

Development Education Session

Presented on February 3, 2025
at the Perth Legion Hall



Agenda

- What happens when someone wants to develop in Perth?
- What guides Planning and Development?
- Who does what?
- Who pays for Development?
- What's going on with the Golf Course Development?
- Questions

Welcome



Joanna Bowes
Director of Development Services

Michael Touw
Chief Administrative Officer

Background

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:

- A **high-level overview** of the development process,
- Insight into the **roles of government** and **key legislation** in planning,
- A look at the **Golf Course development** – the development history and publicly available documents addressing common concerns, and
- Answers to your questions.

What happens when someone wants to develop in Perth?

A review of the Planning process

Private vs Public Land

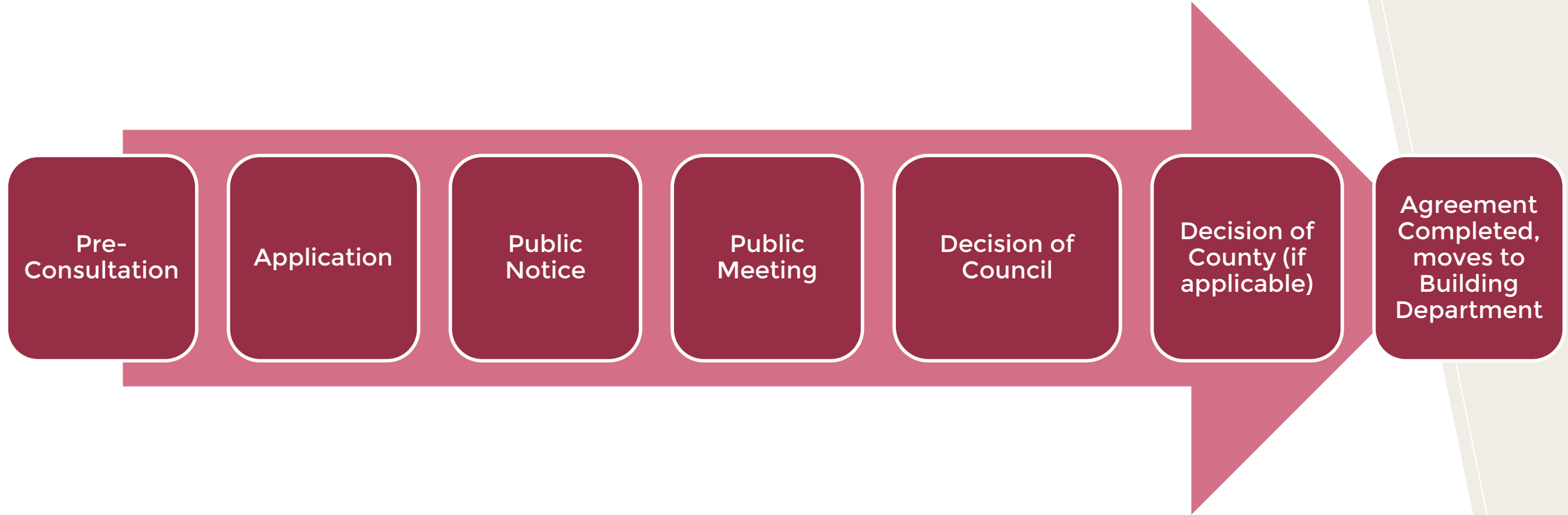
Town-owned Lands (Public Ownership)

- Buildings for public services: arena, pool, Town Hall, public works garage, fire station, etc.
- Parkland: the Town can purchase land for parks or take 5% cash in lieu of parklands from developers.
- Utility Right-of-ways: roads, water, sewer, etc.

Private Lands

- All other lands are privately owned (by individuals, corporations, etc.)
- If lands are privately owned, the Town does not have a say in who can purchase or sell the land.
- The Town cannot prohibit development if it meets the Official Plan and Zoning By-Law.

