

**OFFICIAL PLAN AMENDMENT #16  
TO THE TOWN OF PERTH OFFICIAL PLAN**

**INITIATED BY THE TOWN OF PERTH**

**PLANNING JUSTIFICATION REPORT**

Prepared by the Town of Perth  
Development & Protective Services Department

**January 11, 2019**

**Contents**

1.0 Introduction..... 2

2.0 Chronology of Events Leading up to OPA #16 ..... 2

3.0 Nature of the Amendment to the LCSCOP..... 6

4.0 Nature of OPA #16 ..... 6

5.0 Methodology Used to Determine Need for Additional Residential Lands ..... 9

6.0 Methodology to Identify Additional Residential Lands ..... 12

7.0 The End Results..... 14

8.0 Relevant Planning Policy – Provincial Policy Statement (PPS) ..... 14

9.0 Relevant Planning Policies – Lanark County Sustainable Communities Official Plan (LCSCOP) ..... 16

10.0 Relevant Planning Policies – Town of Perth Official Plan (TOPOP)..... 17

11.0 Summary & Conclusions ..... 19

Table 1 - Vacant Residential Lands by Size..... 9

Table 2 - Potential Infill Residential Lands by Size..... 12

Table 3 - Additional Residential Lands by Size ..... 12

Table 4 - Summary of Residential Lands by Size..... 12

Figure 1 - North of 7 Secondary Plan Area ..... 3

Figure 2 - Annexed Lands ..... 4

Figure 3 - Existing Perth Urban Settlement Boundary..... 7

Figure 4 - Proposed Perth Urban Settlement Boundary ..... 8

Figure 5 - Vacant Residential Lands by Location ..... 10

Attachment 1: Official Plan Amendment #16

Attachment 2: County Council motion #ED-2018-55

## **1.0 Introduction**

The process of a municipality identifying new lands for development is one of the more comprehensive planning exercises a community can go through. The information requirements and planning approval processes require consideration of the Provincial Policy Statement (PPS), the Lanark County Sustainable Communities Official Plan (LCSCOP) and the Town of Perth Official Plan (TOPOP).

The purpose of the Official Plan Amendment #16 (OPA #16) to the Town of Perth Official Plan is to expand the Town's "Urban Settlement Boundary" to include all the lands within the limits of the Corporation of the Town of Perth. Specifically, OPA #16 is intended to identify additional lands to be designed "Residential" necessary to accommodate the Town's population allocation of 8,085 persons to the year 2038 (**Attachment 1**). OPA #16 is proceeding concurrent to an amendment to the Lanark County Sustainable Communities Official Plan, initiated by the Town of Perth to expand the Town's "Urban Settlement Boundary" as shown on Schedule "A" in the LCSCOP. The dual OPA is necessary to accommodate the Town's population allocation of 8,085 persons to the year 2038 and involves changes to both Schedule A to the LCSCOP and the TOPOP and policies in the TOPOP.

The following Justification Report, prepared by the Town of Perth Development & Protective Services Department, will outline the relevant policies found in the Provincial Policy Statement (PPS) and how OPA #16 is consistent with the PPS. It will also outline how OPA #16 conforms to the Lanark County Sustainable Communities Official Plan (LCSCOP) and the specific policies related to Urban Settlement Boundary expansion. This Report will summarize the direction found in the Town of Perth Official Plan and how OPA#16 advances the growth related goals and objectives of the Town of Perth.

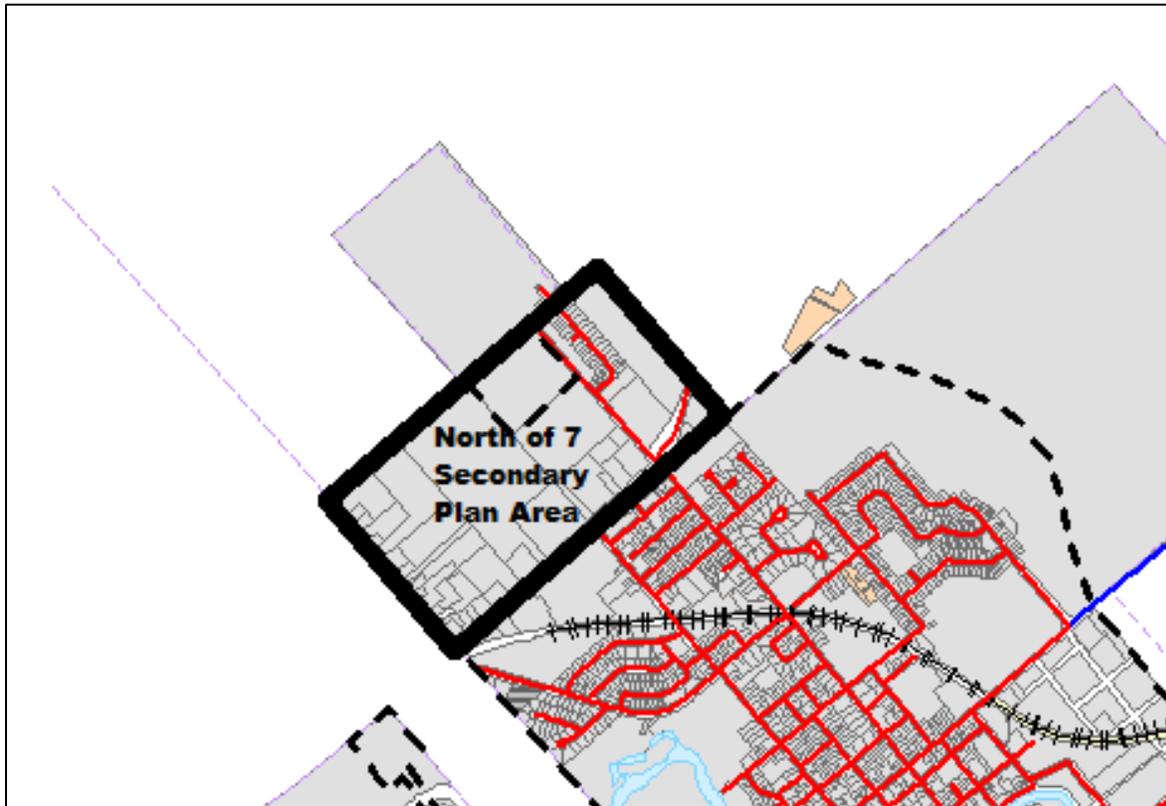
Prior to the detailed compliance/conformity analysis of OPA #16, this Report will provide a chronology of events which have led up to the need for the expansion of the Town of Perth's Urban Settlement Boundary. The Report will also outline the specific content of OPA #16 and the methodology used to determine the need for additional "Residential" lands. Finally, the Report will outline the nature and need for concurrent amendments to the LCSCOP.

## **2.0 Chronology of Events Leading up to OPA #16**

Over the past two (2) decades the Town of Perth has been pursuing opportunities to encourage the growth and development of the community as a fully serviced, completed Settlement Area within Lanark County, consistent with Section 1.1.3 of the PPS. To this end, the Town of Perth has undertaken a number of studies and initiatives which support the growth and development of the Town and the expansion of the Urban Settlement Boundary.

In 2002, the Town of Perth completed a Secondary Plan for the lands north of Highway #7 (commonly referred to as the “North of 7” lands), with the intent of supporting a wide range of residential, commercial, recreational and institutional land uses (**Figure 1**). In addition, the Secondary Plan identified a potential arterial and collector road system, sewer, water and stormwater servicing needs and the natural heritage features found in the Secondary Plan area. The Secondary Plan was intended to be used by Council, the development industry and the general public in making future land use and infrastructure decisions. The Secondary Plan was incorporated into the Town of Perth Official Plan in 2009 through the adoption of Official Plan Amendment (OPA) #10.

*Figure 1 - North of 7 Secondary Plan Area*

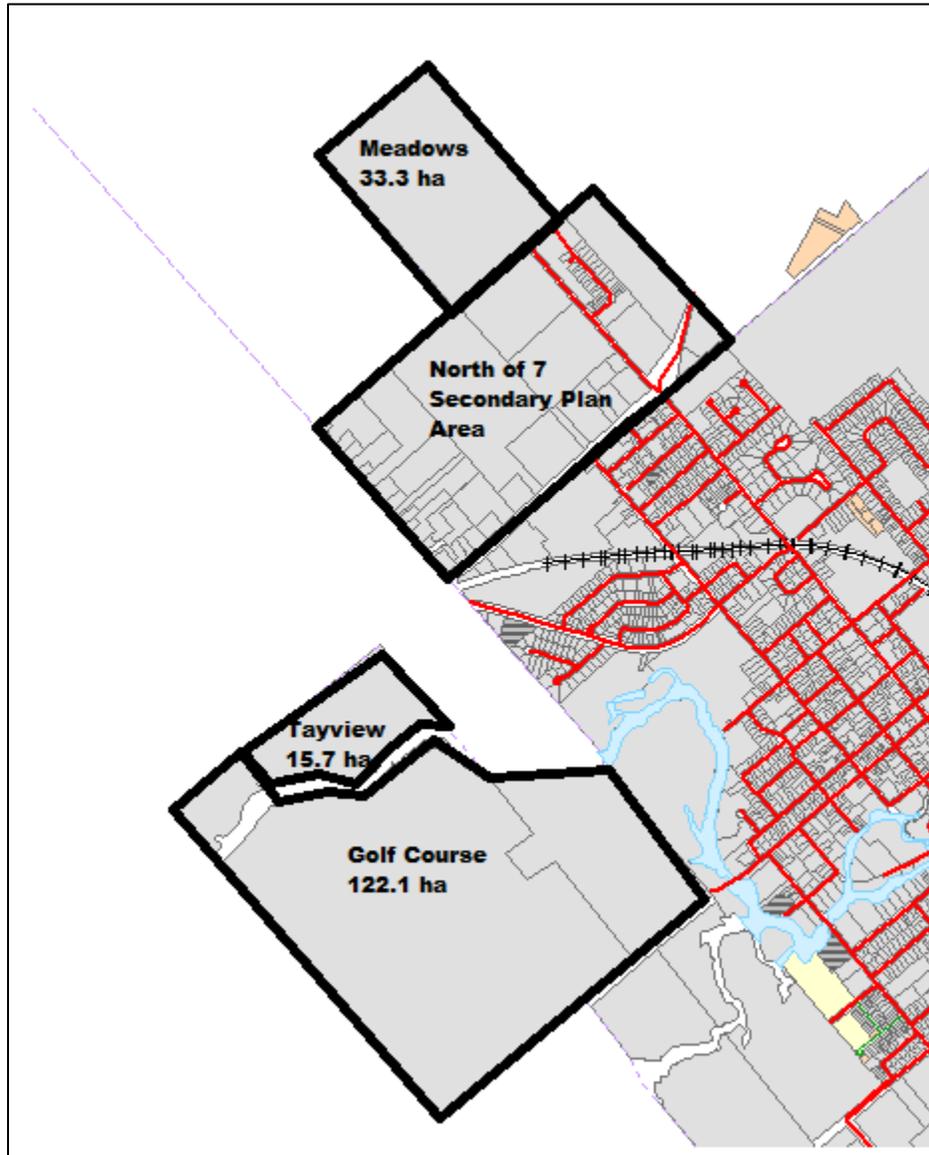


In 2009, the Town worked with area property owners to annex three parcels of land into the Corporation of the Town of Perth commonly referred to as “Golf Course Lands”, “Tayview Lands”, “Meadows Lands” (**Figure 2**). These annexations were approved by order of the Minister of Municipal Affairs and House on December 21, 2009. The intent of this effort was to provide the Town with sufficient lands to accommodate future development, consistent with the direction in the PPS and the desire for future development to be on full municipal services.

