

Preliminary Planning Issues and Policy Options Report

Issued for Council Review

Official Plan Review and Update
The Town of Perth

March 4, 2024

Jp2g Project # 22-7124A

For Council's Review

Prepared for:

Town of Perth





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Appendices

Appendix A – Ministry/Agency Comments


Appendix B – Town of Perth Official Plan Review & Update: Special Council Meeting Planning Report (June 19, 2023)

Appendix C – Staff/Councillor Interview Questions; Staff OP Review Comments

Appendix D – Public Comments

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1 Report Purpose

The purpose of this report is to present a summary of the planning issues identified through the Town of Perth Official Plan Review and consultation efforts undertaken to date, and to provide direction on possible policy options for each identified issue. The policy options are intended to bring the Town of Perth Official Plan (TP OP) into conformity with the Provincial Policy Statement (PPS 2020) and the Lanark County Sustainable Communities Official Plan (SCOP). In some cases, the policy options presented are the minimum required to bring the Town's Official Plan into conformity with the PPS 2020 and County SCOP. In other cases, the policy options represent a new path for the Town, above and beyond the minimum requirements. In addition to conformity with the PPS, efforts have been made to identify changes to the Official Plan because of provincial policy changes over the past five (5) years. It is requested that the Council review and provide feedback and direction on the various policy options and comments submitted, and confirm that the Council's planning issues have been covered in this report. The direction provided by Council on this report will form the basis of the elements of the Official Plan to be updated in the next phase of the project.

2 Public and Agency Consultation

The public and agency consultation efforts undertaken through the Official Plan review process include:

- The Consultant provided direct e-mail "notice of commencement" correspondence sent to all agencies including prescribed provincial ministries, local area school boards, Rideau Valley Conservation Authority, surrounding municipalities, First Nations, and utilities – introduced project to agencies and requested their participation – June 14, 2023
- Special Council Meeting (Sec 26 Planning Act) – a special meeting where Council received the Planning Report (Appendix A) which outlined the project and provided a preliminary list of issues identified and invited the public to provide comments – June 19, 2023
- Request for comments from public and organizations be submitted by July 31, 2023, to be included in Issues and Options Report
- Town Web Site – Special webpage <https://www.perth.ca/en/do-business/official-plan-update.aspx> dedicated to the Official Plan Update providing access to information, notices, and a public comment option – June 2023

At the time of the writing of this report, two detailed submissions had been received from the agencies – Ministry of Mines, Ministry of Transportation, Leeds Grenville Lanark Health Unit. These comments can be found in Appendix B. As additional agency comments come forward, they will be shared with staff and Council for direction.

There have also been several comments submitted by members of the public (Appendix D). Many of these suggestions identified issues that had been picked up through the PPS and SCOP review completed by the consultant. The public comments not captured in the PPS/SCOP review are included at the end of the Issues and Options Table.

It is worth noting that this Official Plan Update is the second attempt by the Town to undertake this work. The previous efforts were abandoned due to the pandemic and staff changes. Efforts have been made to incorporate previous comments submitted on the update of the Official Plan.

3 Staff/Council Survey/Interviews

An important part of the project consultation involved interviews with Councillors and senior staff. The interviews focused on 12 questions ranging from the role of the official plan to the types of desired development, development concerns, infill and intensification policies, how the Town is addressing climate change, focus for enhanced economic activity, importance of connections to natural resources, and the Tay River. The specific questions that made up the phone interviews are identified in Appendix C of this report. The results of the phone interviews are presented in an aggregate form below.

3.1 Role of Official Plan

The survey results demonstrated a relatively good understanding of the role of the Official Plan. Comments included that the Official Plan forms the basis for most planning decisions and provides an overall strategy and direction to manage future growth and development over a 5 – 20-year timeline. Phrases such as “framework for land use”, “guides future development”, “big picture policy document”, and “ability to afford growth” were common in several responses. Some acknowledged that the Town OP sets out a framework for the zoning by-law.

3.2 Use of Official Plan

The Official Plan is seen primarily as a tool for the Town planning team to use and reference. Some staff and councillors reference the Official Plan on a case-by-case basis or when needed, but mostly rely on the planner. Some see it as an important reference document to be familiar with, especially for councillors when participating in growth related discussions. It was noted in a couple of interviews that the definitions of the OP need improvement and that the wording of the OP is full of jargon that creates barriers to using the document.

3.3 How Does the OP Affect You

Most staff interviews recognized the OP as a policy document that impacts day to day activities. Many councillors recognized the OP as impacting the quality of life of the community, the look and feel of the community and the built form, and how to manage the challenges of growth. Others acknowledge the OP has a direct impact on the Zoning By-law which is seen to be used more frequently than the OP.

3.4 Preferred Future Development

When asked what type of development they would like to see in the future, many of the respondents indicated that meaningful affordable housing is an important planning issue going forward. Equally important was the need for more active transportation opportunities and connection between homes and destinations (shopping, school, recreation). More green initiatives were highlighted, along with repurposing existing buildings, brownfield development, infill development, and more trees. There were some suggestions that the Town needs to encourage development with increased height and bottom floor mixed use buildings and overall, a more compact form of development which promotes active transportation. Others noted the need to attract more small businesses and industry to the business park. Housing for students, a by-pass to get trucks out of the downtown, redevelopment of the fair grounds (or at least part of the fair grounds), recreational development of the Darou Farm, and the need for smaller residential units were all mentioned at least once.

3.5 Concerns with Existing Development

Many expressed concerns with the proposed redevelopment of the Golf Course. Particularly, there were concerns with scale, impact on Peter and North Street, no affordable housing, the critical need for a second access point (a major public safety concern), reduced setbacks and parking standards that do not reflect the character of Perth, and the overall lack of consideration of the policies and vision for the Town. There was a desire to work with developers to achieve mutually beneficial growth. There was a concern expressed about

the lack of sidewalks in new development areas and the need for all future development to contribute to and expand the active transportation network. There were several comments on the fact that only single detached housing is being proposed, and the need for a more diversified housing stock, specifically built form that contributes to more affordable housing options. There were suggestions that the Town needs to focus on building up rather than out. There were also concerns about making long term decisions too quickly that have lasting impacts on the community – not enough thought and negotiation. There were concerns with the conversion of downtown commercial space to 100% residential and the erosion of the commercial tax base and reasons for people to come downtown. There were also comments on the negative impact on large homes/buildings over-shadowing neighbouring properties.

3.6 Changes in 15 Years

The staff and councillors were asked what changes to the physical appearance of the Town they will see in 15 years, and whether they support these changes. Many noted that there will be more people, significantly more traffic, and potentially more congestion. However, there would also be more green space, parks, and walking paths. More trees were highlighted by most interviewers. There was a general theme that there will be a more modern look to the Town with the new development, but that the heritage downtown core will be maintained and enhanced. More multi-residential in the downtown area, and more mixed-use development at higher densities was noted by some. Hopefully there will be more diverse housing options and all new development will have charging stations. There will need to be additional daycare, a new high school, and a new multipurpose recreation centre which functions as a disaster relief centre. There will be a need to annex more land because the current vacant lands will be developed.

3.7 Attracting People to Live and Work

When asked who they wish to attract to live and work in the Town, many staff and councillors focused on the need for the Town to get younger and attract young couples and families – the missing generation in Perth. The demographics of the Town need to diversify but there is not the diversity of housing options to achieve this goal. Developers appear to be focused on a retiree market and offer housing options targeted at this market, however, there needs to be more starter homes to attract a younger generation. It was suggested that both white and blue-collar young people need to be attracted to the community with support for work from home/home occupation options. It was suggested that the Town needs to develop an aggressive strategy to entice young couples, families, and multigenerational families to move to the Town, and also ensure the developers are building the housing product to accommodate them.

3.8 OP Policy Concerns

Those surveyed were asked to identify any current Official Plan policy that is causing concerns or problems. Most indicated they had no concerns with the existing policies. There were a few specific policy areas that were identified as a concern. The Town's parking standards, cash-in-lieu of parking policy needs to be reassessed. Parking is seen as the determinate of density for new development – you can build as many housing units as you can fit with the required parking on the site. There needs to be caution on reducing parking standards in a community where there is no public transit and many households have multiple vehicles. There is a need to consider extreme weather events and move from the 1:100-year storm events to the 1:100+ year storm events. It was noted that the Official Plan has internal policy conflicts that need to be fixed (height and infill) – also need to have zoning by-law and Official Plan in sync. Some policies are “wordy” and could be simplified and more achievable. There needs to be a policy which promotes enhanced tree canopy/planting. Policies need to require adequate access for emergency vehicles. There are no policies or regulations regarding the short-term rentals and their potential impact on the housing supply. There were also several suggestions that the problems were not with the existing policy, but with developers ignoring the



Town's vision and direction and promoting their own business interests over the broader interest of the Town. An example of this is affordable housing/setbacks/densities.

3.9 Infill and Intensification

When asked about the current policies managing infill and intensification within existing neighbourhoods, there was a consensus that the OP policies could be improved and provide more direction to staff, developers, and council. New development needs to fit in. That does not mean it is the same style or density, rather it should not cause adverse effects on the neighbourhood. It would be helpful if the policies identified the types of areas where infill and intensification are appropriate and promote those areas for redevelopment. The positive is that this type of development generates much needed rental housing and reduces the need for additional infrastructure. A clear policy is needed, to show what needs to be considered when proposing and assessing infill development (height, parking, stormwater, site servicing, snow storage, shadowing). Parking is seen as the filter determining the density of redevelopment. The parking policies need to be modernized, there is no desire to see parking overflow spill out into surrounding neighbourhoods. The proposed Joy Avenue apartment is seen as generally positive but needs creative solution to parking requirements.

3.10 Climate Change

When asked how well the Town is addressing the threat of climate change, most acknowledged that the Town is participating in the Lanark County climate change initiative and is doing OK. The consensus is that more could be done and that there is a very strong need for focus and action. The Town's initiative to plant more trees is extremely important, as is the desire for a more robust active transportation plan, and purchase of EV and hybrid vehicles. There is a desire to use the Climate Change Lens to assess all Town actions. There were concerns that the Town was not prepared for adaptation and that there needs to be more effort spent on adaptation and less on things like single use plastics. Maximizing organic diversion from the waste stream at the landfill was highlighted a couple of times. On adaptation, there were concerns expressed about the Town's water supply being from the Tay, and the vulnerable nature of that source of water. Source water protection and a Plan B were stressed. It was suggested that the Town consider a policy that requires all new development to plan for or implement charging stations. Finally, it was stressed that the implementation of the Climate Action Plan needs to ensure that vulnerable populations are not left behind or disadvantaged by responses to climate change, as well as to ensure the ability to pay.

3.11 Expanding Economic Activity

There was a very strong sense that the Town needs to build on its successes and retain and expand an existing diverse economy (services, education, hospital, big industry, small business, tourism). If the desire is to attract more young people and families, the economic development strategy should establish a clear path of actions to undertake, in order to achieve that goal and ensure young people's needs are addressed (i.e. more daycare). An Economic Development Strategy is required to move the Town from being reactive to proactive. Tourism is a cornerstone of the Town's economy and needs to be expanded. More needs to be done to get people downtown from Highway 7.

We should attract more professionals who work from home (expanded home occupations – maybe in accessory structures), young entrepreneurs, and startups utilizing the area's telecommunication infrastructure. An office hotel where individuals can rent on short and long-term basis and avoid commuting might be successful. Generally, there should be a focus on small businesses and less focus on attracting big industry. We need to keep the big industry we have but it is not very realistic to expect big new industry in the future. We need to retain our public and utility sector jobs (schools, health care, government, hydro). Building upon existing industries such as health care and education, and supporting local recruitment programs was noted.



There is a need to focus on filling up the business park and being investment ready. The Town should look at investment potential along Highway 511 (both sides) for future commercial development. A new multipurpose recreation centre north of Highway #7 would be a significant draw for all age groups to the community and would benefit the entire region.

3.12 Protect & Provide Access to Natural Areas/Waterway

The Town has the benefit of the Tay River going through the middle of the community, and generally have done a good job providing public access, especially via Stewart Park (the Town's green space gem) and Last Duel Park. There could be more effort spent on improving the Tay Basin and working with Parks Canada and the Rideau Valley Conservation Authority. The idea of a path along the entire Tay River, along with the desire to see the path from the Lanark County Building to Leslie Street was promoted. There should be more facilities for boaters arriving at Last Duel Park. The Town should do more to promote the fact that the Tay River is a UNESCO World Heritage Site and part of Parks Canada's Rideau Canal (untapped potential).

There is a need for stronger policies on protecting and enhancing the Town's tree canopy. The Official Plan should identify and define the role and function of various green spaces. Finally, there was a strong sense that future development proposals must include public access/connection to green spaces, natural areas, and the Tay River.

Although not a natural area, the Fair Grounds represents a large open space in Town and is seen as being significantly underutilized. Suggestions to redevelop as an affordable housing complex like the Halton Yard project was advanced – the suggestion was that if not all of the Fair Grounds, then at least some of the prime street frontage should be redeveloped for affordable housing.

Utilization of the potential of the Darou Farm to provide affordable, low-cost options for recreation was noted.

4 Planning Issues and Policy Options Analysis

4.1 Methodology

The Planning Issues and Policy Options report is the culmination of the background research and community consultation activities undertaken in support of the Official Plan Review. A preliminary list of issues was presented at the June 19th, 2023, Special Council Meeting and is attached as Appendix A to this report.

The planning issues listed below reflect the land use planning matters identified through the OP review, and also reflect the comments and questions submitted by the general public through Council's community outreach efforts. Specifically, the issues have been identified through the consultant's review of the PPS (2020) and the Lanark County SCOP, comments from the public, the phone survey of staff and Council, and from agency comments.

For each policy issue listed in the Analysis table, the relevant guiding policies from the Provincial Policy Statement (PPS 2020) and Lanark County Sustainable Community Official Plan (SCOP) have been identified, where relevant. The table also identifies existing Town of Perth Official Plan policies. Finally, recommendations are presented on possible policy options for inclusion in the Town of Perth Official Plan that address the identified issue, in conformity with the PPS 2020 and SCOP.

As additional agency comments are received, the consultant will ensure that new comments are presented to Council and the public. It is understood that additional input from the agencies may result in changes/expansion to the issues and options identified below.

4.2 Issues and Options Planning Assessment Table

| Item | Policy Issue | Provincial Policy Statement | Lanark County Sustainable Communities OP | Existing Town of Perth OP Policies | Policy Options for Consideration |
|------|---|--|---|---|--|
| 1.0 | <p>Engage Indigenous Communities</p> | <p>Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters (1.2.2).</p> <p>Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources (2.6.5).</p> | <p>The LCSOP is generally silent on engaging Indigenous communities.</p> <p>Section 8.2.10 states that The Algonquins of Ontario shall be consulted on any Archaeological Studies related to proposed developments where areas of Algonquin Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified.</p> <p>Section 8.2.10 also states that the Algonquins of Ontario shall be consulted on any Environmental Impact Studies related to proposed developments where areas of Algonquin interest and/or Native Values and/or the potential for aboriginal artifacts to be</p> | <p>There is no mention of Indigenous peoples, First Nations, or Algonquins of Ontario in the OP.</p> <p>The Town retained the services of an Indigenous Consultant, Chief Richard Lalande, to assist with appropriate recognition of Indigenous communities and history in the area and to help develop appropriate policies related to engaging Indigenous communities. Chief Lalande prepared an August 11, 2021 Report – Land Planning With the Algonquin (Omàmiwinini) Nation, which provides invaluable guidance and direction on improving the Town’s Official Plan and future consultation and coordination with Indigenous communities. (Note: the Consultant has had several face-to-face meetings with Chief Lalande to discuss and understand the recommendations).</p> <p>As a minimum there is a need for inclusion of policies related to engagement with indigenous communities and recognition of their rights within land use and development matters.</p> <p>Section 6.8 establishes policies related to archaeological resources which currently</p> | <ol style="list-style-type: none"> 1. It is recommended that Section 2 Planning Environment be amended to include reference to human occupation of the land pre-1800. Recommendations from Chief Lalande should assist with suggested wording. Section 2 should also be enhanced with policies related to coordination with others, including Indigenous communities. 2. Section 6.8 should be updated to include the requirement to consult with Indigenous communities on matters of archaeological interest/significance to Indigenous communities. 2. Section 8.6.4 should be enhanced with policies acknowledging Indigenous interests in Natural Heritage matters and their engagement in EIS undertakings. |

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| | | | encountered have been identified. | do not make mention of consultation with Indigenous communities. Section 8.6.4 establishes Natural Heritage Feature Policies and reference to Environmental Impact Studies (EIS) but does not mention Indigenous engagement. | |
| 2.0 | Climate Change | <p>Addressing Climate Change is a new policy direction within the PPS 2020. Specific references to climate change are found in Section 1.1, 1.1.3.2, 1.6, 1.8, and 3.1.3, which promotes land use patterns that minimize negative impacts to air quality and climate change and promote energy efficiency.</p> <p>Section 1.8 promotes energy conservation and efficiency and improved air quality.</p> <p>Section 3.1.3 directs municipalities to prepare for impacts of climate change that may increase the risk associated with natural hazards.</p> | Climate Change is acknowledged in the Integrated Community Sustainability Plan component of the SCOP but not in the actual Official Plan component of the SCOP. | <p>The Town of Perth OP makes passing reference to climate change in Section 3.8, Public Health and Safety but is otherwise silent on climate change.</p> <p>It is acknowledged that the Town of Perth has a Climate Change Action Plan and has undertaken several initiatives to address climate change challenges.</p> <p>Section 3 Basis of the Plan should acknowledge the threats of climate change.</p> <p>Section 7.3.2 sets out policies related to flood plains and needs to address climate change.</p> <p>Section 5.3 sets out policies related to stormwater management and should be updated to address climate change.</p> <p>There is no mention of risk associated with wildland fire hazards in the Official Plan</p> | <ol style="list-style-type: none"> 1. Section 3 (3.8, 3.10) should be updated to include reference to planning for livable communities to sustain impacts of climate change. These policies should speak to resiliency and could include a discussion on sustainable building materials. Mention of the Climate Change Action Plan may be beneficial. 2. Update Section 8.3 Public Services and Institutional Facilities to be located and designed to prepare for impacts of climate change. 3. Update Section 5.3 to include reference to the design and planning of infrastructure for climate change. It should also include reference for green infrastructure. 4. Modify Section 5.9 Energy, Resource Efficiency and Community Sustainability related to energy efficiency and energy generation. |

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| | | Section 1.6.1 requires infrastructure and public service facilities to prepare for the impact of climate change. | | | 5. Update Section 7.0 to establish polices related to risks of wildland fire hazards. |
| 3.0 | Growth Management | <p>Section 1.1.3.8 of PPS sets out the terms and conditions under which a local municipality can expand its boundaries and identify additional lands for development and introduces the concept of a comprehensive review.</p> <p>Section 1.1.3.9 permits certain types of boundary expansion without the need for a comprehensive review.</p> <p>Section 1.2.4 provides policy direction to coordinate planning matters that cross municipal boundaries.</p> | <p>Section 2.4 and 2.5 of the SCOP mirrors the PPS and sets out clear policies for Settlement Area Boundary Expansions and Adjustments.</p> <p>Lanark County provided local municipalities population allocation in 2017 through OPA #9.</p> <p>Lanark County is currently undertaking a population projection update and it is anticipated that new population allocations may be forthcoming in 2024 as part of the SCOP Review and Update process.</p> | <p>The Town of Perth Official Plan was updated through OPA #16, which implemented population allocation by the County of Lanark in 2018. Many of the growth-related policies in the Official Plan were modified through OPA #16. It is appropriate that the Town undertake a comprehensive review during the Official Plan Update process to ensure the direction of OPA #16 is still relevant and reflective of the Town's growth potential.</p> <p>The pending new population projections for the County should be available in 2024 and would assist the Town with a comprehensive review. It also needs to be acknowledged that the Town has been challenged with a recent development proposal that goes beyond the growth projections and land allocation established through OPA #16, and a comprehensive review is required to consider additional land and servicing allocation within the Town's boundaries as per Sections 8.8 of the Official Plan.</p> | <ol style="list-style-type: none"> 1. As part of the Official Plan Update the Town should undertake a comprehensive review in order to assess the assumptions of OPA #16 and recent development proposals involving the golf course lands - the development proposal involving the golf course lands triggers the need for a comprehensive review under the policies of Section 8.8 of the Official Plan. 2. Establish policies which permit forms of boundary expansion without a comprehensive review in accordance with Section 1.1.3.9 of the PPS. 3. Update Section 3.0 to include policies related to coordination with abutting municipalities on cross boundary planning issues. |
| 4.0 | Economic Development & Prosperity | Section 1.3.1 Promote economic development and competitiveness by an | The Lanark County SCOP is generally silent on matters of economic | Section 1.2 of the OP sets out the development strategy for the Town of Perth and touches on a number of | <ol style="list-style-type: none"> 1. Enhance Section 1.2 with reference to identification and promotion of strategic sites for investment and |

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| | | <p>appropriate mix and range of employment, institutional, and broad mixed uses to meet long term needs; provide opportunities for diversified economic base; identify strategic sites for investment – market ready sites – and barriers to investment; have appropriate level of services.</p> <p>Section 1.3.2 promotes the protection of employment lands (i.e. industrial lands).</p> <p>Section 1.7.1 promotes long-term economic prosperity through investment-readiness, providing necessary housing supply and options, optimizing long term availability of infrastructure and public services, enhancing the vitality of downtown, promoting cultural planning and conserving built heritage, promoting redevelopment of brownfields, promoting integrated transportation</p> | <p>development, although there are general statements in Section 1.2 regarding increasing total employment, and clauses throughout that speak to specific policies related to Section 1.7.1 of the PPS (2.3.1 range of uses, 8.2.8 brownfields, 8.2.11 heritage conservation).</p> | <p>themes of 1.3.1 and 1.7.1 of the PPS (healthy economy, employment uses, heritage conservation) which are highlighted in Section 3 of the OP. Section 3.3 details the economic base of the Town of Perth. Both Section 1.2 and 3.3 could benefit from including specific wording from the PPS related to protection of employment areas, prohibiting non-compatible uses, and investment readiness.</p> <p>Section 4 of the OP contains specific economic development policies for the Town. This section could benefit from additional wording related to protection of employment areas, investment readiness, and modern infrastructure (telecommunication).</p> <p>Section 5 sets out infrastructure policies including telecommunication infrastructure (5.6 & 5.7). Additional policies regarding competitive telecommunication infrastructure could be considered.</p> <p>Section 6 has comprehensive policies on heritage conservation. These policies are extremely comprehensive, and the Town has a world class heritage downtown core protected by a Heritage Conservation District. There have been recent changes to the Ontario Heritage</p> | <p>ensuring strategic sites are “investment ready” (i.e. appropriate zoning, servicing, marketing).</p> <ol style="list-style-type: none"> 2. Enhance Section 3.3 to reference protection of employment lands, investment readiness, and reserve capacity of infrastructure to support employment growth and robust telecommunication infrastructure. 3. Consider modifying Section 4 to include additional wording related to protection of employment areas, investment readiness, and modern infrastructure (telecommunication). 4. Enhance Section 5 to reference reserve capacity in infrastructure and competitive telecommunication infrastructure. 5. Update Section 6 to include current policies under the Ontario Heritage Act. 6. Update Sections 8.4 and 8.5 to reflect appropriate range of employment land uses and restricted non-compatible sensitive land uses. Establish policies to consider sensitive land uses. Ensure separation distances from sensitive land uses reflect current provincial D-Series guidelines. |
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| | | <p>systems, sustainable tourism, promoting energy conservation, minimizing negative impacts of climate change, and encouraging efficient telecommunication infrastructure.</p> | | <p>Act which need to be reflected in the Town’s OP heritage policies.</p> <p>Section 8.4 and 8.5 contain industrial and business park land use policies. The range of permitted uses should be assessed to ensure incompatible uses are minimized. There should also be stronger policies related to conversion of employment lands to other land uses. Separation distances from industry to sensitive land uses should be assessed to determine consistency with current D-Series Guideline recommendations.</p> <p>Home Occupations are an increasingly important form of business within urban communities. Section 8.1.3.14 of the OP contains very comprehensive home occupation policies which may benefit from being more general and flexible, deferring details to the Zoning By-law.</p> <p>Short Term Rentals for tourist economy is an emerging planning issue which may benefit from general policies in the OP directing to a by-law to regulate/license – directly related to supply of rental accommodation and affordable housing.</p> | <p>7. Consider increasing flexibility in Section 8.1.3.14 home occupations by streamlining the policies and deferring details to the zoning by-law.</p> <p>8. Consider inclusion of policies to regulate short term rentals.</p> |
| <p>5.0</p> | <p>Land Use Compatibility</p> | <p>Section 1.2.6 encourages the protection of major facilities and sensitive land uses to avoid conflicts in land use and ensure the long-term operational and</p> | <p>Section 7.9 Public Health and Safety, Incompatible Land Uses states that every effort shall be made to prevent or minimize future land use</p> | <p>Section 1.2(9) Development Strategy for Perth identifies the need to protect sensitive land uses (dwellings, daycare facilities, schools, health care facilities) from incompatible land uses.</p> | <p>1. Section 7.5 could be improved with specific reference to adverse effects of noise and vibration from industry.</p> <p>2. Section 8.4 could be improved with policies that recognize that Class III</p> |

