

Development Education Session

Presented on June 12, 2025
at Town Hall



Welcome



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Director of Development Services

Background & Overview

Perth, until recently, has not experienced this level development, bringing new opportunities and challenges.

Our goal is to help the community better understand how development works and its impact on Perth. Tonight's meeting will provide:

- An overview of the Lanark County Growth Study,
- Insight into Provincial Policy legislation,
- A look at types of developments and available lands in Perth,
- Approved developments and application status,
- Planning application review process, and
- Answers to your questions.

Lanark County Growth Study

A review of Perth's role in Growth of Lanark County



Draft Lanark County Growth Study - 2051

Population Growth

- Projected Perth population growth from 6,500 to 10,630
- This increase in Perth's population would account for 10% of County growth
- Growth rate increase from 0.3% to 1.6%
- Perth is the second fastest growing municipality since 2021 with significant high-density growth

Job Forecast

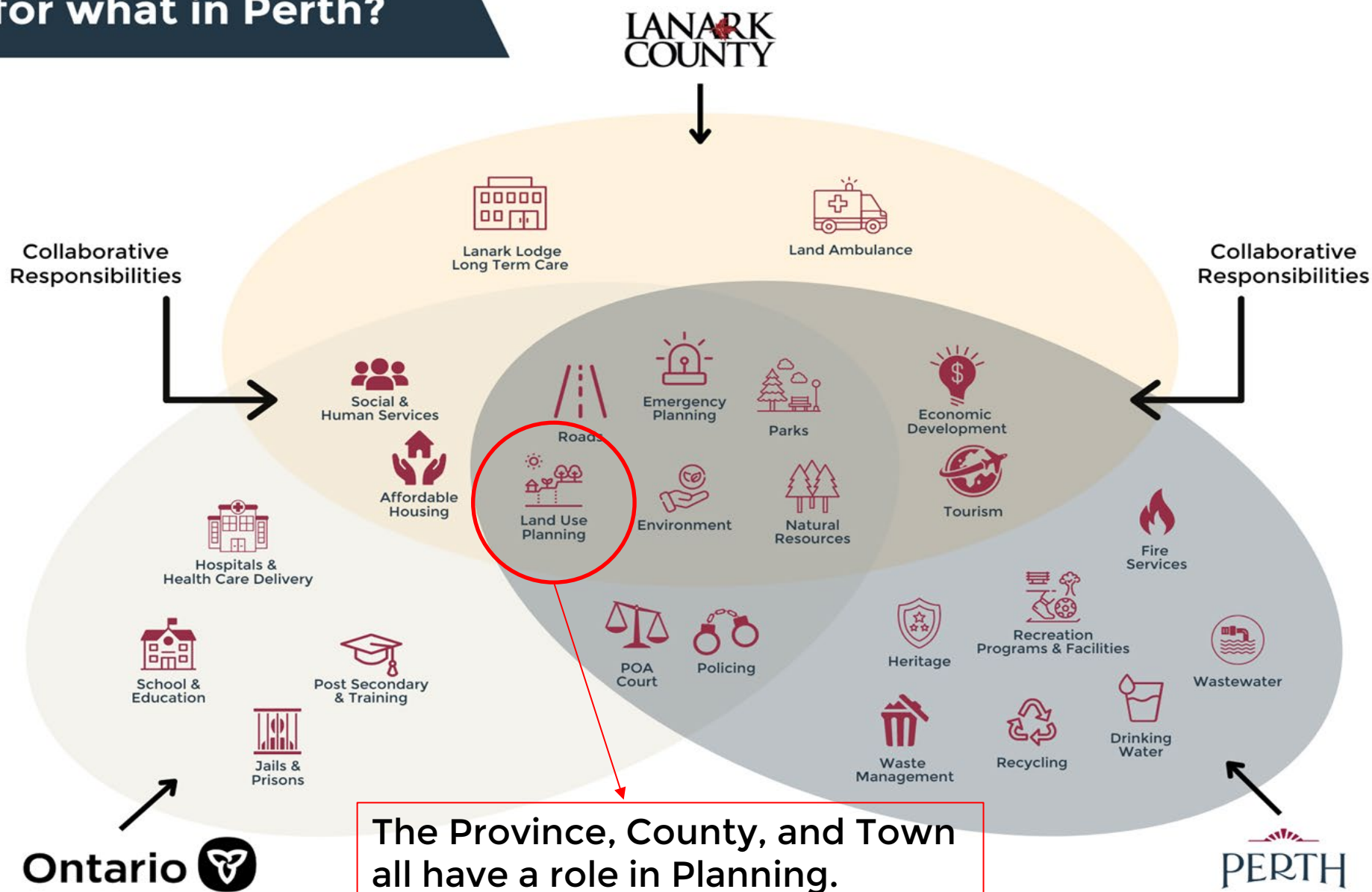
- 75% increase in population related jobs
- 25% increase in industrial related jobs
- Perth has the highest relative concentration of industrial development compared to all other municipalities
- An additional 410 industrial jobs, 290 commercial jobs, and 220 work from home jobs are expected through 2051

Provincial Policy

A quick look at relevant legislation



Who is responsible for what in Perth?



Relevant Legislation

Provincial

The Provincial Planning Statement 2024 (PPS 2024) is a streamlined Province-wide land use planning policy framework in Ontario. It provides direction on areas of Provincial interest related to land use planning and development.

Municipal (Upper and Lower-Tier)

Developments are all reviewed against the following pieces of legislation as well:

- County Sustainable Official Plan
- Town of Perth Official Plan
- Town of Perth Comprehensive Zoning By-law

Legislative Changes

Since 2021, there have been 13 bills brought forward by the Province of Ontario addressing matters including land-use planning, development, and municipal regulatory powers. Some of these include:

- The removal of third-party appeal rights
- Site Plan Control is not required for any development under 9 residential units
- Conservation Authorities can now only review for hazard lands and floodplain
- Properties that were previously eligible for heritage designation are now no longer eligible for such designation
- Environmental rules have been eased to make it easier to build more housing
- The Municipal Act was changed to give mayors more authority, allowing them to push through key priorities like housing more quickly (Strong Mayor Powers)

Types of Developments and Available Lands



Type of Developments in Perth

Medium to High Density Infill Lots within Town

- "Infill development" means building on empty or underused land within existing neighborhoods, instead of expanding into undeveloped areas
- This is the type of development planners (Province) encourage as the development uses existing infrastructure and is the most cost effective. However, it can cause significant local disruption.

Greenfield Expansion

- Increased cost for development, increase in use of greenfield (unused) lands, destruction of habitat, etc.
- Often seen as less disruptive to a significant portion of the community.

