

OFFICIAL PLAN FOR THE TOWN OF PERTH

1.0 INTRODUCTION

Perth is a multi-faceted community with a healthy industrial and commercial base, a broad range of public service, leisure and cultural facilities, mature residential neighbourhoods and a rich heritage. Perth is a community with a small town atmosphere. People like it for its size, friendliness, quietness, safety, beauty, proximity to nature and its community spirit. It has a strong sense of community and consequently, residents are acutely sensitive to the impacts that change brings to the community particularly through new development.



Perth influences and is influenced by its role in a regional context. It is a popular tourism and recreational destination for visitors from elsewhere in eastern Ontario, the nation's capital and indeed the province. By virtue of its location and the trade area served by the services and amenities it provides, Perth is a 'Central Place'. Many residents from smaller urban centers and the surrounding rural area depend on Perth as the central place for employment, shopping, recreation, health, social, cultural and recreational services.

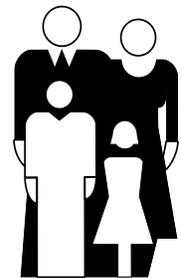
Perth also has a well established image across Canada, an image that has been embellished by hosting a variety of events such as national sports tournaments, television productions, an annual music festival and agricultural fair and is the destination for the Tay Canal which connects the community to, and is part of, the Rideau Canal National Historic Site and UNESCO World Heritage Site. Its image has evolved from its history and its architectural heritage. It "has carved a niche for itself as one of the most distinctive towns in Canada" (*Perth, Tradition & Style in Eastern Ontario, Larry Turner, 1992*). This 'niche' is the *raison d'être* for the array of Canadian Heritage Trades and Technology courses at the Perth Campus of Algonquin College. Perth also acts as a service center for cottagers and permanent residents on lakes within the Rideau Lakes and Mississippi River watersheds and as a center for leisure and cultural services. For example, the Conlon Farm Recreational Complex, indoor swimming pool, library, community centre and curling rink are facilities well utilized by residents from surrounding communities. The Perth performing arts community is a cultural anchor that attracts a broad spectrum of clientele. Its many assets as a community have made

Perth a retirement destination as well as an alternative setting for businesses and people ‘down-pacing’ from larger urban areas.

Perth also has an established interest and commitment to environmental stewardship. The basic premise for community sustainability is that environmental health is critical to human beings and to the wide diversity of plant and animal species with which we co-exist. The quality of our communities and standard of living depends on the air we breathe and the water that we drink, as well as the quality of the soil in the backyards where we play and in the fields and gardens from which our food is produced. In the coming years, human prosperity will depend on the health of the natural environment and the quality of human managed spaces.

The Council and the citizens of the Town of Perth recognize that protecting and nurturing a healthy environment is a community imperative for the benefit of current citizens and as a legacy to future generations. Accordingly land use decisions should strive to find ways and means to improve or enhance the quality and vitality of both the human dominated and natural environment and should not simply maintain the status quo.

Perth is a community of opportunities and challenges. Its heritage, its services and facilities, its small town atmosphere, its national image, its proximity to major centers and conversely to cottage country are opportunities to attract development and sustain a healthy economic base. Servicing constraints, transportation conflicts, polarization of commercial development interests and reconciling its heritage image with its future are challenges Perth faces as it enters the new millennium.



This Official Plan is intended to build on the opportunities and provide the policy framework for addressing the challenges and to guide land use decisions made by Council, the community and provincial Ministries over the next 20 year period. The Plan builds upon the many attributes and amenities the community has to offer. These include a diverse and well maintained housing stock, modern health facilities, secondary and post-secondary educational services, a mature commercial base, a range of public service, recreation, leisure and cultural facilities, to name a few.

Perth, juxtaposes an urban centered community of some 5,860 (2011) within a large rural area. Consequently, future development will be distributed across several municipalities and housing demand will be met through a variety of residential living environments in both urban and rural settings. Perth’s role will be to provide for community development that serves those with a preference for an urban environment.