Stages of the Typical Planning Process



Step 1: Pre-Consultation

The Development Support Team – which is made up of key departments within the Town – meets with interested developers prior to an application being submitted. General concepts are reviewed, and recommendations are made with respect to studies and plans required. These can include:

- Affordable Housing Market Evaluation
- Archeological Assessment
- Building Compatibility Evaluation
- Environmental Site Assessment (contamination)
- Drainage/Stormwater Management Report
- Geotechnical/Land Stability Studies
- Environmental Impact Studies
- Traffic Studies
- Site plan (more on this later)
- Landscape Plan
- Grading and Drainage Plan
- Illumination (Lighting) Plan
- Elevation Plan
- Floor Plans
- Composite Utility Plan (i.e.: hydro)

Step 2: Application

- Once the application form(s), fees, required studies, and drawings have been received, it will be deemed complete.
 - Note: additional information may be requested by the Town for clarification.
- Peer review on submitted studies will be completed to ensure the plan has been thoroughly examined (i.e.: Environmental Impact Statement). These are conducted by a third-party on behalf of the municipality to eliminate bias and ensure that professional process is being followed.



Step 3: Public Notice

- For all applications requiring a public meeting, a public notice will be issued.
- Notice will be issued within 10 days from an application being deemed complete.
- Public comments on the application are received at this point and can be made through several means including the Town of Perth website, e-mail, in writing, or in-person at the Public Meeting.



Step 4: Public Meeting

- A Public Meeting will be held prior to a Committee of the Whole (Council) meeting for the Planner to publicly review the application.
 - Meeting takes place no sooner than 20 days from the date that the Public Notice was issued.
- Comments received from the public are forwarded to the developer for changes to be made based on feedback from the municipality and the public.



Step 5: Decision of Council

- Following adjustments to the application by the developer, a recommendation is brought forward to Council (which may include conditions). The recommendation will typically include at least one of the following:
 - A Zoning By-Law Amendment,
 - An Official Plan Amendment, or
 - A Draft Subdivision Agreement.
- Council will then vote on whether to approve the application.



Step 6: Decision of County

- If the motion includes an Official Plan Amendment and/or Subdivision Agreement, and is approved by Town Council, the file is sent to Lanark County Council for final approval.



Step 7: Agreement Completed

- All agreements are registered on title and securities are held to ensure work is completed to Town standards. If it is not, the Town can use the security deposits to either fix or finish the job.
- Work then proceeds through the Building Department for all required permits, inspections, etc.



What Guides Planning and Development?

A quick look at relevant legislation



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:

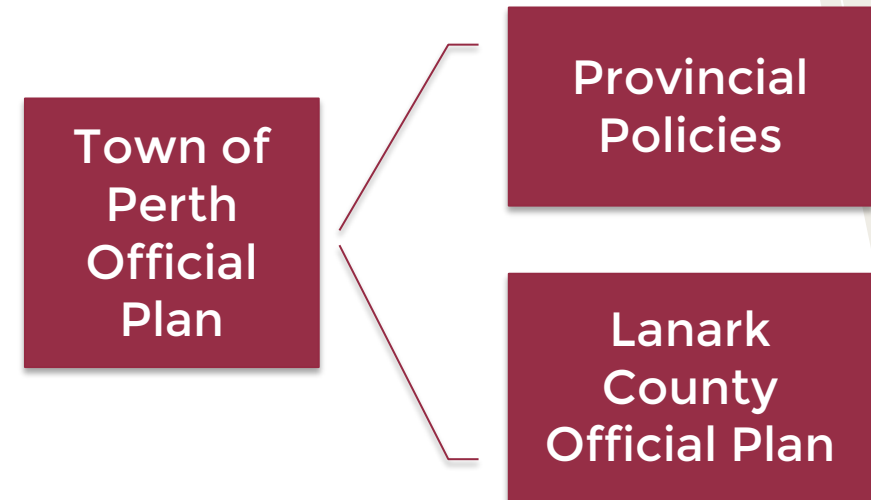
- County Sustainable Official Plan
- Town of Perth Official Plan
- Town of Perth Comprehensive Zoning By-law

What is an Official Plan?

An Official Plan lays out the vision for a town's/city's future. It sets goals for development, environmental protection, housing, etc. Maps (formally known as schedules) identify where different land uses are permitted.

An Official Plan is developed in alignment with Provincial guidelines and regulations, as well as the Official Plan of the upper-tier municipality.

Official Plans are not legally enforceable.