Infill Development

- Infill in downtown core
- Increased density in the form of apartment buildings



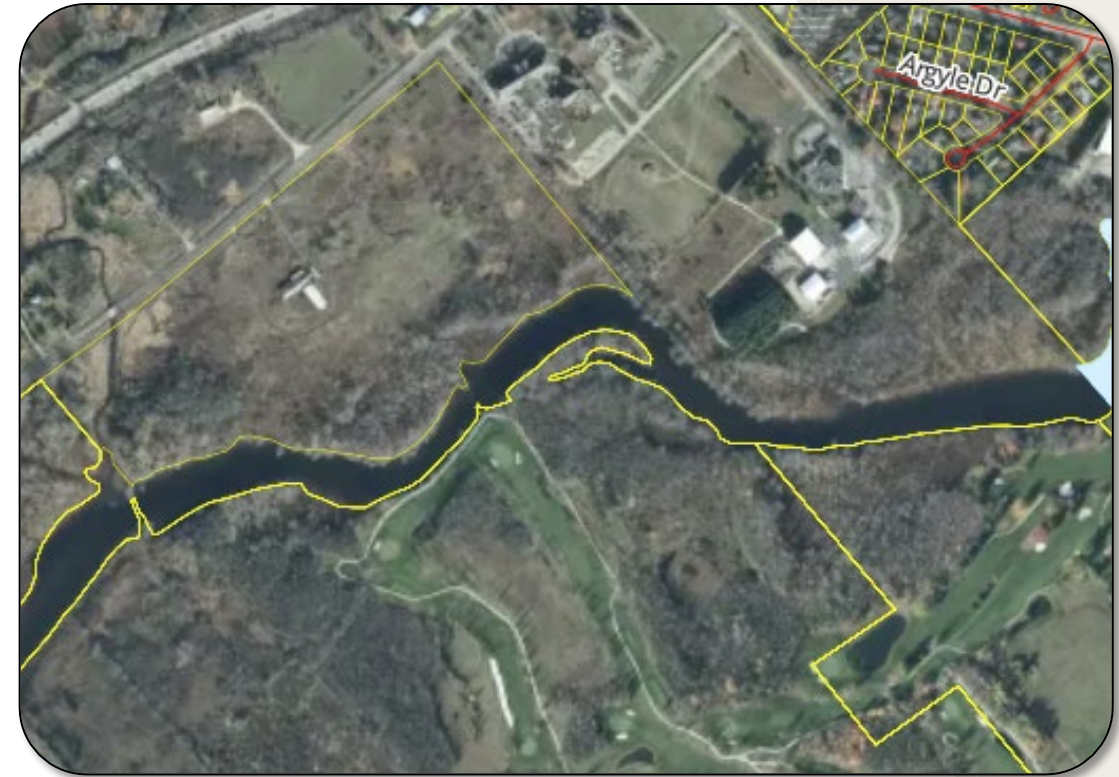
North of Highway 7

- Significant commercial and residential development has been made possible through the zoning and pre-planning for development
- A Master Plan is in Place for North of Highway 7
- Development has begun
- With the re-development of Highway 7, it is likely that development both North and South of the Highway will likely begin.



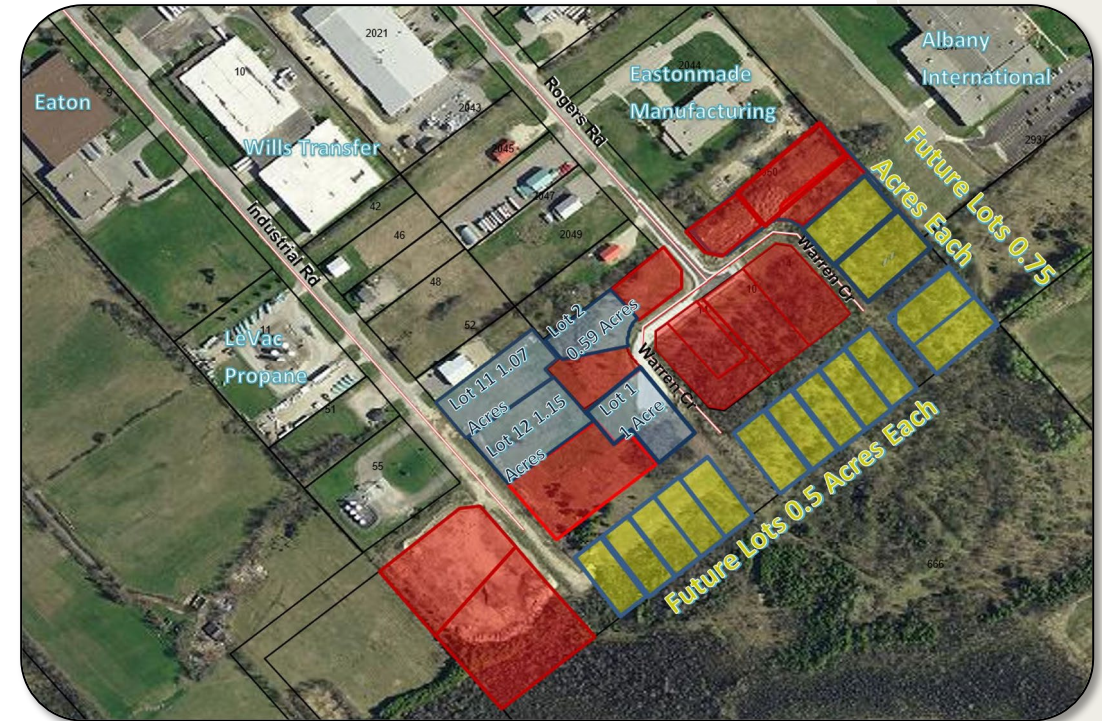
Western Annex Lands

- Remainder of Infrastructure Master Plan Lands surrounding County and Perth lands
- There is an Infrastructure Master Plan in place for the Western Annex Lands (2 Parts)
- Part 1 - Infrastructure Master Plan for Western Annex Lands
- Part 2 - Infrastructure Master Plan for Western Annex Lands
- ARCH Group has begun development in Tay Valley Township in conjunction with the Town of Perth Environmental Services Team to develop a 160-bed long-term care home
- Construction has begun



Industrial Lands

- Industrial Lands for Sale by Town of Perth
- The Town of Perth has serviced industrial lots available on Warren Crescent, Rogers Road, and Industrial Drive.
- This land is configurable and can be parceled in a way that meets the needs of industrial development plans.
- Properties along Warren Crescent are zoned M1 and M2 while properties along Industrial Road are exclusively zoned M2.



The Impact of New Developments

New developments put pressure on municipal infrastructure.