The Official Plan endeavors to balance the aspirations of Perth within the broader context of provincial interests as espoused in the Provincial Policy Statement. Within a changing land use planning environment in Ontario, Perth will become increasingly responsible for

the review, processing, approval and implementation of planning decisions. The Official Plan sets out the context for these evolving responsibilities.

1.1 HOW TO USE THIS PLAN

To use this Plan, the reader should first locate the parcel of land affected on Schedule 'A', Land Use Plan. This Schedule will indicate the land use designation that applies. Reference should then be made to the land use policies that apply to that designation for guidance as to how the land may be developed or redeveloped. These policies are generally contained within Section 8 - Community Development. Schedule 'B', the Transportation and Corridors Plan indicates the classification of the Town's Roads.

Other important sections of the Plan include Section 4 which sets out the community's strategy for economic development and Sections 1 through 3 which outline the authority and basis for the Plan. It is also important to consider other policies including:

- ➔ Section 5 - Functional Support Policies sets out how land should be serviced (water, sanitary and storm sewer, waste disposal, roads) and sets out policies relevant to Schedule 'B'.
- ➔ Section 6 - Heritage contains the policies and principles for managing cultural heritage and archeological resources.
- ➔ Section 7 - addresses matters of public health and safety such as development on or near flood plains and contaminated sites.
- ➔ Section 9 - The Tools of Implementation sets out the policies for implementing the Plan (e.g. zoning, subdivision and site plan control, property standards, community improvement etc.).
- ➔ Section 10 is intended to help the reader on how to interpret the Plan.

The Appendices provide descriptive information and outline community characteristics and preferred/ intended design objectives as follows:

- ➔ Appendix 1 is an inventory of recognized Heritage Sites.
- ➔ Appendix 2 provides information on procedures and other Statutes that may apply to the approvals process.
- ➔ Appendices 3 and 4 provide descriptions of the road network.
- ➔ Appendix 5 sets out general design guidelines for commercial development.
- ➔ Appendix 6 – outlines universal design principles.
- ➔ Appendix 7 – describes the servicing allocation protocol.
- ➔ Appendix 8 – describes potential heritage character Areas.
- ➔ Appendix 9 – describes heritage attributes

- ➔ Appendix 10 – lists locally found threatened and endangered species
- ➔ Appendix 11 – indicates the location of potentially significant woodlands

Schedules form part of this Plan while Appendices are provided for information purposes and do not form part of the Plan. Appendices may include practices and procedures that are intended to be updated/ revised by Council from time to time or provide information that may change due to decisions by other levels of government or through decisions of Council under the authority of provincial statutes other than the Planning Act.

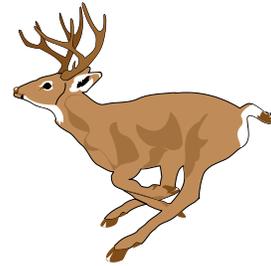
1.2 A DEVELOPMENT STRATEGY FOR PERTH

The goal of the Official Plan is to provide an appropriate decision-making framework for land use development within the Town over the next 15 - 20 years.

As a new Official Plan for a mature community, the Development Strategy for Perth contains the following components:

1. To provide for a compact and energy efficient land use pattern that optimizes the use of available infrastructure (roads, water, sewer, waste disposal) and public service facilities (schools, hospitals, recreation and cultural facilities, fire and police) and which utilizes densities and development standards which are cost effective;
2. To manage growth while at the same time maintaining a healthy and livable urban environment. Residential neighbourhoods will be conserved or developed keeping in mind a sense of human scale, character, safe streets and public spaces, and the provision of amenities. Access to public buildings and facilities shall be designed or upgraded to accommodate the needs of persons with disabilities or special needs;
3. To sustain a healthy economy by providing opportunities for economic development e.g. commercial development in the Downtown and on the Highway 7 corridor which complements each other, by providing a frame work for Home Based Businesses and by sustaining the industrial base;
4. To achieve an appropriate supply of housing, the Town's housing strategy is to provide an adequate and continuous inventory of serviced land for the development of a full range of housing types and densities; to set out specific targets for affordable housing; and to use a portfolio of planning tools to facilitate residential development (e.g. community improvement alternate development standards, zoning, intensification).
5. To sustain lifestyles and activities commensurate with a 'small town atmosphere' while providing opportunities for community development;