Following the completion of the Secondary Plan, the Town commissioned the preparation of the 2013 Infrastructure Master Plan for Area North of Highway 7. The purpose of the Master Plan was to review the requirements of the traffic, water supply, sanitary/wastewater sewage and stormwater management servicing for the Secondary

Plan Area, including the newly annexed Meadows lands. This work was performed and approved in accordance with the Municipal Class Environmental Assessment (Class EA) process.

Figure 2 - Annexed Lands



The Town of Perth retained the services of Strategic Projections in 2014 to prepare a population projection for the Town of Perth, consistent with the vision for fully serviced, complete community as set out in the PPS. This report identified a range of assumptions and concluded that the Town could, under a high growth scenario reach a population of 10,500 by 2041.

The Town's vision as a regional growth centre for the western half of Lanark County was not fully reflected in the Lanark County Sustainable Communities Official Plan

adopted in 2012. As a result, the Town of Perth appealed the approval of the LCSCOP. Through a series of negotiations to resolve the Town's appeal, the County and the Town of Perth agreed to some minor changes to Perth's "Residential" development lands and Urban Settlement Boundary. However, consideration of the expansion of the Town's Urban Settlement Boundary to include all of the annexed lands would have to be deferred until the County conducted a "Five Year Review" and "Comprehensive Review", as defined in the PPS.

As part of its commitment to review the population projections every five (5) years, in 2017/2018 Lanark County undertook a Five Year Review and Comprehensive Review. The result of this work projected a total population for the County of 96,443 by 2038. Subsequent to the Comprehensive Review, County Council passed motion #ED-2018-55, allocating 8,085 person population to the Town of Perth by 2038 (**Attachment 2**).

As a follow-up to the 2013 Servicing Master Plan for Area North of Highway 7, the Town commissioned a 2017/2018 Stormwater Addendum Study to look at sustainable, low impact development (LID) stormwater management options for the area, consistent with Section 1.6 of the PPS promoting green infrastructure and consideration of the impacts of climate change. The preliminary results from this work were very positive and appeared to provide a more cost-effective, resilient stormwater design for the lands "North of 7". The Town is currently proceeding through the Class EA amendment process with this new LID stormwater design option, anticipated to be completed in 2019.

The Town also commissioned two additional servicing master plan projects, one for the Golf Course lands and one for the Tayview lands. Both of these studies are consistent with the County's Official Plan policy of 2.4.1 (3) which requires "a study which establishes, water, waste water and stormwater servicing requirements" for new growth areas.

Arguably Council's single most significant capital improvement to support future growth was the 2017 upgrade to the Town of Perth sewage treatment lagoon with the construction of a "Submerged Attached Growth Reactor (SAGR) – Phase1". This \$11 million capital investment resulted in the treatment capacity of the lagoon increasing from 6,100 persons to 8,100 persons. Phase 2 of the SAGR, which is planned and designed but not constructed, would bring the capacity to 10,500 persons. Phase 1 was commissioned in the fourth quarter of 2018 and is now fully operational. This investment into public infrastructure addressed the main limiting factor to the Town's ability to accommodate growth. It is widely acknowledged that the limited growth that the Town has experienced over the past thirty (30) years was largely attributed to the lack of sewage treatment capacity. With this barrier now removed, the Town of Perth has the potential to accommodate an increased share of the projected growth for Lanark County over the next 20 plus years, in compliance with Section 1.1.3.8 of the PPS and as desired by local development industry.

The amendment to the LCSCOP and Official Plan Amendment #16 (OPA #16) are intended to pull together all of the planning work of the past fifteen (15) years, both at

the local and County level, to expand the Urban Settlement Boundary of the Town of Perth and identify additional lands for Residential development consistent with the population allocation of 8,085. OPA #16 will also update policies within the TOPOP which related to the new design population of 8,085, acknowledge the increased waste water treatment capacity of the lagoon, designate certain lands from Residential to Business Park, and establish policies for lands designated Future Development. In addition, both the County OPA and the Perth OPA #16 are designed to expand the Urban Settlement Boundary to include non-development lands, primarily provincially significant wetlands, which are within the boundaries of the Corporation of the Town of Perth.

Finally, OPA #16 will designate some of the lands annexed into the Town in 2009 as “Future Development”. Although these lands are not necessary to accommodate the projected growth to 8,085 by 2038, it is critical that these lands are incorporated into the Urban Settlement Boundary for purposes of long term infrastructure planning, consistent with Section 1.1.2 of the PPS.

Both the County OPA and OPA #16 will not come into force and effect until such time as Lanark County amend the Lanark County Sustainable Communities Official Plan to include the new population projection and allocation identified in Lanark County Council motion #ED-2018-55. The Lanark County Council has directed staff to initiate this required amendment, which is intended to run concurrent with the Town of Perth amendments. In total, there is a need for three (3) OPAs: two (2) to the LCSCOP & one (1) to the TOPOP.

These Official Plan Amendments are necessary to encourage the growth and development of the Town of Perth Urban Settlement Area. It is the opinion of the Town’s professional planning staff that the Amendments are consistent with Section 1.1.3, Settlement Areas of the PPS, which stresses that settlement areas shall be the focus of growth and development and that the vitality of settlement areas is critical to the long-term economic prosperity of our communities.

### **3.0 Nature of the Amendment to the LCSCOP**

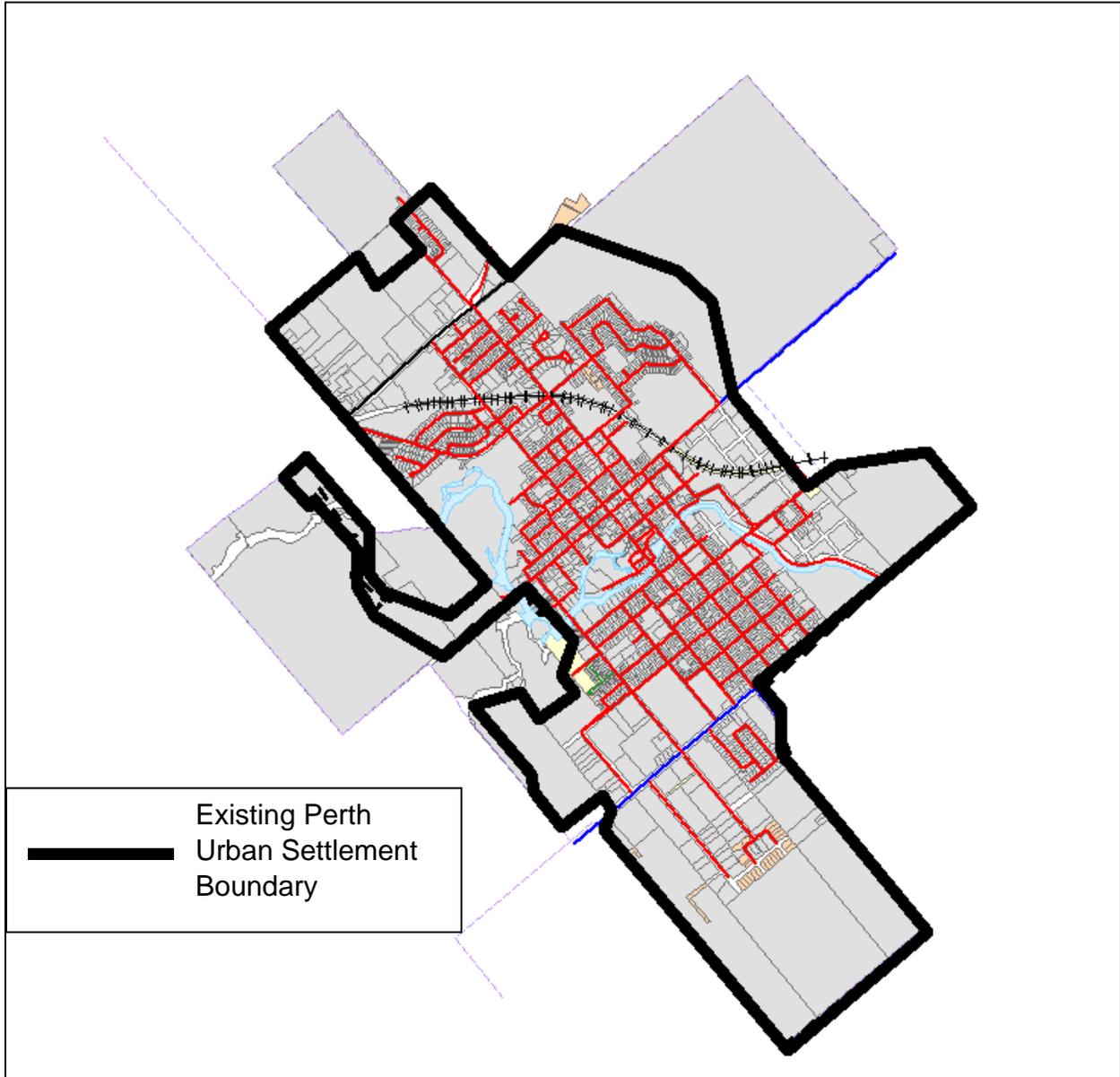
The Amendment to the Lanark County Sustainable Communities Official Plan initiated by the Town of Perth is intended to change Schedule A to expand the existing Perth Urban Settlement Boundary (**Figure 3**) to encompass all of the lands within the Corporation of the Town of Perth (**Figure 4**). This report sets out the justification for this change and the further changes proposed by OPA #16.

### **4.0 Nature of OPA #16**

The Town of Perth Official Plan contains policies that deal with the general context of planning in the Town of Perth, the design population and how lands are to be efficiently utilized to support the goals and objectives of the Official Plan.

OPA #16 is intended to update the policies in Section 2 and 3 of the Official Plan to reflect the lands being added into the existing Urban Settlement Boundary and the added sewage treatment capacity established in 2018.

