Hydrologic Impact Study (IHIS) have been prepared and submitted with this application informing the development and infrastructure design to support the long-term protection of surface, ground and drinking water resources.	Headwater study and Integrated Hydrological Assessment prepared by Gemtec, dated February 17, 2023
45	Development Services Town of Perth	5.9.3.1	iv) Reducing the municipalities carbon footprint by programs to improve the health and the extent of urban forest; maximizing the retention of vegetation cover, particularly tree cover and hedgerows, in land and infrastructure development; and through improvements to river corridors, road allowances and parkland in the Town	Are there plans for the areas of land along the Tay River that are not included in the draft plan?	The EIS contains recommendations regarding setbacks from watercourses and vegetation improvements on the subject site. These shall be implemented through the development of the land and related infrastructure. The subject site is identified as the land holding subject to the subdivision application.	Updated Environmental Impact Study prepared by Kilgour and Associates dated (February, 2023)
46	Development Services Town of Perth	5.9.3.2	i) Reducing the need for motorized transportation by shifting urban design to emphasize safe cycling routes, pedestrian walkways and pedestrian friendly street design; neighbourhoods featuring commercial services and shopping opportunities within reasonable walking distance."	Perhaps consider a commercial block? Environmental Services and peer review to comment on road design.	Additional commercial uses will be considered in the renovation/ redevelopment of the Golf Course Clubhouse and as home based businesses. While no commercial block is proposed at this time, the OPA and ZBLA allow for neighbourhood commercial uses.	Planning Rationale prepared by WSP dated February 2023
47	Development Services Town of Perth	5.9.3.2	iv) ensuring that all new streets have at least one sidewalk...	Environmental Services to comment.	See comments on sidewalks above. Revised street cross-sections to accompany resubmissions.	Street cross-sections prepared by NAK Design Strategies Inc on January 30, 2023
48	Development Services Town of Perth	5.9.3.6	i) Council will ensure a comprehensive and sustainable approach to development by requiring that new greenfield areas and/larger development sites are planned in an integrated and holistic manner. Incremental development proposals may be deemed to be premature and generally will not be supported. ii) Applications for large scale development or the initial phase of development on lands with potential for additional development shall submit a sustainable design report which shall include...a cohesive and sequential relationship of a the development project to existing or planning development on adjacent properties, including the integration of infrastructure and utilities and will include energy conservation features	Environmental Services and peer review to provide comments	Noted	Updated Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023. Perth Golf Course Fiscal Impact Study prepared by Altus Group, February 7, 2023.
5.10		Environmental Services and peer review to provide comments.				
49	Development Services Town of Perth	5.10.h)	All industrial, commercial, institutional, open space and high density residential areas located within the Source Water Protection areas identified shall be subject to Site Plan Control.	Just a note for reference	No further action required	
6.6		Heritage Conservation Policy				
50	Development Services Town of Perth	6.6	6.6.1a.2 Cultural Heritage Landscapes include ...Tay River Corridor 4. Natural Heritage Features- PSW's Grants Creek Wetland, Perth Long Swamp Wetland, Tay River/Canal and Grants Creek Systems 6.6.2 Conservation of Heritage Resources 7. To protect and enhance the distinguishing qualities, features and character of cultural heritage landscapes...	A peer review of the HIA will be required.	A Heritage Impact Assessment was included with the initial submission. Town indicated this process was initiated Nov 9 but no further information has been provided.	Heritage Impact Assessment of Perth Golf Course prepared by WSP dated March 23, 2022
51	Development Services Town of Perth	6.6.10	To identify sites of archeological potential...	Archeological study is out of date and does not discuss in any meaningful way First Nations.	An updated Stage 2 and Stage 3 Archaeological study has been provided with this resubmission. Discussion on the impact on First Nations has been incorporated within the updated reports.	Updated Stage 1, 2 & 3 Archaeological Assessment prepared by Matrix Heritage on January 31, 2023
52	Development Services Town of Perth	6.6.13	Council will consider the interests of Aboriginal communities in conserving culture heritage and archeological resources.	This has not been completed.	An updated Stage 2 and Stage 3 Archaeological study has been provided with this resubmission. The reports further discuss the interests of Aboriginal Communities on the lands.	Updated Stage 1, 2 & 3 Archaeological Assessment prepared by Matrix Heritage on January 31, 2023 - Heritage Impact Assessment of Perth Golf Course prepared by WSP dated March 23, 2022
7.4		Contaminated Lands				
53		7.4	Contaminated Lands	It was noted that an RSC has been granted for the site. Please provide a copy for the Town's files.	An RSC has not been granted for the site. The RSC is to be a condition of draft plan approval.	Phase Two Environmental Site Assessment prepared by GEMTEC dated April 8, 2022.
7.7		Protection of Water				

54		7.7	To protect the quality of surface water development adjacent to a water-body will be planned to comply with the MRSP in accordance with section 5.10 and the following: 1. Subdivisions, condominiums or other projects greater than 5 lots or proposing extensive areas of impermeable surfaces shall be support by a Site Evaluation Report (SER) in consultation with the MOE. An SER will evaluated the existing water quality of the water body, the quality and volume of anticipated drainage water, impacts and loadings of anticipated contaminants, soil type and grade conditions, storm water management options and the nature and extent of existing vegetation.	This information has not been provided and therefore cannot be confirmed to meet this clause of the OP	We were unable to find information on a SER, no further guidance was provided during discussions with the Town.	