Perth's Official Plan

The Town of Perth Official Plan considers items such as:



Development
Strategies



Population
Growth



Housing



Infrastructure



Economic
Factors



Heritage



Economic
Development



Public Health
& Safety

It also supports policies to do with roads, sidewalks, trails, hydro, snow, energy, community sustainability, archeology, and outlines the land use designations (residential, industrial, institutional, commercial, open space, environmental protection).

What is a Zoning By-Law?

A zoning by-law controls the USE of land within a community.

The Zoning By-Law lays out:

- Land compatibility, ensuring conflicting land uses do not occur (i.e.: a daycare is not placed adjacent to industrial areas).
- Where specific types buildings/structures should be located within the municipality.
- Lot sizes, dimensions, parking requirements, building heights, densities, and setbacks from lot lines.

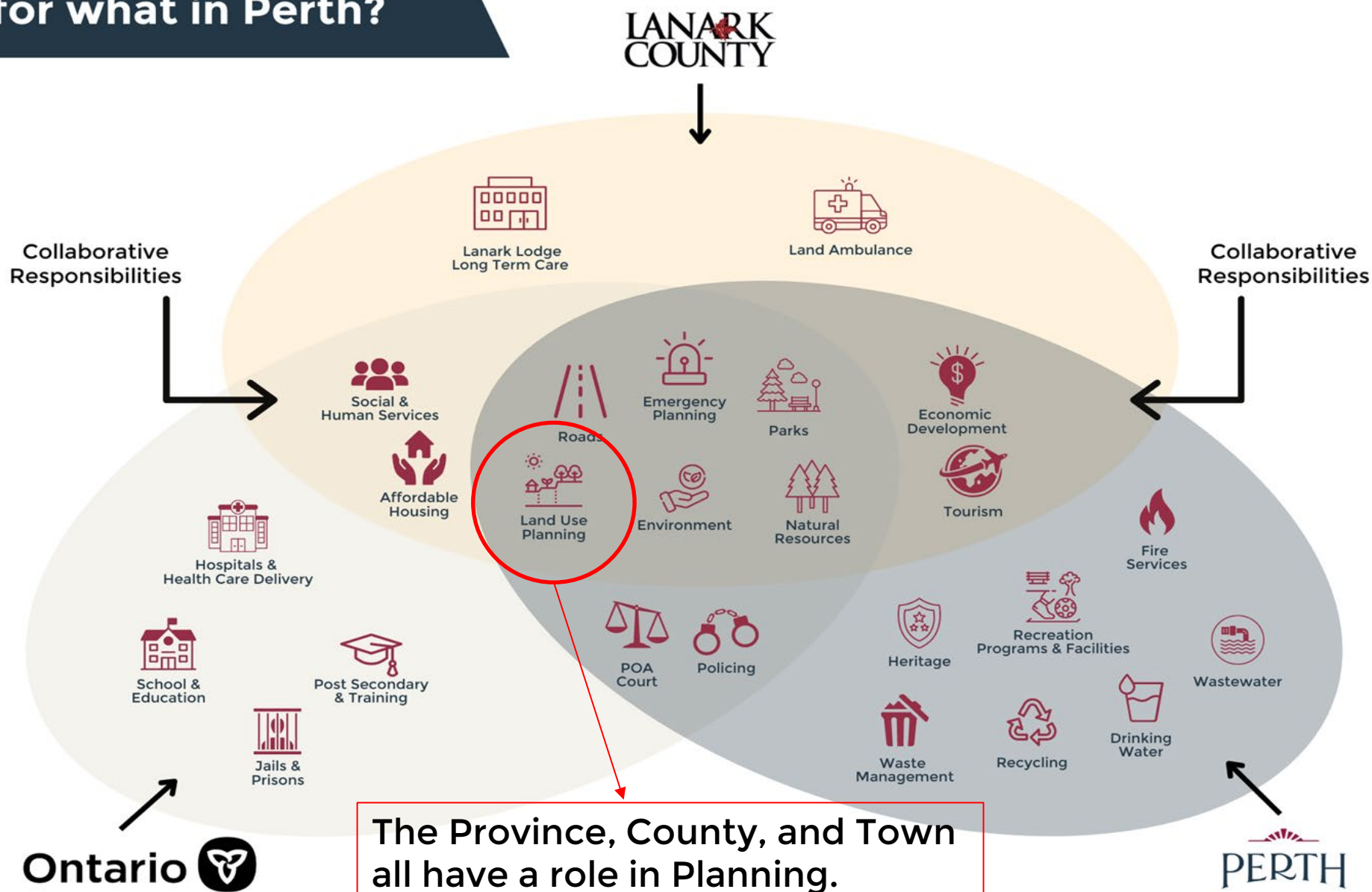
The Zoning By-Law also:

- Puts the high-level Official Plan document into day-to-day administration.
- Is legally enforceable.
- Ensures that building permits are not issued until Zoning requirements are satisfied.