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| | | <p>economic viability of industry.</p> <p>Section 1.2.6.2 of the PPS promotes long term viability of existing or planned industry from encroachment from sensitive land uses (i.e. residential/institutional).</p> | <p>conflicts which can arise when incompatible land uses develop near one another- MECP guidelines on land use compatibility should be considered when preparing local Official Plans.</p> | <p>Section 7.5 Noise and Vibration, addresses impacts on new sensitive land uses proposed adjacent to railway lines, highways, sewage treatment facilities, waste management facilities, and industries, and makes mention of MECP guidelines for Environmental Noise.</p> <p>Section 8.4, Industrial Are Designation, includes objectives to mitigate adverse effects of industries on adjacent land uses. The policies also limit the range of permitted uses within industrial lands and specifically precludes residential and certain institutional uses. New Class III industry is not contemplated by the Plan unless supported by a land use compatibility study.</p> <p>Section 8.4.5(1) Industrial Development Criteria acknowledged the Influence Area for Class I and II industrial uses and MECP guidelines (MOE Guideline D-6) between industrial uses and sensitive uses (reciprocally) and states that new or expanding industrial uses or sensitive uses shall comply with the minimum separation distances prescribed in Guideline D-6, and that minimum separation distances shall be set out in the zoning by-law.</p> <p>Section 8.5.1 (a) Business Park Designation, Development Concept indicates that certain uses may not be</p> | <p>industry is located in Perth and exist next to sensitive land uses and clearly indicate the need for land use compatibility studies to support development of vacant lands within the 300 m setback area of Class III industry – i.e. vacant residential lands west of 3M.</p> <ol style="list-style-type: none"> 3. Section 8.4 could also be improved with specific reference to the MECP Guidelines setbacks for Class I and Class II industry which are generally overlooked in the policies. 4. Section 8.5 could be improved with clarification of the range of permitted sensitive uses permitted in the Business Park. |
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| | | | | compatible with the forms of development permitted in the industrial designation such as residential uses. | |
| 6.0 | Housing & Intensification | <p>Section 1.1.3.4 promotes development standards that facilitate intensification, redevelopment, and compact form.</p> <p>Section 1.1.3.5 requires the establishment of minimum targets for intensification and redevelopment.</p> <p>Section 1.4 of the PPS points to the need for Official Plans to provide for an appropriate range and mix of housing options to meet projected requirements of current and future residents of the regional market area for 15 years and with servicing capacity for 3 years.</p> <p>Section 1.4.3 requires local municipalities to establish and implement minimum targets for provision of housing which is affordable to low and moderate-income households, and</p> | <p>Section 2.3.1 Settlement Area Policies indicates the need to 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 20-year period. Local Plans shall promote intensification in existing built-up areas and provide for a mix of development.</p> <p>Section 2.6 Settlement Area Land Use Policies requires the local plans to provide for a range and mix of low, medium, and high-density housing types in accordance with servicing capacities.</p> <p>Section 8.2.9, Affordable Housing contains policies which require local Councils to provide affordable housing by enabling a full range of</p> | <p>Section 1.2(4), Development Strategy for Perth states that 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.</p> <p>Section 3.2(c) Housing sets housing mix targets for low, medium, and high-density residential development and states that the proposed supply of land is intended to establish a 10-year supply of designated residential land supply and a 3-year supply of serviced residential lands.</p> <p>Section 8.1, Residential sets out policies to permit a full range and mix of housing types and densities, including special housing needs.</p> <p>Section 8.1.3.3 reiterates the policies of Section 3.2(c) on the 10 year and 3-year supply of residential lands. Section 8.1.3.4 reiterates the policies of Section 3.2 (c) related to housing densities. Section 8.1.3.5 details the housing mix policies and densities for low, medium, and high density residential. Section 8.1.3.6 deals with infill on vacant lands.</p> | <ol style="list-style-type: none"> 1. Section 3.2 (c), and 8.1.3.3, should both be updated to recognize the projected requirements of the current and future residential needs of the regional market for 15 years verses the 10 years noted in the policies. 2. Council may wish to revisit the housing density targets for low, medium, and high-density development to ensure they reflect current trends and Council's vision for future residential development (green field and infill and intensification; older neighbourhoods verses post WWII neighbourhoods). 3. Section 8.1.3.7 should be updated to reflect the current Planning Act requirements for additional residential units (Bill 23 and staff recommendation). Also recommended that policies for garden suites be retained. 4. Sections 8.1.3.6 Infill and Section 8.1.3.7 Intensification should be combined and ensure that the policies are comprehensive. |

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| | | <p>provide for housing options to meet the social, health, economic, and well-being requirements of current and future residents.</p> | <p>housing types and densities to meet projected demographic and market requirements of current and future residents. The policies also require a minimum 10-year supply of residential land and a 3-year minimum supply of registered or draft approved lots for new residential development are available at all times.</p> | <p>Section 8.1.3.7 contains policies related to second units and residential intensification. Section 8.1.3.9 contains policies related to affordable housing and establishes affordable housing targets (i.e. 25%).</p> <p>Sections 8.1.3.12, 8.2.5.6, 8.2.5.9 and 9.12.8 establish policies related to Increase in Height and Density Bonusing provisions and by-laws, which are no longer permitted under the Planning Act. All references to Height and Density Bonusing/By-laws should be removed.</p> | <p>5. Delete all references to increased height and density bonusing in the Official Plan</p> |
| <p>7.0</p> | <p>Public Spaces, Recreation, Parks, Trails, and Open Space</p> | <p>Section 1.5 of the PPS makes specific recommendations for healthy, active communities – safe public streets, active transportation, built and natural recreation and facilities, parkland, open spaces, trails, public access to water-based resources, and protected lands.</p> | <p>Sections 2.3.1 and 2.6.2.4 makes general reference to parks and open space policies.</p> | <p>Section 8.1.3.20 Parks, Open Space, and Natural Areas sets out general policies for such lands intended to serve a variety of purposes and recognizes a variety of parks and open space areas.</p> <p>Section 5.5 Transportation includes general policies related to the design of sidewalks and street networks that support a variety of transportation modes such as walking and cycling.</p> <p>Section 5.5.7 Sidewalks, contains specific policies related to sidewalks for new development and linkages between residential neighbourhoods and community destinations. Section 5.5.9 includes policies related to the establishment of recreation trails. Section 5.5.12 includes policies related to cycling. Section 8.2.4.8 Streetscaping</p> | <p>1. Section 8.1.3.20 could benefit from having wording consistent with Section 1.5 of the PPS and could also include reference to more informal recreation opportunities. Reference to the new recreation area of Darou Farm would be beneficial.</p> <p>2. Sections 5.5.9, 8.2.4.11, 8.6.4, and 8.7 could benefit with more specific reference to ensuring public access to the Tay River.</p> |

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| | | | | <p>provides reference to functional, safe, and useable streets and sidewalks. Section 8.2.4.11 Tay Basin Site, Boat Access and Downtown Parks includes policies which recognize the social, cultural, and economic importance of these community features. Section 8.6.4 establishes policies related to shoreline management.</p> | |
| 8.0 | <p>Sewage, Water and Stormwater</p> | <p>Section 1.6.6.1 includes reference to planning for sewage and water services to accommodate forecasted growth which is efficient and optimizes existing sewer and water infrastructure, plans for climate change, is fiscally viable, promotes conservation, and is integrated with land use planning.</p> <p>Full municipal sewer and water services are the preferred form of servicing settlement areas (1.6.6.2).</p> <p>Stormwater management is to be integrated with sewer and water services, minimize contaminate loads, prepare for climate change, mitigate risks,</p> | <p>Section 4 of the SCOP establishes Infrastructure policies. Specifically, Section 4.2 acknowledges that infrastructure planning is crucial to ensuring that the County can continue to accommodate sustainable growth. The policies also acknowledge the responsibility for the planning, construction, and maintenance of some infrastructure is the responsibility of local municipalities.</p> <p>Section 4.4 contains Water, Wastewater and Stormwater Services policies which suggest that “development shall generally be directed to</p> | <p>Section 1.2(1) identifies the desire to provide for land use patterns that optimizes the use of available infrastructure (roads, water, sewer, waste disposal), and to implement the maintenance and needed improvements to municipal infrastructure while carefully monitoring the capacity of municipal sewage services and municipal water services to service new development and redevelopment.</p> <p>Section 3.4 Infrastructure and Public Services Facilities policies require all new development on full municipal sewer and water services, identifies residual capacity of water and sewer services to support future growth, and promotes sustainable management of stormwater services.</p> <p>Section 5.2, Sewage and Water provide detailed policies related to all new development being on full municipal services, and approvals of new</p> | <ol style="list-style-type: none"> 1. The policies of Section 3.4 and 5.2/5.3 are very similar – Section 3.4 could be more general and all details placed in Sections 5.2/5.3. 2. The previous reference to infrastructure and climate change applies to this policy area. 3. The stormwater policies of 5.3 could benefit with reference to minimizing contaminate loads and risk management. 4. There may be some improvements to clarify the policies requiring all new development to be approved only when there is reserve sewer and water capacity. |

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| | | maximize vegetative and pervious surfaces, and promote best management practices (1.6.6.7). | communities which can reasonably provide or extend full water and waste water services. Section 4.4.2 promotes watershed planning. Section 4.4.3 promotes stormwater management in accordance with MECP guidelines. | development will only happen when there is sufficient residual treatment capacity for water and sanitary services available. It is like the policies of Section 3.4. It also contains policies for the limited extension of a non-contiguous manner. The Stormwater policies of Section 5.3 promote retention of natural vegetation, natural infiltration, and respect to source water protection. Policies related to best management practices are identified. Section 5.10.1 provide detailed policies related to source water protection. | |
| 9.0 | Transportation and Infrastructure Corridors | Section 1.6.8 of PPS promotes co-location of linear infrastructure. It also speaks to different types of linear corridors. | Section 4.2 and 4.3 contain the general infrastructure and transportation policies, with no mention of protection or co-location of linear infrastructure corridors. | Section 5.6 Transportation and Utility Corridors establishes policies which protect transportation and utility corridors and references Schedule B of the Official Plan. | <ol style="list-style-type: none"> 1. Section 5.6 should be updated to include policies specific to the co-location of linear infrastructure. 2. Schedule B should be reviewed to ensure it accurately reflects existing and proposed transportation and utility corridors. 3. Section 5.5.4 should be updated to consider alternative design standards – also applies to Sections 5.8 and 8.1.3.10 (13) (suggested wording by Staff). |
| 10.0 | Natural Heritage | Section 2.1 of the PPS speaks to the need for protection of natural | Section 5 contains the natural heritage policies of the SCOP. There is no | Section 3.6 Natural Heritage Features acknowledges natural heritage features and systems. | <ol style="list-style-type: none"> 1. The policies of Section 8.6 should more clearly state the nature of linkages and connectivity between |

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| | | <p>heritage features. Section 2.1.3 speaks to the requirement for Natural Heritage Systems planning for lands within Ecoregions 6E and 7E.</p> | <p>mention of natural heritage system planning in the SCOP policies.</p> | <p>Section 8.6.1 refers to a natural heritage system. Section 8.6.4 establishes natural heritage feature policies and includes reference to natural heritage systems function and the connectivity between natural heritage features.</p> <p>Schedule A identifies natural heritage features as collectively shown as Environmental Protection Area designation.</p> | <p>natural heritage features, resulting in the establishment of a natural heritage system.</p> <ol style="list-style-type: none"> 2. The Species at Risk policies of Section 8.6.4 should be reviewed to ensure it reflects current MECP policies. 3. There should be a separate schedule in the Official Plan which is specific to natural heritage system and the various natural heritage features which comprise the system. 4. Schedule A should be modified to only identify provincially significant wetlands in the Environmental Protection designation. |
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| <p>11.0</p> | <p>Cultural Heritage</p> | <p>Section 2.6 of the PPS sets out the cultural heritage policies requirements for local Official Plans and policies related to archaeological resources.</p> <p>Bills 108 and 23 made changes to the Ontario Heritage Act which should be reflected in the Official Plan</p> | <p>Section 8.2.11 contains general policies related to heritage conservation and archaeological features.</p> | <p>Section 3.5 includes reference to heritage conservation and that the image of Perth is linked to its heritage.</p> <p>Section 6 of the Plan includes very detailed policies related to cultural heritage planning, including a Heritage Character Statement, Character Defining Heritage Attributes, Heritage Conservation Policies, and Special Heritage Policy Areas/Heritage Conservation District.</p> <p>Section 6.8 contains policies specific to archaeological resources policies.</p> <p>Section 9.11 references the Ontario Heritage Act and contains policies of when archaeological assessments should be required.</p> | <ol style="list-style-type: none"> 1. References to improvements regarding archaeological resource planning and consultation with Indigenous communities was referenced above. 2. Consideration should be made to combine the archaeological planning policies of 6.8 and 9.11 to have relevant policies in one location of the Plan. 3. The references to the Ontario Heritage Act and the changes made by Bills 108 and 23 should be undertaken to ensure OP policies accurately reflect current Ontario Heritage Act direction. |
| <p>12.0</p> | <p>Natural Hazards</p> | <p>Section 3.1 includes polices related to identification of natural hazards, prohibited uses in natural hazard areas, and directing development away from natural hazards.</p> | <p>Section 7.2 contains policies regarding hazard areas including floodplains. Section 7.3 contains policy direction related to flooding and erosion.</p> | <p>Section 7 contains policies related to natural and man-made hazards and Section 7.3.2 contains policies specific to floodplains.</p> | <ol style="list-style-type: none"> 1. The Official Plan Land Use Schedule floodplain boundaries should be checked with RVCA to ensure they reflect current floodplain mapping. 2. It may be worthwhile creating a separate Constraint Schedule which identifies lands of known man-made hazards (contaminated) and natural hazards (flooding and erosion). |
| <p>13.0</p> | <p>Public Service Facilities</p> | <p>Section 1.6 establishes policy direction on public service facilities and specifically references</p> | <p>The SCOP is silent on public service facilities.</p> | <p>Section 3.4 includes policies related to public service facilities but does not reference the policy elements identified in 1.6 of the PPS.</p> | <ol style="list-style-type: none"> 1. Update Section 3.4 and 8.3 of the OP to reference preparation for climate change, optimization of use, adaptive |

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| | | preparation for climate change, optimization of uses, adaptive reuse, and co-location in community hubs. | | Section 8.3 contains the detailed policies for public services and institutional facilities including permitted uses, evaluating capacity, locational criteria, and re-use, but does not reference the policy elements of Section 1.6 of the PPS. | reuse, and co-location in community hubs. |
| 14.0 | Emergency Management | Section 1.2.3 directs planning authorities to coordinate emergency management to support efficient and resilient communities. | The SCOP is silent on Emergency Management. | There are general references throughout the OP related to fire services but not specific policies on emergency management. | 1. Section 7 Public Health and Safety should be updated to include specific policies related to emergency management, and coordination of such services with the surrounding municipalities and Lanark County. |
| 15.0 | General Housekeeping | | | <p>There are several references to provincial ministries whose names have changed, references to older versions of documents, and new studies that are referenced or need to be referenced in the OP.</p> <p>There are also several cross references to various sections of the OP which are inconsistent (i.e. 7.4.2(4) should be 7.3.2(a)(5); reference to 7.6 Noise should be 7.5) which need to be addressed (staff recommendation – included in Appendix D).</p> <p>Bills 23, 109, and 134 made significant changes to the use of site plan control as a development management tool. These changes should be reflected in the updated Official Plan.</p> | <ol style="list-style-type: none"> 1. Update references to ministries, documents, cross references, and studies with current names. 2. Update the site plan control provisions of Section 9.12.12 to reflect current authority under the Planning Act (to include street widening provisions as recommended by staff). 3. Section 9.12.15.2.10 should be updated with cross reference to road widening conditions. 4. Section 9.12.19 should be updated to requiring reports by qualified professionals and planning rationale reports. Expand range of supporting studies in Table 2. Reflect changes |

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| | | | | <p>The policies of 9.12.15.2.10 dealing with conditions of consent should clarify street widening provisions of 9.12.12.2 (staff recommendation).</p> <p>Section 9.12.19 complete application should clarify reports by qualified professionals and the need for Planning Rationale Report - clarify range of supporting studies necessary for complete application (staff recommendation).</p> | <p>from Bill 109 regarding complete applications.</p> |
| 16.0 | Definitions | | | <p>The definition Section of the OP is from the 2014 PPS. Also, additional definitions suggested by staff (i.e. parcel of urban residential land).</p> | <ol style="list-style-type: none"> 1. Update the definition section to mirror the 2020 PPS definitions. 2. Add additional definitions identified by staff. |
| 17.0 | Studies and Master Plans | Recreation Master Plan | Relevant OP Recommendations | <p>Update Sections 3.10 and 8.7 of OP to include policies which:</p> <ol style="list-style-type: none"> 1. promote health by: <ul style="list-style-type: none"> • Installing bicycle racks at all indoor facilities. • Where food is served (e.g., vending machines, canteens), consideration shall be made for the provision of healthy and safe food options. • When designing new facilities or renovating existing facilities, consideration shall be made for the inclusion of an inspected kitchen, allowing for food skills | <ol style="list-style-type: none"> 1. Council considers the relevant recommendations of the Recreation Master Plan. |

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| | | | | <p>education and community-building food preparation activities.</p> <ol style="list-style-type: none"> 2. Establish aspirational policies in Section 3.10 which plan for a new multi-use recreation facility. 3. Include policies in Section 8.7 which promote health by providing sufficient shade structures (e.g., trees, built structures), seating, bicycle parking, public bathrooms, and a source of free potable water at all outdoor facilities. Providing information to the public on where to find free potable water can help increase use. Accessibility and utility for youth, families, and adults of all ages and abilities shall be considered to appeal to people at every stage of the lifespan. 4. Update Section 8.7 to include a Parkland Classification System, per this Plan, as the planning policy direction, organizing hierarchy, and approach for acquiring, designing, developing, and programming parkland in the future. 5. Update Section 3.10 to include policies which give direction to Parkland Dedication and Cash-in-Lieu of Parkland Dedication By-laws | |
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| | | | | <p>to guide the future acquisition of new parkland, as well as the design and development of existing park facilities. The policies should outline circumstances where conveyance of land will not be accepted and where cash-in-lieu of parkland will be considered.</p> <p>6. Update Section 3.10 to include policies which:</p> <ul style="list-style-type: none"> • Maximize the supply of available parkland by utilizing a variety of acquisition strategies. This may include parkland dedication by development, donation of land, accessing grants, land trusts, conservation easements, land exchange, partnership agreements, and/or direct purchase. • Pursue the acquisition of natural areas, particularly land adjacent to the Tay River, through the development process and other means of securement to provide opportunities for enhanced conservation, compatible public access and linkages to parks, trails, open spaces, and water. • Ensure that new parks are designed with the user's comfort, | |
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| | | | | <p>safety, and accessibility in mind, through use of CPTED (or similar) principles as well as adhering to AODA Design Standards.</p> <ul style="list-style-type: none"> • Ensure that new parks are designed with the user’s comfort, safety, and accessibility in mind, through use of CPTED (or similar) principles as well as adhering to AODA Design Standards. • When designing new parks, consider the potential operational impacts and assess the future resource implications of each aspect / amenity. • Encourage and facilitate the community’s participation in park design, development, and renewal projects by obtaining public input during the planning and design process, fostering partnerships and collaboration in park development/renewal, and promoting awareness of park projects and initiatives through effective public communications. • Creation of community gardens shall also be considered in local parks. • Maintain the existing parkland provision standard of 2.5 hectares | |
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| | | | | <p>(minimum) per 1,000 residents.</p> <ul style="list-style-type: none"> • Target the acquisition of 1.91 hectares of parkland by the year 2030. • Explore opportunities for improved / additional water access points through improvement to municipally owned lands. • Require the dedication of land for pedestrian and bicycle pathways as a condition of the subdivision of land. • Require the identification and provision of walkways and other means of pedestrian access and accessibility supports, as well as bicycle parking facilities and other sustainable design elements on municipal streets, as may be required for site plan approvals and developments. | |
| 18.0 | MTO comments | MTO comments in Appendix A to this report. | | <p>Section 5.5.1 contains policies related to provincial highways. MTO has requested modification to the existing policy.</p> <p>Section 8.1.4.5 contains policies related to access constraints. MTO has requested additional policies.</p> <p>Section 9.12.12.2 deals with street widening under site plan control. MTO has required additional policies.</p> | <p>1. Changes should be made to the OP consistent with the request by MTO.</p> |

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| | | | | <p>Section 9.12.15.1 deals with policies for plans of subdivisions. MTO has requested a modification to the existing policy.</p> <p>Section 9.12.15.2 deals with consent policies. MTO has required a revision to point #7.</p> <p>Section 10.3 relates to zoning by-law. MTO has requested reference to Section 5.5.1 of OP.</p> <p>Appendix 5 deals with signage and exterior lighting, and MTO has requested additional policy consideration.</p> <p>Appendix 11 deals with Land Use Schedules. MTO has requested reference to changes to the Schedule to reflect provincial highways and MTO owned lands.</p> | |
| <p>19.0</p> | <p>Leeds, Grenville, and Lanark District Health Unit Comments</p> | <p>LGLDHU MTO comments in Appendix A to this report.</p> | | <p>Section 1.2 Development Strategy requested change to decrease impact of climate change.</p> <p>Section 4.4 Economic Development Strategy requested change to attract living wage employers.</p> <p>Section 5.3 to promote LID stormwater options.</p> <p>Section 5.4 Waste Management to promote composting.</p> | <p>1. Council considers requested modification to OP presented by LGLDHU.</p> |

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| | | | | <p>Section 5.5 to include clause related to complete streets, traffic calming, streetscapes, and sidewalks on both sides of new streets.</p> <p>Section 5.9.1 to include reference to climate change mitigation and adaptation.</p> <p>Section 5.9.3 to support local food producers.</p> <p>Section 7.3.2 to include impacts of climate change.</p> <p>Section 8.1 residential to support low-rise multiplexes, parkland within 5-minute walk, parkland with community gardens, cooling down options, sufficient shade, barrier free playgrounds, amenities, and full service grocery stores.</p> <p>Section 8.1.3.20 to include policies related to cool down areas, shade, barrier free playgrounds, and people friendly amenities.</p> <p>Section 8.7 parks and open space to include community gardens, cool down options, shade, barrier free playgrounds, amenities, and local trails and amenities.</p> | |
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| <p>20.0</p> | <p>Public Comments</p> | | | | <p>This Section will summarize the comments. Council is encouraged to review the specific comments. The Consultant Planner has provided response notes (in red) on the individual recommendations for Council’s consideration. Council can agree or disagree with the suggestions by the Planner.</p> <p>It is important to note that many comments are not related to Official Plan policies and related to the zoning by-law, other municipal by-laws and operational matters.</p> <p>Other comments related to the development of the golf course are not recommended to be changed and can not be applied retroactively to development proposals filed with the Town.</p> |
| <p>20.1</p> | | <p>Jack Tannett</p> | <p>Detailed Comments in Appendix D</p> | <p>Section 1.2(9) to include reference to Seniors Residence.</p> <p>Section 1.2(13) to include reference to golf course lands.</p> <p>Section 1.3 to reference OP as pro-active rather than reactive.</p> <p>Section 5.5 to reference most recent Transportation Master Plan (several policy areas identified).</p> | |

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| | | | | <p>Section 5.5 to reference construction traffic.</p> <p>Section 7.5 to reference impacts of multi-year development.</p> <p>Section 8.1 to include reference to golf course lands.</p> <p>Enhance Section 8.1.4.2 and 8.1.4.5 regarding access to Sunset Boulevard.</p> <p>Appendix 8 to include reference to Carolina Village.</p> <p>Section 7 to include impacts of climate change and wildland fires and emergency management.</p> | |
| 20.2 | | Ken & Brenda Wright | Detailed Comments in Appendix D | <p>183 Christie Lake Road residential development lands not to include requirement for multi-unit residential.</p> <p>Brock Street Development – multi-unit housing for college students approval needed.</p> | |
| 20.3 | | Friends of the Tay Watershed Association – Glen Tunnock | Detailed Comments in Appendix D | <p>Section 1.2(7) be modified to improve and restore natural features, protect drinking water, reference the Tay Watershed, and watershed planning and infrastructure.</p> | |

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| | | | | <p>Section 2.5 to include reference to Municipal Act.</p> <p>Section 3.4 to mitigate impacts of climate change.</p> <p>Section 3.5 to reflect principles of the Parks Canada Landscape Character Assessment and Planning (2007) document – maintain and retain natural shorelines, setbacks from shoreline, building design, and water quality.</p> <p>Section 5.3(b) minor wording changes referencing 2002 Tay River Watershed Management Plan.</p> <p>Section 5.9.1 to include reference to protection, conservation and enhancement of natural heritage features, tree canopy, vegetation, and tree management plans.</p> <p>Section 5.9.3 to include policies for an alternative municipal water supply and ensure Tay River water flows are consistently maintained.</p> <p>6.5.1 to include reference to Tay Canal and Turning Basin.</p> <p>6.6.2 to include reference to conserving the cultural heritage landscape features of the Tay Canal/Basin.</p> | |
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| | | | | <p>Section 6.8.2 to include reference to Tay Canal/Basin</p> <p>Section 8.1.4.4 to include new policy regarding evaluation of impacts on natural heritage features.</p> <p>Section 8.2.4.11 to include reference to retaining and enhancement of natural vegetative coverage of shoreline areas.</p> <p>Section 8.2.5.6.2 to include 25% tree canopy.</p> <p>Appendix 2 reference to Municipal Act include Section 135 Tree By-law and Section 142 Site Alteration.</p> | |
| 20.4 | | Emma Simard | Detailed Comments in Appendix D | Include policies which promote provision of commuter bus services to Ottawa. | |
| 20.5 | | Kate Donnelly, Our Perth Trees | Detailed Comments in Appendix D | Add policies to require tree planting, enhancing tree canopy. | |
| 20.6 | | St Paul's United Church – Glen Tunnock | Detailed Comments in Appendix D | <p>Section 1 to add statement regarding walkable neighbourhoods and diversity of housing for all income groups.</p> <p>Section 1.2 to include reference to attainable and affordable housing, redevelopment options, residential intensification, site plan control, and heritage conservation.</p> <p>Section 2.3 to reference housing options.</p> <p>Section 2.6 planning permit should be 25 years.</p> | |