8.1		Residential Areas				
55		8.1.3.1.a)	to provide for an appropriate range and mix of housing types and densities to meet the projected requirements of current and future residents with particular attention to the availability of an adequate supply of affordable housing and housing designed for people with mobility challenges or other specific accommodation needs.	No ZBL application has been provided in order to understand the proposed mix and densities. This is a requirement. Affordable housing needs to be considered.	Proposed mix and densities are included in the draft OPA and draft zoning bylaw amendment. Housing will be market- based providing a variety of options including additional dwelling units which offer rental housing and provide affordable routes into home ownership by offsetting mortgage costs.	Draft Official Plan Amendment Bylaw and Zoning Bylaw Amendment bylaw Application (Appendix A and Appendix B of Planning Rationale)
56		8.1.3.5.a)	....to achieve a mix of housing types consisting of 60 to 65% low density, 15-25% medium density and 10 to 20% higher density	This will need to be clearly indicated.	Mix of single detached dwellings and townhomes will be provided with a target density of 19 units per gross hectare.	Planning Rationale prepared by WSP dated February 2023
57		8.1.3.5.b)	...Property holdings exceeding two hectares in size will be developed with a mix of housing types	ZBL required to confirm	Proposed mix and densities are included in zoning bylaw amendment: single detached dwellings, semi-detached dwellings, townhouses and additional dwellings	Zoning Bylaw Amendment Application Appendix B in Planning Rationale
58		8.1.3.5.c)	Neighbourhoods are intended to feature a variety of housing types, values and occupancies and will be designed to ensure compatible transition between housing densities. In order to promote a mix of housing types, new residential neighbourhoods will be designed to include a variety of lot frontages and lot sizes.	Requires more information.	The proposed development includes a mix of townhouses and single detached dwellings lots as shown on the development concept plan and draft plan of subdivision. Additional dwelling units and semi-detached dwellings offer further housing diversity	Revised Draft Plan of Subdivision dated February 3, 2023. Draft OPA and ZBLA bylaws and supporting Planning Rationale prepared by WSP February 2023.
59		8.1.3.9.2	Ensure creation of affordable housing when approving new residential development and redevelopment to meet targets of: 25% of all new rental housing to be affordable to households up to the 60th income percentile of rental housing households for the County of Lanark regional market area, and 25% of all new ownership housing to be affordable to households up to the 60th income percentile for the Count of Lanark regional market area.	This information is to be provided.	No affordable housing is proposed. Houses will be priced at market rates however Caivan plans to rough-in fixtures to allow for additional dwelling units within single detached dwellings and townhomes which provides rental housing options and can offset mortgages costs	
60		8.1.3.9.4	Proponents of larger subdivisions and other housing projects with a substantive number of housing units will demonstrate the extent of affordable housing being provided. When there is a known shortage of affordable housing the Town may require an applicant to prepare an affordable housing market evaluation report how the development will contribute to addressing the targets in part 2 above.	This information will be required.	see comments above.	
61		8.1.3.10.8	All new proposals for residential development shall provide adequate vehicular access and circulation for firefighting and other emergency vehicles and equipment.	Please see comments from Environmental Services Department and Fire Department.		
62		8.1.3.10.13	The configuration of streets shall be planned to avoid or minimize the use of cul-de-sacs, ensure that intersections are properly spaced, and that the integrity of the existing grid system is maintained.	See comments from the Environmental Services department.	Street network is a modified grid. No cul-de-sacs are proposed. Refer to revised plan of subdivision and submitted drawings.	Revised Draft Plan of Subdivision prepared by J.D. Barnes Limited dated February 3, 2023
63		8.1.4.1	to ensure that servicing capacity is allocated in an equitable manner that achieves a reasonable distribution of capacity/development potential among the Town's green field development areas and that development potential is not unduly assigned to one site or area of the Town such that it effectively precludes development in another area for an extended period of time.	Further discussion will be required here with the Environmental Services Department and Planner. An OPA will be required to make additional changes for Phase 2	Caivan met with Town to discuss servicing allocation analysis. DSEL analysis indicates that sufficient capacity exists to accommodate the build-out of this development with residual capacity available for other growth. An OPA has been submitted supported by this analysis. The proposed water, storm, and sanitary infrastructure was planned to limit the amount of required services while ensuring a high level of service in accordance with the IMP. The new water and wastewater infrastructure would be installed using modern construction techniques and products selected to maximize their design life.  The proposed servicing plan avoids discharging wastewater to aging infrastructure and overtaxing those systems.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023. Planning Rationale prepared by WSP dated February 2023.

64		8.1.4.2	The New residential areas is anticipated to meet the mid to long term growth and settlement needs of the town. The intended land use patter will be predominantly residential buy will include an appropriate mix of public service facilities and neighbourhood servicing commercial uses essential to a well planned residential community and will also seek to retain and suppose redevelopment of existing land uses, particularly the Perth Golf Course...	Will need to see some consideration for commercial blocks. Preservation for first 9 holes of golf course to be a priority	No commercial blocks are proposed. The intent is to support the Downtown by adding 940 dwellings within walking/cycling distance of downtown rather than adding a new commercial node. Proposed commercial uses include home-based businesses and redevelopment of the Golf Course Clubhouse with additional commercial activities. However future neighbourhood commercial development is permitted by the draft OPA and zoning bylaw amendments. Current plan is to provide a 9 hole golfcourse.	Planning Rationale prepared by WSP dated February 2023
65		8.1.4.3	a) ...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.	An OPA amendment is required to meet this clause as half of the golf course is being removed.	Policy states the retention of the golf course will be contemplated not required. The current plan is to provide a 9 hole golf course and to redevelop the remainder. An OPA application has been submitted.	OPA application and supporting Planning Rationale prepared by WSP dated February 2023
66		8.1.4.5	a. The lands within the New Residential Area designation in proximity to the Tay River have inadequate road access to accommodate the safe and efficient movement of people and goods based on the development potential of the land within the designation, unless an additional road access is constructed. b. The rezoning of the land within this area for new development shall limit the number of residential units and shall be based in part on the traffic management capacity of the existing Peter Street Bridge and the associated Peter Street Road corridor to accept additional traffic without a reduction in the level of service. The zoning amendment should not proceed until such time as a new preliminary vehicle access corridor has been established by either a 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. c. Further, no development shall be permitted in this designation on lands abutting or adjacent to either shoreline of the Tay River unless the proponent demonstrates that any such development will not impeded or reduce options for the creation of a new vehicle access corridor to the lands in the New Residential Area designation on the south westerly side of the Tay River.	More information required. Development cannot move forward without this issue being resolved.	The access solution for the development has been determined to be the twinning of the Peter Street Bridge. Please see the TIS for details about the access solution. A forthcoming EA will detail the crossing solution which is proposed for implementation.	Transportation Impact Study prepared by CGH dated February 21, 2023.