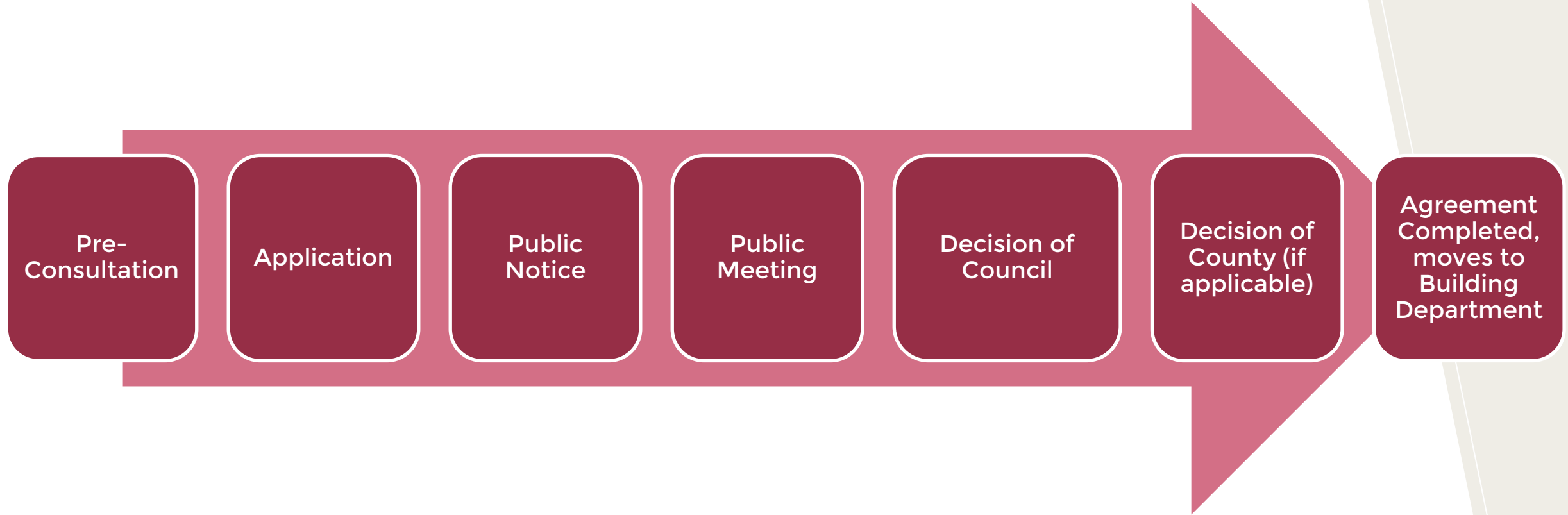
Key Considerations for Municipalities

- **Infrastructure Capacity:** Can existing systems handle the increased demand?
 - Waste sites, water towers, sewage lagoons, road capacity, traffic flow, emergency response, snow storage, etc.
 - Municipalities must meet provincial minimum maintenance standards.
- **Municipal Services:** Are there enough staff and resources to maintain new infrastructure?
 - Snow clearing, garbage collection, road and sidewalk maintenance, etc.
 - Staffing for community facilities such as pools, parks and arenas.

Planning Review Process



Stages of the Typical Planning Process



Things to consider when reviewing plans:

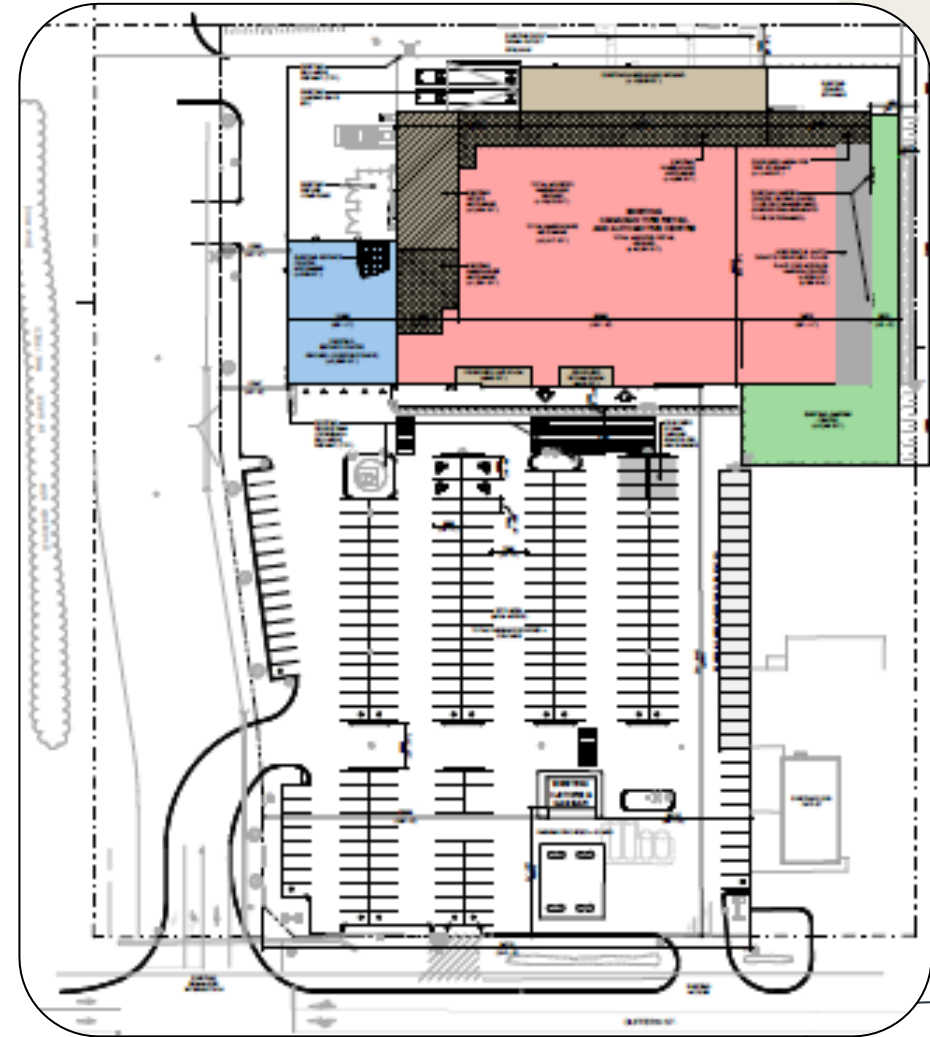
- What is the Official Plan Designation: does the proposal fit?
- What is the Zoning Designation: does it fit?
Are we willing/able to make it fit?
- Are there appropriate services (water/sewer) to the site?
- Is there safe access/Fire route?
- What information (studies) do we need?
- Where will snow and garbage storage be located? Sufficient Parking?
Lighting? Signage?