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| | | | | <p>Section 3.1 to reference building stock, full range of housing options, conversion or redevelopment, and additional residential units.</p> <p>Section 8.1.1(g) to include reference to residential intensification, residential neighbourhoods, additional residential units, redevelopment, and adequate servicing capacity.</p> <p>Section 8.1.3.1 (a) (c) reference options to meet housing requirements, attainable housing, residential intensification, building stock, and partial or full conversion and redevelopment.</p> <p>Section 8.1.3.7 reference residential intensification, redevelopment of places of worship, community centres, schools and heritage buildings, and modification of policies related to on-site parking.</p> <p>Section 8.1.3.16.7 be modified to require traffic impact assessment.</p> <p>9.12.12.1 to reflect changes to planning act for site plan control for residential development.</p> | |
| 20.7 | | Danica Vidotto | Detailed Comments in Appendix D | OP policies to support cycling and bike lanes. Establish 4-way stop at North St and Gore. | |

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| 20.8 | | Bob Henry | Detailed Comments in Appendix D | Concern with loss of Perth Golf Course – destroying Canada’s Oldest Golf Course | |
| 20.9 | | Carol Franklin | Detailed Comments in Appendix D | <p>Representing Active Perth – All development viewed through lens of accelerating climate crisis. Buildings account for large share of carbon emissions – need net zero housing. Development should meet carbon emission targets. Need special attention to sidewalks and accessibility. Intensification of housing must be allowed. Keep downtown walkable (more pedestrians and less cars). Promote car sharing and bicycle parking for multi-unit housing. Prepare for increased electric cars. Remove truck route from Gore St between North St and Craig St. Area north of Dufferin to meet 15-minute neighbourhood. Signalized crossing to be pedestrian friendly. Construction traffic impact to be considered. Address abandoned buildings. Facilitate affordable housing. Tay Basin to be accessible. Protect night sky. Enforce objectives of OP.</p> | |
| 20.10 | | Tony Hendriks | Detailed Comments in Appendix D | <p>Apply climate lens tool to all decisions. New development to address sun access, waste bins and compost bins. Require lot temp heat pumps and solar panels. Curbside program to include multi-family dwellings, restaurants/commercial businesses.</p> | |
| 20.11 | | BIA, Chair John McKenty | Detailed Comments in Appendix D | <p>Expressed support for positive statements in current OP - Sections 5.9.3 (a)(1)(xi), 5.9.3 (a)(4)(iv), 6.6.6(a)(3),</p> | |

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| | | | | <p>8.2.1 (b), 8.2.4.3 (f), 8.2.4.5 (b), 8.2.4.11 (a), and 9.12.5.4 (5) – hope they will continue to have a strategic place in the update.</p> | |
| <p>20.12</p> | | <p>The Table Community Food Centre</p> | <p>Detailed Comments in Appendix D</p> | <p>The goal is to create Official Plan policies that reinforce a resilient and innovative food system while promoting universal access to healthy, local food for present and future generations, advancing concept of food sovereignty. Following recommendations:</p> <p>1.1 Collaborate with Indigenous Peoples to foster food sovereignty and integrate recommendations into the Official Plan.</p> <p>1.2 Continue the protection of wetlands, woodlands, and fish spawning sites in practice and within all municipal official documents, policies, and by-laws.</p> <p>2.1.1 Adopt a broader definition of urban agriculture in the Official Plan and integrate under ‘Range of Permitted Uses’ on lands designated Residential (Section 8.1.3.2 and 8.1.4.3), Public Service and Institutional Facilities (8.3.3.1), Industrial (8.4.3), and vacant lands (Figure 1), in pg. 5 addition to Parks and Opens Spaces (8.1.3.20 and 8.7.4) within the new Official Plan. Within each section, explicitly state the sale of produce acquired through agricultural activities as a permitted activity.</p> | |

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| | | | | <p>2.1.2 Within the Official Plan, allow urban agriculture to be eligible for Temporary Use permission (Section 9.12.10) on town owned land (Figure 2) or in-filling on vacant parcels of land (8.1.3.6). Additionally, state the allowance for urban agriculture under Community Improvement Areas (Section 3.7 and 9.12.5) as a means of enhancing local food security and systems.</p> <p>2.1.3 Within the Official plan, commit to planting native pollinator species and edible landscaping in relation to streetscaping and urban beautification, in addition to residential and parks landscaping (i.e. 8.2.4.8 a)4). A list of appropriate native, pollinating, and fruit/berry/nut bearing trees/shrubs should be publicly available, and incorporated into the Official Plan and Tree By-law No.4132.</p> <p>2.1.4 The Town of Perth’s Zoning By-law No. 3358 4.41 allows for community gardens in all zones. We recommend updating “community gardens” to “urban agriculture” (as defined above).</p> <p>2.1.5 As a part of development approvals, water connections should be included in all new park development to facilitate community gardens.</p> | |
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| | | | | <p>2.1.6 We recommend amending Zoning By-law No. 3358 (4.19) and updating Animal Control By-law No. 3557 to specifically state allowance for, and to put conditions around, micro-animal husbandry, including backyard hens and fowl, rabbits, etc.</p> <p>2.1.7 Amend Parks and Facilities By-law 3849, to expand the definition of “garden” into “urban agriculture” activities.</p> <p>2.1.8 Update Property Maintenance and Occupancy Standards By-law No. 3322 (3.02 – 3.03) and Yard Maintenance By-law 4263 to explicitly state allowances for front yard urban agriculture. Thus, ensure materials used for food production are exempt from perceptions of noncompliance (No. 3322 - 7.07, 7.11.3 b) (No. 4262 - 4.1.1, 15).</p> <p>2.1.9 Develop municipal community gardens and food forest/orchard policies, and plan for financial and in-kind support for new gardens such as water supply, insurance, soil testing, and basic infrastructure.</p> <p>2.1.10 We encourage the Town of Perth to continue planting trees and consider a municipal tree purchasing program for residents.</p> | |
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| | | | | <p>2.1.11 Encourage urban agriculture on The Town of Perth’s ‘The Green Scene’ web page.</p> <p>2.1.12 In support of Ontario’s Cosmetic Pesticides Ban (2009), provide public education to reduce the use of herbicides and pesticides, and advocate at the County level for a further reduction within vegetation management plans.</p> <p>2.2.1 Allow for community farms as accessory uses (up to a certain size) in ‘Residential’ areas and as a permitted use on land designated ‘Parks and Open Space’ (8.7.4).</p> <p>2.2.2 Explicitly state support for local food system as a Principle of Community Sustainability in the Official Plan (Section 5.9.3).</p> <p>2.2.3 The Town currently owns two parcels of land portions of which could be leased for a community farm project. First, within the 7.7ha (19 acres) of municipality owned land within the North of 7 Secondary Plan Area currently designated ‘Special Study Area’ (Figure 2), held aside for the development of future recreational and public service facilities (8.8.1 j) (Town of Perth, 2019b). Similarly, the municipally owned land adjacent to the landfill, known as ‘Darou</p> | |
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| | | | <p>Farm’ also has potential, with the relief of a sensitive land setback application (No 3358 – 4.27.1 b). We recognize the existing designation for a park and would recommend partnership to integrate a community farm on the property.</p> <p>2.3.1 Recognize the Provincial designation of ‘prime agricultural land’ in the Official Plan. Also, work alongside neighbouring municipalities to reduce development on surrounding prime agricultural land.</p> <p>2.3.2 The current objective for low density housing ratio is 60-65% (8.1.3.5; 3.2 c). The housing density ratio and zoning should be reconsidered to create compact, walkable, and complete communities, and to meet future residential growth without further urban boundary expansion.</p> <p>2.3.3 Reconsider residential development requirement (8.1.3.7, J) such as building height and lot coverage to encourage residential intensification and housing mix within existing residential neighbourhoods, thus also reducing large scale developments on the outskirts of Town.</p> <p>2.3.4 We encourage the Town’s (2019b) efforts to reach the 21.2% of total</p> | |
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| | | | | <p>residential development through infill and intensification to meet future residential growth, without further urban boundary expansion.</p> <p>2.3.5 ‘Special Study Areas’ retain, where soil conditions are favourable, a portion of lands for urban agriculture purposes as allowed under Section 8.8.2 ‘Range of Permitted Uses.’</p> <p>2.4.1 Town of Perth adhere to wetland conservation regulations enshrined in the PPS (2.1.1), Lanark County SCOP (5.5.8) and existing Official Plan Section (8.6.3). Future development request for zoning by-law amendments within provincially significant wetlands and floodplains, including Perth Long Swap, Grant’s Creek Wetland, and Blueberry Marsh need to be rejected. This includes requests for Ministerial Zoning Orders.</p> <p>2.4.2 Land annexed as part of the ‘Golf Course’ site borders the Provincially protected Grant’s Creek Wetland. We acknowledge and continue to recommend part of the land designated as an ‘Environmental Protection Area.’ We encourage Impact Assessments (3.6) in coordination with the Ministry of Natural Resources and Rideau Valley Conservation Authority to ensure future development on ‘Residential’ and</p> | |
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| | | | | <p>'Special Study' areas do not disrupt this critical wetland.</p> <p>2.4.3 Land designated 'Residential' on annexed 'Tay View' property is within the Water Intake Protection Zone (Mississippi & Rideau Conservation Authority, 2020). The area has a vulnerability score of 9 out of 10, meaning it is highly vulnerable to contamination. Development in this area should follow source water protection policies and strict risk assessments.</p> <p>2.4.4 Integrate low impact development best practices into the Official Plan upon the release of the Provincial stormwater management manual.</p> <p>2.4.5 Investigate opportunities for greywater recycling, for example in relation to urban agriculture or landscaping, and integrate into Official Plan Section 5.2 and 7.6.</p> <p>2.4.6 Maintain our commitment to public water bottle filling stations across the Town and its partnership with BlueW.</p> <p>2.4.7 Commit to maintaining water as a publicly owned and managed resource and explore joining the Blue Communities initiative for further guidance on this important issue.</p> | |
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| | | | | <p>2.4.8 Adopt a municipal rain barrel program, either through a rebate program or selling barrels directly to residents.</p> <p>3.1.1 The Town of Perth can re-designate municipally owned lands from “Special Study Area” at Highway 7 lands and’ Industrial” at Darou Farm back to “Agricultural” or “Rural” to facilitate development of a local abattoir.</p> <p>3.1.2 Work with local famers, municipal, and provincial representatives, organizations, and Lanark County Agricultural Advisory Working Group to advocate for increased regional slaughterhouse capacity, including advocating for mobile abattoir facilities. Support can also include funding, in-kind partnership, and marketing.</p> <p>3.1.3 The Town could encourage a diverse agricultural economy by waiving development fees for food storage, processing, and value-added businesses that will use local agricultural products and contribute to local food security.</p> <p>3.1.4 The pandemic has resulted in a significant shift to how local food is marketed with a greater emphasis on online marketing. The Town can support access to local food by providing</p> | |
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| | | | | <p>financial or in-kind marketing support to local producers to better connect with consumers.</p> <p>3.2.1 Under the Official Plan, permit cold storage facilities (as a Class 1 Industry) in 'Range of Permitted Uses' on 'Industrial Area' (8.4.3), 'Business Park' (8.5.4) land designations.</p> <p>3.2.2 Under Zoning By-law 3358, allow for storage facilities as primary or accessory (up to a certain size) uses in 'Parks and Open Spaces,' and 'Neighbourhood Commercial.'</p> <p>4.1.1 Explicitly state that development will occur in a manner that facilitates residents' access to locally grown and other healthy foods in Section 3.7 'Community Improvement' or Section 8.2 'Commercial Uses.'</p> <p>4.1.2 Allow 'Bonus Provisions' (8.1.3.12) and 'Increased Density Bonus' (9.12.8) for grocery stores on the ground level of mixed-use or commercial buildings, especially in the Southwestern region.</p> <p>4.1.3 Encourage and expedite permits for the establishment of small grocery stores as 'Neighbourhood Servicing Use' in 'Residential Areas' (8.1.3.13), especially in the Southwestern region.</p> | |
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| | | | | <p>4.1.4 Continue to advocate for and create transportation options and safe active transportation networks for individuals to access groceries who do not have vehicles.</p> <p>4.1.5 We recommend updating Section 5.5.7 a) to require sidewalks on all residential streets to foster pedestrian safety and walkable communities.</p> <p>4.1.6 Perth should maintain the ‘Development Design Criteria’ (8.2.5.3) and not allow food retail stores to request over the maximum Gross Leasable Floor Area (GLA) per site, specifically in the Highway Commercial Area, to protect smaller grocery outlets and downtown food retailers.</p> <p>4.1.7 Work with retail and community partners to ensure there are free grocery delivery options available.</p> <p>4.2.1 Work with existing regional food branding organizations, such as Lanark Local Flavours, to highlight local food and farmers.</p> <p>4.2.2 Continue to work with the farmers market to create a more supportive environment, including increasing visibility, promotion, and waiving permit fees.</p> | |
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| | | | <p>5.1.1 Adopt and enforce local and healthy food procurement targets for food offered and sold in town-owned facilities and programs, and advocate that Lanark County adopt similar targets for its facilities (e.g., recreation centres, childcare centres, and seniors’ homes) or city-run programs (e.g., recreation division summer camps) (Association of Municipalities, 2013; OMAFRA, 2017). pg. 17.</p> <p>5.1.2 The Town of Perth provides financial and in-kind support to many events that occur throughout the year. The Town could use this support to leverage further use of local food in these events.</p> <p>5.2.1 Drive through/fast-food services should not be permitted under ‘Neighbourhood Servicing Uses’ (8.1.3.13 5) in ‘Residential’ designations.</p> <p>5.2.2 In the Official Plan, educational facilities fall under “Residential” land use designation. However, they also have their own section under 8.3 ‘Public Service and Institutional Facilities’ and under 8.3.3.3/8.3.3.4. Conditions could be made to ensure future facilities (specifically future sites North of Highway 7) are not located within a designated distance from fast-food and convenience store outlets.</p> | |
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| | | | | <p>5.2.3 Currently, under the Zoning By-law 3356 4.32.16 j), drive-through restaurants are not able to locate within 100-150 meters of an elementary school building/property. The Town can amend By-law 3358-36/3358 4.32.16 or create a new bylaw expanding this limitation to any new fast-food outlets within a radius of both secondary and elementary schools.</p> <p>5.2.4 For businesses already in place, especially convenience stores, we recommend partnering with the local Public Health unit to encourage businesses to increase the range of healthy food options offered.</p> <p>5.2.5 Endorse the Private Members Bill 216. The bill aims to ensure food literacy and skills education is embedded in the Ontario school curriculum through grades 1 to 12.</p> <p>6.1.1 Invest in the necessary infrastructure to create marketable high-quality compost (AA or A) and state this as an objective of Section 5.4.</p> <p>6.1.2 The Town of Perth’s Waste Management By-law No. 3215 already encourages home composting in lieu of municipal collection (7.c). Additional information on The Town of Perth’s ‘The</p> | |
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| | | | | <p>Green Scene' web page is needed. Compost units can also be sold to residents as part of their municipal waste services.</p> <p>6.1.3 Expand organic waste diversion to the commercial, educational, and institutional sectors. By providing financial or other support, the Town could also provide incentives to local businesses and institutions to develop systems to divert organic waste to the existing composting program or to farmers for animal feed.</p> <p>7.1 Integrate definitions of food security and insecurity, food sovereignty, as well as local food into the Official Plan. Acknowledge topics within future municipal policies and documents, including strategic and master plans.</p> <p>7.2 Adopt the LGL Food Charter and encourage the creation of a Regional Food Policy Council.</p> <p>7.3 Work with the Lanark County Agricultural Advisory Working Group and local organizations to initiate a regional Local Food Strategy.</p> | |
| 20.13 | | Perthmore Enterprises Inc. – Vithulan Vivekanandan | Detailed Comments in Appendix D | Owner of lands with Perthmore Glen Community: | |

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| | | | <p>* Current natural heritage mapping and schedules will be reviewed and updated according to current data and inputs from the appropriate bodies.</p> <p>* Official Plan Schedule B presently acknowledges an arterial corridor connecting Highway 7, the Perthmore development, North Street, and Craig Street - we recommend that it continues to be acknowledged in some form within the updated Town of Perth Official Plan. We further recommend that the potential for natural heritage impacts associated with the development of such infrastructure also be acknowledged.</p> <p>* The Official Plan presently sets intensification targets and density ranges for various types of development. To accommodate future fluctuations in market conditions and demand, we recommend revisiting these targets and ranges to promote flexibility. The policies should also accommodate atypical development conditions. For example, development applications involving small areas (few units) should not be subject to policies that require a diverse range of housing options; such broad policies should apply to the municipal/neighbourhood scale. Low density forms of housing should continue to be accommodated within the Residential designation, but higher</p> | |
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| | | | <p>density permissions should also be accommodated, in part to ensure recent Provincial legislation (e.g. Bill 109, Bill 23) is accounted for.</p> <p>* The Official Plan update should acknowledge and reflect forthcoming Lanark County population projections and associated allocations for the Town, and ensure that the pending Provincial Planning Statement requirement for a twenty-five year supply of residential land is provided.</p> <p>* Density ranges should be reviewed to ensure that they agree with the built forms they are applied to, and any associated definitions (i.e. net / gross density per hectare) should be adequately reviewed to account for different forms of development (e.g. traditional subdivisions vs. common element condominium neighbourhoods) and various neighbourhood elements such as parkland, infrastructure corridors, and public rights-of-way.</p> <p>* The updated Official Plan should provide guidance and predictability regarding the Town's intent to pursue master servicing and secondary planning efforts. Where these are not identified as required, this should be respected. Furthermore, the level of detail required as part of these undertakings should be identified in general terms and it should</p> | |
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| | | | | <p>be stated whether these will be municipally initiated, or developer driven.</p> <p>* The updated Official Plan should avoid subjective terminology wherever possible. For example, Policy 5.9.3.6(i) suggests ‘incremental developments may be deemed to be premature’. Respectfully, development often occurs in an incremental manner (i.e. phasing) and, when supported by appropriate planning justification and technical analyses, may be appropriate and desirable.</p> <p>* The Official Plan should provide up-to-date guidance concerning the applicability of various possible technical studies, and under which scenarios each may be required.</p> | |
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5 Next Steps

5.1 Consideration of Issues and Options Report Recommendations

At this time in the process, Council should receive this Issues and Options Report and provide direction on the various recommendations. The recommendations in this report highlight the elements of the Official Plan identified to be updated, and are intended to form the basis of a draft Official Plan Amendment. Council should consider the recommendations and determine what actions should be taken and the scope of the Official Plan Update.

It is recommended that the Issues and Options report be sent to Lanark County Planning staff for their review and comment to ensure that all matters that the approval authority considers relevant are captured in the Official Plan Update. It is also possible that additional comments from the various ministries and agencies may still be forthcoming, and if received, a report will come to Council with recommendations on how best to address the additional comments. The review by the County and additional Ministry comments may require additional scope being added to the draft Official Plan Amendment. There is also the possibility that the province may enact a new PPS which is currently in draft form, resulting in the need to revise the scope of the Official Plan Update, depending upon the timing of events.

5.2 Draft Official Plan Amendment Approval Process

Once the draft Official Plan Amendment is presented to Council for consideration (anticipated in Spring 2024), Council must be satisfied with the draft amendment to allow it to be presented to Lanark County and general public for review and comment. The draft Official Plan Amendment (OPA) would be circulated to the County and prescribed Ministries/agencies.

There is the need to hold the statutory Public Open House to allow the public to view the draft OPA. Following the open house, there will be a need to schedule the statutory Public Meeting to formally obtain comments on the draft OPA. These public consultation events are required under the Planning Act in order to give members of the public an opportunity to review the draft Official Plan Amendment and provide feedback. Providing oral comments at a public meeting or providing written comments to Council prior to adoption of the Plan is required in order for a person to be eligible to file an Ontario Land Tribunal appeal.

Once County, Ministries/agencies, and the public have provided comment, Council will determine what changes and modifications it desires to the draft OPA. Upon finalization of the amendment, Council will need to adopt the OPA and then forward the OPA to Lanark County for final approval. Once approved by Lanark County, public bodies and individuals may appeal the final decision.

End of report.

Appendix A
Ministry/Agency Comments

Ministry of Transportation

Ministère des Transports

Corridor Management Section
1355 John Counter Boulevard
Postal Bag 4000
Kingston, Ontario K7L 5A3
Tel.: 613-301-5425

Section de gestion des couloirs routiers
1355, boulevard John Counter
CP/Service de sacs 4000
Kingston (Ontario) K7L 5A3
Tél.: 613-301-5425



Date: July 24, 2023

To: Forbes Symon
MCIP, RPP Senior
Planner
Jp2g Consultants Inc.
12 International Drive,
Pembroke K8A 0A7, Ontario,
Canada
e: ForbesS@jp2g.com | w:
www.jp2g.com m: 613-281-9894 | p:
613-735-2507

From: Tarique Kamal
A/Corridor Management Senior Project
Manager East Operations
Ministry of Transportation

Re: Circulation For Review: Official Plan – Town of Perth

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|---------------------------|-------------------------------------|
| <u>Nature of Comment:</u> | |
| Preliminary General | <input checked="" type="checkbox"/> |
| No Concerns | <input type="checkbox"/> |
| Study(ies) Required | <input type="checkbox"/> |
| Significant Concerns | <input type="checkbox"/> |
| Other: | |

Thank you for the opportunity to review the draft amended Official Plan for the Town of Perth. It is the Ministry of Transportation’s understanding that the Town of Perth is a lower single-tier municipality, and that MMAH is the approval authority for the Town’s Official Plan. Town of Perth’s Official Plan (OP) was circulated to the following Ministry of Transportation (MTO) divisions and agencies:

- Highway Corridor Management Section

Policy Comments:

| OP/ OPA Policy Section | Comment & Concern | Provincial Policy/ Legislation Justification | Recommended Policy Change/ Proposed Modification |
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| <p>Section 5.5.1 – Provincial Highway</p> | <p>MTO appreciates the inclusion of language related to access and study for the development along the highway corridor.</p> <p>To ensure that the information is complete, it is important the inclusion of language related to <i>Public Transportation and Highways Improvement Act</i></p> | <p>Public Transportation and Highways Improvement Act</p> <p>PPS 2020, Section 1.6.8.3</p> | <p>The following edits and rearrangement of text in section 5.5.1 are recommended to address concerns. Please add the text below to a. by taking out “Access for Highways”:</p> <p>New developments with frontage on a municipal road, shall obtain its access connection from that municipal road. An access connection generally will not be permitted to the highway for a lot with municipal road frontage, unless internal access to the total holding is impractical due to</p> |
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| | <p>(PTHIA) and ministry permit control area requirements, access, types of approvals and studies required for new developments should be added in this section according to the MTO manual.</p> | | <p>topographical or physical constraints or it can be demonstrated that access from the public road would be unsafe.</p> <p>Insert the following to specify the studies required by MTO in point b.: Ministry of Transportation (MTO) may ask for studies in support of development along provincial highways including the traffic impact study, stormwater management report, site plan, and illumination report to ensure that developments do not pose adverse impact on the safety and operation of provincial highways. Insert the following text as point c.</p> <p>c. Controlled Area</p> <p>Highway 7 is a controlled access highway. Any development along the corridor is subject to Ministry of Transportation approvals under <i>the Public Transportation and Highways Improvement Act (PTHIA)</i> and the Highway Corridor Management Manual that is upon or within:</p> <p>a. 45 metres of any limit of a controlled-access highway or 395 metres of the centre point of an intersection for the purpose of the placement of buildings or other structures, entrances or any road;</p> |
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| | | <p>b. 800 metres of any limit of a controlled access highway, for the purpose of a shopping centre, stadium, fairground, racetrack, drive-in theatre or any other purpose that cause persons to congregate in large numbers; or,</p> <p>c. 400 metres of any limit of controlled-access highway for the purpose of placing signs and placing, erecting, or altering an electricity transmission and distribution system, pole line, or other transmission line.</p> <p>Insert the following at the end of the fourth paragraph: Development driven highway improvements are sole responsibility, financial or otherwise, of the</p> |
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| | | <p>proponent. These responsibilities include construction of the triggered improvements to ministry standards as well as associated works such as property acquisition, servicing connections, utility relocations and additional regulatory approvals.</p> |
| Section 8.1.4.5 Access Constraints | The Town should include details of the access connections. | <p>Insert the following text in Section 8.1.4.5 as d:</p> <p>For a new development, a transportation study must demonstrate to the satisfaction of the Town, and the Ministry of Transportation how the access connections, including any proposed municipal road along municipal crossroads in the vicinity of a provincial highway intersection or interchange ramp terminal, meet MTO's access management standards, including operational and safety needs.</p> |

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| <p>Section 9.12.12.2 Street Widening-under Site Plan Control</p> | <p>For any road widening project that affects highways, the Town must pre-consult with MTO.</p> | | <p>Insert the following before the last sentence:</p> <p>Where provincial highways are affected by municipal road widening, pre-consultation with the Ministry of Transportation is required.</p> |
| <p>9.12.15.1 Plans of Subdivision</p> | <p>It is important to mention Ministry involvement in reviewing and approving plans of subdivision so that the applications are circulated to MTO early in the review process.</p> | | <p>Insert the text in red in point c:</p> <p>c. An application the subdivision. Regard shall be given to the requirements for an impact assessment for subdivisions proposed in the vicinity of a provincial highway, identified natural heritage features (designated wetlands), archeological or cultural heritage resources or natural or human-made hazards (contaminated sites or waste disposal facilities).</p> |
| <p>Section 9.12.15.2 Consents</p> | <p>The Town should include details of the access connections.</p> | | <p>Please revise point 7. to include the text shown in red below:</p> <p>The creation of individual parcels of land by way of consent are subject to the approvals from the Ministry of Transportation for properties that fall within its controlled areas. Applications must satisfy the Ministry's pre-severance requirements. The Ministry will not grant direct access onto Controlled Access Highways or provincial highways where an alternative access is available. Ministry approvals on consent applications are required prior to municipal approvals.</p> |

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| 10.3 Zoning By-Laws - Section 34 Step -2 Application review | | | Please refer to the section 5.5.1 |
| Appendix 5 A 5.6 Signage and Exterior Lighting | | | Insert the following text as one of the points: MTO will require permits for any location signage that are within 400m from MTO right-of-way or are visible from Highway 7. All signage must be 3m from the ROW, shown on the site plan, and a permit is required. The permit application can be submitted online using the Highway Corridor Management Online Services at: HCMS - MTO's online permit application wizard (gov.on.ca) . |
| Appendix 11 Map of Town of Perth Official Plan | The noted map should depict the lands owned by the Ministry of Transportation (MTO). Setback requirements also applies. | N/A | The map should have a dedicated colour for "Provincial Highway". The map will also require a separate category for "MTO Owned Lands" and this category will have a dedicated colour assigned. |

If you have any further questions concerning this matter, please feel free to contact me at Tarique.kamal@onario.ca.