- 6. To conserve the rich cultural heritage and archaeological resources of the community as a sustaining element of the economic base and as an integral component to the theme of community development;



- 7. To conserve the attributes of the natural physical environment such as wetlands, wildlife communities, trees and vegetation, to conserve the water quality of surface and groundwater systems and to maintain river corridors in their natural state wherever possible;

- 8. To maintain the well-being of the “main streets of the central area and the highway commercial corridor”. Land use decisions will be cognizant of the need to create or preserve ‘people places’, to reduce the need and impact of the automobile and increase the opportunities for pedestrian travel within and through the community;



- 9. To protect sensitive land uses (dwellings, day care facilities, schools, health care facilities) from incompatible land uses;

- 10. To generally divert development away from lands considered to have natural or human-made hazards e.g. flood plains, and contaminated sites unless it can be clearly demonstrated that the constraint can be safely overcome so as to not endanger property or the health or safety of occupants nor have an adverse environmental impact;

- 11. To keep the public informed and involved in making land use decisions that affect their lives and the quality of the urban environment;

- 12. To have regard for the community’s Vision Statement in land use decision making. The Mission Statement from the Town’s Strategic Plan reads:

- 13. To designate land for the development of a new residential neighbourhood north of the Dufferin Street commercial corridor while providing opportunities for commercial development within the corridor which is generally compatible with the existing

Vision Statement

“To be a sustainable Community that respects both its Heritage and Natural Environment while enabling a balanced lifestyle by means of a vibrant economy.”

development pattern but will reflect the Town's intent that this major east-west traffic corridor evolve from its present, essentially rural, design standard into a small urban arterial streetscape.

14. To enhance the potential for employment uses by providing for the development of a business park along County Road 511 (CR 511) and development in depth adjacent to County Road 511.
15. To plan and implement the maintenance and needed improvements to municipal infrastructure and to carefully monitor the capacity of municipal sewage services and municipal water services to service new development and redevelopment.
16. To introduce a comprehensive set of Urban Design Guidelines.

(O. P. Amendment No. 10 as modified and approved)
17. The Town's vision embraces the concept of sustainable development through land use and infrastructure development decisions and operational practices that integrate human needs with the natural and built environment. Land use approvals and infrastructure redevelopment decisions will include sustainable design measures for transportation, infrastructure, waste management, energy systems and will strive for the efficient use of natural resources and preservation of historic, cultural and natural heritage features. The vision intends to be adaptive to innovative design and human activities that support sustainability.
18. To meet the transportation needs of residents while reducing dependence on cars and promoting active transportation systems and encouraging means of travel such as cycling, walking, carpooling, car sharing and taxi services.
19. To create a universally accessible, caring and inclusive community that accommodates all citizens, including those with disabilities.

1.3 FUTURE DIRECTIONS

An Official Plan should be considered as a dynamic document that both directs the future growth and development of a community and also changes with the times. Over the next 20 years the physical, social and environmental circumstances of Perth will change. Council acknowledges that this will lead to a review of the Plan to ensure it is pro-active rather than reactive.

While it is not easy to project what components of the Plan will change, one issue

identified in the preparation of this Plan which will warrant future consideration is the Wilson Street corridor. As a gateway to the downtown from the highway commercial district, the role and land uses of this area may change. This will necessitate a careful review of the land use policies in this Plan in order to guide and manage change in a comprehensive way while conserving the character and the built form of this area.