8.2		Urban Design Guidelines				
67		8.2.3	Urban Design Guidelines	The Urban Design Brief did not address all the issues listed under the OP. Please revise and re-submit an appropriate and fulsome plan.	A revised Urban Design Brief has been prepared.	Western Annex Urban Design Brief: Second Submission prepared by NAK Design Solutions dated February 2023
8.6		Natural Heritage Policies				
68		8.6.4.b)	2 and 3. No development shall occur unless and EIS has been completed.	A preliminary EIS has been completed; however additional studies as outlined in the preliminary study are required. Not enough information to date to confirm compliance with this Official Plan	A full EIS has been prepared and submitted with this application. Implementation of the EIS recommendations and the appropriate process under current legislative and policy requirements shall be undertaken. The EIS includes the Species at Risk Surveys and outlines related requirements.	Updated Environmental Impact Study prepared by Kilgour and Associates dated February, 2023
69		8.6.4.c)	Fish Habitat	Additional studies required as outlined in the preliminary EIS.	A full EIS has been prepared and submitted with this application.	Updated Environmental Impact Study prepared by Kilgour and Associates dated February, 2023
70		8.6.4.g)	Habitat of Threatened and Endangered Species	Additional information required for a few species including butternut and grey rat snake.	A full EIS has been prepared and submitted with this application. Implementation of the EIS recommendations and the appropriate process under current legislative and policy requirements shall be undertaken. The EIS includes the Species at Risk Surveys and outlines related requirements.	Updated Environmental Impact Study prepared by Kilgour and Associates dated February, 2023
71		8.6.4.h)	Environmental Impact Study	Additional studies required as outlined above. Comments to come from various provincial authorities.	A full EIS has been prepared and submitted with this application.	Updated Environmental Impact Study prepared by Kilgour and Associates dated February, 2023



72		8.6.4.f)	The Town may use a variety of planning and other tools to implement the findings of the EIS including site plan control, zoning, and development agreements as well as the authority of the Municipal Act (site alteration, tree cutting by-laws).	Where an EIS is required in association with and official plan or zoning by-law amendment or a plan of subdivision, the applications shall not be deemed completed until the EIS has been submitted.	A full EIS has been prepared and submitted with this application.	Updated Environmental Impact Study prepared by Kilgour and Associates dated February, 2023
8.8		Special Study Area				
73		8.8.1	Lands within the Special Study Area designation will be needed to accommodate future residential and neighbourhood development in years beyond the planning horizon of this plan. As such, these areas are not within the urban settlement boundary under this Plan or the SCOP....	These are the lands involved in discussions regarding boundary adjustment. An OPA for the boundary adjustment will be required.	An OPA application has been submitted to redesignate the lands from Special Study Area to Residential, Parks and Open Space and Environmental Protection, including boundary adjustments to better reflect site conditions and support the development concept.	OPA application and supporting Planning Rationale prepared by WSP dated February 2023
8..12.16		Plans of Subdivision				
74		9.12.16.1.b)	...The Town will not consider an application complete, or may refuse an application where studies or other information required by this plan or the Planning Act are not submitted as part of the application. (table 9.12.19)	This application is deemed incomplete by the Town of Perth. As outlined in this report various studies are incomplete or not fulsome enough to provide the appropriate information required for a comprehensive review	Resubmissions include requested information. Town subsequently confirmed that several studies are not required as per the September 16, 2022 meeting minutes.	Various studies accompany this resubmission as noted in this column.
75		9.12.16.1.c)	An application for a plan of subdivision shall be in accordance with the requirements of the Planning Act. Additional information may be required in assessing the appropriateness and the location of the subdivision. Regard shall be given to the requirements for an impact assessment for subdivisions proposed within the vicinity of identified natural heritage features (designated wetlands), archeological or cultural heritage resources (golf course, other archeological findings) ....Reference shall also be made to the servicing policies of this Plan. The proponent shall provide an updated calculation of the uncommitted reserve capacity for water and sewer.	This has not been provided. Comments to come from Environmental Services and peer review.	DSEL provided further analysis on available servicing capacity indicated there is sufficient capacity available to support this development with residual capacity available.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
76		9.12.16.1.d)	An application for development of a plan of subdivision will only be supported when: The subdivision design, the density of the development proposed and the supporting documentation demonstrate that the proposed subdivision will comply with the policies of this plan; and There are adequate municipal services and utilities available to support the proposed development, and more specifically, but without limiting the proceeding, the Town has adequate residual sanitary sewage treatment, sanitary sewage collection and water supply capacity to dedicate to the full extent of the development proposed.	There is insufficient documentation, design, and density information to move forward at this time. This subdivision proposal is believed to be too preliminary at this stage to move forward without significant revisions and new information.	OPA and zoning bylaw amendment accompany resubmission.	OPA and Zoning Bylaw Amendment Applications and supporting Planning Rationale prepared by WSP, February 2023
		Preliminary Functional Servicing Report				
		Water				
77	Grant Machan, Director of Environmental Services	Phase 1-1		Connection to existing North Street water network not indicated or described as per IMP	Proposal avoids constructing a main through two existing properties.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
78	Grant Machan, Director of Environmental Services	Phase 1-2		Design has limited information to verify phases (sub phases), transmission corridors	Stantec's water report provides additional information in this regard.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
79	Grant Machan, Director of Environmental Services	Phase 1-3		Questionable capacity to provide overall fire flow volume incrementally with single water supply line, additional connection may be required well before Phase 2 to meet fire flow demand.	Stantec's water report provides additional information in this regard.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
80	Grant Machan, Director of Environmental Services	Phase 2-1		Water connection required at commencement of Phase 2, not indicated on preliminary servicing report. Connection to Inverness not shown. Improvements on Inverness not shown.	Stantec's water report provides additional information in this regard. We do not recommend oversizing infrastructure on Inverness to avoid disruption of service to existing home owners.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
81	Grant Machan, Director of Environmental Services	General-1		Trigger point for requirement of additional elevated water tank and network improvements not indicated.	Need Stantec's report to be updated to include a trigger for additional storage required.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023

82	Grant Machan, Director of Environmental Services	General-2		A single connection (bottleneck) is indicated in the transition zone between Phase 1 and 2. Proponent to consider additional connections within water network between phases. 	Has been addressed in updated report.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
83	Grant Machan, Director of Environmental Services	General-3		If Phase 2 did not proceed, the second connection (loop) would be required for redundancy for fire flow and domestic water security.	Plan of Subdivision now includes entire development.	