Sincerely,



Tarique Kamal
MTO, Eastern Region

July 27, 2023

Joanna Bowes
Director of Development Services
Town of Perth
jbowes@perth.ca

Forbes Symon
Senior Planner
Jp2g Consultants Inc.
ForbesS@jp2g.com

Re: Official Plan Update 2023

Joanna Bowes and Forbes Symon,

The Leeds, Grenville & Lanark District Health Unit (LGLDHU) is pleased to provide feedback on the Town of Perth Official Plan (OP) Update 2023. Communities in which people live, work, learn and play have a significant impact on their health and well-being. We support the Town of Perth to continue to develop and implement policies that promote and protect human, environmental, and economic health. The current Town of Perth OP includes numerous sections that promote and protect population health, including, but not limited to, the policies and objectives that aim to:

- Encourage accessible active transportation in several ways, including:
 - Policies to include cycling lanes on new Town roads.
 - Prioritizing the movement of pedestrians and cyclists within the Town.
 - Encouraging the development of active transportation infrastructure (e.g., sidewalks, cycling lanes) between residential neighbourhoods and existing amenities (e.g., parks/open spaces, employment areas, shopping areas, etc.).
- Encourage development that moves away from non-renewable energy resources and fosters a more environmentally sustainable community.
- Encourage a community design that values the natural environment and heritage features of Perth, reduces the heat island effect, increases residential intensification, and promotes more mixed-use development.
- Conserve and enhance the natural environment and address climate change through several strategies including water conservation, valuing natural/green infrastructure (e.g., wetlands, parks and open spaces), and improving the transportation modal share to include more trips via active transportation (AT).
 - Note: Due to climate change, extreme heat events are expected to become more severe (e.g., hotter, longer, more frequent).^{1,2,3} Rural communities with more vegetation, in comparison to urban areas with heat islands, may be more resilient to the effects of extreme heat due to the cooling effects of the natural environment.⁴

Below, we offer suggestions for your consideration that could further strengthen the health-promoting and protecting aspects of your Official Plan. Our comments are divided by the sections found in the Plan. Specific wording suggestions are **bolded**.

Section 1.2 A Development Strategy for Perth

- Consider adding the following new components or incorporating them into current components:
 - **To promote environmentally sound development that decreases the impact of new development on climate change and increases the community's resilience to climate change impacts.**
 - Note: Common climate change impacts regarding infrastructure and buildings include: damage to infrastructure and buildings from storms; increased cooling demand and decreased heating demand in buildings; potential increase in disruption to and failure of electrical systems from heat and storms; increased winter maintenance costs and higher public safety risks.⁵ Integrating climate change information into the design, operation and management of infrastructure projects will help minimize risk and increase a community's resilience to the effects of climate change.⁵
 - **To prioritize the health of residents through policies that encourage physical activity and provide equitable access to spaces for recreation, leisure, and employment.**

Section 4.4 Strategy for Economic Development

- Consider adding the following new component under *A) Council's strategy for economic development includes the following components:*
 - **8. To attract Living Wage⁶ employers.**
 - Note: Income/income distribution is a significant determinant of health.⁷

Section 5.3 Storm-water Management and Drainage

- Consider adding the following component:
 - **As appropriate, Low Impact Development (LID) options shall be incorporated into site development/redevelopment.**
 - Note: LID practices can improve local water quality, improve groundwater recharge, reduce the number and severity of flooding events, reduce the urban heat island effect, restore aquatic habitat, increase habitat for pollinators, and improve neighbourhood aesthetics.⁸

Section 5.4 Waste Management

- Consider adding the following component:
 - **The Town will continue to recognize the value of composting and promote the composting of food and organic waste.**

- **Note:** Diverting food and organic waste from landfills can greatly decrease municipally-generated greenhouse gas (GHG) emissions as approximately 4% of Ontario's greenhouse gas emissions come from food and organic waste.⁹ Information on how food wastage impacts climate change is available from the Food and Agriculture Organization of the United Nations.¹⁰ In 2020, Tay Valley Township published a report indicating approximately 81% of the municipality's GHG emissions were caused by the decomposition of organic materials in their landfills.¹¹ Continued promotion of the current composting program may help reduce the amount of GHG that are emitted from the Perth landfill due to food and organic waste decomposition.

Section 5.5 Transportation

- Consider adding the following policies as a new point G:
 - **Where appropriate, all new roads shall be designed as Complete Streets (e.g., sidewalks, multi-use paths, bicycle lanes, safe intersections, traffic-calming measures, etc.).**
 - **Note:** Complete streets can have numerous and varied benefits, including: increasing active transportation and physical activity; decreasing traffic-related air pollution (TRAP); increasing the safety of users (e.g., pedestrians, cyclists, motorists) of all ages and physical abilities; financial gains for municipalities, businesses, and individuals; and enhanced social interaction and community cohesion.¹²
 - **Where appropriate, when road improvements are undertaken, the Town shall require:**
 - **Traffic-calming infrastructure (e.g., speed bumps, curb extensions, street trees, pedestrian crossings, etc.) at strategic locations to improve the safety of these roads for pedestrians, cyclists, and motorists.¹³**
 - **Streetscaping features, including trees and other amenities (e.g., street furniture, planter boxes)¹⁴ to create an inviting streetscape to maximize youth-, family-, and age-friendliness of the area.**
 - **Note:** Tree cover can contribute to improved air quality, shade, cooling, aesthetics, traffic-calming, and increased water infiltration.¹⁵ Fruit-bearing trees and planter boxes with edible products can contribute to the local food system.

Section 5.5.7 Sidewalks

- Consider adding the following:
 - **Sidewalks constructed to an appropriate standard may be constructed on both sides of every new or redeveloped road.**
 - **Note:** Active transportation has numerous benefits on individual health, population health, the transportation system, social cohesion, the economy, and the natural environment.¹⁶ Building a robust active

transportation network can provide more equitable access to essential amenities (e.g., healthy food outlets, employment, health care, recreation amenities, schools) for residents without a motor vehicle.

Section 5.9.1 Objectives for Energy Conservation and Community Sustainability

- Consider adding the following:
 - d. The underlying objective for community sustainability is to support and approve development which meets the needs of the present without compromising the ability of the community to meet its future needs. Sustainable development is a process of managing change which integrates human needs and life style interests with the need to conserve, restore or improve the natural and human managed environment. Land use decisions will include sustainable design measures for **climate change mitigation and adaptation**, transportation, infrastructure, energy systems, waste management and the use of natural resources. The objective for community sustainability is also intended to be adaptive to innovative design and new technologies that support the long term environmental and economic health of the municipality.

Section 5.9.3 Principles for Community Sustainability

- Under subpoint a. → 1. General → vi), consider adding the following:
 - Supporting opportunities for localized food production (food-security) through communal and shared garden plots, roof gardens and home-based vegetable farming on underutilized spaces (e.g. fair grounds, park land, residential rear yards, and institutional sites), **incentives for local food producers and processors, including subsidies for certified food handler training, space and subsidy support for farmers' markets where at least 85-100% of food sold is grown or produced locally, and maintenance and use of inspected commercial community kitchens**. Council may permit household scale urban agricultural uses involving the rearing of small livestock such as chickens, ducks, small game fowl, rabbits or comparable animals by zoning amendment together with enabling amendments to the Town's animal control and property standards by-laws which shall ensure noise control, acceptable waste management and good animal husbandry practices.
 - Note: The [Food Charter](#) and [Municipal Toolkit](#) from the local [foodcoreLGL](#) coalition provide policy suggestions for prioritizing access to healthy food for all.

Section 7.3.2 Flood Plains, Hazardous Lands and Hazardous Sites

- Consider the impacts that climate change may have on floodplains and policies that could be implemented to mitigate and prevent potential flooding, such as building climate resilient infrastructure, improving nature-based infrastructure as a buffer, adopting updated building codes, land-use planning, and managed retreat away from high-risk areas.¹⁷
 - Note: Climate change can contribute to increased flooding due to various factors including: heavy or prolonged rainfall, or severe storms; rapid snowmelt and

environmental factors such as drainage, soil type, and flood control systems; ice jams in rivers; sea level rise; and storm surges. Due to our changing climate, it is expected that most regions in Canada will experience higher average rainfall and higher extreme rainfall. Flooding can cause serious health issues (e.g., drowning, injuries, waterborne infectious diseases, foodborne diseases, vectorborne diseases, breathing issues related to poor indoor air quality, carbon monoxide poisoning, mental health deterioration)¹⁸ and damage to or loss of infrastructure.

Section 8.1 Residential Areas

- Consider permitting the development of low-rise multiplexes that will allow the existing residential areas to maintain their established character and neighborhood appeal, while also providing more housing options.
 - Note: Housing is a significant determinant of health and is associated with many individual and population health outcomes.^{19,20,21,22}
 - Note: The City of Toronto has recently adopted policy to help permit multiplexes in all neighbourhoods.²³
- Under subsection *8.1.1 Development Concept* → *c.* → *iii.*, consider adding the following:
 - Provide for a variety of conveniently located parks such that each dwelling has a park within a five minute walking distance. A variety of recreational and leisure opportunities may also be provided within the neighbourhood. **Where sufficient parkland is available and when developing, maintaining and improving parks and other outdoor recreational facilities, the inclusion of the following park amenities that improve the health promoting and health protecting features of the space will be considered:**
 - A community garden to encourage increased physical activity, healthy eating, knowledge of the food system, increased mental well-being, and social connections.^{24,25}
 - A splash pad or wading pool as they provide a community-focused, family-friendly recreation option²⁶ with more equitable access for cooling down during days of extreme heat, especially for community members who may not have access to air conditioning or other cool-down methods.
 - Sufficient shade structures (e.g., trees, built structures) to help reduce the risk of skin cancer, promote physical activity, and decrease local temperatures²⁷ and a source of free, potable water to help prevent heat-related illnesses.
 - A playground with barrier-free components and surfaces to allow for optimal accessibility and natural/adventure play components that encourage challenging play experiences, creativity, and age appropriate risk-taking behaviour.^{28,29}
 - Seating, bathrooms, waste bins, bicycle parking, bicycle repair station, and picnic tables to improve the utility for youth, families, and adults of all ages and abilities.;
- Under subsection *8.1.13.13 Neighbourhood Serving Uses*

- Consider adding **full service grocery stores** to the list of permitted neighbourhood-serving commercial uses in *Residential Areas*, to allow for easier access to healthy foods.
- Under subsection *8.1.3.20 Parks, Open Space and Natural Areas* → *a.*, consider adding the following as an intended purpose of parks, open space and natural areas:
 - **cool down areas for residents on days of extreme heat;**
 - Note: Due to climate change, extreme heat events are expected to become more severe (e.g., hotter, longer, more frequent).^{1,2,3} Rural communities with more vegetation, in comparison to urban areas with heat islands, may be more resilient to the effects of extreme heat due to the cooling effects of the natural environment.⁴
- Under subsection *8.1.3.20 Parks, Open Space and Natural Areas* → *d.*, consider adding the following policy points to the numbered list:
 - **Recreational water features.** A splash pad or wading pool can provide a community-focused, family-friendly recreation option²⁶ with more equitable access for cooling down during days of extreme heat, especially for community members who may not have access to air conditioning or other cool-down methods. A source of free, potable water to help prevent heat-related illnesses.
 - **Shade.** Sufficient shade structures (e.g., trees, built structures) help reduce the risk of skin cancer, promote physical activity, and decrease local temperatures.²⁷
 - **Playgrounds.** A playground with barrier-free components and surfaces to allow for optimal accessibility and natural/adventure play components that encourage challenging play experiences, creativity, and age appropriate risk-taking behaviour.^{28,29}
 - **People-friendly amenities.** Seating, bathrooms, waste bins, bicycle parking, bicycle repair station, and picnic tables help improve park utility for youth, families, and adults of all ages and abilities.

Section 8.7 Parks and Open Space Designation

- In subsection *8.7.5 Parkland and Open Space Policies*, consider adding the following policies:
 - **Where sufficient parkland is available and when developing, maintaining and improving parks and other outdoor recreational facilities, the inclusion of the following park amenities that improve the health promoting and health protecting features of the space will be considered:**
 - A community garden to encourage increased physical activity, healthy eating, knowledge of the food system, increased mental well-being, and social connections.^{24,25}
 - A splash pad or wading pool as they provide a community-focused, family-friendly recreation option²⁶ with more equitable access for cooling down during days of extreme heat, especially for community

- members who may not have access to air conditioning or other cool-down methods.
- Sufficient shade structures (e.g., trees, built structures) to help reduce the risk of skin cancer, promote physical activity, and decrease local temperatures²⁷ and a source of free, potable water to help prevent heat-related illnesses.
- A playground with barrier-free components and surfaces to allow for optimal accessibility and natural/adventure play components that encourage challenging play experiences, creativity, and age appropriate risk-taking behaviour.^{28,29}
- Seating, bathrooms, waste bins, bicycle parking, bicycle repair station, and picnic tables to improve the utility for youth, families, and adults of all ages and abilities.
- Local trails (e.g., Tay River Trail, Rideau Trail, etc.) are an important part of the local active transportation network²⁸ and can be used to connect residents and visitors to popular amenities. To encourage greater use of local trails, consideration will be made for the provision of more seating areas, public washrooms, way-finding signage, accessible pathway material, and lighting in priority areas.
 - Note: Active transportation has numerous benefits on individual health, population health, the transportation system, social cohesion, the economy, and the natural environment.¹⁶ Building a robust active transportation network can provide more equitable access to essential amenities (e.g., healthy food outlets, employment, health care, recreation amenities, schools) for residents without a motor vehicle.

The current Official Plan reflects a strong sense of community values and the prioritization of maintaining the natural and historical assets of the Town. LGLDHU encourages you to continue to promote and build on your community assets and include health-promoting and protecting policies in all your municipal plans to further enhance your community. Joseph Reid (Joseph.Reid@healthunit.org), Health Promotion Consultant, and Danielle Shewfelt (Danielle.Shewfelt@healthunit.org) your Municipal Public Health Nurse Liaison at LGLDHU, are looking forward to working with you to continue promoting a healthy Town of Perth.

Sincerely,

THE CORPORATION OF THE LEEDS, GRENVILLE
AND LANARK DISTRICT HEALTH UNIT



Linna Li, MD, FRCPC
Medical Officer of Health and Chief Executive Officer

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Appendix B

Town of Perth Official Plan Review Special Meeting Report

PLANNING REPORT

ACTION

INFORMATION

TO: Mayor Brown & Members of Council
FROM: Forbes Symon, Senior Planner, Jp2g Consultants Inc.
DATE: June 19, 2023

RE: Town of Perth Official Plan Review & Update: Special Council Meeting

Recommendation: *That Council conclude the Special Meeting on the Official Plan Review and Update and request that the public submit comments no later than July 31, 2023, to ensure they are captured in the pending Issues and Options Report. Further that the Consultant be directed prepare and present an “Official Plan Review Issues & Options Report” to Council, for consideration.*

Town of Perth retained the services of Jp2g Consultants Inc to undertake a review and update of its Official Plan in accordance with Section 26 of the *Planning Act, R.S.O. 1990*. As part of the Official Plan Review & Update, it is a requirement that Council hold a “Special Meeting” open to the public to discuss revisions that may be required or are being considered to the Official Plan and provide the public with an opportunity to submit comments or suggestions for improvements to the existing Official Plan.

The following Planning Report provides an overview of the nature of the Official Plan Review & Update project, identifies opportunities for public engagement, and presents a preliminary list of issues related to conformity with the Provincial Policy Statement (2020) that have been identified by the Consultant to date.

Purpose of Perth’s Official Plan

Pursuant to Section 17 of the *Planning Act, R.S.O., 1990*, Chapter P.13, as amended, Town Council is charged with responsibility for preparing and adopting a local Official Plan. The Town of Perth Official Plan was approved by the Ministry of Municipal Affairs and Housing in May 2000, along with the approval of sixteen (16) amendments and contains policies which are designed to manage future growth, development and change within the Town.

The purpose Official Plan, as expressed in Section 1.0 states that:

“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. This Plan will assist both private interests and public administrators by providing the basis for decision making. Private interests will be aware of Council’s policies for future development and can plan their activities accordingly. Public administrators will be able to identify and program the delivery of needed services in the most cost-effective way.”

Section 1.3., Future Directions states that “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.”

Requirement to Review & Update Official Plans

Section 26 of the *Planning Act, R.S.O. 1990* requires that Council review and update its Official Plan no less frequently than 10 years after it comes into effect, and every five years after that. The Town's current Official Plan (OP) was approved in 2000. The Provincial Policy Statement (2020) underwent a significant update in 2020 and now is an appropriate time for the Council to initiate the Official Plan review and update at this time.

The purpose of the review is to ensure that the Official Plan is:

1. Consistent with Provincial Plans;
2. Has regard for matters of provincial interest;
3. Is consistent with the Provincial Policy Statement; and
4. Conforms to the Lanark County Sustainable Communities Official Plan.

It is worth noting that there are no provincial plans in place that effect the Town of Perth. The intent of the Official Plan Review and Update is to modify the current Official Plan to be consistent with the 2020 Provincial Policy Statement. By doing so, the assumption is that the Town of Perth OP will have regard for matters of provincial interest.

In addition to being consistent with the PPS, the Town of Perth Official Plan must also conform to the Lanark County Sustainable Communities Official Plan (2012).

The OP Review and Update process also provides Council with an opportunity to update its Official Plan so that it is current and continues to reflect the Town's growth and development goals.

Agency Consultation

As part of the Official Plan Review process, there is a requirement to consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required. The approval authority for the Town of Perth Official Plan is the County of Lanark. At the beginning of the project, the Consultant had discussions with the Lanark County Planner regarding roles, expectations, and prescribed agency consultation.

With the assistance of the Lanark County Planner, the Consultant is in the process of reaching out to the various agencies, including prescribed provincial ministries, local area school boards, Rideau Valley Conservation Authority, LLG District Health Unit, surrounding municipalities, First Nations (Algonquins of Ontario, Metis of Ontario), and utilities. These agencies are to be provided with a notice of commencement of the Official Plan Review and Update project and Council's desire to bring the OP into compliance with the 2020 Provincial Policy Statement and conformity with the Lanark County Sustainable Communities Official Plan. They are formally requested to participate in the Town of Perth OP Review/Update project. Specifically, they are asked to provide any information that would assist with updating the resource mapping (in GIS format) and any technical information or policy examples to bring the OP into compliance with the 2020 PPS.

Town Staff & Council Consultation

The Consultant is in the process of initiating interviews with senior municipal staff and members of Council to solicit their opinions on elements of the Official Plan that should be updated or revised. The results of this consultation will be reflected in the "Town of Perth Official Plan Review Issues and Options Report" to be presented to Council later this year.

Public Consultation

The June 27th, 2023, Special Council meeting is a prescribed requirement under the *Planning Act, R.S.O. 1990*, intended to formally introduce the Official Plan Review and Update project to the ratepayers and provide them with the opportunity to submit comments for consideration by Council. Although written or oral comments are encouraged at the Special Council Meeting, written comments are welcomed. Council is welcoming written comments from members of the public to be submitted to the Director of Development Services no later than July 31, 2023, so that they may be captured in the

“Town of Perth Official Plan Review Issues and Options Report” and considered in future Council deliberations on the items to be addressed in the Official Plan Update. It should be understood that public comments can be submitted at anytime throughout the Official Plan Review and Update project, however, to be captured in the Issues and Options Report comments are required by July 31, 2023.

The Town created a special page on its website <https://www.perth.ca/en/do-business/Planning-Services.aspx> dedicated to the Official Plan Review. This page includes information of what is an Official Plan, why the Town needs an Official Plan, the requirement to review the Official Plan, public comment submissions, and ways in which the public can get involved in the project.

As the project moves forward, the public will have additional opportunities to provide comments on the future draft official plan amendment designed to update the Town of Perth Official Plan.

Preliminary List of Issues

Based on the Consultant’s review of the 2020 Provincial Policy Statement, discussions with the County of Lanark Planner, the following preliminary list of issues to be considered in the Official Plan update has been created. It is important to understand this is a **preliminary list** and that comments from the public, agency comments and comments from staff and Council are expected to add to or modify this list. These issues will be explored in detail in the pending Issues and Options Report.

1. **Engagement with Indigenous Communities** – this is a requirement under the PPS and is not currently addressed in the Perth OP in a substantive way.
2. **Climate Change** acknowledgement is a requirement under the PPS, especially related to sustainable infrastructure, built form and growth management.
3. **Intensification and Redevelopment** is a significant theme in the PPS and the Town should establish policies which address potential compatibility issues and integration of new development within established neighbourhoods. There should also be new policies on **additional residential units** as a means of introducing new rental residential development within existing neighbourhoods. Efforts should be made to determine if there are other intensification and redevelopment opportunities as well as reviewing the current policies to ensure they are working effectively.
4. **Economic Diversification** is promoted in PPS – there is an opportunity to improve and enhance the economic development policies contained in the Official Plan – expanded/more permissive home occupation/industry policies, recognition of employment lands, protection of commercial downtown core and highway commercial development. There may also be a need to consider short term rentals.
5. **Growth Management** is a central theme of the PPS – there is currently some direction in the OP regarding growth management, but it could be expanded to more clearly identify how and where growth is to be accommodated – efforts should be made to include population projections in the OP. Much of this work was done through OPA #16 but should be reassessed to ensure it accurately reflects the direction of the Town.
6. **Lanark County Sustainable Communities Official Plan (SCOP)** was approved after the approval of the Town of Perth OP. The Perth OP must conform to the Lanark SCOP. A review of the Lanark SCOP will be completed to ensure the Perth OP is in full conformity with the Lanark SCOP.
7. **Housing** is one of the community building blocks. There are general statements related to housing (affordable housing) but the OP could benefit from detailed policies and reference to programs/reports focused on the affordable housing issue.

8. **Emergency Management** is a new policy theme in the PPS – current Perth OP does not address emergency management in a substantive way - general policies related to the Town’s emergency management plan should be considered.
9. **Open Space/Parks/Recreation** policies in the Perth OP could be enhanced with acknowledgement of the of public lands and conservation areas in the Town, expanded recreational trail policies which reference active transportation, and policies related to public access to water resources. The OP should also reflect the OP recommendations contained in the Recreation Master Plan.
10. **Hazard lands** need policy improvement related to prohibited uses, permitted development and site alteration and to direct development away from hazards. Efforts should be made to ensure the hazard land mapping is the most accurate available. There is also a need for policy and mapping specific to wildfire hazards which is a new PPS theme.
11. **Natural Heritage Systems (NHS) Mapping** is a major theme in the PPS. The current Perth OP has good policies to acknowledge and protect various natural heritage features but there are no policies or mapping related to a natural heritage system. The Town requires a NHS as per the PPS (2020).
12. **General Housekeeping** changes are common with Official Plan updates. References to various government ministries that have name changes, updated reference documents like the new PPS (2020), new municipal studies and documents are all recommended to be updated to the appropriate current reference.