Figure 3 - Existing Perth Urban Settlement Boundary

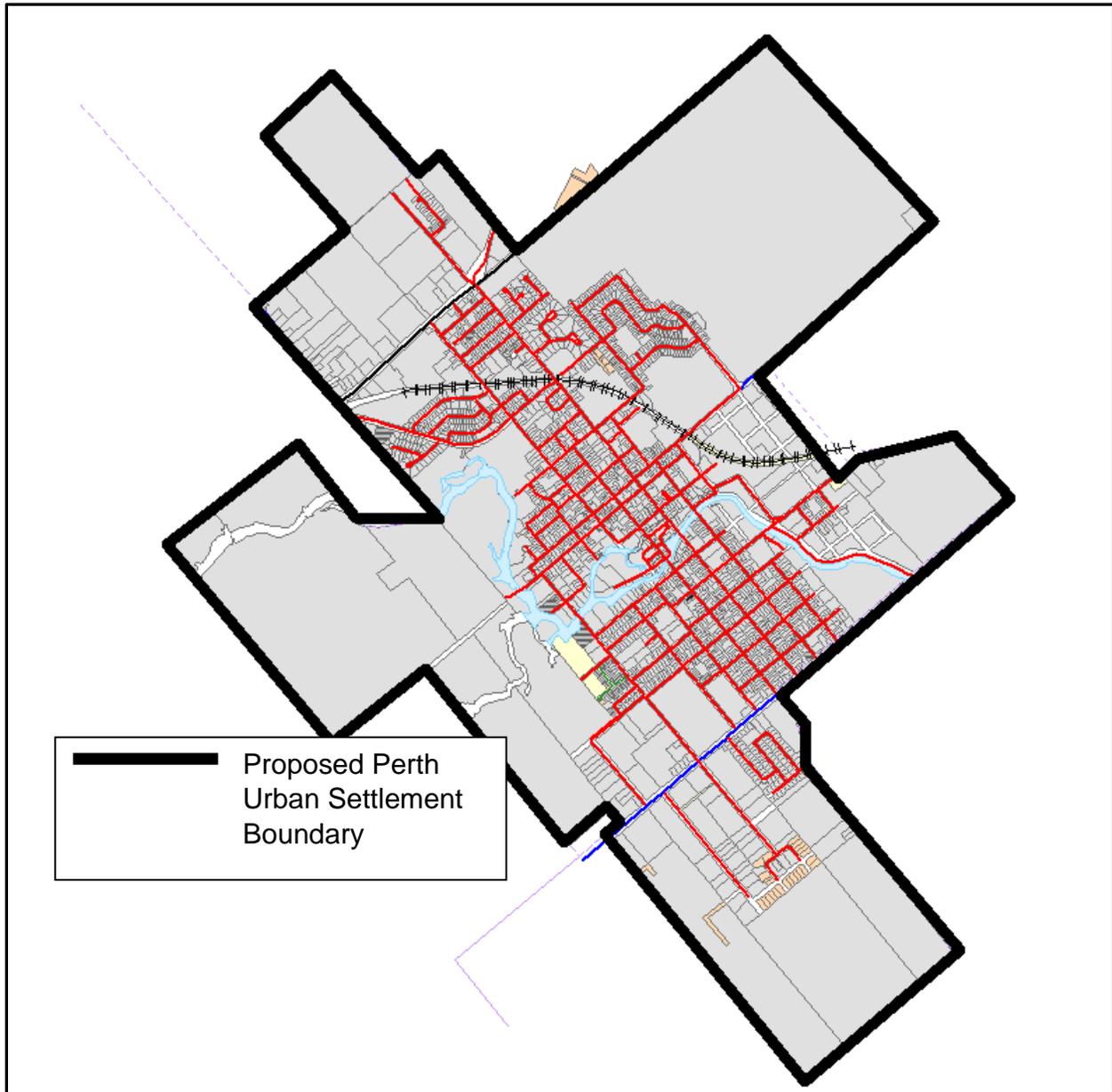


The Amendment will also update the policies of Section 8.1 which deal with new residential development being on full municipal services and the site specific policies related to municipally owned lands located north of Highway #7. The Municipally owned lands are not intended for Residential development but rather for infrastructure, recreation and a possible future school site.

The Amendment will also add policies to Section 8.8 related to the limitations placed on Future Development lands and how and when they can be considered for development.

The mapping component of OPA #16 proposes to change Schedule 'A' of the Official Plan to expand the "Urban Settlement Boundary", designate additional lands "Residential", change the designation of certain lands from "Residential" to "Business Park" and designate certain lands "Future Development".

Figure 4 - Proposed Perth Urban Settlement Boundary



Specifically, OPA #16 is intended to:

1. Extend the “Urban Settlement Boundary” to encompass all of the lands within the limits of the Corporation of the Town of Perth;
2. Designate an additional 11.19 hectares of land “Residential”;
3. Designate approximately 24.0 hectares of land as “Future Development”;
4. Designate approximately 2.75 hectares of land from “Residential” to “Business Park”;
5. Modify text in Section 1.0, 2.2, 2.4, 2.6, 3.13.2 (a), and 3.4 (c) to reflect the new design population of 8,085;
6. Modify the text of 8.1.1 related to the Town owned “Residential” lands being reserved for future infrastructure recreational and institutional uses;
7. Modify the text of 8.1.4.4 (a) & (d) related to development on full municipal services; and
8. Add new policy in Section 8.8 governing the limited use of Future Development lands.

## **5.0 Methodology Used to Determine Need for Additional Residential Lands**

As noted in both the PPS and the LCSCOP, prior to consideration of the expansion of a settlement area a municipality must demonstrate that “sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon.” The municipality must also demonstrate that the infrastructure and public service facilities which are planned or available are suitable for the development, are financially viable over their life cycles and protect public health and safety and the natural environment.

**Table 1** identifies the current inventory of vacant lands designated “Residential” in the Town of Perth Official Plan. **Figure 5** identifies the location of these vacant lands.

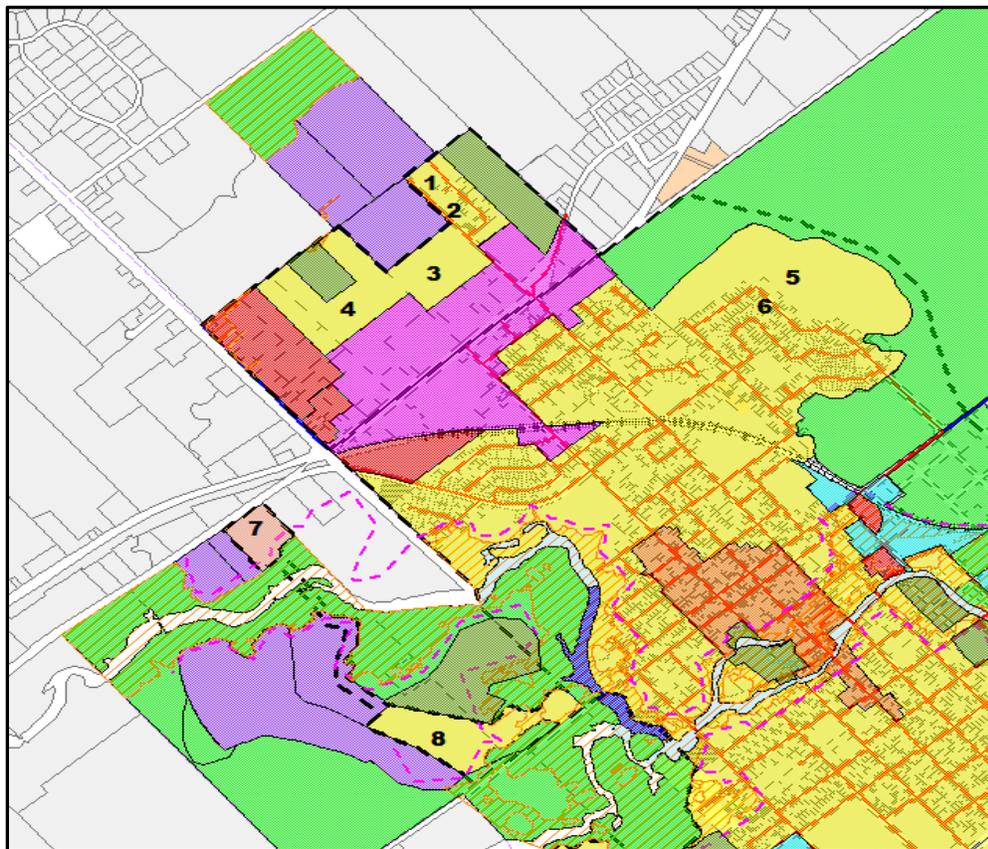
*Table 1 - Vacant Residential Lands by Size*

MAP #	ASSESSMENT ROLL #	OWNER	STREET	AREA (HA)	UNITS	POPULATION
1	921030075189000000	A & B BROWNLEE INVESTMENTS LTD (#2)	SHEPPARD AVE	1.15	17	32
2	921030075189000000	A & B BROWNLEE INVESTMENTS LTD	OLD RD	1.15	18	34
3	921030075191010000	783428 ONTARIO LIMITED	DRUMMOND ST	6.60	106	197
4	921030080001000000	LOBLAW PROPERTIES LIMITED	DUFFERIN ST	8.20	131	245
5	921030055237000000	PERTHMORE ENTERPRISES INC.	E/S PERTHMORE ST	14.12	226	422

6	921030055236840000	PERTHMORE DEVELOPMENT CO LTD	SENATORS GATE DR	2.15	49	92
7	921911035095000000	TAYVIEW PROPERTIES INC	CHRISTIE LAKE RD	3.45	55	103
8	921911035094000000	1178577 ONTARIO LTD	PETER ST	8.05	129	241
<b>TOTAL</b>				<b>44.87</b>	<b>731</b>	<b>1367</b>

It is important to appreciate that much of the vacant “Residential” land abuts or is in very close proximity to significant natural heritage features, especially Provincially Significant Wetlands, fish habitat and flood plains. There is a requirement for all development proposals near natural heritage features to undertake a comprehensive Environmental Impact Study (EIS) to clearly delineate the boundaries of the natural heritage feature, its characteristics and the appropriate development setback/conditions. The Official Plan establishes a minimum 30 metre setback from natural heritage feature in which no development can take place. This setback can be increased through the site specific EIS if conditions warrant.

Figure 5 - Vacant Residential Lands by Location



As part of the planning exercise to identify vacant Residential lands, where those lands abut natural heritage features, a 30 metre swath of land was subtracted from the total available acreage for development as a minimum recognition of natural heritage

features. As a result, the acreage identified in Table 1 will be less than what has been reported in the past.

When determining the development potential of the available vacant Residential lands, a density of 16 units per gross hectare was utilized. This density number is conservative and at the low end of desired densities. However, for this macro community planning exercise, using a conservative number can be justified by fact that, as the individual sites are developed, additional natural heritage setbacks may be necessary.

In addition, the Town of Perth Official Plan contains some unique community design expectations, one of which being the desire for new greenfield developments to utilize the grid street pattern used in the original Perth settlement design. It is recognized that utilizing the grid street pattern typically results in 35%+/- of the land for streets and 65%+/- for buildable area. The loop design which was fashionable since the 1950s and utilized in the original design of Perthmore subdivision results in 27%+/- of the land for streets and 73%+/- for buildable area (CMHC, 2002). This implies that promoting a grid street pattern will have less land available for development and therefore more of a challenge to meet higher gross density targets. It is recognized that the grid pattern fosters more pedestrian oriented neighbourhoods and respects the heritage settlement pattern.

Finally, it is worth comparing the 16 units per gross hectare to the density achieved by the Perthmore subdivision at approximately 13.5 units per hectare. Taking these factors into account, the use of 16 units per gross hectare is a justifiable figure for this macro planning exercise.

For the purposes of design population estimates, the figure of 1.87 persons per household was used. This figure has been used throughout the various Town of Perth population projection reports prepared as the conservative estimate figure and appropriate for the macro community planning exercise.

**Table 2** identifies a listing of potential infill locations within the existing neighbourhoods and designated Residential. The development of these lands would represent approximately 21.2% of the total residential development projected over the next 20 years. This is higher than the figure of 16.7% set out in the Official Plan as the percentage that future infill development should represent. It must be understood that this list is not exhaustive and that there are other sites with infill potential. It is never realistic to expect all lands with infill potential to be maximized. However, the Town should continue to promote and advance residential infill and intensification proposals as one of the more efficient forms of development. The figure of 21.2% of all residential development over the next twenty (20) years is a realistic target for future infill and intensification.

Combined, Table 1 and 2 represent conservative estimates appropriate for macro community planning purposes of the existing lands capable of accommodating future growth to the year 2038.

The combination of existing vacant residential lands and realistic infill and intensification properties, results in a need for an additional 11.1 hectares of land be designated “Residential” in order to meet the design population of 8,085 (**Table 3**).

**Table 4** is a summary of Residential lands needed to meet the design population of 8,085 people. The Town’s current population is 5,930. There is a need for lands to accommodate an additional 2,155 persons in 1,152 new residential units based on 1.87 persons per household. Table 4 demonstrates that OPA #16 would results in capacity for an additional 2,160 persons and 1,155 units, very close to the demonstrated need.