Approved Developments

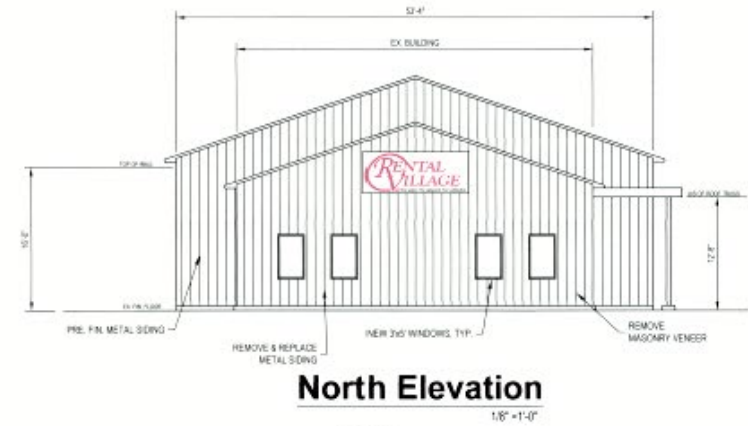
Some history and where to find more information

Commercial Development

- North of Highway 7
- Upgrading/facelift for Canadian Tire
- Increase in space for Garden Centre
- Confirm parking space count
- **Status: Completed**



- Rental Village
- **Status: Completed**



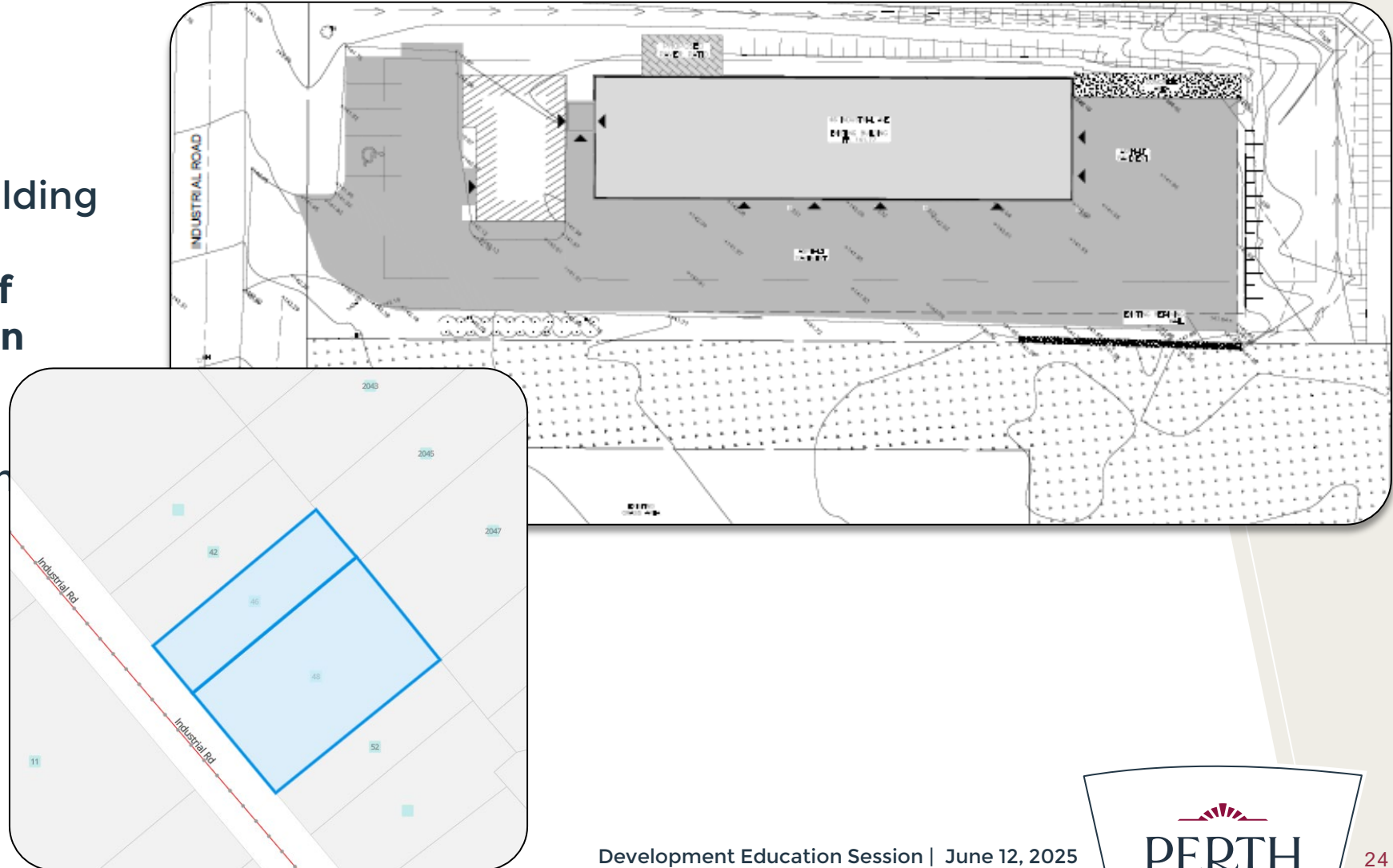
Commercial Development

- GM Dealership
- Zoning Amendment required
- North of Highway 7
- **Status: partially completed**
- Review by building department
- Minor redline changes through Site Plan Control relating to signage



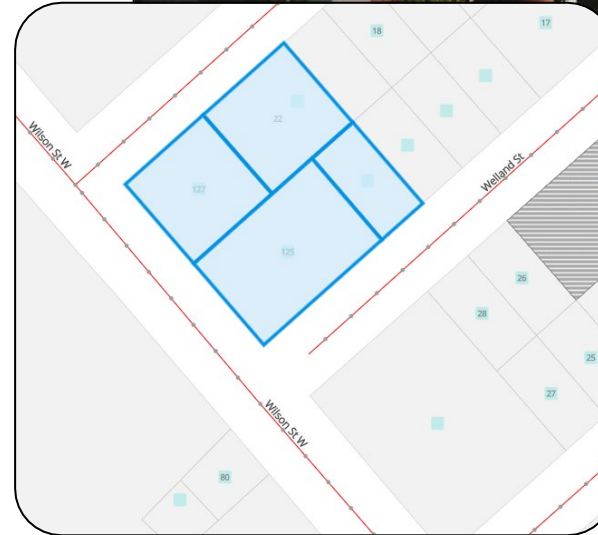
Industrial Development

- 46-48 Industrial Rd
- Expansion of RK Porter Building
- **Status: Finalizing Details of redline changes to Site Plan Control Agreement**
- Building permit issued for new structure



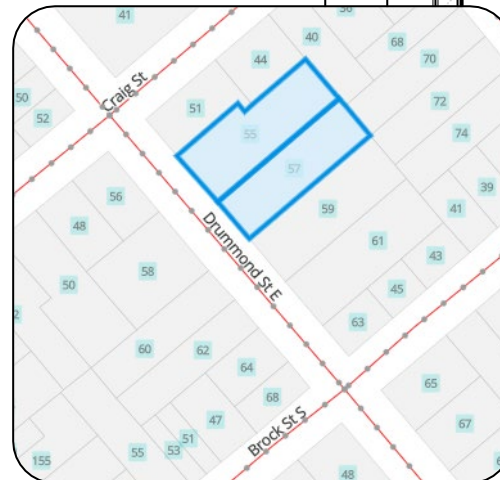
Mixed Use Development

- 125 Wilson Street West
- Infill development
- 63 units, 20 affordable housing units apartment building
- Official Plan and Zoning Amendment received
- “Eko Built” Mixed use commercial, residential space
- **Status: reviewing proposal, site plan control agreement drafted**
- Demolition has occurred
- Awaiting additional information required by developer.