Next Steps

The formal public consultation on the OP Review is proposed to conclude **July 31, 2023**. Following this, Council will be presented with an Issues and Options Report from the Consultant, summarizing the Official Plan Review component of the project. Council will then determine the issues to be included in the Official Plan Update and provide direction on the preferred policy option to address the issue. Once the scope and nature of the update has been determined, the Consultant will conduct the necessary research and prepare a draft Official Plan Amendment (OPA) and Planning Justification Report for Council’s consideration.

Once Council is satisfied with the draft Official Plan Amendment, the Consultant will initiate the formal Official Plan Amendment process, including additional agency and public consultation, including an Open House and Public Meeting.

Once Council has heard from the agencies and public on the draft OPA, they will determine whether the draft OPA requires further changes or modifications to address comments received. When Council is satisfied with the OPA, they will formally adopt the OPA and forward the document to the County of Lanark for final approval.

Opportunities for public comment are available throughout the formal OPA process at both the Town and County levels.

All of which is respectfully submitted.

Jp2g Consultants Inc.

ENGINEERS ▪ PLANNERS ▪ PROJECT MANAGERS

A handwritten signature in black ink, appearing to read 'F. Symon', with a large, sweeping flourish underneath.

Forbes Symon, MCIP, RPP
Senior Planner | Planning Services

Appendix C

Staff/Council Interview Questions

Town of Perth Staff/Council Interview Questions – OP Review

1. What do you believe is the role of the Official Plan?
2. Have you ever used the OP or referenced policies in the Official Plan?
3. How does the OP affect you?
4. What type of development would you like to see happening in the Town in the future that is not taking place now?
5. Is there currently any development taking place in the Town that concerns you or that you believe should not be happening?
6. When driving around the Town 15 years from now, what changes to the physical appearance of the Town do you think new growth and development will cause? Do you support these changes? Is there anything you personally would like to see?
7. Over the next 10 years who do you want to attract to live and work in the Town?
8. Are there currently any Official Plan policies that you believe are causing concerns or are problematic?
9. How do you believe the Town is managing new residential infill within developed areas of the Town?
10. How well do you think the Town is addressing the threat of climate change?
11. What do you think should be the focus on expanding economic activities in Town?
12. Do you think the Town should do more to protect and provide public access to its natural resources and waterway system?

| Official Plan Section Reference | Reason for Proposed Amendment | Current Official Plan Language | Proposed Amendment |
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| 5.5.4 – Local Roads | Improved Development Management | <p>b. Local roads intersecting with higher function roads or which will have average traffic volumes exceeding 500 vehicles per day should have a minimum width of 20 m. All local roads serving through traffic will have a minimum width of 18.5 m. For local roads accommodating no or low volumes of through traffic or developed together with rear access lanes a reduced width of not less than 16.7 5 m (55 ft.) may be considered.</p> | <p>b. Local roads intersecting with higher functions roads or which will have average traffic volumes exceeding 500 vehicles per day should have a minimum width of 20.m. All local roads serving through traffic, local roads accommodating no or low volumes of traffic or developed together with rear access lanes, or local roads developed to accommodate alternative design standards in conjunction with policy 5.5.8, may have a reduced width provided the design is to the satisfaction of the Town. Alternative road design standards may also be developed by the Town and approved by Council.</p> |

| Official Plan Section Reference | Reason for Proposed Amendment | Current Official Plan Language | Proposed Amendment |
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| <p>7.3.2 Flood Plains, Hazardous Lands and Hazardous Sites (a)(3) and (7)</p> | <p>Housekeeping</p> | <p>Tracts of land symbolized with an 'F'. On these lands, no development is permitted with the exception of those uses and activities set out in Section 7.4.2(4) below</p> <p>Development within the flood plain shall be limited to those uses and activities set out in Section 7.4.1(4) below.</p> <p>Extensions or enlargements to existing habitable or other existing buildings located within the flood plain (other than an institutional building or restricted use as set out in Section 7.4.2 (5) above)</p> | <p>Change the three bold references to 7.3.2(a)(5)</p> |
| <p>7.3.2 Flood Plains, Hazardous Lands and Hazardous Sites (a)(10)</p> | <p>Housekeeping</p> | <p>Council shall discourage the expansion or enlargement of any existing use beyond the limits recognized by the Zoning By-law except where it may be qualified under Section 7.4.2 (7) above.</p> | <p>Change the reference to 7.3.2(a)(7)</p> |
| Official Plan Section Reference | Reason for Proposed Amendment | Current Official Plan Language | Proposed Amendment |

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| <p>8.1.3.7 Second Units, Conversions and Residential Intensification (e)</p> | <p>Bill 23</p> | <p>The design of new residential subdivisions shall be such that infill and residential intensification through the introduction of second dwelling units or a garden suite in an ancillary structure (e.g., a garage on a rear laneway) could be accommodated on most lots initially developed at low density. Where a garden suite or second dwelling unit is permitted in an accessory building, a second unit within the main dwelling shall not generally be permitted, although site specific exceptions to this policy will be considered on their individual planning merits. The zoning By-law may permit two storey accessory buildings where the second storey is intended for a dwelling but generally such buildings should be subject to the same setbacks as the main dwelling and be comparable in height.</p> | <p>The design of new residential subdivisions shall be such that infill and residential intensification is encouraged through the introduction of additional dwelling units in the principal building or any buildings and structures ancillary to the principal dwelling in the following manner:</p> <ul style="list-style-type: none"> a) two residential units in a single detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the single detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit b) three residential units in a single detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the single detached house, semi-detached house or rowhouse contains any residential units' or c) one residential unit in a building or structure ancillary to a detached single house, semi-detached house or rowhouse on a parcel of urban residential land, if the single detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the single detached house, semi-detached house or rowhouse contains any residential units. <p>The zoning By-law may permit two storey accessory buildings where the second storey is intended for a dwelling but generally such buildings should be subject to the same setbacks as the main dwelling and be comparable in height.</p> |
| <p>8.1.3.7 Second Units, Conversions and Residential Intensification (f)</p> | <p>Bill 23</p> | <p>The establishment of a second dwelling unit within any existing dwelling other than a garden suite or apartment building will generally be permitted by amendment to the implementing zoning bylaw. Where parking on a lot is limited to one space, the development of second units or garden suites will</p> | <p>The establishment of additional dwelling units on a parcel of urban residential land with an existing or proposed single detached, semi-detached and rowhouse dwelling unit will be allowed consistent with policy 8.1.3.7(e) and will be permitted in the implementing zoning bylaw, however the Town may prohibit a second dwelling unit in limited circumstances if there are reasonable planning reasons to</p> |

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| | | be prohibited until such time as a local transit service is established. | do so, such as location in a floodplain, within a required rail line setback, or proximity to an incompatible land use. Such restrictions will comply with Provincial regulations, if any. |
| 8.1.3.7 Second Units, Conversions and Residential Intensification (g) | Bill 23 | In existing neighbourhoods the conversion of accessory buildings to second dwelling units may be permitted by zoning amendment where the accessory building complies with the minimum setback requirements for the principal dwelling provided: adequate parking remains on site; no upgrade to municipal servicing connections is required; and there is adequate municipal servicing capacity. Such conversions may involve the modification and occupancy of existing second storeys but generally should not result in the creation of a second storey, particularly in neighbourhoods where single storey accessory structures predominate. | Deleted - addressed in revised (f). Clauses h, i, and j changed to g, h, and i. |
| 8.1.3.10 Residential Design Principles (9), 8.1.3.17 Lands abutting the Railway and 9.12.15.2.5 Consents | Housekeeping | (See also Section 7.6 – Noise and Vibration) | (See also Section 7.5 – Noise and Vibration) |
| Official Plan Section Reference | Reason for Proposed Amendment | Current Official Plan Language | Proposed Amendment |
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| <p>8.1.3.10 Residential Design Principles (13)</p> | <p>Improved Development Management</p> | <p><i>Street Layout and Construction:</i> the configuration of streets shall be planned to avoid or minimize the use of cul-de-sacs, ensure that intersections are properly spaced and that the integrity of the existing grid system is maintained. New local streets shall be constructed to urban standards with a minimum width of 20 m (65.6 ft.). This standard may be reduced to 15m (49.2 ft.) where the street carries a low volume of traffic and is not a through street. Street layout will also consider measures to support the active transportation policies of this Plan. (see Section 5.5)</p> | <p><i>Street Layout and Construction:</i> the configuration of streets shall be planned to avoid or minimize the use of cul-de-sacs, ensure that intersections are properly spaced and that the integrity of the existing grid system is maintained. New local streets shall be constructed to urban standards with a minimum width of 20 m (65.6 ft.). Alternative standards may be considered to reduce the road width in compliance with 5.5.4 and 5.5.8 of this Plan.</p> |
| <p>8.1.3.11 Special Needs Housing (a)2</p> | <p>Bill 23</p> | <p><i>Garden Suites (also refer to Section 8.1.3. 7):</i></p> <p>i. For the purposes of this Plan a Garden Suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary (accessory) to an existing residential structure and that is designed to be portable. Garden suites are intended for people who are largely capable of living independently but who, by virtue of their age or because of a disability require some support to live on their own.</p> <p>ii. Council may use a Temporary Use By-law under the <i>Planning Act</i> to permit a garden suite for a period not exceeding twenty (20) years (renewable) and may require a homeowner proposing a garden suite to enter into an agreement with the municipality under the Municipal Act to govern the appearance and maintenance and stipulate the removal of the garden suite when the occupant (named in the agreement) moves out, is deceased or the temporary use by-law expires.</p> <p>iii. It is a policy of Council to provide opportunities for garden suites on a site specific basis. This may</p> | <p>Deleted, garden suites allowed as additional residential units in revised 8.1.3.7(e) and (f) above.</p> |

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| | | <p>be achieved through the installation of a garden suite</p> <p>on the same lot as the principle (single detached or two-unit) dwelling. In substantiating the need for a garden suite, the proponent shall:</p> <ul style="list-style-type: none"> • Demonstrate compliance with all applicable zoning standards for lot size, setbacks and parking; • Demonstrate that there will be no adverse impacts to adjacent land uses (e.g. drainage, access for fire protection, barrier free access etc.); and • Demonstrate sufficiency of compliance to the Building Code. <p>iv. Garden suites shall only be established under the enactment of a Temporary Use By-law under the <i>Planning Act</i>.</p> | |
| <p>9.12.12.1 Policies- Site Plan Control Applications</p> | <p>Bill 23, Bill 109 and Improved Development Management</p> | <p>Under the authority of Section 41 of the <i>Planning Act</i>, Council may by by-law designate specific areas or land uses within the municipality which shall be known as site plan control areas. For the purposes of this Plan, the following land use designations and land uses shall be subject to Site Plan Control:</p> <ul style="list-style-type: none"> • any industrial, commercial or institutional use including a commercial parking lot; • any multiple residential use consisting of three (3) or more dwelling units; • all lands within 30m (98.4 ft.) of fish habitat as specified under subsection 8.5.4c) and any new development within | <p>Under the authority of Section 41 of the <i>Planning Act</i>, Council may by by-law designate specific areas or land uses within the municipality which shall be known as site plan control areas. For the purposes of this Plan, the entire municipal limits of the Town of Perth shall be subject to Site Plan Control, however the following land use designations and land uses shall not be subject to Site Plan Control:</p> <ul style="list-style-type: none"> • any residential use consisting of ten (10) or fewer dwelling units; • Any park or property designated as Parks and Open Space • The placement of a portable classroom on a school site of a district school board if the school site was in existence on January 1, 2007. |

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| | | <p>the adjacent lands for which site plan control is necessary to implement the findings or recommendations of an Impact Assessment);</p> <ul style="list-style-type: none"> • all land uses within the Environmental Protection Area Designation; • all conversions and redevelopment within any of the above categories. • Any bed and breakfast establishment containing four or more guest bedrooms; <p>Council may by by-law designate one or more areas as Site Plan Control Areas. Council may require the submission of plans and drawings for all development proposals within the Site Plan Control area. Council may require the implementation of design guidelines as they are adopted and approved for different areas of Town from time to time.</p> | <p>Council may by by-law designate one or more areas as Site Plan Control Areas. Council will require the submission of plans and drawings for all development proposals within the Site Plan Control area. Such plans and drawings will be prepared by a “qualified professional” and the Town may specify what constitutes a “qualified professional” in preparation of any of these plans and drawings. Council may require the implementation of design guidelines as they are adopted and approved for different areas of Town from time to time. The Town will require pre-consultation for all Site Plan applications.</p> |
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| Official Plan Section Reference | Reason for Proposed Amendment | Current Official Plan Language | Proposed Amendment |
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| 9.12.12.2 Street Widening - under Site Plan Control | Improved Development Management | Council may, as a condition of site plan approval, require the dedication of land for the widening of any street to the width set out in Section 5.0 - Functional Support policies of this Plan for roads as specified by the classification. The conveyance to the municipality shall not exceed more than one-half of the deficiency of the width or 5 m (16.4 | Council may, as a condition of site plan approval, require the dedication of land for the widening of any street to the width set out in Section 5.0 - Functional Support policies of this Plan for roads as specified by the classification. The conveyance to the municipality shall not exceed more than one-half of the deficiency of the width or 5 m (16.4 ft.) whichever is the lesser, except where unequal widening |

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| | | <p>ft.) whichever is the lesser. The conveyance shall apply to the full frontage of the property wherever the deficiency exists. In addition, Council may require the dedication of land for the widening of Wilson Street or Drummond Stat their intersections with</p> <p>Dufferin Street to facilitate the development of the gateways in Perth Gateway District in accordance with gateway designs as they are adopted by Council. In particular, within 30m of an existing intersection, the Town will take sufficient road widening to ensure that 3m wide medians in the middle of the road allowance can be accomplished; i.e. create road corridors a minimum of 24m to 30m wide and shall encourage landscaping oriented to the intersection that is consistent with gateway designs as they are adopted by the Town. The Town will coordinate land acquisition efforts with the Ministry of Transportation to ensure sufficient land is obtained for roadway and gateway features.</p> | <p>may be required where factors, such as topography, historic building locations, protected heritage properties, natural heritage features, grade separation, existing development, shoreline erosion or flood susceptibility; or other unique conditions make the dedication of equal widening infeasible. The conveyance shall apply to the full frontage of the property wherever the deficiency exists.</p> <p>In addition, Council may require the dedication of land for the widening of Wilson Street or Drummond Stat their intersections with Dufferin Street to facilitate the development of the gateways in Perth Gateway District in accordance with gateway designs as they are adopted by Council. In particular, within 30m of an existing intersection, the Town will take sufficient road widening to ensure that 3m wide medians in the middle of the road allowance can be accomplished; i.e. create road corridors a minimum of 24m to 30m wide and shall encourage landscaping oriented to the intersection that is consistent with gateway designs as they are adopted by the Town. The Town will coordinate land acquisition efforts with the Ministry of Transportation to ensure sufficient land is obtained for roadway and gateway features.</p> <p>Further, the Town may require additional road widening dedications, in addition to the above circumstances without the need for an amendment to this Plan for purposes such as the following:</p> <ul style="list-style-type: none">i) Additional site triangles at intersections and entranceways necessary for traffic operational design purposes;ii) Turning lanes at intersections or to provide suitable access to major traffic generator developments; |
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| | | | <ul style="list-style-type: none"> iii) Future grade separation or intersection realignments with railway lines and other roads; iv) Sites for traffic control devices and transit facilities; v) Cut and fill requirement for road construction; and vi) For other improvements to address safety and maintenance reasons. |
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| Official Plan Section Reference | Reason for Proposed Amendment | Current Official Plan Language | Proposed Amendment |
| 9.12.12.3(a)(5) Site Plan Control - elements and agreements | Improved Development Management | | Add: The location, number and power demand, and illumination area of any facilities for the lighting, including floodlighting of the land or of any buildings or structures (such as signs) thereon, including the requirement to provide an illumination plan as per noted in Appendix A5.6; |
| 9.12.15.2.10 | Improved Development Management | 10. Conditions may be imposed by Council in the granting of severances which may include but not be limited to the following: | 10. Conditions may be imposed by Council in the granting of severances which may include but not be limited to the following: |

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| | | <p>i. a zoning amendment under the zoning by-law or a minor variance under <i>Section 45 of the Planning Act</i>;</p> <p>ii. site plan control;</p> <p>iii. the dedication of land or cash-in-lieu of parkland, or parking;</p> <p>iv. the conveyance of land or conveyance for easements for utilities, access control or drainage;</p> <p>v. the construction or upgrading of roads or the installation of drainage facilities and culverts;</p> <p>vi. the establishment of buffer strips and landscaping;</p> <p>vii. flood proofing structures;</p> <p>viii. the entering into of a consent agreement including provisions of financial guarantees;</p> <p>ix. demolition of buildings or structures and/or measures to remediate the property due to hazardous or contaminated conditions;</p> <p>x. implementation of the recommendations of studies supporting the application or mitigation measures intended to ensure compatibility amongst land uses;</p> | <p>i. a zoning amendment under the zoning by-law or a minor variance under <i>Section 45 of the Planning Act</i>;</p> <p>ii. site plan control;</p> <p>iii. the dedication of land or cash-in-lieu of parkland, or parking;</p> <p>iv. the conveyance of land or conveyance for easements for utilities, access control or drainage;</p> <p>v. the construction or upgrading of roads or the installation of drainage facilities and culverts and conveyance of street widenings, and widening rules are the same as those noted in 9.12.12.2;</p> <p>vi. the establishment of buffer strips and landscaping;</p> <p>vii. flood proofing structures;</p> <p>viii. the entering into of a consent agreement including provisions of financial guarantees;</p> <p>ix. demolition of buildings or structures and/or measures to remediate the property due to hazardous or contaminated conditions;</p> <p>x. implementation of the recommendations of studies supporting the application or mitigation measures intended to ensure compatibility amongst land uses;</p> |
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| Official Plan Section Reference | Reason for Proposed Amendment | Current Official Plan Language | Proposed Amendment |
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| <p>9.12.19 Consultation and Complete Applications</p> | <p>Improved Development Management</p> | <p>Prior to filing an application, applicants will be required to meet with the Town to ascertain the requirements for the submission of applications (e.g. required studies and information, fees, peer review, agency and public consultation, etc.)</p> <p>Studies or information which may be required in support of an application will depend on the type of application and the circumstances. The Town/approval authority will not consider an application complete or may refuse an application where studies or other information required by this Plan or the <i>Planning Act</i> are not submitted as part of the application. Studies or information may include, but are not limited to the list set out in</p> | <p>Prior to filing an application, applicants will be required to meet with the Town to ascertain the requirements for the submission of applications (e.g. required studies and information, fees, peer review, agency and public consultation, etc.)</p> <p>Studies or information which may be required in support of an application will depend on the type of application and the circumstances. The Town/approval authority will not consider an application complete or may refuse an application where studies or other information required by this Plan or the <i>Planning Act</i> are not submitted as part of the application. Studies or information may include, but are not limited to the list set out in Table 2 List of Required Studies or Information for Complete Application below. The Town may specify what constitutes a “qualified</p> |

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| | | Table 2 List of Required Studies or Information for Complete Application below. | <p>professional” in preparation of any of the studies / information in Table 2 during the pre-consultation stage of a development application.</p> <p>In addition, a Planning Rationale Report for any planning application may be required if requested by the Town.</p> |
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| Official Plan Section Reference | Reason for Proposed Amendment | Current Official Plan Language | Proposed Amendment |
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| Table 2 in 9.12.19 Consultation and Complete Applications | Improved Development Management | | <ul style="list-style-type: none"> - Add Shadow Studies - OP Section 9.12.8.2(a)2 - Add Sustainable Design Report - OP Section 5.9.3(a)6 - Add references to 6.6.6, 6.7.1.7, 6.9B) in Archaeological Assessment or Heritage Impact Statement - Add Site Evaluation Report – OP Section 7.7 - Add Illumination and/or Lighting Plan – 8.1.3.10(5), 8.2.5.3(10) and 9.12.12.3(a)5 - Amend Contaminated Land reference from 7.5.2 to 7.4.2 - Amend Noise and/or Vibration reference from 7.6 to 7.5 - Amend Floodplains, Floodproofing/access plans from 7.4.2.7 to 7.3.2(a)(7) |
| End of 9.12.9 Consultation and Complete Applications | Bill 109 | <i>Although applications for minor variances/permissions, consent and site plan control are not governed by the requirement for complete applications, applicants will be required to file complete application forms and to provide any information as set out in the associated Ontario Regulations for any or all of these planning applications.</i> | <i>Although applications for minor variances/permissions, consent and site plan control are not governed by the requirement for complete applications, applicants will be required to file complete application forms and to provide any information as set out in the associated Ontario Regulations for any or all of these planning applications.</i> |

| Official Plan Section Reference | Reason for Proposed Amendment | Current Official Plan Language | Proposed Amendment |
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| 10.2 Definitions | Bill 23 | | <p>Add - “parcel of urban residential land” means a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and that is served by,</p> <p>(a) sewage works within the meaning of the <i>Ontario Water Resources Act</i> that are owned by,</p> <p>(i) a municipality,</p> <p>(ii) a municipal service board established under the <i>Municipal Act, 2001</i>,</p> <p>(iii) a city board established under the <i>City of Toronto Act, 2006</i>,</p> <p>(iv) a corporation established under sections 9, 10 and 11 of the <i>Municipal Act, 2001</i> in accordance with section 203 of that Act, or</p> <p>(v) a corporation established under sections 7 and 8 of the <i>City of Toronto Act, 2006</i> in accordance with sections 148 and 154 of that Act, and</p> <p>(b) a municipal drinking water system within the meaning of the <i>Safe Drinking Water Act, 2002</i>;</p> |

Appendix D
Public Comments

| Ch./Pg. # | Comment |
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| Ch.1 Pg.1 | Introduction: Strongly agree with the second sentence: “Perth is a community with a small town atmosphere 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” . Please retain this wording, as it gives assurance to residents that the Town will protect us from negative impacts of major new developments. NC |
| Ch.1 Pg.2 | 2 nd Para.: Strongly agree with the sentence containing the words “nurturing a healthy environment is a community imperative for the benefit of current citizens...” . Please retain this. NC |
| Ch.1 Pg.4 | 1.2 A Development Strategy for Perth: Item #2. Agree with the words: “To manage growth while at the same time maintaining a healthy and livable urban environment. Residential neighbourhoods will be conserved....” . This tells me that new developments (and the construction of them over multiple years) will not be allowed to negatively impact existing residential neighbourhoods. NC |
| Ch.1 Pg.5 | Item 9. Suggest you also add “seniors residences” to this list, and also add the words “and adjacent street” to the last phrase, i.e. “..from incompatible land <u>and adjacent street</u> uses”. Agree to Senior Residence |
| Ch.1 Pg.5 | Item #13. refers to the new residential neighbourhood north of Dufferin Street. On this basis, I would therefore strongly recommend a new item be added specifically to address the major new development in the Golf Course Lands, which is much larger than this one. Suggest high level wording suitable for this might read something like: “To develop the new residential neighbourhood in the Golf Course lands in such a way as to provide safe and convenient access, and to construct the new subdivision in such a way as not to negatively impact existing residential neighbourhoods within the Town of Perth” . NC to policies on Golf Course Lands |
| Ch.1 Pg.6 | 1.3 Future Directions. Para. 1 includes the goal of ensuring the OP “is pro-active rather than reactive” . I am concerned that there is a danger that, given the fast pace of the development of the Golf Course lands, there is a real danger that the OP will indeed become reactive and not proactive in relation to this particular development. I think one answer to this is, in the short term, to hold the developer more tightly to the spirit and intent of the current OP and not allow avenues to be explored which clearly do not meet the intent of the OP. One such example of this is the apparent removal of the Sunset Boulevard access from any serious early consideration (see my separate email on this subject dated 25 April 2023). NC to policies on Golf Course Lands |
| Ch.5 Pg.6 | 5.5 Transportation A). Suggest that specific reference is made here to the latest Town of Perth Municipal Transportation Master Plan, prepared by Stantec in 2017. Until the next such Master Plan is commissioned, this should be the plan that is used by all parties for all decision making. It does include allowance for all current known new developments. Reference to 2017 TMP is acceptable. |

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| Ch. 5 Pg.7 | 5.5 Transportation A). Suggest adding a fifth bullet, which will address construction traffic from new developments, with suggested wording: “The flow of multi-year construction traffic directly related to the building of new developments will be designed so as to avoid impact to critical traffic flows in the Town of Perth, avoid residential neighbourhoods, and minimize noise, and damage to existing streets within the Town of Perth” . Construction traffic not an OP policy – typically dealt with on case by case in Development Agreements |
| Ch. 5 Pg.7 | 5.5 Transportation E). First sentence: The same comment applies as to 5.5 A) above. i.e. make specific reference to 2017 Transportation Master Plan as initial basis for decision making. NC one reference is sufficient. |
| Ch.5 Pg.14 | 5.6 Transportation and Utility Corridors part B) final para.: The same comment applies as to 5.5 A) above. i.e. make specific reference to the 2017 Transportation Master Plan as the initial basis for decision making. You have a Plan, so it just needs referring to. NC |
| Ch.7 Pg.6 | 7.5 Noise and Vibration: Suggest the purpose of this section to be expanded also to include the noise and vibration and road damage caused by multi-year development of new subdivisions and associated infrastructure such as bridges and new roads, with some basic expectations expressed around not routing construction traffic through residential neighborhoods (even if this means early building of a separate new access road for construction traffic) and so on. NC construction noise and activity not an OP policy – dealt with in development agreements. |
| Ch.8 | Section 8.1 of the OP deals with new developments, but things have progressed a lot since this was first written. Suggest that a new separate section be allocated specifically to the Golf Course lands, in the same way that the current OP addresses, in detail, in Section 8.1, the much smaller development north of Dufferin Street. By doing so, you can then bring together the various references to Golf Course lands, including paras 8.1.3.1 g) and 8.1.4 into one easier-to- follow section. NC to policies on Golf Course Lands |
| Ch.8 Pg.38-40 | These pages (paras. 8.1.4.2 and 8.1.4.5 in particular) contain some critical words which would need to be retained and enhanced in the updated section described in the para. above. In particular, reference could be made to the specific need for an early Sunset Boulevard access, and outlining the steps that the Town of Perth might require a developer to take, in order to allow a smooth flow of activity and early execution of this access. There could also be a statement noting the reason that Sunset Boulevard access has to be first priority for any developer, i.e. to ensure long term safety of access; to avoid multi-year disruption to existing residential neighbourhoods due to construction traffic; to avoid major negative impacts to critical traffic flows in the Town of Perth; and to allow long-term access for residents of the new subdivision directly to/from the west/north and east via Sunset Boulevard/Hwy. 7. This is an opportunity for this section of the revised OP to be updated and streamlined and to reflect a clearer requirement of developers, which would save everyone time and effort considering options that will not meet the requirements of the OP. NC to policies on Golf Course Lands |
| Appendix 8 | A) Character areas: has this list been updated since the OP was last issued? I see that Carolina Village is one area warranting a potential Heritage Conservation District study. To be reviewed |

ADDITIONAL COMMENT ON THE TOWN OF PERTH OFFICIAL PLAN

By Jack Tannett - 11 June 2023

Further to my comments submitted on May 21st, I would like to add another comment for consideration.