Who Does What?

The roles and responsibilities of the different levels of government

Who is responsible for what in Perth?



What does each level of government do?

Province	Municipalities	Commenting Agencies
<ul style="list-style-type: none"> Provides framework through which planning documents are approved. Municipal documents must reflect the Provincial Policy Statement: <ul style="list-style-type: none"> County Official Plan Town Official Plan Zoning By-Law 	<ul style="list-style-type: none"> Lanark County is the Upper-tier Municipality. Lanark County is the approval authority for: <ul style="list-style-type: none"> Official Plan Amendments Subdivision Approvals Severances Part Lot Control Perth is responsible for other Planning Act applications (i.e.: Zoning, Minor Variance, Site Plan Control, etc.) 	<ul style="list-style-type: none"> All planning applications are circulated to the appropriate agencies for comment. These consultations include (but are not limited to) Indigenous communities, school boards, Canada Post, Hydro One, conservation authorities, adjoining municipalities (if applicable), etc. If the County is the approval authority (i.e.: Official Plan Amendment, Severances, etc.), the Town of Perth is considered a commenting agency as well.

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 like pools and arenas.

Who pays for development?

Breaking down the costs

During development

Developers cover the cost of:

Infrastructure: Sewer and water mains, roads, pump stations, stormwater management ponds

Permits & Design: Planning, permits, and construction

Land Contributions: Roadways and parkland

Amenities: Parks and other required features

All design and construction costs for these elements are the developer's responsibility.



To address the increase in population

Municipalities collect **development charges** from developers to help cover the costs of growth-related infrastructure, such as:

- Expanding sewage lagoons
- Purchasing new snowplows for additional streets

Rates are set through the **Development Charges By-Law**.



Once people move into the new homes

Once residents move in, their **property taxes** contribute to the Town's budget for:

Operations & Maintenance: Roads, water, waste services, parks, and more.

Staffing Needs: More homes/people may mean hiring additional staff to maintain services.

The municipality is responsible for maintaining all infrastructure once the development is complete.



Grants

Municipalities also receive grant funding from the Province to help pay for infrastructure requirements.

- Annual funding: Ontario Municipal Partnership Fund - \$1,566,000
- Application-based grants: Various, example below.

Perth has received a provincial grant for \$3,000,000 from the Housing-Enabling Water Systems Fund to support capacity expansion of the Wastewater Lagoon (announced Jan. 27, 2025).