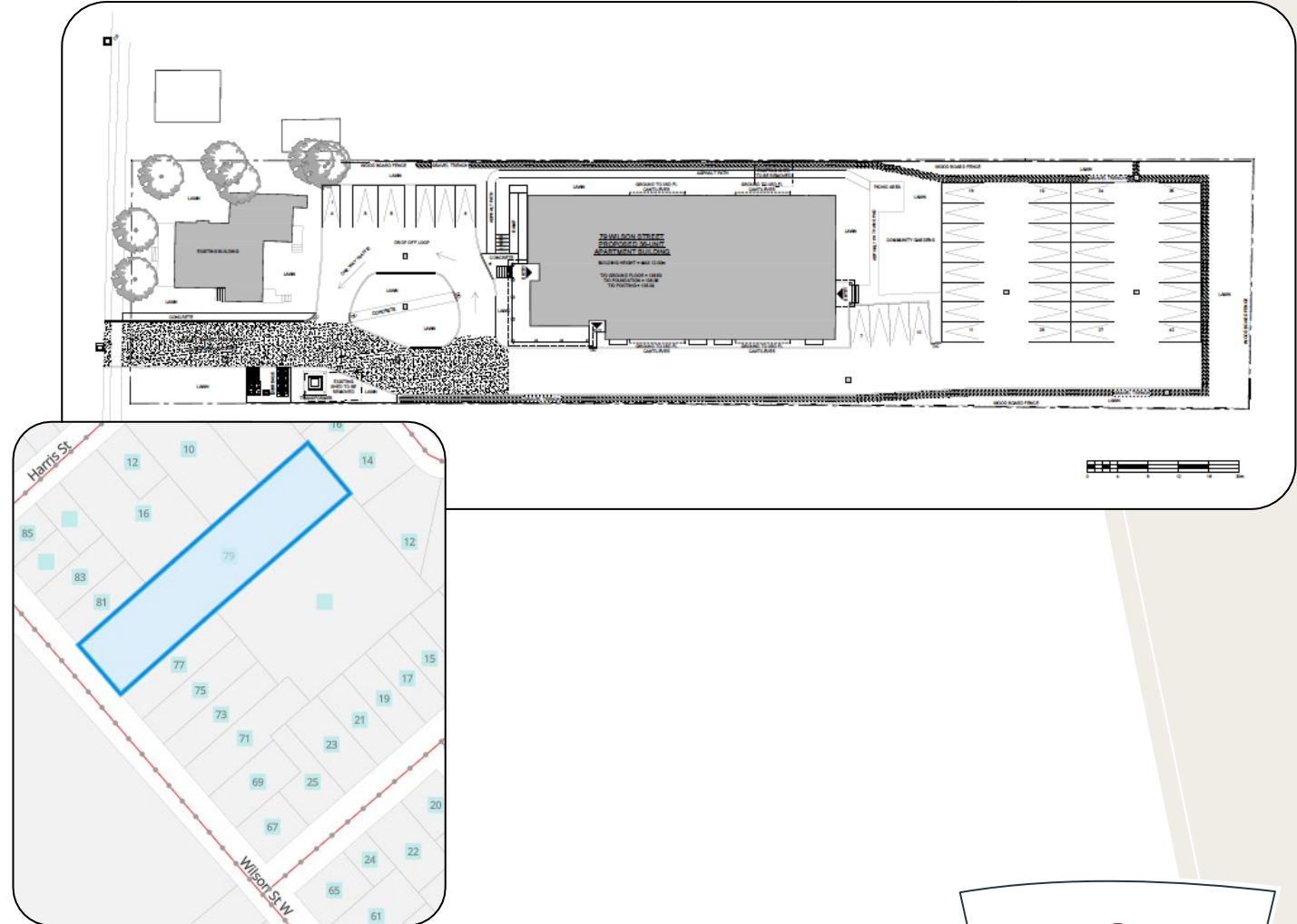
Residential Medium to High Density Development

- 55-57 Drummond Street East
- Infill development
- 18 unit apartment building with 2 accessible units
- **Status: Site Plan Agreement issued, partial building permit released (foundation and servicing)**



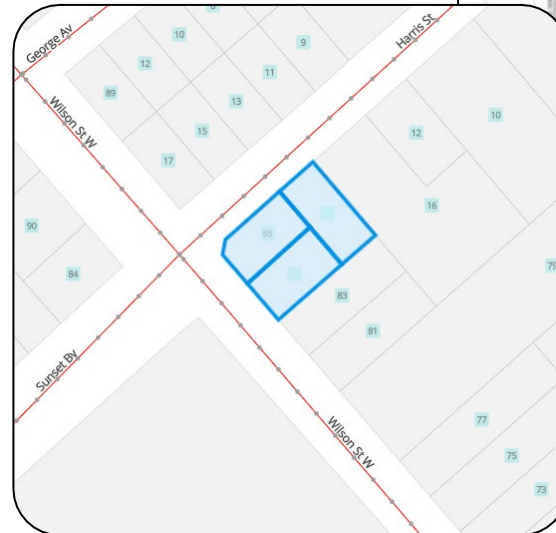
Residential Medium to High Density Development

- 79 Wilson Street West
- Infill Development
- 42 unit apartment building
- Cooperative housing
- Applicant to provide additional information through site plan control (grading and drainage and some more minor issues)
- Funded through CMHC grant for co-housing.