Given the current brutal fire season in this Province and across Canada, and the likelihood of this becoming more “normal” in future years due to climate change, I believe that the Town of Perth Official Plan should cover the subject of Fire Response/Climate Change more specifically. I may have missed it, but I cannot find a specific reference to this subject in the current OP. It should probably be part of Section 7.0 *Public Health and Safety*. And also it should probably be a part of Section 8.1 *Residential Areas*, and also a part of any new section covering specifically the Golf Course Lands development and any other major new development on the edges of the Town.

The subject for this new section should be the definition of a policy framework for how development of **new** residential, commercial and industrial areas are expected to address the serious risks related to climate change, particularly a major fire in the woodlands and forests surrounding the Town. And perhaps also how, on an ongoing basis, any changes to **existing** land use or existing infrastructure should take into account such risks.

A new/expanded section of the OP might refer to key existing documents such as the “*Town of Perth Fire Services Fire Master Plan*”, the “*Town of Perth Emergency Response Plan*”, and other relevant existing plans and reports. But additional specific wording will be needed to sufficiently define a policy framework.

I mention the “*Town of Perth Fire Services Fire Master Plan*” because this document includes an assessment of the Town of Perth “*Life Safety Risks*” (see that document, page 31, Figure 9). This indicates that the three highest risks to the safety of people’s lives in Perth are all related to fire/weather events.

I give one example: the link below leads to a recent report in the local newspaper related to a serious fire near Calabogie:

https://www.insideottawavalley.com/news/greater-madawaska-outlines-four-evacuation-areas-during-wildfire/article_ebe92487-a57c-5b44-90c6-4f70d4c596e8.html

In this report, the local fire evacuation plan is discussed. Residents of that area are advised to “***determine two routes out of your neighbourhood and practice your evacuation plan frequently***”.

It is easy to imagine a situation in the Golf Course Lands, which are bordered by forest and woodland, of a significant fire breaking out in the woods, and smoke/fire blowing on prevailing winds directly towards the Peter Street bridge, making that route unusable as an emergency route out of the new subdivision. If that was the only way out of this major new residential area, then residents would find themselves trapped with no alternative exit route. Perhaps the answer is to include in the OP, including in the section of the OP related to the Golf Course Lands, a requirement, for 2 access routes, which must be at least 90 degrees (i.e. one quadrant of the compass) apart from each other. The Town fire and safety people will best judge the right wording.

I hope this additional thought will be helpful in the process of updating the OP.

Many thanks

Jack Tannett

To: The Mayor and Councillors, The Town of Perth

Date: June 28, 2023

Subject: Follow-up to the June 27, 2023 Special Committee of the Whole Meeting

This note is a follow-up to the Special Committee of the Whole Meeting held yesterday evening (June 27) at Town Hall. Thank you for officially receiving my two sets of comments, dated May 22 and June 11, at last night's meeting. I hope they will prove to be useful in the longer-term process of updating the Official Plan (OP). I do have a serious concern, however. Prior to last night, I had wrongly assumed that the updating of the OP was going to be sufficiently quickmoving to allow improvements in the wording related to new developments, and specifically a better clarification of OP Part 8.0. My assumption was hopelessly optimistic. As a result, most of my comments of May 22 and June 11, while hopefully useful in the longer-term process of revising the OP, need more urgent and immediate consideration, since they refer to the existing OP, and to the new development which is already moving ahead. Given the comments last night by Forbes Symon, in which he refers to the dynamic and proactive nature of the OP (he is directly quoting the current OP section 1.3 – Ch.1 pg .6), I am hoping that the Town is relatively easily able to make adjustments to the existing OP to bring greater clarification to your expectations, at this early stage in the major development in the Golf Course lands. At last night's meeting, Councillor Smith had raised a query regarding the OP Ch. 8 pages 38-40 regarding the priority for a Sunset Boulevard bridge. He quoted part of my suggested wording for the OP (see my May 22 comments). In my view, the current OP par. 8.1.4.5 specifically calls for a second access route (not a widening of the Peter Street bridge and turning of adjacent residential North Street into a feeder road) and my suggested wording in my May 22 comments, referred to by Councillor Smith, tries to capture that intent more clearly. I believe these clarifications to the OP to be essential, and that by creating enhancements to this section of the OP, the Town will be able to provide more specific and proactive guidance and direction for the developer. I would therefore request that my comments of May 22 and June 11 be reviewed by the Town from this immediate perspective. I would be pleased to provide further input/clarification to these comments at your convenience. With thanks. Jack Tannett

Attached my May 22 and June 11 comments on the OP (formally received by Council last night)

Please note the following response to Official Plan Update Comments has been submitted at Saturday May 20th 2023 11:48 AM with reference number 2023-05-20-002.

- **First Name**
Brenda & Ken
- **Last Name**
Wright
- **Are you a resident and/or property owner in the Town of Perth?**
Yes
- **Please provide your comments below**
As property owners within the Town of Perth, we wish to express our thoughts on future development plans...

#1. Property located at 183 Christie Lake Rd.; purchased the "Sale Barn" (formerly McLean Livestock Sales Ltd.) land adjacent to Lanark Lodge in 2001 with the intent to develop a residential subdivision. We sent a 'letter of intent' to the Town in 2009 and to date have been hindered in many ways to move forward with the Plan.

In 2022 we listed the property 'For Sale' with a local Real Estate firm , and since have relisted with Marcus Millichap (Ottawa firm) with our agent David Thompson, who obtained an acceptable offer to purchase the property. The Nautical Lands Group presented their plan for development of the property and were turned down precisely because of the Town's Official Plan definition; insisting there be 'multi-housing' on the site.

The Town of Perth prides itself on 'heritage' and 'senior living'... the exact plan that was proposed for our site on Christie Lake Rd; a complete Seniors' Community with recreational and all necessary facilities to accommodate such a community. It was perfect for the location, with two nearby LTC homes adjacent to the property. Where is the thinking of the Planning department in this? A 50M dollar development which would increase the Town's tax base... provide housing for seniors (of which there are a majority) within the community. Why specify multi-housing on EACH site? That does not make sense in our estimation. Please consider changing the wording of the present OP to allow for a variation of housing within the Town's limits, not specific to every site.

It is now 15 years since we began the process of development of this property... is it any wonder that many potential developers have walked, gone elsewhere to nearby surrounding town to invest? Heritage is a wonderful aspect of this historical town, however we must build for the future; otherwise Perth will be left in the past. **All large blocks of residential land should be planned with a mix of housing options. The Sale Barn property was designed to have a mix of housing and should be required to have a mix of housing options. There can be some flexibility but generally there should be low, medium and high residential housing options provided for in the overall development concept. The specific mix of housing approved through the registration of the plan of subdivision can reflect the specific needs of the community at the time.**

#2. Brock St. Development (NEEDED housing for college students): We've held ownership of this multi-parcel site for many years also... your records will show the fiasco that pursued The developer, Stephano, has secured an arrangement with Algonquin College to construct a building as student housing (opposite the college) and has been put through an obstacle course of various hoops for 4 years now by the Town to bring this to fruition. Again, why? It should not take anywhere near this timeline to grant approval of a very needed development in the Town. **Development constraints exist related to floodplain, contamination and land use compatibility which complicate the development of these lands. Specific studies and remedial action plans are required.**

Do any of the Planning people involved ever consider the impact on the people living here? Both of the building sites cited above are vital and of great value to the people who have chosen to live in Perth. Please take these comments into consideration when making amendments to the Official Plan.

Thank you.

Brenda & Ken Wright

Town of Perth – Official Plan Review
Friends of the Tay Watershed Association – Review Submission

June 27, 2023

Introduction

The health and sustainability of our watershed provides the context for our mandate as an association. More specifically, the mission statement of the Friends of the Tay Watershed is to “deliver activities, and cooperate with other organizations with complementary interests, to ensure the health of the water and related natural resources of the Tay Watershed for present and future generations.” The Town of Perth is the only urban community within the watershed and the downstream impacts on the marshland and canal system can be significant in the absence of a sustainable environmental approach espoused within the Plan.

The review of the Town’s official plan, provides an opportunity to refine policies respecting the natural environment and the cultural heritage of lands adjacent to or which form part of the watershed. Our Association recommends consideration of the following changes or modifications to the Town’s official plan. The changes recommended acknowledge that there are numerous updates required because of changes to the Planning Act, name changes to various ministries, etc. The changes recommended do not address the broad scope of other updates that may be required. Proposed changes are shown in **black script**. Strike out text is shown as ~~strikeout~~. Section numbers refer to the current sections of the Official Plan

Recommended Changes/Modifications

1.2 A Development Strategy

Recommend additional wording to the development strategy (Item 7.) as a measure to better integrate town planning with watershed planning in the protection and conservation of surface and groundwater resources. **NC – Existing #7 sufficiently broad to cover.**

7. To conserve, **improve or restore** 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, **to protect drinking water supplies** and to maintain river corridors **and the attributes of the Tay Watershed** in their natural state wherever possible, **and to undertake watershed planning in making informed decisions for sewage and water services and stormwater management.**

2.3 Provincial Policy Statement (PPS)

The timing of the Town’s review should coincide with the most recent Provincial Policy Statement (i.e., 2023). The 2023 Statement does not include any changes to the Natural Heritage Features and Areas as these provincial directives are still under review. The Town is encouraged to continue to protect, conserve, improve or restore elements of the natural heritage system such as wetlands, wildlife habitat, woodlands and valley lands as integral components of the urban landscape. Every land use decision affects the natural environment and conservation of natural attributes has many benefits not the least of which is to mitigate the impacts of climate change. The Provincial Policy Statement “represents minimum standards” which means that “decision-makers may go beyond these minimum standards to address matters of importance to a specific community,” such as the Town of Perth. An example would be policies that strive to achieve a 25% tree canopy cover and the requirement to prepare a tree management plan as part of an application for a plan of subdivision.

Friends of the Tay Watershed may make further submissions pending the release of draft policies in the PPS regarding natural heritage features and areas.

2.5 Planning Administration

Recommend adding the **Municipal Act** to the list of provincial Acts in Section (H) as this provides a cross reference for implementation tools such as a site alteration by-law or a tree cutting by-law. **Agree**

3.4 Infrastructure and Public Service Facilities

Recommend that the replacement and/or extension of infrastructure, notably water, sewage and stormwater services and bridges reflect standards to mitigate the impacts of climate change. The capacity of stormwater management facilities in particular can serve to offset flash flooding should this occur. Replacement of infrastructure should also include burying overhead wires to avoid interruption of electrical and communications services that might otherwise be affected or damaged by a climactic event. **NC addressed in specific policies.**

3.5 Heritage Conservation

The Tay Canal as indicated, is a component of the UNESCO World Heritage Site Rideau Canal designation. The Rideau Canal Management Plan (2023 draft) update acknowledges the importance of tourism related to the operation of the canal system while at the same time maintaining the working elements and infrastructure of the lock system. While the Town does not have regulatory authority over operations and maintenance of the waterway itself, the integrity of the heritage value of the canal is influenced by land use decisions made on or for properties and infrastructure adjacent to the canal. The official plan should acknowledge the importance of a partnership approach with Parks Canada in maintaining the heritage values of the Tay Canal and Tay Basin. The principles espoused in the Landscape Character Assessment & Planning and Management Recommendations (2007), Parks Canada, should be considered in alterations to the shorelands adjacent to the canal and turning basin. **NC general statement – specifics of natural heritage system plan will address – addressed in specific policies.**

<https://parks.canada.ca/lhn-nhs/on/rideau/info/services-immobiliers-realty/sacr-rcls>

Examples:

Maintain and retain natural shoreline

Naturalized shorelines reduce visual impact of buildings, the landscape's natural character, control erosion, filter run-off, sediment transfer and provide habitat for wildlife, including at risk. They can also provide privacy and reduce maintenance property owners. A buffer of natural shoreline extending to the also discourages Canada Geese from wandering onto open and the invasion of noxious weeds



maintain
reduce
species
costs for
water
lawns

Locate development back from the shoreline

Generally, new development must be set back a minimum of 30 metres from the shoreline. This aligns with the 30-metre buffer zone extending from the boundary of the Rideau Canal World Heritage Site. Development setbacks help to maintain landscape character, protect water quality, maintain ecological functions along shorelines and wetlands and help prevent property damage.

Design buildings to complement the site

New buildings should be designed to complement the landscape character and architectural style of the surrounding area. Buildings should be in proportion to the size and frontage of the property and fit in with the surrounding built environment. Throughout most of the waterway, buildings should be low profile and not exceed the height of the tree canopy. Taller buildings may be appropriate in more urbanized areas.

Protect water quality

Storm water and septic tank effluent (for example lawn fertilizer and pesticides) should be directed away from the canal to protect water quality, fish habitat and prevent algae blooms. Use septic-safe and phosphate-free products only. Use of lawn fertilizers and pesticides should be avoided.

5.3 (B) Stormwater Management

Recommend update to wording to reflect a current initiative of the Friends of the Tay Watershed to update the 2002 Tay River Watershed Management Plan as follows:

It is the intent of Council to participate in the ~~development~~ **update** of a watershed management plan (Tay River Watershed ~~Study~~ **Management Plan**) as a means to identify the characteristics of water resources and to develop water quality goals and targets as the basis for the long-term comprehensive management of these resources. **Can make some reference to plans as they are updated but not specific program to update document – not policy.**

5.9.1 Objectives for Energy Conservation and Community Sustainability

The following objective warrants revision to emphasize the relationship between development and sustaining the natural environment.

- d. The underlying objective for community sustainability is to support and approve development which meets the needs of the present without compromising the ability of the community to meet its future needs. Sustainable development is a process of managing change which integrates human needs and life style interests with the need to conserve, restore or improve the natural and human managed environment. Land use decisions will include sustainable design measures for transportation, infrastructure, energy systems, waste management, ~~and~~ the use of natural resources **and the protection, conservation and enhancement of natural heritage features such as naturalized shorelines, wetlands, wildlife habitat and tree canopies**. The objective for community sustainability is also intended to be adaptive to innovative design and new technologies that support the long term environmental and economic health of the municipality. **NC policy is presented as general with “natural resources” addressing details suggested.**

Site Design

5. Maximizing site biomass through generous landscaping and/or retention/restoration of vegetation **and tree canopy coverage**.
6. Implementation
 - ii) Applications for large scale development or the initial phase of development on lands with potential for additional development shall submit a sustainable design report which demonstrates:
 - how a proposed development will sustain sensitive natural heritage features or retain character defining natural features of a site such as hedgerows or stands of healthy, mature, indigenous trees **as determined through the submission of a vegetation or tree management plan**;

5.9.3 Principles for Community Sustainability

- 5.9.3.1 a. (iii) Conserving and, wherever feasible, enhancing and improving the quality of surface and groundwater sources and municipal drinking water supplies.

This section of the official plan draws attention to the need to conserve and protect the quality of municipal drinking water supplies. Equally important is the source and sustainability of the water supply itself. The Town has only one source for its water supply. In the advent of this source not being available, the Town would face a crisis in providing domestic water supplies to residents and businesses. An important strategy of the updated official plan would be a commitment to investigate an alternative source for the Town's water supply as a contingency measure. A municipal well could provide a dependable back-up water supply similar to the approach currently used by OMYA. Section 5.9.2, consequently, should be modified to add the search and development of an alternative water supply as an additional principle for (long-term) community sustainability.

In a similar context, water supplies, flood and erosion mitigation and aesthetics are dependent on consistent and dependable water flows and water levels in the Tay River. Monitoring of these parameters is dependent on the Rideau Valley Conservation Authority and Parks Canada. A policy under Community Sustainability is warranted to ensure that water flows and water levels are properly and consistently maintained throughout the year. **NC addressed elsewhere in plan – this is a general statement.**

6.5.1 Adjacent Lands (Heritage)

The Plan recognizes the Tay Canal and Basin as a cultural heritage landscape; however, with respect to adjacent lands, the policies do not mention these key heritage features. Recommend the following addition to the end of Section 6.5.1:

- **Lands adjacent to the Tay Canal and Turning Basin** **Agreed but would place as more general "adjacent to natural heritage features and waterways"**

6.6.2 Conservation of Heritage Resources

Similar to Adjacent Lands, Section 6.6.2 does not specifically mention the Tay Canal/Basin and the following policy addition is recommended:

- 11. To conserve the cultural heritage landscape features of the Tay Canal/Basin having regard to the guidelines of the Landscape Character Assessment & Planning and Management Recommendations of Parks Canada <https://parks.canada.ca/lhn-nhs/on/rideau/info/services-immobiliers-realty/sacr-rcls>** **NC covered in specific policies of Plan**

6.6.3 Protection and Improvement of Heritage Resources

A minor change to Section 6.6.3.12 is recommended to ensure a cross reference to Section 6.5.1 - Adjacent land as follows:

- 12. Development and site alteration including any public work, private development, consent or zoning by-law amendment or site plan approval, shall not be permitted on adjacent lands to a protected heritage property except where the proposed development and site alteration has been evaluated in a heritage impact or archaeological assessment completed by a qualified professional and the evaluation demonstrates that the heritage attributes of the protected property will be conserved.** **Agreed**

6.8.2 Shorelines

To further emphasize the cultural heritage landscape of the Tay Canal/Basin and cross-referencing other policies, the following change is recommended to Section 6.8.2:

Applicants for waterfront development **adjacent to the Tay Canal/Basin** shall demonstrate that cultural heritage resources, either on shore or in the water, will not be adversely affected. Prior to development proceeding, Council shall be satisfied that appropriate measures to avoid or mitigate negative impacts on significant cultural heritage resources will be implemented. **NC too specific – relates to all waterfront development which includes TC/B**

Section 7.3.2.9 Incorrect reference to a section of the Planning Act. Section should refer to Section 42 of the Planning Act. **All Act references will be double checked and corrected.**

Section 8.1.4.4 Development Restriction

Section should include an additional policy to ensure sustainable integration with the natural environment by adding the following new policy.

- e) **Applications for development shall include an evaluation by a qualified person of the potential impact of development on the natural heritage features and areas and any adjacent shoreline areas and to demonstrate that development can be integrated to avoid any negative impacts on the ecological functions or shoreline ecosystems.****NC not appropriate section**

Section 8.2.4.11 Tay Basin Site, Boat Access and Downtown Parks

Section should

- 2. Landscaping of all open spaces shall be used to create and maintain attractive spaces, **and retain and enhance the natural vegetative coverage of shoreline areas.****NC existing policy is specific to landscaping.** **Agree to new subsection which speaks to retaining naturalized shorelines and vegetation.**

Section 8.2.5.6.2 (v) Beautification

Consistent with best practices, recommend adding a specific target for the Town's tree canopy of 25% through the following modification: **NC tree canopy targets to be specific to operational plans and not OP.**

- v. The Town will maintain an annual tree planting program to retain the urban forest canopy within the community and will strive to establish an urban forest retention and enhancement policy to set a minimum tree cover target **of 25%** and ensure rapid canopy recovery when diseased or aged trees are replaced and use of "green" design to reduce the carbon foot print of new public facilities as sustainability measures.

Municipal Act

Appendix 2 cross references various sections of the Municipal Act. However, the references do not make mention of Sections 135 - Tree By-laws and Section 142 – Site Alteration. **Agree**

Both these sections provide enabling authority for important planning tools which may be used to reinforce the Town's objectives for a sustainable natural environment. Tree by-laws can be used to ensure the premature clearing of land in advance of development until a vegetative or forest management plan is prepared, notably for subdivision development. Such by-laws may also be used to help achieve tree canopy coverage that will help mitigate the impacts of climate change, sustain wildlife habitat, retain heritage trees and retain or improve the beautification or aesthetics of the community.

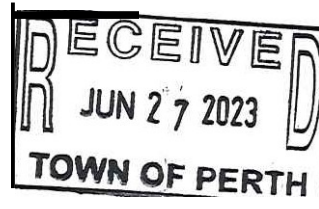
Site alteration by-laws are another measure designed to ensure that the configuration or contouring and grading of properties is ecosystem driven and that such alterations are also not undertaken prematurely.

Friends of the Tay Watershed recommend that the update of the policies of the official plan give consideration to these additional planning tools.



ST. PAUL'S UNITED CHURCH COMMUNITY OF FAITH

A spiritual hub for creativity, discovery & growth
25 GORE ST. W., PERTH, ON K7H 2L9



June 27, 2023

Susan Beckel
Director/Clerk
Town of Perth Town Hall
80 Gore Street
East Perth,
Ontario
K7H 1H9

RE: Town of Perth - Official Plan Review

Dear Ms. Beckel

Pursuant to Sections 17 and 26 of the Planning Act, St. Paul's United Church has prepared a submission with an inventory of recommended changes to the current Official Plan. St. Paul's submission only addresses matters related to the mandate and mission of our organization.

We would be pleased to respond to any questions the Town may have with respect to our recommendations.

This letter is to also request that our St. Paul's United be notified of any decisions Town Council may make with respect to the official plan.

Respectfully submitted,

Glenn Tunnock, **MPA**, MCIP, RPP

cc. J. Bowes, Director, Planning

Services Kindred Works

Encl. - St. Paul's United Church - Review Submission

Town of Perth - Official Plan Review

6 St. Paul's United Church - Review Submission

June 27, 2023

7 Introduction

St. Paul's United Church, established in 1854, is considering its options for long-term financial sustainability. The options include the repurposing of the church building which may include the conversion of part of the building and/or expanding the building to provide multi-residential units, some of which could include affordable housing. St. Paul's church is recognized and zoned as an institutional use in the Town's comprehensive zoning by-law, however, the prescribed zoning does not provide for a multiple or mixed-use facility. The current official, which is under review includes a number of policies respecting the conversion of institutional uses including places of worship which are summarized as follows:

- Section 3.2 A - Housing indicates that the land supply for housing "has the flexibility to provide substantial variety in the mix and density of housing types (i.e., singles, two-unit dwellings, town houses, apartments" which includes converted institutional uses.
- Section 8.1.1 (g) - Development Concept: permits the conversion of institutional uses for housing "when consistent with the residential design provisions" of the Plan.
- Section 8.1.3.7 (c) - Second Units, Conversions and Residential Intensification also provides for residential intensification through the conversion of "buildings such as major institutional uses (i.e., schools, places of worship, places of assembly)".
- Section 8.1.3.9.8.8 - Affordable Housing provides opportunities for the Town to work with organizations including institutions in the delivery of affordable housing (i.e., "The Town will encourage partnerships among public, private and institutional organizations in the provision of affordable housing. This may include: joint ventures, land exchanges, donations in kind, sharing human resources and similar initiatives.")
- Section 8.1.3.10.4 - Residential Design Principles states that parking areas "should be of sufficient size and include handicapped parking for medium and high-density residential projects.", a policy that provides some flexibility in how parking may be provided for new multi-residential development.
- Section 8.1.3.16 - Places of Worship in the Residential Area speaks primarily to the development of new institutional uses in residential districts but clause (7) requires a traffic impact assessment as "part of an application for development or substantive expansion."
- Section 8.3.3.5 - Re-use of Institutional and Public Use Buildings states that: "It is the intent of this plan to encourage the reuse of former institutional buildings such as places of worship and places of assembly. New uses may not necessarily be institutional in nature, but shall respect the heritage, architecture and cultural qualities of the buildings and associated structures (inside and outside). Anticipated new uses of such buildings include artisan studios, instructional arts, theatres, galleries, offices, medical clinics, community

centres, libraries, museums, restaurants and small-scale retail. Other uses deemed by Council to be compatible with adjacent uses may be considered without an amendment to this Plan; however, in the Residential Area designation any non-residential uses shall be limited to those permitted by the policies for the designation." This policy anticipates the potential re-use of a place of worship, but in considering such reuse, consideration must be given to the heritage, architecture and cultural qualities of the building being reused.

- Section 9.12.12.1 - Site Plan Control requires a site plan agreement for institutional uses and multiple residential uses of more than three units. Recent changes to the Planning Act have limited the use of site plan control to residential buildings with over 10 units.