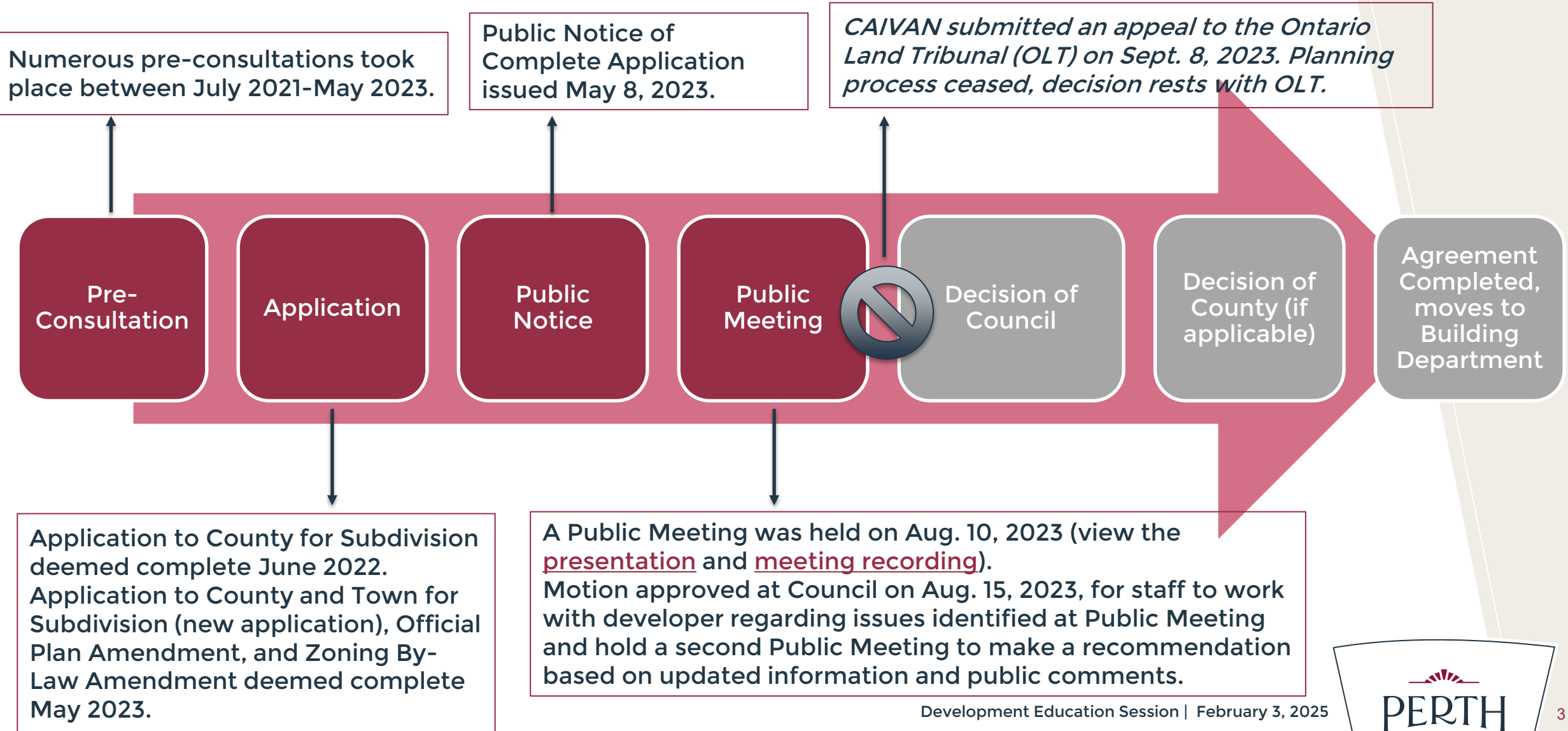
Sure, but what do **current taxpayers** pay for when there's development?



What's going on with the Golf Course development?

Some history and where to find more info

Golf Course Development: A Timeline



Where to Find Information

All information pertaining to the Golf Course development can be found at:



Engage.Perth.ca/Caivan

Information continues to be added as we receive approval from the OLT to release it to the public.



What We've Heard...

Affordable housing
Removal/planting of trees
Mix of housing types
Winter maintenance
Active transportation
Capacity of infrastructure
Timing of second bridge
Insurance
Mix of uses
Species at risk
Street widths
Traffic congestion/safety
Second bridge
Construction within the floodplain
Does not meet PPS, County and Town
Official Plans, and Zoning By-Laws

Parking
Functionality
Landscaping
Climate change
Allocation of water/sewer capacity
Protection of wetlands
Drainage and impervious surfaces
Safe access/egress

Expert Witness Statements

Conducted on behalf of the Town of Perth

- **Access, Fire & Safety:** Trevor Choffe, Director of Protective Services/Fire Chief (Town of Perth)
- **Comprehensive Review:** Joanna Bowes, MCIP, RPP, Director of Development Services/Town Planner (Town of Perth)
- **Floodplain:** Eric Lalande, MCIP, RPP, Senior Planner (RVCA)
- **Floodplain:** Tyler Bauman, B.Eng., P.Eng., Water Resources Engineer (RVCA)
- **Planning Issues:** Anthony Hommik, MCIP, RPP (Jp2g Consultants Inc.)
- **Species at Risk & Significant Habitat:** Rob West, Senior Ecologist (Oakridge Environmental Limited)
- **Traffic & Access:** Jennifer Luong, P.Eng. (Novatech)
- **Water & Sewer:** Mark Bissett, P.Eng. (Novatech)

Where Do We Go From Here?