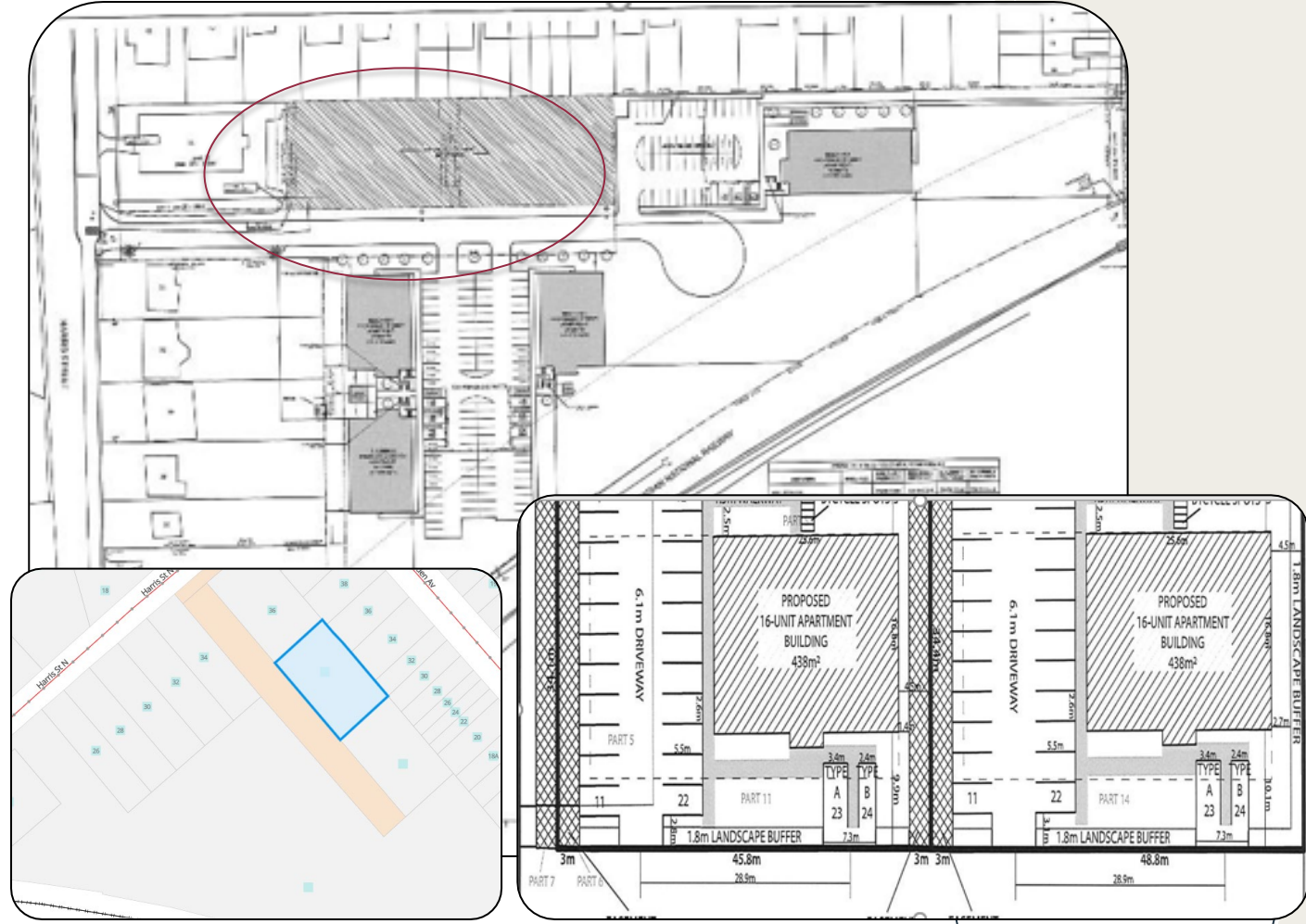
Residential Medium to High Density Development

- 85 Wilson Street West
- Infill Development
- 16 unit apartment building
- Approved through Zoning Amendment
- No further applications for site plan control or building permits have been made to date.



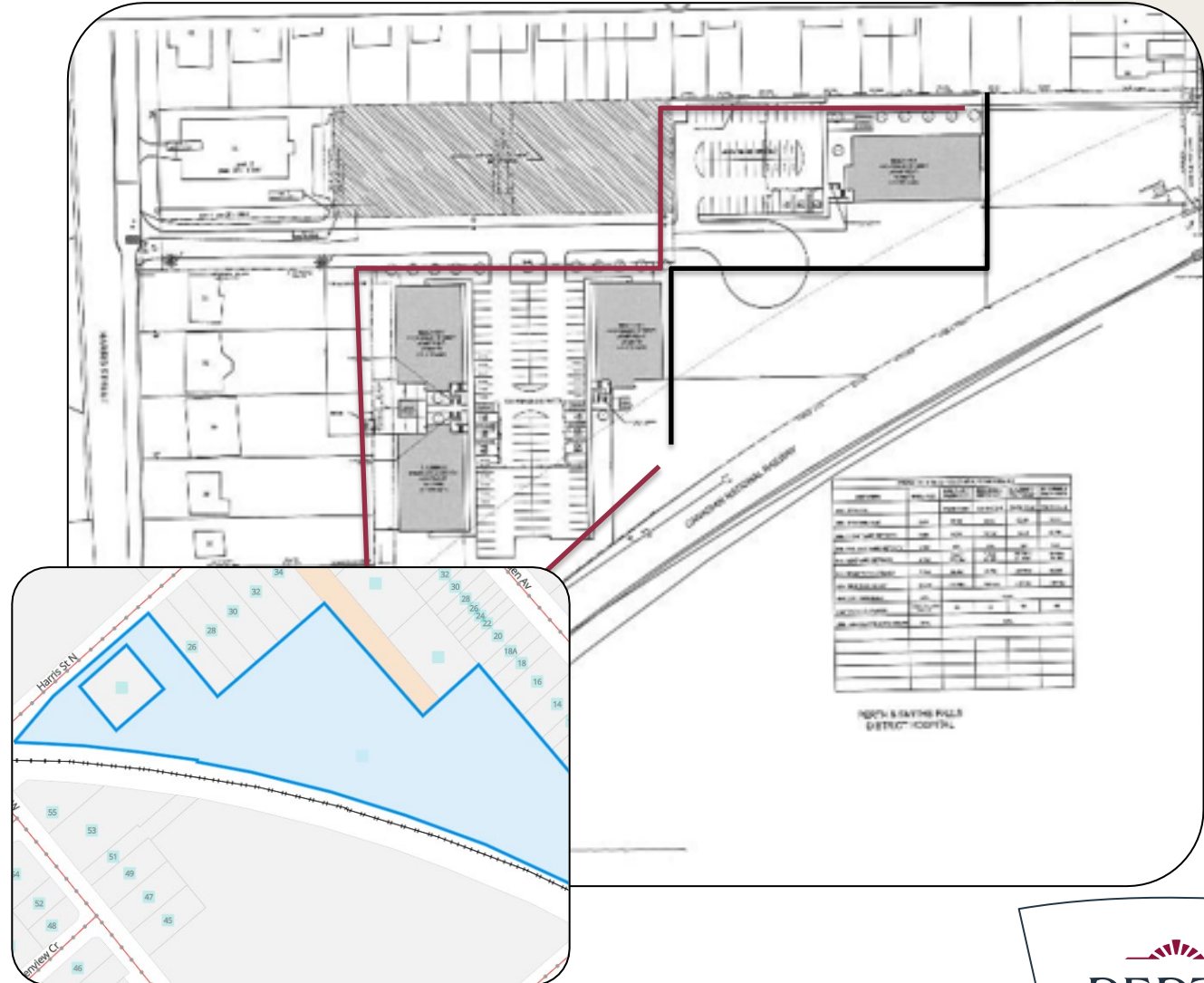
Residential Medium to High Density Development

- Harris Street
- Infill development
- Two, 16 unit apartment buildings
- Approved through Zoning Amendment
- **Status: Site Plan Control** moving forward is dependent on the development by adjacent developer who shared stormwater, access and pipeline capacity.