The Official Plan generally supports the concept of converting institutional uses, such as a place of worship, as a means to adding to the housing supply for the Town. The policies have universal application to all places of worship so would apply to St. Paul's United Church as well as other churches in Town. While the Plan anticipates the potential conversion of an institutional use for residential use, the Plan is not clear on a mixed-use building or the partial conversion of, for example, a place of worship. The Plan appears to provide flexibility in providing for parking but is not clear on whether parking can be exempted. The Plan will necessitate an architect to consider the cultural heritage context of the building and the neighbourhood in the design of any expansion or external architectural features of the building. Certain studies may be required such as a traffic impact study and any redevelopment of the building will be subject to site plan control which would address any engineering or landscaping requirements. The current review of the official plan provides an opportunity to ensure that the redevelopment of St. Paul's United Church will not require an amendment to the Official Plan, if and when any redevelopment is proposed. Coincidentally, however, this does not exempt the building from requiring an amendment to the Town's comprehensive zoning by-law.

7.1 Housing Supply

An adequate supply of attainable and affordable housing is an essential component of community planning. While Perth continues to offer a range of housing types and densities, providing an adequate supply of housing will necessitate the consideration of broader housing options. These options should include the traditional mix of housing types such as single detached, semi-detached, rowhouses, townhouses, multi-residential (apartment buildings), as well as multiplexes, additional residential units, tiny homes, and garden suites. Housing options should also include consideration for a variety of housing arrangements and forms such as life lease housing, co-ownership housing, co-operative housing and community land trusts. Housing options should also include the partial or full conversion of institutional buildings such as places of worship and community halls into single use or mixed-used buildings. Other housing options can include land lease community homes, social assisted housing, housing for people with special needs, additional needs housing, multi-generational housing, student housing, and culturally appropriate housing. A relatively new concept related to housing supply is a live-work unit where the main floor is occupied by a business occupying up to 50% of the net floor space of the building and the balance of the building, usually the upper storey is occupied by the proprietor. The concept compares to a home occupation but at a larger scale of

commercial uses. The housing policies of the Official Plan will need to consider a broader range of housing options than is currently articulated in the Plan.

A range of densities has also characterized the housing mosaic in Perth; however, the tendency has been to segregate density types through the establishment of various zones. Recent provincial directives foresee the potential elimination of (low density) (RI) zones in favour of gentle densification where single detached housing in particular, but also semi-detached and townhouses are converted to allow three residential units per dwelling including two in the principal dwelling and one as a separate ancillary unit typically located in the rear yard. The Town has moved to providing for gentle densification through the provision for "additional residential units", but has not considered small block street-oriented apartment buildings within the low-density residential areas of the community.

One additional characteristic of housing in Perth is the prevalence of upper storey multiple residential units over street level commercial in the downtown area principally along Gore, Foster and Wilson Streets. The existing housing supply in this sector remains relatively static given the close affiliation with the heritage values (i.e., Heritage Conservation District) of the downtown precinct.

The supply and demand for housing is and will change over the life of the official plan based on a number of factors and emerging trends. The following provides a summary of the changes that may or will affect the delivery of an adequate and affordable supply of housing in Perth over the next 25 years.

7.2 Housing Demand for an Aging Population and Other Age Cohorts

The Town's population is aging. The 65+ age cohort increased from 33.5% to 42.5% over the period 2016 - 2021, an increase of 763 people (2016 - 1,986; 2021 - 2,749).¹ The 65+ age cohort will continue to grow as the 'baby-boomer' generation moves through the life cycle. Currently, the average age of a resident in Perth is 58.4.² At the end of the 25-year planning horizon (2048) this age cohort will be 83 - 101 years of age. At a modest 1% annual growth rate over the period 2023-2048 the 65+ age cohort is projected to grow by an additional 750 people to 3,499. The projected growth will increase the housing demand for the 65+ age cohort by an estimated 15-20 residential units annually over the planning period; however, the growth rate should be carefully monitored given the substantial variation in growth rates over the past two (2) decades or more (i.e., -1.6 %

¹ Statistics Canada, Town of Perth, Community Profiles 2016 and 2021

² Statistics Canada, 2021 Census

decline - 2001 -2006 to +9.1 % increase 2016-2021). It is noted that the County Official Plan projects a growth rate to 2038 of 2% for Perth which could potentially double the housing demand for the 65+ age cohort, not to mention the overall housing demand for all age cohorts.

The type of housing required by an aging population will vary depending on a variety of factors:

- Changes in cognitive functions, notably the onset of dementia will require housing delivered through long-term care facilities or home-care services;
- A decline or loss of mobility of elderly people triggers the need for dwellings located in close proximity to community services or conversely the need for accessible public transit or private transportation services. Multi-residential buildings with in-house facilities or dwellings within a 15-minute walk to grocery stores, banking, other retail services, recreation and social services, or in fact the downtown core are preferred;
- Downsizing from conventional single detached dwellings to apartment style accommodation (rental or condominium) is occurring for couples or singles unable or unwilling to maintain rural or urban residential properties. Moving from waterfront properties in Lanark into urban centres such as Perth is an example. For example, the County Housing and Homelessness Plan states: "Many elderly households will eventually find maintaining their detached house difficult. In this case, renting a smaller home, possibly in a multi-storey apartment building, may be more economical and functional as they age."³
- Housing or shelter costs exacerbated by inflation, tight housing and rental markets, and the rise in interest rates) are making homeownership untenable to low- and moderate-income households, including seniors on fixed incomes. In 2021, 22.9% of households in Perth (i.e., 750) were spending more than 30% of their incomes on shelter costs.⁴ In the rental market affordability is more serious as 36.7% of renters are spending more than 30% of their income on shelter costs.⁵ In the years 2016-2020, homeowners typically saw their monthly shelter costs rise by 3% while renters saw them rise by 15%.⁶ The target set in the County of Lanark, Housing and Homelessness Plan is that at least 25% of all new units meet the affordability threshold;⁷
- Annual growth rates were developed by the County using census data for household tenure trends from 2006 to 2016. These annual growth rates were used to project the total dwellings required for each tenure category. As such, it was recommended that Lanark County target 30% of all new

³ Lanark County Municipal Tools to Support Affordable Housing, P. 10

⁴ Statistics Canada, 2021 Census, Community Profile, Town of Perth

⁵ IBID

⁶ Lanark County 2023, Vital Signs Report, Perth & District Community Foundation, p. 4

⁷ Lanark County Municipal Tools to Support Affordable Housing, P. 39

units be rental housing starting in 2022.⁸ Rental units could include various housing types but are predominantly multi-residential (apartment) units.

Implicit to meeting future housing needs in the Town of Perth, is to increase the supply of rental units, to ensure that at least 25% of the housing supply is affordable, and to increase the diversity of housing options including the conversion of institutional uses. Census information indicates the scale and significance of an aging population in Perth with over 42% of the population falling into the 65+ age cohort an age demographic that continues to grow. The growth of an aging population in Perth will create an ongoing demand over the next 25 years for a variety of housing types, of which multi-residential units will predominate. Any redevelopment of institutional uses, specifically, St. Paul's United Church will help in meeting the demand for housing for an aging demographic as well as other age cohorts.

7.3 Institutional Land Use Conversions

The policies of the current Official Plan are clear in supporting the conversion of places of worship as a means to meeting the housing demand of the Town of Perth. The policies implicitly recognize the phenomena of church closures across Canada and the need to facilitate conversions to other land uses. The policies also recognize the implicit value of churches to the social capital of the community as many churches provide a range of secular services to the community (i.e., community dinners and food services, cultural centres for the performing arts, homelessness retreats, recreational services and programs, etc.). The hybrid character of church buildings can and must involve multi-use facilities that retain and enhance the social capital they can contribute to the strength and vitality of the communities they serve. St. Paul's is evolving as a hybrid model for Perth, a role that can be further strengthened through a partial conversion to include residential uses.

Some refinement of the policies is appropriate to ensure that St. Paul's can serve as a multi land use model for the community that other churches and institutional uses may benefit from in responding to emerging trends in neighbourhood development. The official plan review provides an opportunity to establish a policy framework that permits partial or full conversions of an institutional use without the need for an official plan amendment as a pre-requisite to development approval.

The following are recommended modifications or additions to the Official Plan that will serve to support partial or full conversions of institutional uses, notably places of worship to a single or multi-use facility. Proposed changes are shown in **black script**. Strike out text is shown as strikeout.

Section 1.0 - Introduction

Add the following new paragraph:

⁸ IBID, P. 38

7.4 Perth is a community of walkable neighbourhoods located near businesses, workplaces, schools, places of worship, and community services with plenty of public spaces to gather and play. Facilities are close enough that most residents can walk or cycle from their homes. These neighbourhoods provide a diversity of housing types tailored to all income groups. **NC specific policies related to pedestrian and active transportation proposed elsewhere in OP**

Section 1.2 - A Development Strategy

To achieve an appropriate supply of **attainable and affordable** housing, the Town's housing strategy is to provide an adequate and continuous inventory of serviced land for the development **and redevelopment** of a full range of housing **options 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, **residential intensification, site plan control, heritage conservation**). **NC policy is general statement and details are elsewhere in OP**

Section 2.3 - Provincial Policy Statement

In the update, reference should be made to the term housing options to ensure that the Town can permit and facilitate housing development or redevelopment that includes most if not all of the options including but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses, multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

Section 2.6 - Planning Period

References to the planning period throughout the Plan should be 25 years. **NC to planning period – will remain to 2038 and is not recommended to change as part of the update.**

Section 3.1 Population

The following change is recommended to reflect that the future supply of housing is dependent on more than greenfield development and includes the conversion of existing building or housing stock to meet the housing demand.

The Town will continue to monitor the rate of growth to ensure that the designated land supply **and building stock** and infrastructure capacity is appropriate for, and continues to

support, development demand and projected growth. **NC PPS relates to supply of land not building stock.**

Section 3 - Housing

Recommended changes need to provide for all housing options as well as residential intensification in neighbourhoods that includes the partial or full conversion or redevelopment of institutional buildings. **NC general policy – details elsewhere in Plan**

The land available for housing supply has the flexibility to **meet the full range of housing options required to ensure an adequate supply of housing. provide substantial variety in the mix and density of housing types (i.e., Singles, two unit dwellings, town houses, apartments). Residential intensification and redevelopment will be focused on permitted in the downtown and residential neighbourhoods (i.e., Upper storeys of the Central Area District), **partial or full converted conversion or redevelopment of institutional buildings and properties, second additional residential units in dwellings and large lots in established residential neighborhoods.****

Section 8.1.1 (g) - Development Concept

Provision of an adequate housing supply will be achieved, in part, through facilitating **residential intensification in Perth's Central Area District Conversion and residential neighbourhoods and including** retrofitting of upper storeys of commercial buildings for residential units will be encouraged through such measures as community improvement and increasing the supply of parking.

Outside of the Central Area District, compatible conversion of larger dwellings; residential intensification and infill development on larger and vacant lots; **second additional residential units**, and the **partial or full conversion or redevelopment** of schools and institutional buildings for housing will be permitted when consistent with the residential design provisions of this Plan **and can or have adequate servicing capacity for water, sewage and stormwater. NC infill and intensifications are general terms which catch suggestions.**

Section 8.1.3.1 (a) & (c) Residential Area Designation - Objectives

To provide for an appropriate range and mix of housing types, all densities **and options** to meet the projected **housing** requirements of current and future residents with particular attention to the availability of an adequate supply of **attainable and affordable** housing and housing designed for people with mobility challenges or other specific accommodation needs. **NC**

To encourage infill and **residential intensification** projects which optimize the use of existing infrastructure, **building stock** and public service facilities before developing new infrastructure and public service facilities. **Agree to add building stock.**

Section 8.1.3.2.1 - Range of Permitted Uses will require an update to reflect the scope of housing options essential to meeting the housing demands of the community and must include conversions and redevelopment. **Agree to update permitted uses**

Section 8.1.3.3 - Housing Supply

Pro-actively working with land owners in the community to facilitate residential land development through residential intensification, infill, **partial or full conversion and redevelopment** of non-residential buildings, financing and servicing. **NC not required**

Section 8.1.3.5 (c) - Housing mix should be modified to include a broader range of housing options including partial and full conversions and redevelopment. **NC**

Section 8.1.3.7 - Second Units, Conversions and Residential Intensification

Residential intensification should be encouraged throughout all neighbourhoods in the Town and examples of unique sites identified. Wording should be changed to substitute additional residential units for second dwelling units. **Section identified for an overhaul**

- (a) The Town recognizes the benefits of a compact community form as promoting greater physical activity and increased interaction amongst residents. In addition, the Town recognizes the benefits of **residential** intensification in reducing Perth's ecological footprint as denser and more walkable neighbourhoods reduce the need for dependence on the automobile. **Residential** intensification and infill will be encouraged in Perth's Central Area District and in established residential neighbourhoods where deemed appropriate.

In addition, the Town will encourage the redevelopment of unique sites throughout the Town **such as places of worship, community centers, schools and designated heritage buildings** as they become available, provided that the redevelopment is compatible with surrounding land uses.

8.1.3.7 (d) (x) The lot area is adequate to accommodate OA site parkiAg or aA appropriate alternative is provided. Parking standards will be tailored the specific needs of the residential or mixed-use and parking may be exempted or provisions made for alternative off-site parking where appropriate. **NC**

Section 8.1.3.16.7 - Places of Worship

A traffic assessment may not be needed pending the scale of development; consequently, the wording should be more permissive. **Agree**

The Town will **may** require a traffic impact assessment as part of an application for development or substantive expansion.

Section 9.12.12.1 - Site Plan Control

Amend section to reflect changes to Planning Act **Agree will be updated**

- any multiple residential use consisting of three (3) **ten (10)** or more dwelling units;

Summary

The Official Plan is a dynamic document that will provide direction to growth, development and redevelopment in the town over the next 25 years. Retaining the vitality of institutional uses or their conversion will require flexibility and innovation in policy approaches. St. Paul's recommends and supports policies which will provide and support the long-term viability of the church as a use that provides multiple uses and services to the community including residential uses.

St. Paul's requests that the Town involve and consult St. Paul's in moving forward with the official plan review.

Please note the following response to Official Plan Update Comments has been submitted at Saturday June 24th 2023 1:30 PM with reference number 2023-06-24-001.

- **First Name**

Emma

- **Last Name**

Simard

- **Are you a resident and/or property owner in the Town of Perth?**

No

- **Please provide your comments below**

I would like to move to Perth, but I feel it is not possible because the commuter bus to Ottawa is no longer in service. I'm sure this is true for many people. It seems to me that having easy access to a city would encourage prosperity for this small town. Lots of people would like to move out of the city, but everyone needs to eat/pay their bills. Having this commuter line available would create excellent opportunities for both Perth and Ottawa, allowing for more commerce, and providing an affordable and eco-friendly way to commute and travel. It is absolutely perplexing to me that this is not a priority in your plan. Thank you, Emma **NC more operational than policy but supportive of idea. Maybe something more encouraging in transportation section could be included regarding public and private transit options**

Hello Joanna

Thank you for agreeing to receive input from Our Perth Trees for planning related to the development of an urban forest and a green canopy.

Please see the attachment of our flyer which outlines how our small group got started in Oct 2021 and the expansion of goals to include planting trees and shrubs, and protecting the health of existing trees.

To this end we have planted 25 seedlings and held a seedling sale this spring. We had 140 shrubs and trees for sale and we were sold out in half an hour. This is a start but we plan to grow and do more.

We plan to hold a much bigger tree sale next year.

We have outings to cut invasive vines growing on trees and shrubs. These vines are very prevalent in Perth, resulting in the demise of many trees.

There is much work to do. There is the prediction of extreme heat this century. We are already experiencing the negative effects of above normal temperatures. The establishment of a green canopy is essential for the many benefits it provides to help mitigate the effects of climate change.

In a 2022 presentation made to the the town of Perth Climate Action Panel we said:

"There needs to be the will to make tree preservation and increasing our tree population a core value. And this value should be used as a lens through which every decision is made."

In regards to recommendations, we are in favour of adopting all of the policies in the Carleton Place 2021 plan. We had included some of these recommendations in the 2022 presentation (mentioned above) after conferring with Jim McCready Chair of the CP "Urban Forest and River Corridor". Please see the attachment.

There needs to be strict guidelines for developers - not only in the replacement of trees, but in planting trees at each residence being built. There is a need to ensure the allotment of land around structures such as apartment buildings is large enough to accomodate trees. (see picture 1308- Perthmore)

The Town of Smiths Falls states in their "By-Law to Adopt a Tree Canopy and Vegetation Preservation and Enhancement Policy" has these stipulations. (Section 5.2.1)

A plan for Perth should include the planting of trees in lower socio-economic areas. One example is the Ontario Housing townhouses on Beckwith St East. They are now void of any trees along Beckwith and Robinson streets. (See picture 1205)

There should be a plan to plant trees on the boulevards. There are some wide boulevards that could accommodate trees.

(See picture 1207-Halton St)

Types of trees to plant:

There should be a focus on planting a variety of trees and shrubs that produce fruit, and nuts that are edible for people and/or wildlife such as bees, birds and butterflies.

Landscape Ontario provides a list of 29 trees, suitable for urban conditions. Some are drought and salt resistant.

Property with hydro wires can still have small trees and large shrubs that won't interfere with the wires. This would help to improve the streetscape. [Section 8.2.4.8 d\) 8.2.5.6, regarding street scaping could be enhanced/updated](#)

I'd be happy to talk with you, if you'd like to discuss the information in this email.

Thank you
Kate Donnelly
(member of Our Perth Trees)

Please note the following response to Official Plan Update Comments has been submitted at Monday July 3rd 2023 7:45 PM with reference number 2023-07-03-002.

- **First Name**
Danica
- **Last Name**
Vidotto
- **Are you a resident and/or property owner in the Town of Perth?**
Yes
- **Please provide your comments below**
Please review and recommit to the cycling promises in the plan. There are no bike lanes in the town. Priority is for parking. **NC Active transportation policies to be enhanced**

Also, please put a four way stop at North St and Gore.

Please note the following response to Official Plan Update Comments has been submitted at Monday July 17th 2023 2:58 PM with reference number 2023-07-17-002.

- **First Name**
Bob
- **Last Name**
Henry
- **Are you a resident and/or property owner in the Town of Perth?**
No
- **Please provide your comments below**
I live in rural Ottawa and travel to Perth about 20 times a year to Golf at the Perth Golf Course. It is my understanding that the back 9 holes of the golf course are going to be destroyed and replaced primarily by homes.

The previous plan accurately recognizes the historic value of the golf course, as "Links O' Tay golf course – oldest golf course in Canada in continuous use in the same location". All of Canada will be watching what the town of Perth is going to do with this great and historically significant golf course. Admittedly it was originally a 9 hole course. But returning it to a 9 hole course is a death sentence. Modern day golf demands an 18 hole course for survival. Two or three years in operation as a nine hole course will likely cause the owner to say it is no longer commercially viable, and he will submit an application to destroy the remainder of the course, and apply to build more homes.

The previous Official Plan talked of "Retention and redevelopment of the existing golf course and the continuation and development of commercial uses typically associated with a golf course will also be contemplated in this designation". Destroying half of the golf course and building homes on the land is not even close to "continuation and development of commercial uses typically associated with a golf course".

When I come to Perth to play golf on the "oldest golf course in Canada", I usually stop at one of the local restaurants and often stop to pick up some fresh craft beer from the great Perth Brewery. This weekend I spent some time with family and friends shopping on Gore St. and attending the Stewart Park Festival. When the Perth Golf Course becomes a nine hole course, I won't be travelling to Perth for golf. Neither will my golf buddies that come with me, and nor will the many other golfers who travel to Perth expressly to play on this great golf course.

The cumulative economic impact of destroying "Canada's Oldest Golf Course" should not be under estimated. [NC to policies on Golf Course Lands](#)

From: Carol Franklin
Sent: Tuesday, July 25, 2023 7:38 AM
To: Joanna Bowes; Gary Waterfield
Cc: Kevin Farmer
Subject: Comments on Official Plan

Hi Joanna and Gary,

Kevin Farmer posted our comments on the town's website yesterday. I've copied them below and they are also posted on our website (activeperth.ca) on the blog page. I hope you find these useful and I'm happy to discuss or help out in anyway with this critical document.

Thanks
Carol

7.4.1 **Written Comments from Active Perth**

Active Perth is a community-based, volunteer group, focused on creating opportunities for residents to use Active Transportation for errands, commuting and recreation. The following are comments from the founders of Active Perth and a distillation of ideas and concerns we received from residents during recent public outreach.

1. The 2023 OP must enshrine an overarching theme that all development be viewed through the lens of the accelerating climate crisis. The urgency of addressing the climate crisis cannot be overstated and the status quo is simply incompatible with environmentally sustainable development. All development that replaces trees or permeable surfaces with heat-trapping hard surfaces and all transportation infrastructure that encourages personal car trips at the expense of sustainable alternatives should be reviewed very carefully and options to reduce environmental impacts need to be explored. **OP to be updated with reference to climate change.**
2. Buildings and transportation account for a large share of our collective carbon emissions and therefore guidelines towards sustainable solutions must be addressed in the Town's OP.
3. Builders are expecting changes to the building code and this is an opportune time for the Town to impose additional requirements. Leading edge builders are setting an example for others on net zero housing — Watercolour development in Westport, for example. The larger community is already asking for this design style as these are healthier homes, more comfortable to live in, have significantly reduced energy costs and reduced carbon emissions.
4. Consider adding required features in developments that meet future targets for reduced carbon emissions. For example higher levels of insulation, heat pumps, and air tight construction. Also, features such as electrical outlets for electric vehicles, shared car parking, and secure bicycle parking.
5. Subdivision planning and Walkable communities require special attention to sidewalks and accessibility. Shortening pedestrian routes through neighbourhoods using midblock connections between streets, providing safe crossings, sidewalks on all streets, controlling where street parking takes place and designing streets in a way that does not facilitate and encourage speeding is critical to creating and maintaining these communities. **Pedestrian and active transportation policies to be enhanced**
6. Intensification of housing must be allowed and can be controlled through zoning. This includes greenfield locations and redevelopment areas. Ensuring that there is sufficient green space as part of

the higher density living is part of the design not an after thought. **Intensification policies to be enhanced**

7. The Central Area District is an existing walkable community and this walkability must be safeguarded by discouraging car trips to this area. Review the need for increasing parking in the Central Area District, it should actually be decreased. New multi-unit housing should not require parking for each unit. If problems occur, review the ability of the Town to provide parking off site in under utilized existing areas. **Parking is required where there is no public transit. Options for shared cars, an option.**

8. Consider reserving spaces for car sharing and bike sharing as a substitute for parking spaces in multi-unit housing. **agreed**

9. Require secure, protected bicycle parking for all multi-unit housing and commercial properties. For commercial properties, this includes employee and client bicycle parking. **agreed**

10. Prepare for an increase in demand for e-bikes and electric vehicles. A requirement for electrical outlets to provide for these vehicles in multi-unit housing should be mandatory. Incentives could also be provided to encourage retrofit of existing buildings. **Not OP policy**

11. In an effort to support the concept of an accessible, walkable downtown, consider closing Gore Street between Foster St and Herriott St to vehicle traffic. Open this section to non motorized vehicles and pedestrians and provide public benches for people to sit. Seniors, in particular, are discouraged from taking advantage of otherwise walkable areas for not having anywhere to rest. **Operational not OP policy**

12. Remove the truck route from Gore Street between North St and Craig St. **Operational not OP policy**

13. Ensure that the area north of Dufferin St. meets the objectives of the 15-minute neighbourhood. The intersections on Dufferin St. must provide safe crossings for pedestrians and cyclists and should connect to infrastructure that provides continued safe passage. **Existing policy promotes this design.**

14. Signalized crossings must not make pedestrians wait unreasonably long times to cross and must provide sufficient time for anyone to transit safely. To do otherwise, effectively discourages walking and encourages car trips. Consider removing push button requests in high traffic areas (ie. Gore and Foster). **Operational not OP policy**

15. Implement a requirement for a construction traffic plan for new subdivisions to review the impact of construction on existing and prospective residents as the proposed subdivisions are built out. The golf course land development will have a huge impact on Peter St and Roger Road. As home owners move in construction equipment will still be using streets where new residents live. **Not OP policy in development agreements.**

16. Address abandonment of commercial buildings. Allowing buildings to sit empty and deteriorate is unsightly and wasted opportunities to repurpose existing spaces already within the urban form. These properties could be used for housing before new greenfield subdivisions are allowed. **Not OP policy – more CIP issue**

17. To facilitate affordable housing, allow for more creative housing options like co-housing and co-living. **Housing policies to be enhanced**

18. The Crystal Palace is a wonderful community space. Ensure that the boardwalk along the Tay Basin is reconstructed in the future to be accessible for all users. Provide secure bike parking at the Crystal Palace. Consider development of solar powered carport style parking at the Crystal Palace. **Operational not OP policy**

19. Implement bird- and insect-friendly street lighting and encourage, or even require, bird- and insect-friendly lighting on all housing to protect the night sky. **Operational not OP policy**

20. Larger developments that are bordered by rural roads should be reviewed closely for requiring urbanization of their frontage. For example, Tay River clinic and Lanark Lifestyle retirement homes is now located adjacent to a “highway” style road. This is both not a very walkable or cycle friendly area. In additional, it is now likely to stay that way until the Town has funding to urbanize the street. **Existing NC**

21. Most importantly, ensure that the objectives of the OP are enforceable requirements, rather than aspirations, and that the zoning bylaw and other bylaws support and enforce the OP objectives.