Sanitary Sewer System						
84	Grant Machan, Director of Environmental Services	Phase 1-1		Tributary circle not shown for calcs on drawing	Please see Figure 3 within the Functional Servicing Report	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2021
85	Grant Machan, Director of Environmental Services	Phase 1-2		Existing water and sewer systems to the property to be abandoned immediately due to seasonal limitations and capacity restrictions	It is not contemplated to use existing infrastructure in the redevelopment.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2022
86	Grant Machan, Director of Environmental Services	Phase 1-3		Connection for overflow from sewage pump station to stormwater pond for contingency.	Connection has been added and reflecting with thin the Functional Servicing Report	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
87	Grant Machan, Director of Environmental Services	Phase 1-4		Trigger points for flows (unit count) for predicted upgrade to SAGR for capacity. (Note Conclusions 4.3)	Subdivision will not exceed trigger points	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2024
88	Grant Machan, Director of Environmental Services	Phase 1-5		Phasing required for pump station design for wet well and pump installation showing pump number and onsite storage increases	Entire subdivision will be draft plan approved in one application.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2025
89	Grant Machan, Director of Environmental Services	Phase 1-6		Flood protection of pump station (exterior berming, electrical supply) not indicated	Additional information water overflow elevations to be added to report.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
90	Grant Machan, Director of Environmental Services	Phase 1-7		Sewer Use By-law enforcement note to be emphasized for- sump pump, roof drains, perimeter drainage prohibition. To verify all storm water inputs deposit into stormwater system.	To be included in detailed design.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2024
91	Grant Machan, Director of Environmental Services	Phase 2-1		No additional comments		Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2025
92	Grant Machan, Director of Environmental Services	Phase 2-2		Sanitary catchment, density, capita shown on drawing		Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
93	Grant Machan, Director of Environmental Services	Overall Comments		Consideration of standalone system such as Newterra (Canadian technology) for on-site treatment: <a href="https://www.newterra.com/">https://www.newterra.com/</a> a. Modular construction- expand with phase development b. No impact to the municipal existing conveyance and treatment capacity process c. Lower capital cost and construction- no pump station, force main on Rogers Rd d. Review of operating costs (energy, maintenance, operations, peaking)	Do not recommend pursuing this option. Would require a MECA Schedule C. Would expect citizens to object. ECA approval for new wastewater outlet to Tay River. Increases future cost to Town. Not in keeping with Policy 8.1.4.1 (d) to ensure that development in new green field areas is cost effective and fiscally sustainable in the long term.	
Storm Sewer system						
94	Grant Machan, Director of Environmental Services	Phase 1-1		Stormwater pond outfall not indicated	Please review revised Functional Servicing Report	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
95	Grant Machan, Director of Environmental Services	Phase 1-2		Connection of parkland to stormwater pond placement not indicated: a. Risk evaluation (protection from public) b. Incorporation/promotion storm ponds as green space (water feature) through design	Ponds will act as community features.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
96	Grant Machan, Director of Environmental Services	Phase 2-1		Can multiple small ponds convey to larger downstream pond	It is proposed to use a treatment train approach to treating water.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023

97	Grant Machan, Director of Environmental Services	Phase 2-2		Consolidation of ponds for risk mitigation, maintenance and land optimization	Topography is limiting ability to minimizing ponds.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
98	Grant Machan, Director of Environmental Services	Phase 2-3		Indicate outfalls of ponds and conveyance corridor to Grant's Creek	Please review revised Functional Servicing Report	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
99	Grant Machan, Director of Environmental Services	LID-1		Measures considered as per MECP best practices, legislation, and PPS	As indicated in 5.4	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
100	Grant Machan, Director of Environmental Services	LID-2		Recognition of CB Shield maintenance- increased CB cleaning	Please review revised Functional Servicing Report	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
101	Grant Machan, Director of Environmental Services	LID-3		No impact to IPZ of Water Treatment Plant	DSEL / JFSA met with the RVCA and reviewed policies related to the IPZ. Stormwater management facilities are permitted within IPZ 9 where the facility does not pose a significant drinking water threat. Additional language added to the report to discuss the appropriateness of the selected stormwater management facilities.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
Transportation						
102	Grant Machan, Director of Environmental Services	Phase 1-1		Allocation of 120 units (IMP August 2019) vs. proposed 1000 units- OPA process	Noted. The traffic on the east end of the development is addressed by the TIS.	Transportation Impact Study prepared by CGH dated February 21, 2023.
103	Grant Machan, Director of Environmental Services	Phase 1-2		Peter Street construction traffic increase recognition: a. Simply not a residential use b. Signal improvements at Wilson St (heavy truck volume and logistics, timing) c. Identified as Truck Route to Rogers Road, does not inherently recognize designation as Arterial Roadway d. Construction traffic increases: i. Volume- heavy construction volume for deliveries (granulars, concrete, lumber) ii. Weight capacity and durability- on Peter Street and Peter Street bridge	Noted. it is acknowledged that these issues will require resolution.	Memo on Structural Capacity of Peters Street Bridge prepared by HP Engineering Ltd, dated May 24, 2022. Transportation Impact Study prepared by CGH dated February 21, 2023.