*Table 2 - Potential Infill Residential Lands by Size*

ASSESSMENT ROLL #	OWNER	STREET	AREA (HA)	UNITS	POPULATION
921030055226000000	LEE JOHN REGAN	HARRIS ST	1.66	27	50
921010035026000000	TOWN OF PERTH	49 ARTHUR ST	0.35	17	32
921020040042000000	TAYSIDE ESTATES TD	TAYSIDE ESTATES LTD	0.60	10	18
921010030165000000	LANARK LIFESTYLES LTD	240 GORE ST E	2.00	93	174
921020050069000000	9695443 CANADA INC (SF)	8 ROGERS RD	0.38	24	45
921030075189870000	A & B BROWNLEE INVESTMENTS LTD	SHEPPARD AVE	0.65	57	107
921030070065300000	TWEEDSMUIR LAND DEVELOPMENT	2 LUSTRE LAND	0.12	17	32
<b>TOTAL</b>			<b>5.76</b>	<b>245</b>	<b>458</b>

*Table 3 - Additional Residential Lands by Size*

ASSESSMENT ROLL #	OWNER	STREET	AREA (HA)	UNITS	POPULATION
921911035095000000	TAYVIEW PROPERTIES INC	CHRISTIE LAKE RD	4.33	69	130
921919075193000000	A & B BROWNLEE INVESTMENTS LTD	DRUMMOND ST	6.86	110	205
<b>TOTAL</b>			<b>11.19</b>	<b>179</b>	<b>335</b>

*Table 4 - Summary of Residential Lands by Size*

RESIDENTIAL DEVELOPMENT LANDS	AREA (HA)	UNITS	POPULATION	% TOTAL
<b>VACANT RESIDENTIAL LANDS</b>	44.87	731	1367	63.29%
<b>POTENTIAL INFILL RESIDENTIAL LANDS</b>	5.76	245	458	21.21%
<b>ADDITIONAL RESIDENTIAL LANDS</b>	11.19	179	335	15.51%
<b>TOTAL</b>	61.7	1155	2160	100%

## **6.0 Methodology to Identify Additional Residential Lands**

As previously noted, in 2009 the Town annex three distinct parcels of land into the limits of the Corporation of the Town of Perth (i.e. Golf Course lands, Tayview lands, Meadows lands). These lands were annexed in order to accommodate future residential development, consistent with the direction of the PPS and the desire for future development to be on full municipal services. All three (3) properties contain lands which have been identified as Natural Heritage Features (i.e. wetlands, floodplain, fish habitat etc...).

Since 2009, the Town has conducted the Infrastructure Master Plan for the lands North of Highway 7 in an effort assess and design the infrastructure needs of this future growth area (residential, commercial and business park). This comprehensive document included all of the Meadows lands annexed in 2009 for infrastructure planning purposes. This analysis also included a general natural heritage feature review, sufficient for the macro planning exercise. Since the completion of this work in 2013, the Town has retained the services of a peer review engineer to revisit the stormwater solution, with specific focus on climate change resilient low impact development (LID) design preferred in the PPS. This work has resulted in an Addendum to the Municipal Class EA document, which is currently ongoing. The Town is also having the water storage solution for the North of 7 lands identified in the Infrastructure Master Plan peer reviewed and anticipates that this work will be completed early in 2019.

The Town also commissioned an infrastructure design and feasibility assessment for the Golf Course lands and the Tayview lands. The preliminary results of these assessments suggest that the Tayview lands can be efficiently serviced with municipal water and gravity sanitary sewer services and effective stormwater management. The preliminary results for the Golf Course lands suggests very high infrastructure costs, partly due to the need for a second bridge as a means of access/egress.

The end result of this infrastructure feasibility assessment is that both the Meadows lands and the Tayview lands were identified as preferred locations to accommodate the 11.19 hectares of new "Residential" lands. Consideration of new residential development on the Golf Course lands was deemed not to be financially viable at this time and as such is proposed to be designated "Future Development" and not utilized to accommodate the 8,085 design population.

Applying the same methodology used to calculate the amount of existing Residential lands (i.e. 30 m setback, 16 units per gross hectare and 1.87 persons per household), OPA #16 is proposing 4.3 ha of the Tayview lands be designated "Residential", placing all of the developable Tayview lands within the Residential designation. Approximately 6.9 ha of the Meadows lands is being recommended to be designated "Residential", representing approximately 40% of the developable Meadows lands. The remaining developable Meadows land is proposed to be designated "Future Development" and not utilized to accommodate the 8,085 design population.

All of the Golf Course lands currently designated as "Special Policy Area" are proposed to be designated "Future Development" and not anticipated to be utilized in

accommodating the 8,085 design population. The Golf Course lands currently designated as “Residential” will remain so designated.

## **7.0 The End Results**

The end result of this exercise will see four, financially viable greenfield residential growth areas identified within the Town of Perth: Perthmore, North of 7, Tayview and the Golf Course. This will satisfy one of the main growth related objectives of the TOPOP which is to “allocate water supply and sanitary sewage treatment capacity... in an equitable manner to the various green-field development areas.” Not only does this approach ensure the equitable distribution of available servicing capacity, it also is greatly beneficial to have a broad range of new housing products, in different locations, with different densities, designs and amenities to address the diverse housing needs of the community and those choosing to live in Perth. The more housing options, the more attractive Perth becomes within the broader Eastern Ontario housing market. All of which advances the broader goals of the PPS and LCSCOP to promote a range and mix of housing types and densities.

Each of these growth nodes will have the potential to accommodate a minimum of 100 units within the next twenty (20) years.

To achieve the design population of 8,085 by 2038 (20 years) there needs to be on average fifty-eight (58) new residential units constructed per year. If distributed evenly throughout the four growth nodes, this would work out to roughly eleven (11) new residential units per development per year. This assumes that there would be on average twelve (12) new infill units per year.

The number of new residential units per year since 2015 ranged from twenty-nine (29) to fifty-four (54), averaging forty-two (42) units per year. With an increase in the range of housing options by opening up two additional growth nodes, plus the increased sewage treatment capacity, it is quite realistic to project an average of fifty-eight (58) new residential units per year over the next twenty (20) years.

## **8.0 Relevant Planning Policy – Provincial Policy Statement (PPS)**

The Provincial Policy Statement (PPS) provides policy direction to municipalities on matters of provincial interest related to land use planning and development. It sets out the foundation for regulating the development and use of land within Ontario.

One of the key themes throughout the PPS are policies which direct growth and development to urban settlement areas (cities, towns, villages and hamlets). In doing so it promotes efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. It promotes land use patterns that provide a mix of housing, including affordable housing, employment, recreation, parks and open space and transportation choices that include active transportation. Finally, it strongly advocates the wise use and management of natural resources and the protection and enhancement of natural heritage features and biodiversity.

Section 1.1.2 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns states that “sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to twenty (20) years ... within Settlement Areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure and public service facilities beyond a twenty (20) year time horizon.”

Regarding OPA #16, the PPS contains policies in Section 1.1.3.8 which are specific to the expansion of settlement boundaries. It stresses that such action can only happen at the time of a “comprehensive review” and only when it has been demonstrated that:

- Sufficient opportunities for growth are not available through intensification, redevelopment and existing designated growth areas to accommodate the projected need;
- The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financial viable over their life cycle, and protect public health and safety and the natural environment;
- Prime agricultural areas are avoided and are only considered where no reasonable options exist;
- The expanding settlement area is in compliance with the minimum distant separation formula; and,
- Impacts of the expanding settlement area on existing agricultural operations are mitigated.

Specific to planning for housing, Section 1.4.1 states that municipalities shall “maintain at all times the ability to accommodate residential growth for a minimum of ten (10) years ...and maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units.”

The PPS also sets out the policy framework for the relationship between upper tier municipalities (i.e. Lanark County) and lower tier municipalities (i.e. Town of Perth). Specifically, upper tier municipalities are responsible for the identification, coordination and allocation of population, housing and employment projections for lower tier municipalities. Upper tiers municipalities also identify areas where growth or development will be directed towards. They shall also set targets for intensification and redevelopment within lower tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted.

Other relevant policies found in the PPS related to the promotion of green infrastructure, including stormwater management which promotes Low Impact Development (LID). The PPS also contains extensive policies which promote the wise use and management of resources, including the protection of significant natural heritage features (wetlands fish habitat etc...) and source water/drinking water sources.

## **9.0 Relevant Planning Policies – Lanark County Sustainable Communities Official Plan (LCSCOP)**

The Lanark County Sustainable Communities Official Plan (LCSCOP) is deemed to be consistent with the PPS. As such, the LCSCOP acts as a guide to lower tier municipalities on how to achieve efficient development patterns for residential and non-residential development. It advances the protection of the natural environment and the unique characteristics of its communities. The underlying goal is to promote sustainable communities.

Section 1.1 is specific to the County's role in managing growth and development. The policies indicate that demographic projections are based on the total growth anticipated for Lanark County with a proportionate allocation to local municipalities. It does stress that the projections and the allocations "shall not be used to constrain growth or to prevent or delay local infrastructure improvements or enhancements."

Local municipalities need to provide for efficient land use and opportunities for mixed development on appropriate infrastructure. For local municipalities which offer full municipal sewer and water services they "will, in a fiscally and environmentally responsible manner, maintain a three year supply of serviced land at all times as part of the ten (10) year supply of land designated for residential development." The policies also reflect the PPS, requiring significant natural heritage features are protected.

Related to settlement areas, Section 2.1 states that the "settlement policies are intended to create a planning framework which will encourage and support diversified, mixed use Settlement Areas which have developed on the basis of full or partial municipal services."

The LCSCOP contains policies which promote intensification in existing built up areas as a preferred means of accommodating future development. They promote efficient development patterns which optimize the use of land, infrastructure and public service facilities.

There are also specific policies in Section 2.3 which indicate that the LCSCOP will identify the boundaries of local settlement areas. The policies also state that "local official plans shall designate Settlement Areas and shall ensure that there is sufficient land area to accommodate a broad range of land uses to meet current needs and expected population growth over a maximum of twenty (20) years.

Section 2.4 of the LCSCOP contains policies specific to "Settlement Boundary Expansions". They stress that boundary expansions to increase total development potential of a community can only occur at the time of a "Comprehensive Review". In addition, a municipality must have the following information to support the necessary Official Plan Amendment (OPA):

- Demographic projections which demonstrate the need for settlement area expansion to accommodate growth;

- An analysis of the alternatives to settlement area expansion including intensification and inventory of existing lots of record within the settlement area;
- A study which establishes water, waste water and stormwater services recommendations on the basis of population projections, including financial and environmental impact; and,
- The expansion complies with Minimum Distance Separation (MDS).

The policies also advance the PPS position that expansion will only be considered where existing development lands do not have sufficient land supply to accommodate growth projections.

Also relevant to OPA #16 is Section 2.5 which indicates that “Settlement Boundary Adjustments which do not increase the total development potential ...may be permitted through a local OPA where it is demonstrated that such boundary shifts will result in improved infrastructure efficiencies and/or more efficient linkages to the existing community.”

Finally, the LCSCOP contains numerous policies promoting the protection of natural heritage features from the negative impacts of development (i.e. wetlands, fish habitat, shoreline, groundwater, woodlands etc...). These policies impose a minimum thirty (30) metre setback from these natural features. For the most part, any development within one-hundred & twenty (120) metres of natural heritage features requires an Environmental Impact Study (EIS) as supporting documentation.

### **10.0 Relevant Planning Policies – Town of Perth Official Plan (TOPOP)**

The Town of Perth Official Plan (TOPOP) contains several policies which give direction and guidance to OPA #16. As stated with both the PPS and the LCSCOP, the TOPOP policies advance the protection and nurturing of a healthy environment as a “community imperative for the benefit of current citizens and as a legacy to future generations (Section 1.0).”