Upon submission of the Appeal to the OLT, decision on the application was removed from Lanark County and the Town of Perth.

Only the OLT can make a decision on this matter. The Town, County, MPP John Jordan, and MP Scott Reid do not have approval authority.

So... what's next?

All parties (CAIVAN, Lanark County, and Town of Perth) are taking part in OLT-led mediation beginning Feb. 11, 2025. Depending on how mediation goes, a hearing may need to be scheduled to address unresolved issues.

Mediation provides an opportunity to discuss and have input. Mediation is to reduce the list of issues and to see if there are some areas where agreement can be reached before moving to the next phase (likely another hearing).

Why are you really here?

For the questions!

Question #1

Could you please clarify what specific statutes or rules of procedure prevent the town from sharing information and analysis about development applications that are part of an OLT hearing process? With the exception of mediation I've not been able to find anything that obliges the town to not share information with the community.

Question #2

It seems like it's already covered but I'm very interested in learning more about infrastructure planning and costs for growth and how these are managed and shared between developers, the town and other levels of government.

Question #3

Could you also include some information on conflicts of interest and how they might apply to Town staff and to council members, please?

Question #4

Has the Town of Perth considered hiring a town planning firm to prepare a master plan, a vision for how growth and development could take place in a phased and orderly manner, in accordance with the Official Plan?

Question #5

Also, given the Official Plan, if one developer is allowed to build over 1,000 homes with over 2,500 residents, does that mean the Town will no longer have the ability to receive housing proposals from other developers?

Question #6

What is the point of going to the effort and expense of local community employees, experts and taxpayers to develop official plans if a large developer with deep pockets and political connections can bypass laws, regulations and policies by going to the OLT and have their whims and wishes granted?

Question #7

Of course, small developers or individuals who wish to build must adhere to and respect rules, regulations, bylaws and standards. Why are there inconsistencies and how they are treated differently from the “big guys”?

Question #8

A letter was sent to the Provincial Government signed by a number of local municipalities asking for the OLT to be dissolved. Did Perth sign this letter?

Question #9

I heard another municipality in Lanark County has doubled their Development Charges. Does the Town of Perth have similar plans?

Question #10

What is the Town's standard for allowing any building development in the Flood Zone? Is it the 100-year flood zone?

Question #11

About the future of housing in Perth:
"Ontario is the second-highest flood-prone region in Canada, with an average annual loss of \$805.1 million" and "flood depth may increase by up to 60%." Will the Town mitigate flood risk, budget for flood damage, and insure infrastructure beside floodplains in order to help retain residents there?

Question #12

Is Council fully committed to the Perth Official Plan in every way when accepting any development?

Question #13

What is the definition of affordable?

Question #14

Twice this past year the Emergency Department was shut down, because of lack of nurses and medical staff.

This is directly related to lack of affordable housing for people in the workforce, who cannot afford \$800,000 homes. Considering the shortage of housing for people in the workforce, is the Town of Perth committed to 25% of new housing to be built to be affordable? If yes, how will that be implemented?

Question #15

Not including Caivan's proposal to build 1,069 housing units on the former Perth Golf Course: a) how many new housing units have been approved and are being built/expected to be close to completion in the town in the next 5 years? How many new units have developers and individuals applied to the town to build in the town and how many are currently in various stages of approval/development in the town of Perth? This information is not available on the Planning and Development webpage.

Question #16

With the expected increase in population, is there a plan in place for public transportation? Or is the intention for all development to be car dependent, increasing the traffic load on the existing streets?

Question #17

To accommodate all planned development over the next 5 AND the next 10 years, what does the Town calculate will be needed with respect to capacity increase for water availability (another tower?), and sewage treatment (more lagoons or a shift in type of sewage treatment?), fire station capacity, road creation and repair, and community recreation facilities?

Question #18

What concerns about the future of the town of Perth sometimes keep the town council and town staff awake at night? Just curious.

Responses to questions posed this evening and submitted in advance, along with the presentation, will be posted on Engage.Perth.ca/Caivan by end of day Friday, Feb. 7.



Engage.Perth.ca/Caivan