104	Grant Machan, Director of Environmental Services	Phase 1-3		Confirm trigger for second bridge construction a. Safe access during Phase 1- emergency services, redundancy.	The first phase is proposed to include fewer than 40 units and the trigger for the bridge is subject to the recommendations of the forthcoming EA.	
105	Grant Machan, Director of Environmental Services	Phase 2-1		Second Bridge Construction a. Triggered at commencement of Phase 2 b. Unknown permission from County of Lanark for access through existing corridor, change of use from driveway to public Arterial roadway (Ownership in Tay Valley) c. Proper road design to reduce access and throughput from CR6 to Peter Street.	Noted. The TIS recommends a different solution being the twinning of the Peter Street Bridge.	Transportation Impact Study prepared by CGH dated February 21, 2023.
106	Grant Machan, Director of Environmental Services	General-1		Improvements to Peter St gateway: a. Pending multi-res development (Brownlee) b. Movements of buried utilities and overhead networks at narrowing of corridor at Lustre Lane to Peter St bridge	Noted. Coordination will be undertaken.	
107	Grant Machan, Director of Environmental Services	General-2		Pedestrian and Multi-modal routes: a. Parallel sidewalks and multi-use trails b. Origin/Destination review c. Improvements to Peter St bridge d. CPTED design principles <a href="https://www.cptedontario.com/">https://www.cptedontario.com/</a> <a href="https://www.cpted.net/">https://www.cpted.net/</a>	Noted. The Peter Street Bridge twinning solution solves these concerns in principle.	Transportation Impact Study prepared by CGH dated February 21, 2023. Perth Golf Course Access Options Memo, November 24, 2022.

108	Grant Machan, Director of Environmental Services	General-3		<p>Standard RoW sections:</p> <ul style="list-style-type: none"> <li>• Unknown reference to easements on standard road sections (inference RoW not wide enough)</li> <li>• Fire Hydrants to be place at transition between private/public lands (on property line)-municipal standard</li> <li>• Curb box (water shutoff) to be placed at property line-municipal standard</li> <li>• Setbacks of houses at property line substandard for vehicle parking (only 3.0m) on private lands, <ul style="list-style-type: none"> <li>o single vehicle (and subsequent) will be encroaching on RoW and across sidewalks/multi-use pathway</li> <li>o snow storage will be limited</li> </ul> </li> <li>• 1.8m standard sidewalk width- accessibility standard</li> <li>• Trees to be placed on private lands, municipal trees in parklands</li> <li>• 2.0m bury depth for watermain- municipal standard</li> <li>• 8.5m standard road width with barrier curb (2 travel, 1 parking)</li> <li>• 16.5m standard not functional for road cross section, 24m standard too wide. 20m right of way best operational standard.</li> </ul>	See comments related to street cross-sections above. Revised cross-section have been provided in the resubmission.	Street Cross-sections Prepared by NAK Design Strategies January 2023
Preliminary Functional Servicing Report						
Overall						
109	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	Overall-1		Missing discussion on utility servicing (i.e. Canada Post, hydro, gas, communications, etc.)	Consultation with service providers is premature at this time.	
110	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	Overall-2		Missing discussion on bridges servicing/site access including triggers for additional bridge	HP Engineering provided a memo confirming bridge can support load of service pipes. Memo to be included with resubmissions. While it is proposed that the first phase of fewer than 40 units be served by the existing bridge, the forthcoming EA will detail the timeline for the second crossing.	Memo on Structural Capacity of Peters Street Bridge prepared by HP Engineering Ltd, dated May 24, 2022. Transportation Impact Study prepared by CGH dated February 21, 2023.
111	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	1.4 – Approvals		Please add additional requirements (DFO, MNRF) with regards to new outfalls to the Tay River/Grants Creek	Section 1.4 has been updated to include appropriate approval agencies for new outlets to the Tay River and Grants Creek Wetlands. Added text to FSR to outline approval requirements for new outfalls.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
112	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	2.1 – Background information		Provide more detail on the background information (i.e. how does the background document relate to the servicing design/requirements? what impact will it have?).	Added additional text to Section 2.1.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
Water Servicing						
113	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	3.2 – Water servicing 1		Provide more information regarding the watermain connections to the existing network. When is the watermain expected to be looped (i.e. after how many units)? When will the 150mm watermain on Inverness required to be upgraded to a 300mm if that is the connection (drawing shows it connecting to Sunset Blvd). Connection is shown to Peter Street, which is not consistent with the description in the report.	Additional details with respect to water servicing is included in re-submission.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
114	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	3.2 – Water servicing 2		Provide layout of subdivision watermain including the locations of 150mm, 200mm, and 300mm watermain along and valve locations.	To be developed at detailed design	
115	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	3.2 – Water servicing 3		Provide discussion on how many units can be developed prior to the new elevated water tank to be required	Additional details with respect to water servicing is included in re-submission.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
Sanitary Servicing						
116	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	4.1 – Sanitary Servicing		Provide timeline for expected Town lagoon upgrades with respect to the proposed schedule for the development. How many units can be developed prior to the upgrade required on the wastewater facility	Trigger points are not to be exceeded. Please review revised FSR for additional information	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
117	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	4.2 – Sanitary Servicing 1		Pumpstation shall be noted to be located in a lockable building.		
118	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	4.2 – Sanitary Servicing 2		Pumpstation: discuss staging design. Will it be constructed all at once? How will the sanitary flows be managed?	Staging design to be further discussed through detailed design	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023

119	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	4.2 – Sanitary Servicing 3		Provide a sanitary sewer design sheet and drawing illustrating sewer sizing and locations	To be developed at detailed design	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
120	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	4.2 – Sanitary Servicing 4		Given the longest lengths of the sewer, is the road grading reasonable (i.e. the road elevation at the furthers point in the sanitary system is 137.88 m, while most of the road network is 137.50m). Note: there may be a lot of bedrock to remove for both the gravity sewer and the force main.		