The Development Strategy found in Section 1.2 promotes compact and energy efficient, cost effective development which is focused on an appropriate supply, mix and density of housing, including affordable housing. The policies acknowledge Perth’s small town atmosphere and desire to decrease reliance on motorized transportation in favour of increased pedestrian travel.

Under Section 3.1, Basis of the TOPOP, it is acknowledged that the community should plan for a high growth scenario and that the residential lands be flexible for a variety of mix and density of housing. Four (4) specific growth areas are identified (Perthmore, North of 7, Golf Course and Tayview), as well as intensification and infill.

Of specific interest is Section 3.10 Health and Sustainable Communities which reads:

“Perth has been designed as a live/work/play community and the compact urban character based on a grid pattern facilitates easy movement of people and goods. The urban form lends itself to active transportation with easy access to shopping, employment, educational, social and recreational facilities and activities. Perth is very much place-based and the intent of the Plan is to build on the healthy, sustainable themes through the gradual and orderly expansion of the existing urban settlement pattern. Redevelopment will be undertaken with the same objectives to ensure the integration of building form with the current heritage and architectural character of the community. Consideration will be given to best practices in energy and water conservation, green infrastructure and the conservation of the natural environment in making future land use decisions.”

Another relevant policy is found in Section 5.2 (H), Sewage & Water:

“An objective of the Town with respect to the allocation of water supply and sanitary sewage treatment capacity is to distribute residual treatment capacity in an equitable manner to the various green-field 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 area of the Town for an extended period.”

Section 5.9 of the TOPOP sets out the policies related to Energy Conservation and Community Sustainability. The TOPOP defines sustainability as the balance of human needs, life style interests with the conservation/improved natural environments. Matters such as solar orientation, integrity of the ecosystem, tree retention and active transportation are highlighted.

The policies found in Section 6, Heritage advances the importance of the grid street pattern as being a unique, defining element of the Town and something future development should emulate:

“The town site was laid out as a gridiron pattern, at odd angles to the compass that responded to the geometry of the Tay River and has conveyed a ‘romantic’ or ‘picturesque’ flavor to the engineered system of four-acre blocks, park lots and streets.

Perth is different from many other towns in that the original town site was laid-out and planned as a whole and the Town has developed in concert with the original design rather than growing piecemeal. Consequently, the heritage attributes of Perth extend beyond the commercial core to encompass the features of the original 1816 Survey Plan. In fact, the subsequent development of the built-form of the Town not only implements the vision of the original town plan but is the foundation of the heritage character of Perth today, after almost 200 years of community history (Section 6.4.1 Reasons for its Heritage Value).”

Section 8.1 Residential Areas policies provide the most direction to the planning of future residential growth nodes, specifically the area north of Highway 7. The policies suggest a mix of housing types and densities, compact, energy efficient and fully serviced. The maintenance of existing natural features, streets based on the grid network, pedestrian connectivity, parking and open space within five (5) minutes walks, planning transition areas between commercial and residential development, and the promotion of alternative development and energy conservation standards. All these elements are explored in detail in Section 8.1.3.10, Design Principles.

Section 8.1.3.3, Housing Supply contains policies which mirrors the PPS and LCSCOP stating: Council's policy is to maintain a ten (10) year supply of land designated and available for new residential development and at least a three (3) year supply of residential units in serviced areas in draft approved or registered plans of subdivision."

Specific to the issue of intensification, Section 8.1.3.7 states that "in order to be consistent with the Provincial Policy Statement (2014), and to promote a healthier and environmentally efficient pattern of community development, the target for residential intensification for residential development within the existing urban area will be 16.7%."

Section 8.1.3.9 contains the Affordable Housing policies. These policies are very clear that 25% of all new housing should be affordable to either the rental market or homeownership market.

## **11.0 Summary & Conclusions**

There is a very consistent thread which connects the growth related policies found in the PPS and LCSCOP and the policies of the Town of Perth Official Plan. The focus is very clearly on the need to offer the highest order of protect to natural heritage features, while at the same time promoting a mix of housing types and densities within a compact, fully serviced urban form.

The Lanark County carried out a "Comprehensive Review" in 2017/2018 which satisfies the first of four (4) criteria for settlement boundary expansion set out in Section 2.4 of the LCSCOP. The allocation of 8,085 persons to the Town of Perth is the design population target for OPA #16 to the year 2038. Such targets should be reviewed every five (5) years to determine if they are still relevant.

Using the methodology detailed in this Report, it has been determined that the existing vacant designated "Residential" lands and residential infill and intensification potential of the Town of Perth does not meet the land needs of the projected design population of 8,085 persons by 2038. Specific to infill and intensification, the TOPOP advances residential intensification target of 16.7%. The analysis prepared for OPA #16 identifies realistic opportunities for infill and intensification representing approximately 21.2% of the total new residential development over the next twenty (20) years, surpassing the OP target. The existing vacant Residential lands have the potential to accommodate

63.3 % of the future residential development. The residential lands proposed to be added to the inventory are expected to accommodate 15.5 % of the future residential demand.

The land needs assessment included specific consideration for the natural heritage features abutting existing vacant designated lands and potential residential lands. It also included consideration for unique design features such as the grid road patterns.

The conclusion of the lands needs assessment is that justification exists for an additional 11.19 ha of Residential lands being designated to accommodate the 8,085 design population. This means that only a portion of the annexed lands will be identified for residential development.

The balance of the annexed lands will be placed in a “Future Development” designation that ensures the lands remain in the current state and available for urban development beyond the current planning horizon. It is critical to include these Future Developments lands to allow for efficient long term infrastructure planning, consistent with the servicing master planning prepared by the Town.

The Town of Perth undertook the “Infrastructure Master Plan for Area North of Highway 7” as part of its responsibility to prepare a “study which establishes water, waste water and stormwater services recommendations on the basis of population projections, including financial and environmental impact.” This report also satisfied Class Environmental Assessment (Class EA) requirements. In addition, the Town also commissioned the servicing feasibility assessment for the Tayview lands and the Golf Course lands.

None of the lands being proposed to be included within the Perth Urban Settlement Boundary are located on prime agricultural lands or have livestock facilities which would create a Minimum Distance Separation (MDS) compliance issues.

The amendment to the Lanark County Sustainable Communities Official Plan initiated by the Town of Perth and OPA #16 are consistent with the PPS, conform to the LCSCOP and conforms to the Town of Perth Official Plan. Both amendments represent good land use planning.

**ATTACHMENT 1: OPA #16**

**SCHEDULE 'A' TO BY-LAW \_\_\_\_\_**

**AMENDMENT NO. 16**

**TO THE OFFICIAL PLAN**

**OF THE TOWN OF PERTH**

This amendment was adopted by the Corporation of the Town of Perth by By-law No. \_\_\_\_\_ in accordance with the *Planning Act, R.S.O. 1990, Chapter P. 13*, as amended, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**PART A - THE PREAMBLE** contains an explanation of the purpose and basis for the amendment, as well as a description of the lands that are affected, but does not constitute part of this amendment.

**PART B - THE AMENDMENT** consisting of schedule changes and the adoption of replacement Text and Policies for Urban Boundary Expansion constitutes Amendment No. 16 to the Official Plan of the Town of Perth.

**PART C - THE APPENDICES** attached hereto do not constitute a part of this amendment. These appendices include the public involvement associated with this amendment.

## PART A - THE PREAMBLE

### PURPOSE

Over the past two decades the Town of Perth has been pursuing opportunities to encourage the growth and development of the community as a fully serviced, completed Settlement Area within the County of Lanark, consistent with Section 1.1.3 of the Provincial Policy Statement (PPS). To this end, the Town of Perth has undertaken a number of studies and initiatives which support the growth and development of the Town and the expansion of the Urban Settlement Boundary.

In 2002 the Town of Perth completed a Secondary Plan for the lands north of Highway #7, with intent of identifying a wide range of residential, commercial, recreational and institutional land uses. In addition, this study identified a potential arterial and collector road system, sewer, water and stormwater servicing needs and natural heritage features. The Secondary Plan was updated in 2006. This document was to be used by Council, the development industry and the general public on making future land use and infrastructure decisions. This work resulted in adopted Official Plan Amendment (OPA) #10 to the Town of Perth Official Plan.

In 2009, the Town Council and staff worked with area property owners to annex three distinct parcels of land into the Corporation of the Town of Perth (i.e. Golf Course lands, Tayview lands, Meadows lands). The intent of this effort was to provide the Town with sufficient lands to accommodate future development, consistent with the direction of the PPS and the desire for future development to be on full municipal services.

Following the work completed for the Secondary Plan, the Town commissioned the preparation of the 2013 Infrastructure Master Plan for Area North of Highway 7. The purpose of the Master Plan was to review the requirements of the traffic, water supply, sanitary/wastewater sewage and stormwater management servicing for the Secondary Plan Area, plus the added Meadows lands. This work was performed in accordance with the planning process defined in the Municipal Class Environmental Assessment (Class EA) and deemed to have met the Ontario *Environmental Assessment Act*, R.S.O. 1990 requirements.

The Town of Perth retained the services of Strategic Projections in 2014 to prepare a population projection for the Town of Perth, consistent with the vision for fully serviced, complete communities as set out in the PPS. This report identified a range of assumptions and concluded that the Town could, under a high growth scenario, reach a population of 10,500 by 2041.

The Town's vision as a regional growth centre for the western half of Lanark County was not fully reflected in the Lanark County Sustainable Communities Official Plan adopted in 2012. Through a series of negotiations, it was agreed that some minor changes would be made to the Town's "Residential" development lands and that future expansion of Perth's Urban Settlement Boundary would have to wait for the outcome of

the County's five year review which would include a Comprehensive Review, as defined in the PPS.

In 2017, the Town of Perth initiated a major upgrade of its lagoon system with the construction of a "Submerged Attached Growth Reactor (SAGR) – Phase 1". This major capital investment resulted in the treatment capacity of the lagoon increasing from 6,100 persons to 8,100 persons. Phase 2 of the SAGR project, which is planned and designed but not constructed, will bring the capacity to 10,500 persons. Phase 1 was commissioned in the fourth quarter of 2018.

In 2018 Lanark County undertook a Comprehensive Review which identified a projected total population for the County of 96,443 by 2038. Subsequent to the Comprehensive Review, County Council passed motion #ED-2018-55, allocating 8,085 person population to the Town of Perth by 2038.

As a follow-up to the 2013 Servicing Master Plan for Area North of Highway 7, in 2017 the Town commissioned a study to look at sustainable, low impact development options for stormwater management. The preliminary results from this work are positive and appear to provide a more cost-effective, resilient stormwater design for the lands "North of 7". The Town is proceeding through the Class EA process with this new design option.

The Town has also commissioned two additional servicing master plan projects, one for the Golf Course lands and one for the Tayview lands. Both of these studies are consistent with the County's Official Plan Policy 2.4.1 (3) which requires "a study which establishes, water, waste water and stormwater servicing requirements" for new growth areas.

Official Plan Amendment #16 (OPA #16) is intended to pull together all of the planning work of the past 15 years, both at the local and the County level, to expand the Urban Settlement Boundary of the Town of Perth and identify additional lands for Residential development consistent with the population allocation of 8,085. OPA #16 will also update policies within the Official Plan which relate to the new design population of 8,085, acknowledge the increased waste water treatment capacity of the lagoon, and establish policies for lands designated Future Development. In addition, OPA #16 is also designed to expand the Urban Settlement Boundary to include non-development lands, primarily provincially significant wetlands, which are within the boundaries of the Corporation of the Town of Perth. Finally, OPA #16 will designate some of the lands annexed into the Town in 2009 as "Future Development". Although these lands are not anticipated to be necessary to accommodate the projected growth to 8,085 by 2038, it is critical that these lands are incorporated into the Urban Settlement Boundary for purposes of long term infrastructure planning, consistent with Section 1.1.2 of the PPS.