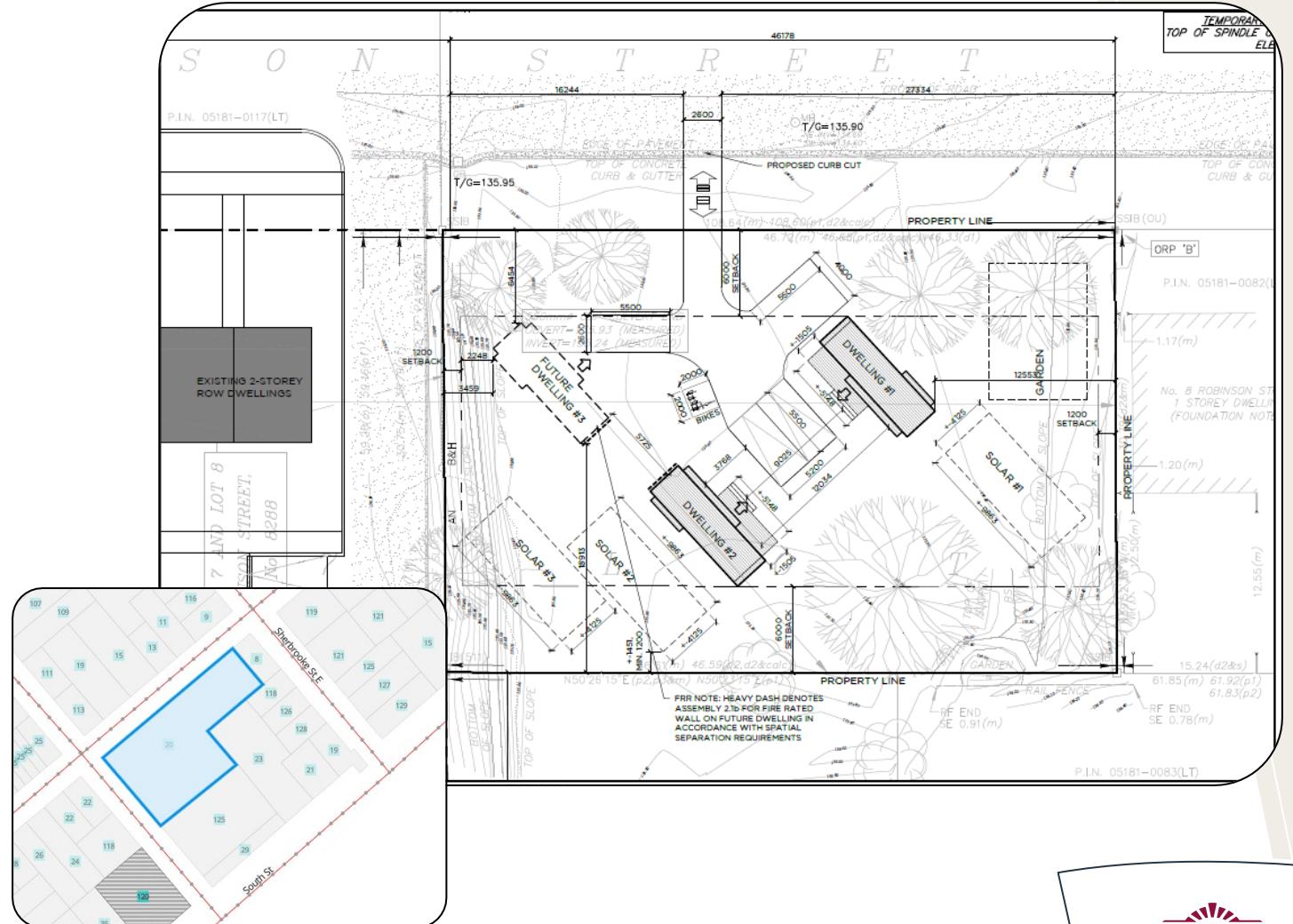
Residential Medium to High Density Development

- Harris Street
- Infill development
- 104 units in 4 apartment blocks
- Approved through Zoning Amendment
- Site Plan Control is moving forward with information on various studies such as Noise peer review being reviewed.
- Permission from the Town has been given to remove dead trees or trees that pose a health and safety threat.