Stormwater						
121	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.3- Stormwater		Minimum sewer size shall be 300mm	Noted	
122	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.4 - Stormwater Management 1		Discuss where anticipated LID infiltration will be achieved in grass areas and where LID dry swales will be implemented	LID infiltration has been discussed in FSR and Hydro G reports	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
123	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.4 - Stormwater Management 2		Show townhouse blocks, but there is no townhouse considerations in the wastewater calculations	Please review revised Functional Servicing Report	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
124	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.4 - Stormwater Management 3		Servicing plan, show Pond 1 outlet location/tie into river and provide a maintenance pathway for the outfall	Block for Pond 1 outlet has been added to draft plan.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
125	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.4 - Stormwater Management 4		Provide storm sewer design sheet and plan illustrating sewer locations and sizing	To be developed at detailed design	
126	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.4 - Stormwater Management 5		Provide discussion of the design relative to the floodplain. Floodplain should be shown on the storm drawings.	Section 5.9 addressing Floodplain compensation has been added to the report. Figure 13 provides a demonstration of the fill added and compensation provided.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
127	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.4 - Stormwater Management 6		Provide discussion why the design does not conform to the Western Annex IMP preferred option with the linear LID	Please review revised Functional Servicing Report	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2024
128	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.4 - Stormwater Management 7		A Hydrologic Impact Study shall be completed to demonstrate no negative impact to the PSW including site hydrologic functions (i.e. storage retention, storm runoff volumes, flow to wetland).	A Hydrogeological Report, Surface Water Report, EIS , HDFA and Integrated Hydrologic Impact Study (IHIS) have been prepared and submitted which address Grants Creek PSW the protection of its hydrologic functions.	Integrated Hydrological Study prepared by Gemtec dated February 17, 2023. Revised Environmental Impact Statement prepared by Kilgour and Associates dated February, 2023.
129	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.4 - Stormwater Management 8		Provide discussion of headwater feature assessment noted in the EIS	A Headwaters Drainage Feature Assessment has been undertaken on all onsite watercourses and is provided with this submission. Any proposed alteration to watercourses shall be accordance with the findings and recommendations of this assessment. Retained watercourses shall be improved through natural channel design and appropriate riparian vegetation.	
130	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	5.7 – Overland Drainage		Discuss if there will be any direct drainage to Grants Creek or Tay River (i.e. rear yard drainage)	Additional discussion added to Section 5.8 addressing rear yard capture.	Functional Servicing Report prepared by David Schaeffer Engineering Ltd dated February 2023
Transportation Review-CGH Transportation						
131	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	Transportation 1	The TIS addressed the planned Phase 1 considering 400 single detached dwellings units, further subdivided into Phase 1A assessed as 150 single detached dwellings, and Phase 1B will add the remaining 250 single detached dwellings. The TIS compared the traffic volumes of phase 1A to the IMP 2019 preferred Option 3 and compared the traffic volumes of Phase 1B to IMP 2019 Option 2. However, the TIS did not address the fact that option 1 being a single access point was considered unfavorable in the IMP 2019.	The concept of a single point of access for 400 units is subject to the Approval of the Township, Fire, and emergency department and cannot be addressed from a traffic volume perspective only.	Phasing has been revised. Typical municipal requirements for fire servicing is two means of access for 200 units or more. The first phase, utilizing the existing single crossing, is proposed to be fewer than 40 units, which is a typical number on a road within a subdivision with a single point of access.	

132	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	Transportation 2		Although the full subdivision buildout was addressed in the TIS including MTO planned upgrades to Hwy 7/ Wilson St. intersection, trip generation update and signals optimization, however The TIS did not include recommendation for the horizon year of the future bridge implementation. It is to be confirmed if the following statement from the TIS means that the future bridge would need to be implemented at the full buildout of phase 1 (400 units) "The Lanark County Administration Building Access at Sunset Boulevard/Christie Lake Road will be a Phase 2+ site access and additionally be examined.	The access concept and the subdivision phasing have been revised. The first phase is proposed to comprise fewer than 40 units to be accessed by the existing bridge. The timeline on future buildout and servicing is subject to the recommendations of the forthcoming EA.	
133	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	Transportation 3		It is to be confirmed that active transportation / MUPs are to be constructed along with phase-1A? Does this entail the existing bridge at Peter Street to be upgraded at Phase 1A?	Phasing has been revised, see response to comment 132 for details. The ultimate bridge cross-sections will be subject to the recommendations of the forthcoming EA.	
134	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	Transportation 4		The TIS didn't include the 2-way stop controlled intersection at North St. / Wilson St.	This intersection was not analyzed in the IMP for all but the one-way couplet of Peter Street and North Street scenario. The access concept has been revised and this intersection is included in the new TIS.	Transportation Impact Study prepared by CGH dated (February 21, 2023).
135	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	Transportation 5		The TIS didn't include the rail/traffic cross-product at Wilson St crossing with the Railway.	The Transportation Review was limited to the scope of the IMP.	
136	Stephen Arends, Senior Project Manager Jp2g Consultants Inc.	Transportation 6		Table 5 / table 17 trip generation rates code (210) [ 0.73 AM / 0.94 PM] should be consistent with table 14 [ 0.75 AM / 0.99 PM].	The trip generation rates were based on the fitted curve equations from ITE, and thus the rates are dependent on the number of units considered.	
137	Trevor Choffe, Fire Chief	Fire 1		Will require an evaluation or engineers report on the Peter Street Bridge and its capacity to handle construction traffic and fire apparatus.	Memo from HP Engineering confirming structural capacity of Peter Street Bridge to handle construction traffic and fire apparatus is included in resubmissions.	Peter Street Bridge Crossing Memo Prepared by HP Engineering May 22, 2022
138	Trevor Choffe, Fire Chief	Fire 2		Will require a traffic evaluation or other study that determines at what point a secondary entrance is necessary.	The first phase comprises fewer than 40 units to be accessed by the existing crossing. The timing for implementation of the second bridge will be subject to the recommendations of the forthcoming EA.	