OPA #16 will not come into force and effect until such time as the Lanark County Sustainable Communities Official Plan is amended to include the new population projection and allocation identified in County Council motion #ED-2018-55.

## **EFFECT OF THE AMENDMENT**

- Item 1: The proposed amendment extends the “Urban Settlement Boundary” to encompass all of the lands within The Corporation of the Town of Perth;
- Item 2: The proposed amendment designates an additional 24.65 hectares of land “Residential”;
- Item 3: The proposed amendment designates approximately 24 hectares of land “Future Development”;
- Item 4: The proposed amendment designates approximately 2.75 hectares of land from “Residential” to “Business Park”;
- Item 5: The proposed amendment will modify text in Section 1.0, 2.2, 2.4, 2.6, 3.13.2 (a), and 3.4 (c) related to the new design population of 8,085;
- Item 6: The proposed amendment will modify the text of 8.1.1 related to the Town owned lands being reserved for future recreational and institutional uses;
- Item 7: The proposed amendment will modify the text of 8.1.4.4 (a) & (d) related to development on full municipal services; and
- Item 8: The proposed amendment will add new policies in Section 8.8 governing the limited use of Future Development lands.

## **BASIS**

There are two components, text and mapping, to the proposed Official Plan Amendment. The basis for the amendment is discussed below, as it relates to each of the two components.

The Official Plan has policies that deal with the general context of planning in the Town of Perth, the design population and how lands are to be efficiently utilized to support the goals and objectives of the Official Plan.

The Official Plan Amendment will update the policies in Section 2 and 3 of the Plan to reflect the lands being added into the Urban Settlement Boundary and the added sewage treatment capacity with the development of the SAGR.

The Official Plan Amendment will also update the policy of Section 8.1 which deals with residential development being on full municipal services which now exist as well as the unique policies related to municipally owned lands North of 7.

Finally, the Official Plan Amendment, will add policies to Section 8.8 related to the limitations placed on Future Development lands and how and when they could be considered for development.

Schedule ‘A’ of the Official Plan will be amended to change the “Urban Settlement Boundary”, designate additional lands “Residential”, change the designation of lands from “Residential” to “Business Park” and designate lands “Future Development”.

**AMENDMENT NO. 16  
TO THE OFFICIAL PLAN  
OF THE TOWN OF PERTH**

This amendment was adopted by the Corporation of the Town of Perth by By-Law No. [REDACTED] in accordance with the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the [REDACTED] day of [REDACTED], [REDACTED].

**PART B - THE AMENDMENT**

All of this part of the document entitled Part B - The Amendment, which consists of changes, additions and revisions of the text and the changes to Schedule A as set out below, constitutes Amendment No. 16 to the Official Plan of the Town of Perth.

**DETAILS OF THE AMENDMENT**

The Official Plan of the Town of Perth, as amended, is further amended as follows:

1. The first sentence in the 8<sup>th</sup> paragraph of Section 1.0 is hereby deleted and replaced with the following:

“The Town of Perth is a vibrant small town of 5930 (2016) functioning as an urban service centre for a large rural area.”

2. Section 2.2, History of Land Use Planning in Perth, is hereby amended with the addition of the following text as a new paragraph three:

“In 2016, OPA #14 was approved which represented a comprehensive update to the Official Plan, bringing it into conformity with the Lanark County Sustainable Communities Official Plan and the 2014 Provincial Policy Statement.

OPA #15 was approved in 2017 to establish Source Water Protection policies and to bring the Official Plan into compliance with the Mississippi-Rideau Source Protection Plan.

In 2018, the Town initiated OPA #16 which incorporated the 2009 annexed lands into the Town of Perth Urban Settlement Boundary, providing the community with sufficient lands to accommodate the 2038 planned population of 8,085.”

3. Section 2.4, Official Plan Review Process, is hereby amended by adding the following new text as paragraph four (4):

“In 2014 the Town initiated a mandatory Five (5) Year Review. OPA #14 was subsequently approved in 2016, bringing the Town of Perth Official Plan into conformity with the Lanark County Sustainable Communities Official Plan and the 2014 Provincial Policy Statement.

In 2017 the County of Lanark undertook a Comprehensive Review resulting in a revised population projections for the County and related growth allocations to the member municipalities for the twenty (20) year horizon ending in 2038. The growth allocation to the Town of Perth to the year 2038 is 8,085 persons.

The County's growth allocation to the Town of Perth to the year 2038, resulted in OPA #16, which placed the annexed lands within the Town's "Urban Settlement Boundary" and designated the annexed lands "Residential" and "Future Development". The additional "Residential" lands will ensure that the Town has sufficient lands available to accommodate the twenty (20) year planned growth.

This Official Plan is the culmination of that preceding work and the public workshops and formal consultations undertaken prior to its adoption."

4. Section 2.6, Planning Period, is hereby amended by adding the following new text as paragraph two (2):

"Notwithstanding the above paragraph, the design population of 8,085 and the designated vacant residential land base and residential infill opportunities are based on the County's growth allocation to the Town of Perth to the year 2038."

5. Section 3.1, Population, is hereby deleted and replaced with the following:

### "3.1 Population

The target population of 8,085 persons by the year 2038 was derived from the 2017/2018 Comprehensive Review undertaken by the County of Lanark and set out in the Lanark County Sustainable Communities Official Plan, Appendix 2. This target population builds upon the population analysis undertaken by the Town in 2014 (Town of Perth Population Projection to 2041) which demonstrated that Perth is very likely to experience a positive rate of growth.

The Town's population is expected to expand because of Perth's proximity to the Ottawa and Kingston markets, representing a potential market from which to attract retirees to anticipated life-style developments. There is also potential to attract people commuting to the Ottawa area due to the quality of life and character that Perth offers. Further diversification of the Town's economic base in the area of business services, tourism, finance, consulting and health care professionals and skilled trades will generate employment growth. Finally, the widening of Highway 7 to Carleton Place has reduced commuting time to Ottawa, improving the attraction of the Town for both commuters and retirees.

Several properties were annexed into the Town in 2009 and added into the inventory of residential lands available for future development. An option for improved access to the development in the easterly side of Town with a new arterial road will allow for additional phases of development. In addition, the Town has completed a servicing Master Plan to facilitate development in the

northerly portion of the Town and has completed Phase I of the expansion of the sewage lagoon with a design population of 8,100. Phase II of the lagoon upgrade would establish a design population of 10,500, if needed.

The Town will continue to monitor the rate of growth to ensure that the designated land supply and infrastructure capacity is appropriate for, and continues to support, development demand and projected growth.”

6. Section 3.2 (A), Housing, is hereby deleted and replaced with the following:

#### “3.2 A) Housing

The land supply for housing will be met through a combination of intensification, redevelopment and green-field development. The land supply designed “Residential” within the Town has the potential for 1,135 lots/units.

The available supply of designated land is anticipated to be sufficient for the projected housing demand that corresponds with the population target of 8,085. The Town has also identified certain lands as “Future Development” on Schedule ‘A’. The “Future Development” lands are included within the Town’s Urban Settlement Boundary to permit long term infrastructure planning and may only be considered for future residential development when Lanark County increases the Town’s growth allocation beyond the 8,085 persons.

The land available for housing supply has the flexibility to provide substantial variety in the mix and density of housing types (i.e. singles, two-unit dwellings, town houses, apartments). Intensification and redevelopment will be focused on the downtown (i.e., upper storeys of the Central Area District), converted institutional buildings, second units in dwellings and large lots in established residential neighbourhoods. Green-field housing will be directed to the future extension of Perthmore Glen in the east; to the secondary plan area north of Highway #7; and to the areas annexed in 2009 to the west.”

7. Section 3.4 C), Infrastructure and Public Service Facilities, is hereby deleted and replaced with the following:

#### “3.4 C), Infrastructure and Public Service Facilities

Sanitary treatment capacity, essential to growth, was greatly expanded in 2018 with the addition of a “Submerged Active Growth reactor” (SAGR). This addition to the sanitary treatment system increased the treatment capacity of the existing lagoon system to a population equivalent of 8,100. With the addition of a fourth cell to the SAGR, the population equivalent could be increased to 10,500 persons. This capacity is anticipated to be sufficient to accommodate the design population of 8,085 persons. It is necessary for the Town to continue to be vigilant in removing stormwater from the sanitary collection system to ensure the maximum benefit of the sanitary treatment system to support the growth and development of the community.”

8. Section 8.1.1, Development Concepts, is hereby amended with the addition of the following:
- “j. The Secondary Plan Area north of Dufferin Street envisioned a large block of land reserved for future recreational and public service facilities (sports complex and high school) uses. To this end, the Town of Perth has ownership of approximately 7.7 ha (19 acres) of land within the Residential Designation of the Secondary Plan Area. These lands do not exactly match the planned location for such facilities, but do represent the land mass necessary to support such uses. As such, the Town owned lands are not intended for residential development. Notwithstanding this, the Town owned lands may be developed for residential purposes on the condition that the Town acquire an equivalent amount of land to be reserved for future recreational and public service facilities consistent with the Secondary Plan and Infrastructure Master Plan design. The new lands to be acquired by the Town must be designated Residential.”
9. Section 8.1.4.4 (a), Development Restrictions – Servicing – Zoning, is hereby deleted and replaced with the following:
- “8.1.4.4 (a), Development Restrictions – Servicing – Zoning  
All new development shall be connected to municipal services. The Town anticipates that piped water and sanitary sewage services will be extended to all of the developable lands within the Residential designation in an efficient, sustainable and cost effective manner.”
10. Section 8.1.4.4 (d), Development Restrictions – Servicing – Zoning, is hereby deleted and replaced with the following:
- “8.1.4.4 (d), Development Restrictions – Servicing – Zoning  
Sanitary treatment capacity, essential to growth, was greatly expanded in 2018 with the addition of a “Submerged Active Growth reactor” (SAGR). This addition to the sanitary treatment system increased the treatment capacity of the existing lagoon system to a population equivalent of 8,100. With the additional of a fourth cell to the SAGR, the population equivalent could be increased to 10,500 persons. This expanded capacity is sufficient to provide sanitary treatment services to the design population of 8,085 and the lands designated for development within the Urban Settlement Boundary.
11. Section 8.8, Special Study Area Designation is hereby deleted in its entirety and replaced with the following:
- “8.8 Future Development Designation**  
**8.8.1 General Scope**
- Lands within the Future Development designation are needed for long term infrastructure planning and may be needed to accommodate future residential development in years beyond the planning horizon of this Plan. Lands within this designation will be considered for residential development whenever a

comprehensive review of this Plan is undertaken in accordance with the Provincial Policy Statement and/or in conjunction with a comprehensive review of growth for an update of the Lanark County SCOP.

### **8.8.2 Range of Permitted Uses**

On lands designated as Future Development on Schedule 'A' of this Plan, the following range of uses may be permitted:

- a. uses existing on the date of adoption of this Plan;
- b. agricultural and agricultural related uses including crop production, nursery and horticultural activities, forestry, and comparable uses;
- c. uses permitted in the Parks and Open Space designation which do not require connection to municipal water or sanitary sewer systems;
- d. uses accessory to any permitted use; and,
- e. new uses requiring a septic system or other form of private on-site sewage or wastewater management shall not be permitted but modest expansions of existing uses and servicing systems may be considered.