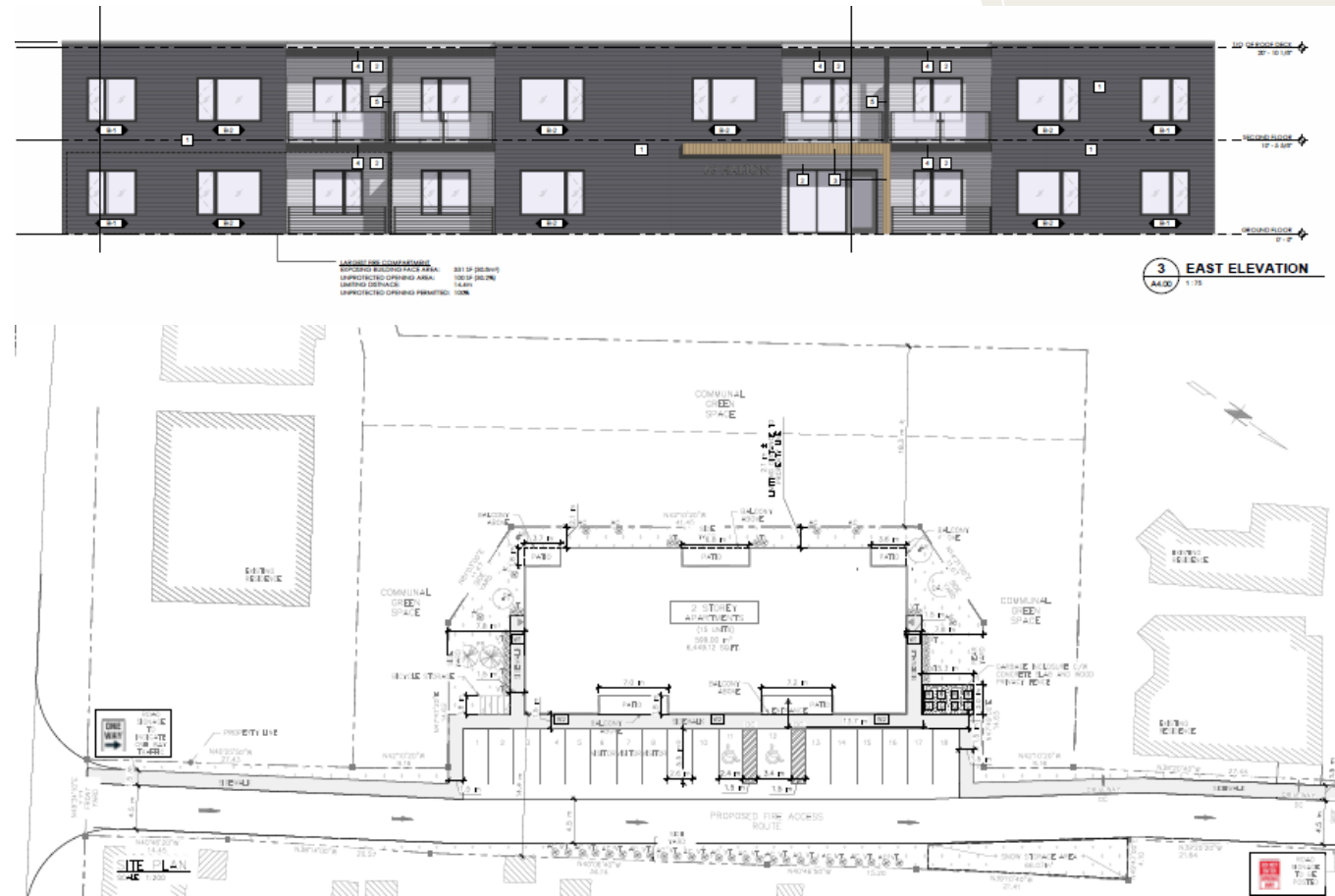
Residential Medium to High Density Development

- 20 Robinson Street
- Infill development
- 2 affordable housing units
- Approved through Zoning Amendment
- Project to be completed by Lanark County Housing Group
- **Status: Building Permit has been issued**



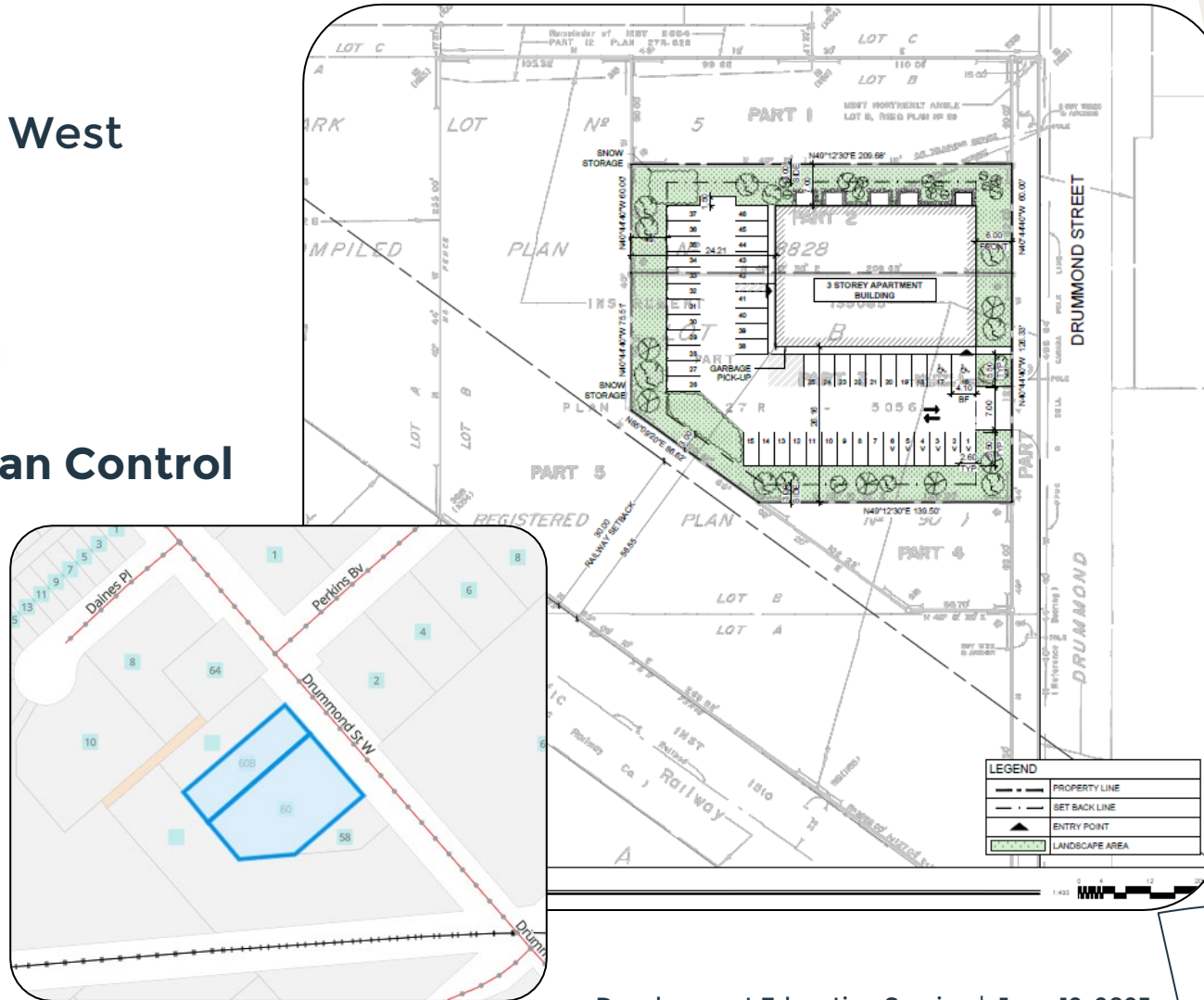
Residential Medium to High Density Development

- 63 Halton Street (PerthWorks)
- Infill Development
- 15 affordable housing units to be constructed
- Funded through the County of Lanark and CMHC for Carebridge
- Supported by the Town of Perth through the provision of lands at 63 Halton Street
- Conditional Building permit approved with conditions in order to receive funding from CMHC on time
- Review of Final Site Plan occurring



Residential Medium to High Density Development

- 60-60B Drummond Street West
- Infill development
- 25 unit apartment building
- **Status: Completing Site Plan Control Agreement for signature**



Questions

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