139	Trevor Choffe, Fire Chief	Fire 3		Will require a water for fire protection staged plan - for example how do you plan on providing year-round access to a sufficient water supply until hydrants are in place, etc.	Hydrants to be in place at the time of building permit	
140	Trevor Choffe, Fire Chief	Fire 4		when construction starts there will be a requirement for fire break lots and a minimum standard for fire apparatus access.	Noted.	
Brian Gass- Chief Building Official						
141	Brian Gass, Chief Building Officer	Build 1		Code changes that will affect all new subdivisions a. Radon Mitigation measures installed b. Installation of Backwater devices on sewer lines	When are these codes to be in-place?	
142	Brian Gass, Chief Building Officer	Build 2		Storm leaders should be branched so that the underground line connecting the downspouts is downstream of the weeper connection to the storm sewer.		
143	Brian Gass, Chief Building Officer	Build 3		If the soils investigation report is limited to the future road and servicing infrastructure locations. We will be requiring site specific soils reports at permit stage.	A site specific geotechnical report has been completed.	
Gary Waterfeild, member of Planning Advisory Committee						
144	Gary Waterfeild, Planning Advisory Committee Member	Community		There is a feeling around town by many citizens that this development will be an enclave for the rich. That this development will do nothing to attract younger families as they won't be able to afford to live in this development and certainly won't be a place for current citizens with limited financial means to move. This is based on speculation and no facts as to cost of housing in this development	Development is a mix of single detached homes and townhouses with convient access to park space	

145	Gary Waterfeild, Planning Advisory Committee Member	Housing		<p>It states in the plan that Phase 1 will have 300 to 400 single - detached and townhouses. What is the specific breakdown of single family dwellings vs townhouses?          What is the price range?          Are there any rental units?          Are there any affordable homes - single or townhouses in the development? If so by what definition? What incentives are we providing to ensure there is affordable homes in this development? How many homes?          We need a large number of town homes for those with limited income and or citizens who prefer that lifestyle.</p>	Houses will be priced at market rate and purpose built rental units are not planned. The planning rationale provides a detailed discussion of housing and land use mix including single detached dwellings, townhomes and additional dwelling units.	OPA and Zoning Bylaw Amendments and supporting Planning Rationale prepared by WSP february 2023
146	Gary Waterfeild, Planning Advisory Committee Member	Green Space		<p>There appears to be one major park in Phase 1          What will be the design of this park and the two other parks in Phase 2 I believe in parks with purpose. Will there be plans for community gardening especially those that are in townhouses? We need water supply in the parks to facilitate gardens. Will residents have input into their design? What budget has Caivan put into their budget for green space development? I think that throughout the two phases of the development there should be smaller green spaces with two benches at an angle at street corners to facilitate conversation for walkers/ dog walkers and citizens in general. The more public spaces we create the more citizens interact, the more we get to know each other and the more we build community! I note the "natural area in Phase 2 Bravo ! What is the plan for managing this space? Or is there a plan? Will citizens be encouraged by creation of a path to walk through it or will it be left as is?</p>	Town of Perth does not have a Parks Master Plan. Caivan met with the Town on October 6, 2022 to discuss the Town's park needs. A parks concept plan has been prepared following this discussion and is included with this resubmission.	Parks Concept Plan prepared by NAK Design Solutions dated January 2023.
147	Gary Waterfeild, Planning Advisory Committee Member	Active Transportation		<p>What are the plans for Active Transportation -walking and bicycle paths? I understand trails will be connected to current town trails? There is in the Strategic Plan a goal of mapping out the Town for a future trail system. The last time I asked there was no progress on this item. It is important that walking/bicycle paths in this development and other future developments have this in their plans.</p>	Conceptual trail system is shown in the Urban Design Brief. Pedestrian walkways are shown on the Draft Plan of Subdivision. A sidewalk plan and street cross-sections have also been provided showing pedestrian and cycling infrastructure.	Revised draft plan of subdivision prepared by J.D. Barnes Limited dated February 3, 2023. Development Concept Plan and Sidewalk Plan Prepared by Caivan January 2023.
148	Gary Waterfeild, Planning Advisory Committee Member	Active Transportation		I expect bicycle racks outside of town houses	Bicycle racks will not be provided as this is a private development. Garages provide potential interior space for bicycle storage.	
149	Gary Waterfeild, Planning Advisory Committee Member	Active Transportation		I am concerned because of the narrowness of the bridge on Peter St that it might be a challenge having designated bicycle paths on it? This should have a defined bicycle path if we are to encourage active transportation.	The access concept has been revised. The cross-section of the bridges will be subject to the recommendations of the forthcoming EA and will include active mode elements.	
150	Gary Waterfeild, Planning Advisory Committee Member	Community Center		This is not in the plan. Perthshire in my opinion was well ahead of it's time when they built a Community Center for those residents in that development. It is well used and a selling feature for when homes go on the market there. I recommend we have a serious discussion with Caivan to suggest changing their site plan to include a Community Center. Again public spaces indoors and out promote community.	noted	
151	Gary Waterfeild, Planning Advisory Committee Member	Accessibility and Environmental Standards		This development like others will have to meet provincial and federal legislation requirements. Do we have any municipal requirements or incentives for developers to go beyond the minimum required? If Not Why Not? For example installation of solar panels? Why not make this standard for this development and all future buildings?	Caivan meets all provincial and federal building code requirements.	