### **8.8.3 Future Development Policies**

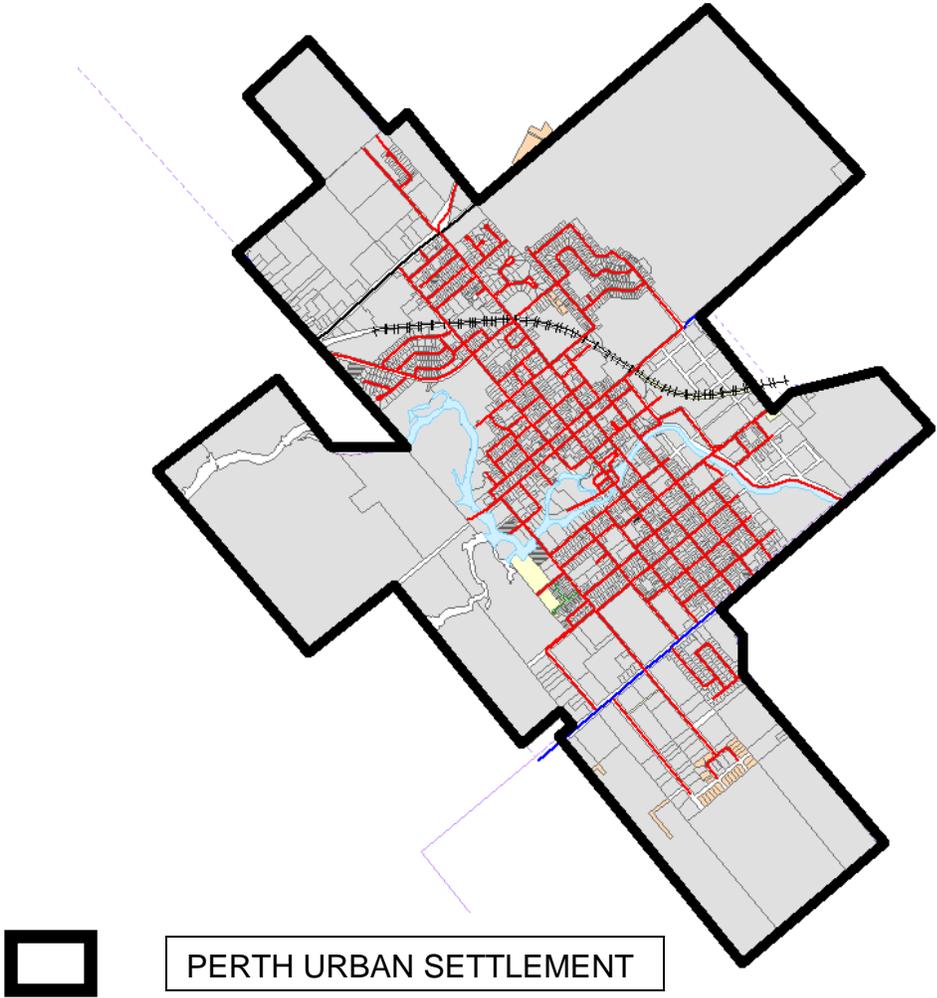
- a. Lands within the Future Development designation have been subject to detailed infrastructure design and incorporated into the long-term infrastructure planning for the Town. These lands will be required to accommodate future development at urban densities including: all forms of residential development, neighbourhood commercial uses, institutional and community service uses, and parks and open space uses. Future planning work will be required to determine the preferred land use mix.
- b. Future uses on the lands subject to this designation will be required to be serviced by municipal water supply sanitary, sewer and storm-water management facilities.
- c. Any new use that would limit the potential future use of the land or which would impede extension of municipal services or the extension of development in a form that would be compact and contiguous with development on adjacent lands currently designated for development shall not be permitted.
- d. The impact of development on Natural Heritage Features and other areas subject to the policies under Section 8.6 must be considered prior to any change in this designation.

12. The Schedules 'A' and 'B' to the Official Plan for the Town of Perth as amended, are hereby further amended by changing the location of the "Perth Urban Settlement Boundary" to coincide with the boundary of the Corporation of the Town of Perth and shown on Schedule 'A' to OPA #16.

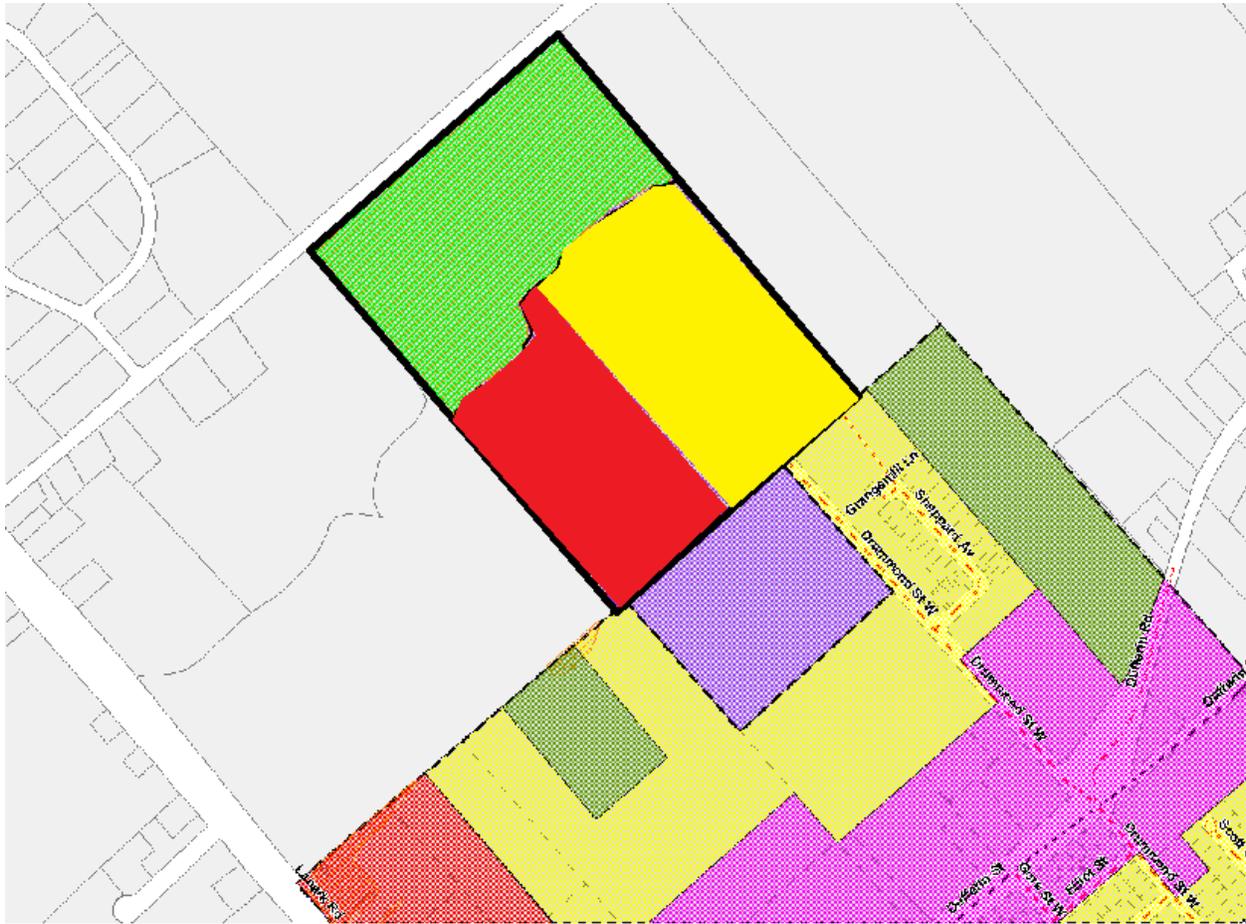
13. The Schedule 'A', Land Use Designation, to the Official Plan for the Town of Perth, as amended, is hereby further amended by deleting the reference in the Legend, Land Use Designation of "Special Study Area" and replacing it with "Future Development".
14. The Schedule 'A', Land Use Designation, to the Official Plan for the Town of Perth, as amended, is hereby further amended by changing the land use designation of lands described as Part Lot 2, Concession 3, PIN 051710445 and shown on the Schedule 'B' to OPA #16 as the Subject Property from "Special Study Area" to "Residential" and "Future Development".
15. The Schedule 'A', Land Use Designation, to the Official Plan for the Town of Perth, as amended, is hereby further amended by changing the land use designation of lands described as Part Lot 2, Concession 3, PIN 051710168 and shown on the Schedule 'C' to OPA #16 as the Subject Property from "Special Study Area" to "Residential".
16. The Schedule 'A', Land Use Designation, to the Official Plan for the Town of Perth, as amended, is hereby further amended by changing the land use designation of the western half of the lands described as Part Lot 26, Concession 2, PIN 051860188 and shown on the Schedule 'D' to OPA #16 as the Subject Property from "Special Study Area" to "New Residential Area".
17. The Schedule 'A', Land Use Designation, to Official Plan for the Town of Perth, as amended, is hereby further amended by changing the land use designation on the lands described as Part Lots 25 and 26, Concession 2, PINs 051860189 and 051860201 and shown on the Schedule 'E' to OPA #16 as the Subject Property from "Special Study Area" to "Future Development".
18. The Schedule 'A', Land Use Designation, to Official Plan for the Town of Perth, as amended, is hereby further amended by changing the land use designation on the easterly portion of lands described as Part Lot 1, Concession 3, PINs 051710147 and 051710148 and shown on the Schedule 'F' to OPA #16 as the Subject Property from "Residential" to "Business Park".
19. Official Plan Amendment #16 to the Town of Perth Official Plan shall not come into force and effect until such time as an amendment to the Lanark County Sustainable Communities Official Plan (LCSCOP), updating Appendix 2, Historical and Projection Population by Municipalities to reflect County Council motion #ED-2018-55 comes into force and effect.

**PART C: SCHEDULES**

1. Schedule A: Town of Perth Urban Settlement Boundary

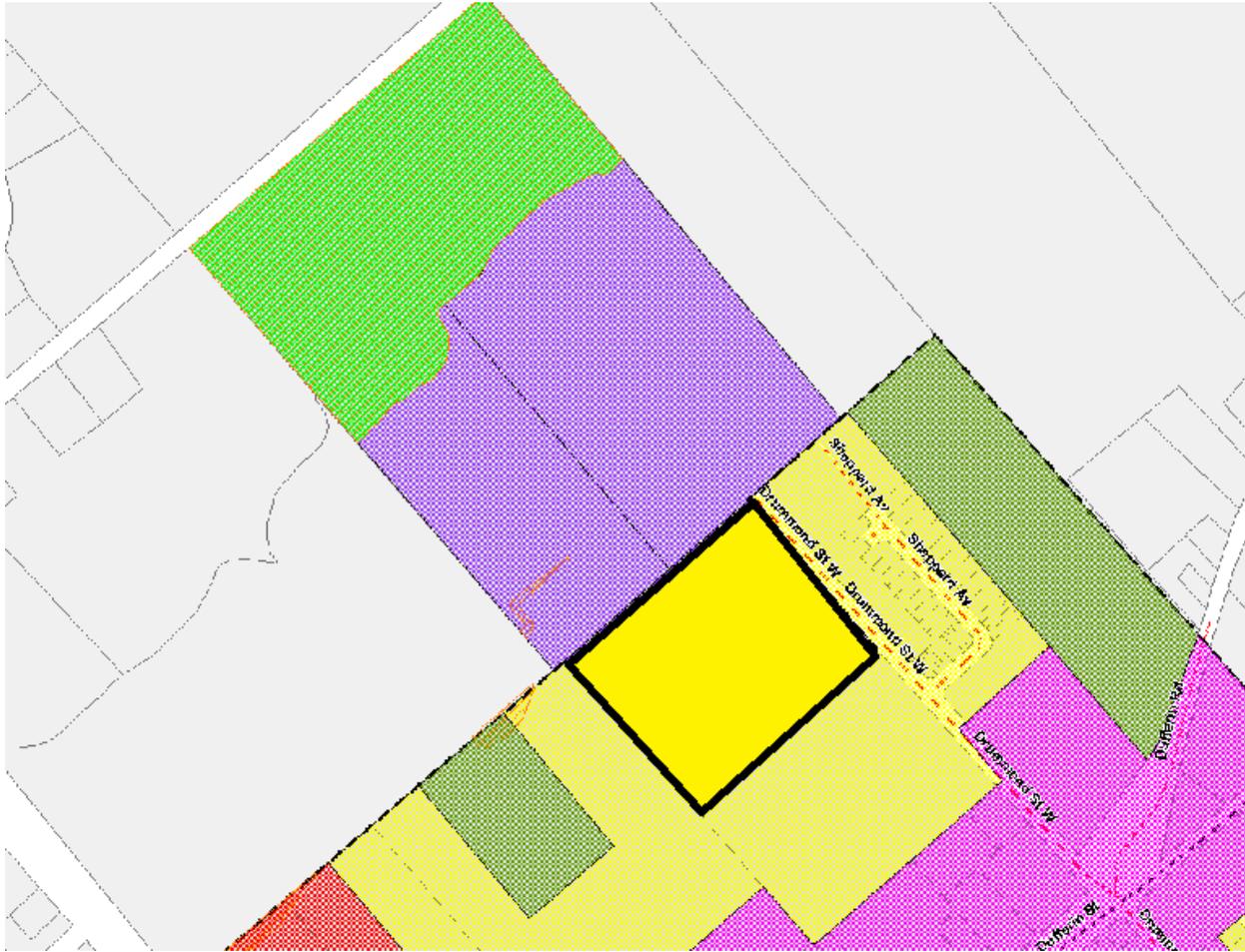


2. Schedule B: Part Lot 2, Concession 3, PIN 051710445



-  SUBJECT PROPERTY
-  LANDS TO BE DESIGNATED RESIDENTIAL
-  LANDS TO BE DESIGNATED FUTURE DEVELOPMENT
-  LANDS TO REMAIN ENVIRONMENTAL PROTECTION

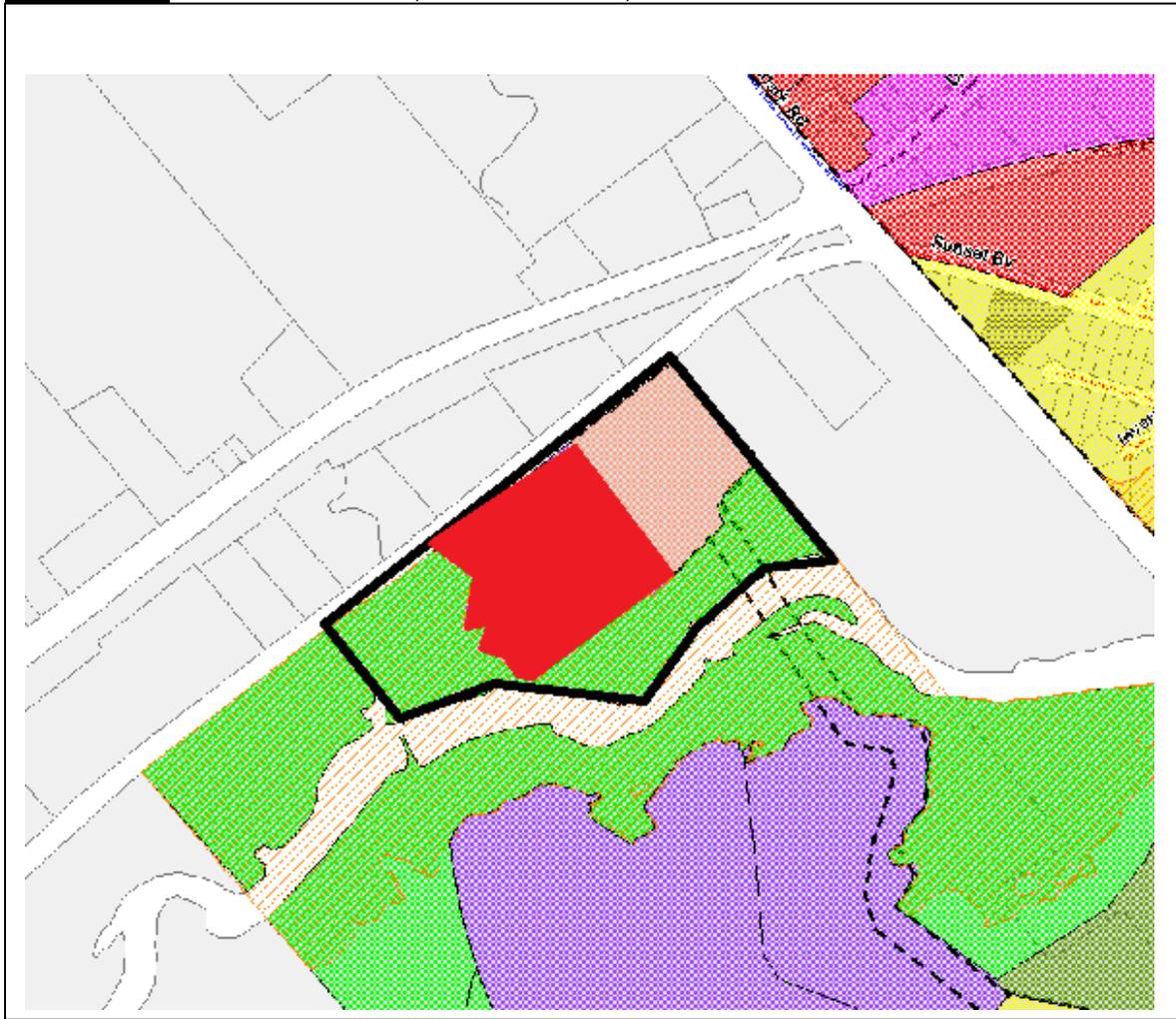
3. Schedule C: Part Lot 2, Concession 3, PIN 051710168



SUBJECT PROPERTY



LANDS TO BE DESIGNATED RESIDENTIAL





SUBJECT PROPERTY



LANDS TO BE DESIGNATED NEW RESIDENTIAL AREA

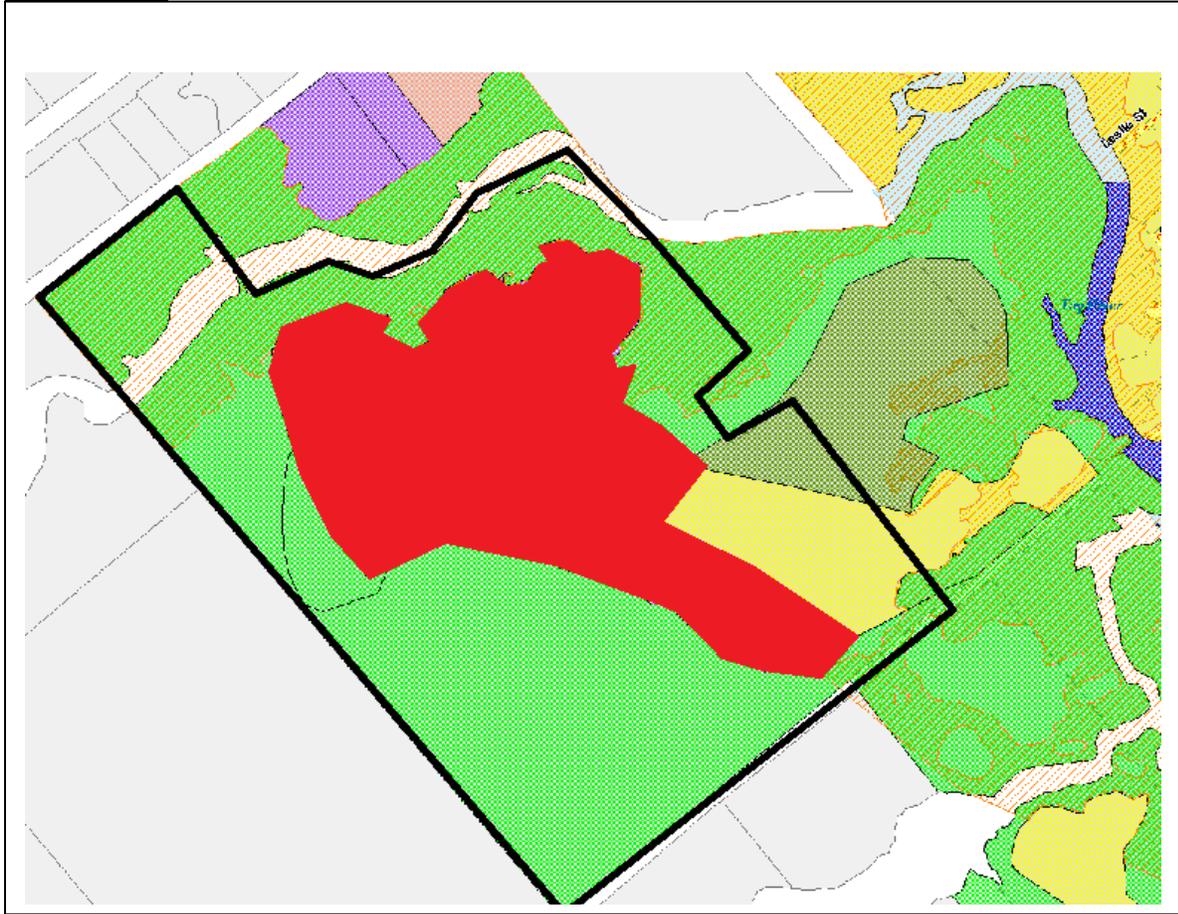


LANDS TO REMAIN NEW RESIDENTIAL AREA



LANDS TO REMAIN ENVIRONMENTAL PROTECTION

Schedule E: Part Lots 25 and 26, Concession 2, PINs 051860189 and 051860201





SUBJECT PROPERTY



LANDS TO BE DESIGNATED FUTURE DEVELOPMENT



LANDS TO REMAIN RESIDENTIAL



LANDS TO REMAIN ENVIRONMENTAL PROTECTION



LANDS TO REMAIN PARKS & OPEN SPACE

Schedule F: Part Lot 1, Concession 3, PINs 051710147 and 051710148





SUBJECT PROPERTY



LANDS TO BE DESIGNATED BUSINESS PARK



LANDS TO REMAIN BUSINESS PARK

**ATTACHMENT 2 – LANARK COUNTY COUNCIL MOTION #ED-2018-55**

**MOTION#ED-2018-55**

**"THAT**, the Economic Development Committee recommend that County Council approve in principle the proposed population numbers for the County as a whole and for each local municipality as presented;

**AND THAT**, the Economic Development Committee recommend that County Council support an OPA (Official Plan Amendment) to include the population as an Appendix in the Official Plan."

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**These are the population numbers that were accepted unanimously by Council:**

	2016 CENSUS	2038 COUNTY COUNCIL	<i>INCREASE</i>
<b>BECKWITH</b>	7,644	14,262	87%
<b>CARLETON PLACE</b>	10,644	20,964	97%
<b>DRUMMOND NORTH</b>	7,773	12,549	61%
<b>ELMSLEY</b>			
<b>MONTAGUE</b>	3,761	4,857	29%
<b>MISSISSIPPI MILLS</b>	13,163	21,122	60%
<b>LANARK HIGHLANDS</b>	5,338	7,507	41%
<b>TAY VALLEY</b>	5,665	7,097	25%
<b>PERTH</b>	5,930	8,085	36%
<i>LANARK COUNTY</i>	<b>59,918</b>	<b>96,443</b>	<b>61%</b>

Passed June 13, 2018 by Lanark County Council