152	Gary Waterfeild, Planning Advisory Committee Member	Facilitating the increase of Electric Cars		Will all units have charging stations as an option when buying homes? Will Townhouses have charging stations for multi residential use? Can we as a municipality enforce this option? We should!	Charging stations are not required per OBC	
Heritage Committee						
153	Jaana Brett, Heritage Committee			would personally add to #2 that kiosk display would be an ideal option for the main high traffic area. Something like the one by the Tay Basin with walk around photos, maps and info in a 3D, more engaging way. Something a little more substantial like a small kiosk display would really pay homage to all this incredible history. Of course, for the holes of significance I think a plaque is more than enough.	Noted.	

			RVCA		
155	Sarah Macleod-Neilson, RVCA			Our office met with the applicants on June 28, 2022 to discuss the technical reports and understand what preliminary feedback was sought. It is our understanding that an updated EIS will be provided in September as well as an integrated hydro logic impact assessment. At this time, we recommend deferral for approval for the plan of subdivision, to allow for consideration and review of these updated technical reports.	A Hydrogeological Report, Surface Water Report, EIS , HDFA and Integrated Hydrologic Impact Study (IHIS) have been prepared and submitted which address Grants Creek PSW the protection of its hydrologic functions.
			Upper Canada District School Board		
156	Sarah Crawford, Upper Canada District School Board			I have just received the abovementioned application for 2 Phases of Caivan Limited, on the Perth Golf course. As this is a large potential development, can the UCDSB be included in communication along the way- to planning@ucdsb.on.ca.	Planning authority responsibility to circulate.
			Hydro One		
157	Kitty Luk, Land Use Planning			We are in receipt of your Draft Plan of Subdivision Application, 09-T-22001 dated June 23, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only. For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier. To confirm if Hydro One is your local distributor please follow the following link: <a href="http://www.hydroone.com/StormCenter3/">http://www.hydroone.com/StormCenter3/</a> if Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre	Confirmed. HydroOne is the electrical distributor for this site.
			Bell		
158				The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.	Noted
158				The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.	Noted
158				The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.	Noted
158				It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.	Noted
159				To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.	Planning authority responsibility to circulate.
			Enbridge		
160	Jasleen Kaur, Enbridge			Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not constitute a pipe locate, clearance for construction or availability of gas.	Noted



161	Jasleen Kaur, Enbridge			The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea60@Enbrldqe.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.	Noted		
163	Jasleen Kaur, Enbridge			If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.	Noted		
164	Jasleen Kaur, Enbridge			In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.	Noted		
165	Jasleen Kaur, Enbridge			The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea60@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.	Confirmed that Caivan or contractor will contact Enbridge's Customer Connections Department prior to commencing any site construction activities.		
Neighbour Comments							
166	Robert B Strachan, Neighbour	County 1	While I am not opposing the development I wish to ensure that the taxpayers of the Town of Perth do not have to contribute financially to the creation of the development and that a safe, environmentally friendly and attractive community is the end result. Since the end result will increase the population of the Town by about 40% it should be carefully planned to ensure no detrimental effects on the existing lifestyle within the Town. While I have concerns that this influx of people will certainly affect the services that the Town provides I will leave the elected and appointed officials to question and address the adequacy of the hospital, library, grocery shopping, recreation facilities and the already lack of seniors activities and facilities – I assume that most of these are covered by development fees?				
167	Robert B Strachan, Neighbour	County 2	The existing Peter St Bridge was last upgraded in 2008 to provide access to the golf course – generally one lane that is adequate for the present use as a seasonal road with very little pedestrian traffic. Although it is 7.5 meters from wall to wall it is my opinion that, as a collector road accommodating commercial vehicles, passenger vehicles, pedestrians and cyclists this is not sufficient to provide safe passage for even the 1500- 2000 vpd from the first development phase. The approach road from Rogers Rd to the bridge is also inadequate for this use at 6 meters wide poor alignment, no drainage and utilities in hazardous locations.	I would therefore request that a Class Environmental Assessment be a condition of approval to look at options for ensuring the bridge and approaches are safe and to a Provincial standard for such uses and any costs are negotiated to the satisfaction of the Town.	Noted. This EA is currently planned.		
168	Robert B Strachan, Neighbour	County 3		The Transportation Review refers to constraints at Wilson St and Highway 7 which I feel are far enough away from this development to have much effect. However the intersection of Peter St and Wilson will not be able to handle the increased traffic – especially left turn from Peter on to Wilson – it is presently near capacity and I would guess that there is not enough room for a dedicated left turn lane to be constructed. I feel that this issue should be reviewed and maybe some “out of the box” solutions be investigated such as making Peter St one way towards Wilson and North St one way towards the golf course as well as signalization where required. I would therefore request that, as a condition of approval, a detailed transportation review be undertaken to address this important issue.		Noted. A TIS has been prepared which treats this topic.	Transportation Impact Study prepared by CGH dated (February 21, 2023).
169	Robert B Strachan, Neighbour	County 4		I have concerns regarding the location of the second bridge crossing even though it follows a route suggested in a town study. It seems too simple to cross the river where a former bridge was situated near the 15th tee box and to tie this development into the development shown on the Sales Barn Land and hence out to the Christie Lake Road. I would like to ask the developer if this route was considered and why it was discarded. The proposed route crosses at a wide part of the river and the approaches will be difficult and expensive to construct even if environmental approvals are received.		Noted. The Transportation Review and development concept were responsive to the recommendations from the IMP until further study could be conducted. In the intervening time, the location of the second crossing was further studied and the newly recommended option is discussed in a new TIS.	Transportation Impact Study prepared by CGH dated (February 21, 2023).

170	Robert B Strachan, Neighbour	County 5		<p>There is a strip of municipal land through the golf course that is 40 meters wide (2 x 66' original road allowances). I would like the developer to acknowledge that this land is in fact there and will remain in municipal ownership and not become part of the development. This original double road allowance should be preserved for a possible utility corridor in the future. It appears that the access road will use a portion of this allowance from the County Administration Building to Sunset Blvd.</p>	<p>Road allowance between concessions noted on draft plan, but is only 35m wide. No allowance noted on draft plan or Geowarehouse on rest of site.</p>	
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