Please note the following response to Official Plan Update Comments has been submitted at Thursday July 27th 2023 10:59 AM with reference number 2023-07-27-001.

- **First Name**
Tony
- **Last Name**
HENDRIKS
- **Are you a resident and/or property owner in the Town of Perth?**
Yes
- **Please provide your comments below**

Hi there,

The Official Plan is again an opportunity to set our sights on doing what's right for our community regarding Climate Change. As we all saw at the last Public Meeting, many of the comments were directed at Climate Change issues.

I would like to see our Local Politicians think beyond "the box" and apply the Climate Lens Tool to every and all decisions in the future. Bypassing that tool with comments like ' we can't afford it' and worrying about who we might agitate, make climate change issues, (and our role in fighting it) too easy to ignore. I know some of these changes are expensive, however there are many things that can be done with low costs and with grants.

Perth needs to take a position with all new buildings. There are so many opportunities to consider.

For example, Community Solar Projects and waste management support:

-Residential units of every kind need to be designed for proper sun access, with places to store waste bins, particularly compost bins.

-New houses should be required to have a low temp heat pump and solar panels. The Caivan development is a great opportunity to make this happen.

-Perth needs to decide not to accept organic waste mixed in with regular trash at our landfill and partner with local farms to create a mutually beneficial biosphere.

-The residential curbside program needs to include multi-family dwellings, so they too can have access to compost bins

-Include commercial businesses like restaurants and grocery stores) in the compost and waste program.

At every climate change meeting someone always responds with, "we need to meet with the builders." Leaders have to hold builders accountable for their role in supporting these changes; the builder will never do it on their own. Enact new planning and building code changes and then enforce them. Allow the builders to have a say, but do not depend on them to make the rules.

We need to re-read the letter sent to The Prime Minister February 2020 and other documents that the Town has published over the last few years, and hold ourselves accountable to our commitments.

As we expect from our elected Federal and Provincial officers, Town officials who are not trying their best to improve the situation should be held accountable. It is our responsibility, as leaders and tenured residents of this Town to provide the next generation of our families with a lasting, resilient and sustainable community. Perth can be the Heritage Town with the Heart to make changes for the future. **Climate change policies to be enhanced in OP – some suggestions are more strategic and operational.**

From: John McKenty

Sent: Tuesday, August 1, 2023 9:33 AM

To: Cathy McNally Judy Brown Isabel Anne McRae Michael Touw ; Susan Beckel; Brian Burns

Cc: Crystal Reinhard Kelsey Dold ; Krista Stead-Mackler

Subject: Town of Perth Official Plan

Dear Members of Council and Town Staff:

I write this in the hope that the Downtown Heritage Perth BIA will continue to have a voice in the development of the Town's Official Plan (OP) and that the Town and BIA will continue to work as partners for "the well-being of the downtown" (OP, p. 18).

I draw particular attention to the following statements included in the current Official Plan and hope they will continue to have a strategic place in the update. **Agreed – no changes proposed.**

- Maintaining a positive visual aesthetic in the downtown and through all of the neighbourhoods and commercial areas of the community through such measures as community improvement plans, design guidelines, beautification programs, regular Street and boulevard cleaning and maintenance, consistent signage, upholding property standards, animal and waste control programs (OP, p. 48)
- Promoting more mixed use development in the downtown core to encourage an increased presence of residents; higher levels of activity outside of traditional business hours; and to reduce the need for motor vehicle use (OP, p. 50)
- To give assistance by encouraging private investment in the upkeep of older buildings and to look favorably on proposals that, in Council's opinion, have demonstrated their ability to maintain and enhance the economic vitality of the downtown area (OP, p. 65)
- The Central Area District (downtown) will be developed or recognized for a mix of commercial, residential and institutional lands uses, which together are intended to make for a people-oriented, healthy and vibrant community core or downtown. Gore Street, Foster Street and Wilson Street constitute the "main streets" of the Central Area District's commercial activity. The image of this area to residents and visitors alike is based on its rich architectural heritage, the visual landmarks of the Town's Clock Tower, the Tay Canal/River Corridor and the mix of land uses. The relocation or introduction of bank branch, credit union, or comparable full service banking offices away from the Central Area District will not be supported. Sustaining this image and strengthening the economic role of this area is dependent on several features articulated by the Plan, namely, developing the basin lands, conservation and renewal of the building stock, streetscaping measures, improving parking and encouraging the development of people places. Indirect measures include through traffic diversion (by-pass) and beautification and promotion/marketing programs sponsored by various merchant associations (OP, p. 123)
- It is the intent of this Plan to maintain or improve the diversity and blend of uses in the Central Area District. The pattern of uses along Wilson, Foster and Gore Streets should include a healthy mixture and distribution of retail commercial uses, personal service businesses, offices, restaurants, financial institutions, institutional and cultural facilities, open space and residential uses to maintain a consistently attractive mixed use downtown district. (OP, p. 128)
- The Central Area District should function as a place to live, work and play. It is the intent of the Plan to encourage residential development within the Central Area District through redevelopment or rehabilitation of upper storeys in commercial buildings, intensified use of existing residential buildings, and the repurposing of institutional buildings where appropriate and protection of heritage and architectural values is assured. A strong residential component strengthens the vitality of the Central Area District, and provides added support for downtown

retailers, service providers and cultural and entertainment establishments. A strong residential component also increases the safety and vitality of the Central Area District day and night (OP, p. 130)

- Council recognizes the importance of the Tay Basin Site as a vital public meeting and gathering place for social, cultural and economic purposes. The lands also provide a significant amount of needed parking space to support businesses and institutions in the Central Area District. It is the intent of this Plan to preserve the existing function of the property as a community defining place for cultural, social and marketplace events and as a parking lot; which is intended to enhance and support the character and vitality of the downtown. Buildings, structures and uses on the property shall be maintained or modified to serve these primary functions (OP, p. 133)

- The opportunity to intensify and broaden use of the municipal lands known as the Tay Basin property as a community and cultural events hub, thereby strengthening the role of the downtown (Central Area District) as a major shopping/business/cultural area within the region (OP, p.181)

While it is the hope of the BIA Board that such statements will continue to play a critical role in the updated Plan, it is also hoped that the revised document will serve as the basis for an action plan designed to maintain and strengthen one of Perth's most critical assets, its downtown.

As always, all the best in your ongoing work on behalf of our community.

Regards,

John McKenty
Chair, Downtown Heritage Perth BIA
Perth, Ontario



Food Security and the Local Food System Discussion Paper

Prepared by

The Table Community Food Center for the
Town of Perth's Official Plan Review

Madison Hainstock, & Ramsey Hart

August 4, 2021

7.4.2 Food Security and Local Food Systems Discussion Paper
Town of Perth Official Plan Review

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9 Introduction

This discussion paper provides background information policy options on the topics of food security and local food systems for the Town of Perth's Official Plan review. The recommendations for this paper conform and build upon Ontario's (2020) Provincial Policy Statement, Lanark County Sustainable Communities Plan (2012), and the current Town of Perth (2019c) Official Plan. The goal is to create Official Plan policies that reinforce a resilient and innovative food system while promoting universal access to healthy, local food for present and future generations. Our recommendations are also informed by the emerging concept of food sovereignty.

What do the terms food sovereignty, food security, , and local food systems mean and why are they important to the Town of Perth? Advocates around the world are adopting La Via Campesina definition of *Food Sovereignty* as "the right of people to healthy and culturally appropriate food produced through ecologically sound and sustainable methods, and their right to define their own food and agriculture systems." This concept seeks to achieve food security by fundamentally shifting the way food is conceived as a commodity, instead of a public good, and reclaiming decision-making power across the food system (Food Secure Canada, 2011). A *Food Secure* community exists when all "people, at all times, have physical and economic access to sufficient, safe and nutritious food to meet their dietary needs and food preferences for an active and healthy life." (United Nations Food and Agriculture Organization, 1996) In this review, we will focus on and define our *Local Food System* as "a chain of activities and processes related to the locally organized production, processing, distribution, consumption, and disposal of food." (Sustain Ontario, 2017) Although concepts of 'local' vary, for the purpose of this review we will focus on Lanark County and to a lesser degree the region of Eastern Ontario and western Quebec.

Another commonly used term is *food insecurity* – the "inability to acquire or consume an adequate diet quality or sufficient quantity of food in socially acceptable ways, or the uncertainty that one will be able to do so." (Health Canada, 2020) Food insecurity is fundamentally a question of income as the cost of sufficient healthy food puts it out of reach of many in our community (Leeds, Grenville & Lanark District Health Unit, 2019). The solutions to food insecurity must therefore be based in addressing issues of income. While not the focus of this paper we do encourage the town to endorse efforts to address income through initiatives such as basic income guarantee, ensuring liveable wages, and reforming social assistance.

Perth has many food-related assets to build on. Regionally, farmers, growers, community members, organizations, businesses, institutions and local governments are collaborating to nourish a strong, healthy food system for all. This vision and ongoing activities are enshrined with the Food Charter for United Counties of Leeds, Grenville, and Lanark Counties (foodcoreLGL, 2014). In Lanark County agriculture is one of the top five businesses and employers (2019a). The Town of Perth is a regional hub brimming with locally owned businesses, restaurants, and grocery stores, a vibrant farmers market, strong grassroots organizations, and festivals celebrating our unique culinary culture. New value-added producers are building businesses in Perth, spaces for community gardening are flourishing, and municipal composting initiatives are reducing organic materials from filling up the landfill. Official land use planning

reviews, as well as enforcement policies of zoning by-laws, further provide an opportunity to increase access to a sustainable supply of healthy, locally grown and produced foods.

Improving food sovereignty and developing local food systems are responsibilities shared across all levels of government and multiple sectors. Municipal land use planning profoundly impacts residents' access to safe and healthy foods and the long-term sustainability of local food production (Region of Peel, 2019; Simcoe Muskoka District Health Unit, 2014). According to Hayhurst, Hazen & O'Connor (2011), the "thoughtful integration of spaces for production, processing, distribution, and consumption of food into the urban fabric in a socially just and environmentally considerate fashion will ensure that urban and rural communities alike have an opportunity to create systems that enable a thriving local food economy and inclusive local food culture." As a small urban center with little agricultural land within the municipal boundaries, the Town of Perth is tasked with creatively adapting the progressive land use designs adopted in larger urban centers while recognizing the fluidity of its borders within rural regions of Lanark County and neighbouring Leeds and Grenville.

This discussion paper employed several methods to gather information and generate recommendations. We consulted municipal documents such as master plans, strategies, and reports. A group of local experts involved with food security and food systems were asked to respond to a short survey and foodcoreLGL's Municipal Toolkit provided an important starting point. We conducted literature reviews and research on practises and case studies in other jurisdictions. The last phase of our work involved presenting a public summary and discussion with the Town of Perth and providing a draft of this discussion paper for comment. Several changes were made to this final draft to reflect the input we received.

Following the circular, interconnected cycle of food systems, this background paper will provide recommendations under the topics of production, processing and storage, distribution and retailing, consumption, and waste. Each topic will outline specific objective(s), identify local assets and gaps, and synergies with provincial and county planning documents. Policy recommendations are made and supported through selected case studies.

10 Topic 1: Indigenous Food Sovereignty

Objective 1.1 – Protect and enhance Indigenous food ecosystems

We would like to begin this paper by respectfully acknowledging that Perth is situated in the traditional, unceded territory of the Omamiwinini (Algonquin Anishinaabe Nation). We honour the fact that Indigenous food systems were the basis for survival of many early settlers and continue to play an essential role in our local economy; for example maple syrup. Many aspects of Indigenous food systems have, however, been lost or seriously degraded through settlement and colonization. The decline of eel populations in the Ottawa and Rideau watersheds is just one example. An important limitation of this paper is that it did not involve Indigenous consultation, as the Official Plan Review process is undertaking an in-depth discussion with local Indigenous groups through a separate process. We do, however, wish to acknowledge these essential facts and encourage Perth to include consideration of Indigenous Food Sovereignty in the review process.

Ongoing consultation and collaboration with Indigenous Peoples is needed to ensure Indigenous voices on environmental stewardship and the protection of Indigenous food systems are appropriately integrated into official planning documents. Indigenous food systems are best described in ecological terms – they “include all of the land, air, water, soil and culturally important plant, animal and fungi species that have sustained Indigenous peoples over thousands of years.” (B.C. Food Systems Network, 2008) Sovereignty enables Indigenous Peoples to “exercise the right to determine how they will nurture and practice healthy relationships with the land, plants and animals which in turn provide food for current and future generations.” (Decembrini, 2020)

The Town of Perth’s existing Official Plan lacks commitment to the Indigenous community, however, it contains measures to protect fish spawning sites, wetlands, and wildlife habitat, that could keep elements of Indigenous food ecosystems viable for generations to come. Additionally, the Town’s commitment to planting native tree and drought resistant plant species both in the Official Plan and in practise are commended. Woodland coverage, however, remains less than half of the 30% required to sustain birds and woodland dependant species (Town of Perth, 2017) – important contributors to diverse ecosystems and healthy food systems.

The Provincial Policy Statement acknowledges Indigenous people’s unique relationship with the land. The province requires planning authorities to engage with Indigenous communities coordinate on land use planning decisions (1.2.2). In tandem with the PPS, the Lanark County SCOP outlines the need for consultation with First Nations, specifically the Algonquins of Ontario, in instances of cultural heritage and archaeology (8.2.10). We recommend taking consultation include protecting and enhancing Indigenous food sovereignty.

10.1.1 Recommendations

1.1 Collaborate with Indigenous Peoples to foster food sovereignty and integrate recommendations into the Official Plan. Indigenous consultant retained and has made recommendations to enhance OP. Food Sovereignty is more strategic and less OP policy

1.2 Continue to protect of wetlands, woodlands, and fish spawning sites in practise and within all municipal official documents, policies, and by-laws. Agree

11 Topic 2: Production

11.1.1 Objective 2.1 Expanding urban agriculture

Supporting urban agriculture is the leading and most versatile of municipal interventions to improve food security and the vibrancy of the local food system. *Urban Agriculture* is a broad term that encompasses all of the following activities: the cultivation of food crops; tending fruit, berry and nut bearing trees/shrubs; backyard hens and bees; gleanings; edible landscaping; community gardening; urban farming; the sale of harvests; and accompanying infrastructure including sheds, greenhouses, rain barrels, and composting units.

Urban agriculture increases intake of fresh produce; encourages food literacy which refers to a person’s knowledge about food, nutrition, confidence, skills, and experimentation (Ontario Dietitians in Public Health, 2021); enhances community engagement and inclusiveness; provides physical activity for all ages; contributes to a healthy ecosystem by preserving biodiversity; encourages entrepreneurialism; and improves preparedness for times of crisis

(Peterborough Public Health, 2018; City of Hamilton, 2013). The ongoing pandemic provides a clear example of these benefits with one in five Canadians starting a home garden in 2020 (Dalhousie University, 2020). The Table's 2020 survey of community members found a strong interest in gardening including more space to grow, knowledge sharing opportunities, and access to seeds. The survey also identified lobbying efforts to keep community gardens open as a local success story.

With regard to backyard animal husbandry, a number of Perth residents raise backyard hens with few problems or concerns. Updating existing policies to reflect the community's interest in micro-animal husbandry will ensure animal by-law enforcement is provided clarity and resources to enforce bylaws should problems arise.

A key aspect of urban agriculture is the protection of pollinators needed for most fruit and vegetable crops. Urban areas can serve as important areas for pollinator conservation and in some cases may have more pollinators than adjacent rural areas (Hall et al, 2016). Climate Action Lanark has installed several pollinator gardens in Perth and The Table's garden features pollinator-friendly borders but more could be done to ensure thriving local populations of pollinators.

The Town endorses opportunities for localized food production within the existing Official Plan through the support for community gardens and home gardening yet few parks, institutional, or recreational lands host urban agriculture (Town of Perth, Township of Drummond/North Elmsley, Township of Lanark Highlands, & Tay Valley Township, 2020). Notable exceptions are the Table's Community Garden and Food Forest at Last Duel Park and the Community Allotment Gardens on Rogers Rd. Ample space remains for the expansion of urban agriculture (as defined above), Given the region's the soil quality is classified as prime agricultural land - some of the ripest land in Canada for growing (Ontario Ministry of Agriculture, Food, and Rural Affairs [OMAFRA, 2021a; 2021b) Perth is well positioned to exponentially expand food production in front yards, at schools, recreation facilities, fire halls, fairgrounds, urban farms, and beyond.

The Provincial Policy Statement does not speak directly to the implementation of urban agriculture. However, urban agriculture activities do speak directly to ethos embedded in the province's policy direction on land use planning and development. For example, the conservation of biodiversity (1.1.1 H); preparation for impacts of a changing climate (1.1.1 I); healthy, active communities supported by public spaces that foster social interaction and community connectivity (1.5.1); and the promotion of maximizes vegetation within settlement areas (1.8.1 G); and the protection of fish habitats (2.1.6). The Lanark County SCOP similarly states the importance of protecting fish habitats (5.5.7), but limits the conversation on urban agriculture to supporting the development and ongoing operations of community gardens (Theme 10.2).

11.1.2 Recommendations

2.1.1 Adopt a broader definition of urban agriculture in the Official Plan and integrate under 'Range of Permitted Uses' on lands designated Residential (Section 8.1.3.2 and 8.1.4.3), Public Service and Institutional Facilities (8.3.3.1), Industrial (8.4.3), and vacant lands (Figure 1), in

addition to Parks and Opens Spaces (8.1.3.20 and 8.7.4) within the new Official Plan. Within each section, explicitly state the sale of produce acquired through agricultural activities as a permitted activity. **Agreed - There could be policies related to urban agriculture – some good examples in City of Ottawa.**

2.1.2 Within the Official Plan, allow urban agriculture to be eligible for Temporary Use permission (Section 9.12.10) on town owned land (Figure 2) or in-filling on vacant parcels of land (8.1.3.6). Additionally, state the allowance for urban agriculture under Community Improvement Areas (Section 3.7 and 9.12.5) as a means of enhancing local food security and systems. **Operational not OP policy**

2.1.3 Within the Official plan, commit to planting native pollinator species and edible landscaping in relation to streetscaping, urban beautification, in addition to residential and parks landscaping (ie. 8.2.4.8 a)4). A list of appropriate native, pollinating, and fruit/berry/nut bearing trees/shrubs should be publicly available, incorporated into the Official Plan and Tree By-law No.4132. **Could include general policies in beautification and landscaping sections.**

2.1.4 The Town of Perth's Zoning By-law No. 3358 4.41 allows for community gardens in all zones. We recommend updating "community gardens" to "urban agriculture" (as defined above). **NC Not OP policy**

2.1.5 As a part of development approvals, water connections should be included in all new park development to facilitate community gardens. **Operational not OP policy**

2.1.6 We recommend amending Zoning By-law No. 3358 (4.19) and updating Animal Control By-law No. 3557 to specifically state allowance for and to put conditions around micro-animal husbandry, including backyard hens and fowl, rabbits, etc. **NC Not OP policy**

2.1.1 Amend Parks and Facilities By-law 3849, to expand the definition of "garden" into "urban agriculture" activities. **NC Not OP policy**

2.1.7 Update Property Maintenance and Occupancy Standards By-law No. 3322 (3.02 – 3.03) and Yard Maintenance By-law 4263 to explicitly state allowances for front yard urban agriculture. Thus, ensure materials used for food production are exempt from perceptions of non-compliance (No. 3322 - 7.07, 7.11.3 b) (No. 4262 - 4.1.1, 15). **NC Not OP policy**

2.1.2 Develop municipal community gardens and food forest/orchard policies and plan for financial and in-kind support for new gardens such as water supply, insurance, soil testing and basic infrastructure. **Operational not OP policy**

2.1.3 We encourage the Town of the Perth to continue planting trees and consider a municipal tree purchasing program for residents. **Operational not OP policy**

2.1.4 Encourage urban agriculture on The Town of Perth's 'The Green Scene' web page. **Operational not OP policy**

2.1.5 In support of Ontario's Cosmetic Pesticides Ban (2009), provide public education to reduce the use of herbicides and pesticide, and advocate at the County level for a further reduction within vegetation management plans. **Operational not OP policy**

Case study: City of Kingston, Ontario

Over the last decade, the City of Kingston has introduced a number of progressive policies and regulations to enhance local food security and resilient local food systems. Among many of the City's progressive initiatives, "Urban Agriculture" is now defined within the Official Plan and allowed on all land use designations (3.2.8). In 2016, Council approved the Community Gardens Development and Operations Policy and Community Orchard & Edible Forest Policy, which both establish a framework for community-led planting, management and harvesting on City-owned lands. Community gardens can purchase liability insurance through the City and a by-law was established to permit backyard hens. The municipality runs a 'Neighbourhood Tree Planting Program' to incentivise residents to purchase trees at a discounted rate to plant on private property. Utilities Kingston (2021) sells and delivers rain barrels to residents and supplies community gardens with rain barrels free of charge. Finally, the City sells backyard composters to residents to reduce the demand on the city's waste management system.

11.1.3 Objective 2.2 Community farming

There are a number of valid concerns about the direction and future of our food supply. Our current reliance on imported food and an export-oriented agriculture sector leaves people vulnerable to just-in-time supply chains, market fluctuations, and corporate monopolies (MacRea, 2015). Food imported at lower wholesale prices can make it difficult for local, smaller scale farmers to compete. Across Ontario, there are fewer, larger farms with older operators nearing retirement without succession plans, and increasing farm debt (National Farmers Union [NFU], 2019; 2011). Farmers now making up less than 1.7% of the Canadian population and 1.2% of the population in Ontario (Statistics Canada, 2021). A promising trend, however, is the rise of a new generation of female, young (under 40 years of age), and new immigrant farm operators (Shumsky & Nelson, 2018).

The number of farms in the region surrounding Perth is steadily decreasing, though vegetable, poultry/egg, and grain farms have seen a slight increase (Lanark County, 2019b). One of the biggest barriers for all new farmers in Ontario remains the high cost of farmland and access to capital (OMAFRA, 2017). Our consultations reiterated this concern as well as the lack of a reliable / trained workforce. One response to these concerns are municipally supported farmer training programs and community farming projects. In addition to providing space for community members to grow food, community farms provide access to land, shared infrastructure, encourage sustainable agroecology and innovation, and connect future farmers with those transitioning into retirement.

The Town of Perth has strategic land assets that could contribute to improving access to land for training and start up purposes, or ongoing affordable access to land for intensive food production enterprises for the next generation of farmers. Additional assets include Algonquin College's new agriculture program, a strong community of food-based grass root organizations, and the local farming community.

The Provincial Policy Statement protects agricultural land use designations that also would lend themselves to support community farming initiatives. According to the province, long-term economic prosperity requires sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and improving agri-food network (1.7.1 I). The Lanark County SCOP builds upon this theme as a key to community sustainability. The document cites the importance of preserving out rural character by supporting local agriculture (Theme 7.1); the need to educate youth about food and provide training opportunities in the agricultural sector (Theme 10.5); and a commitment to supporting efforts to provide access to nutritious, affordable food (Theme 17.2).

11.1.4 Recommendations

2.2.1 Allow for community farms as accessory uses (up to a certain size) in ‘Residential’ areas and as a permitted use on land designated ‘Parks and Open Space’ (8.7.4). **would be captured under urban agriculture policies**

2.2.2 Explicitly state support for local food system as a Principle of Community Sustainability in the Official Plan (Section 5.9.3). **Agreed**

2.2.3 The Town currently owns two parcels of land portions of which could be leased for a community farm project. First, within the 7.7ha (19 acres) of municipality owned land within the North of 7 Secondary Plan Area currently designated ‘Special Study Area’ (Figure 2), held aside for the development of future recreational and public service facilities (8.8.1 j) (Town of Perth, 2019b). Similarly, the municipally owned land adjacent to the landfill, known as ‘Darou Farm’ also has potential, with the relief of a sensitive land setback application (No 3358 – 4.27.1 b). We recognize the existing designation for a park and would recommend partnership to integrate a community farm on the property. **Operational not OP policy**

Case study: Just Food Community Farm, Ottawa

In 2012, the non-profit organization ‘Just Food’ established a 150-acre Community Farm and Urban Agriculture Hub on a National Capital Commission farm property¹ (Ottawa Official Plan land use designation: Rural Countryside). In 2013, the Start-Up Farm Program began as a chance for new and young farmers to build small-scale, viable agriculture businesses. It offers access to land, shared infrastructure/equipment, and workshops. It is a low-risk way for new farmers to test their ideas while developing skills, experience, markets, and networks before committing to a larger, longer-term farm operation. This program is in addition to the organization’s community gardens, local food guides, and an incubator kitchen (Just Food, 2021).

Case Study: Black Creek Community Farm, Toronto

The Toronto and Region Conservation Authority placed eight acres of land under a management agreement with the City of Toronto, Everdale Environmental Learning Centre, FoodShare, and African Food Basket to create Black Creek Community Farm. The city of Toronto's land use designation is Open Space – Recreational (City of Toronto, 2021). The farm houses certified organic vegetable fields, a forest trail, food forest, 4-season greenhouses, an outdoor classroom, pavilion and bake oven, a mushroom garden, chickens, and beehives. The organization offers affordable fresh, organic produce from June to November, outdoor education in the form of camp and farm school programs, seniors programming, a youth internship program, in addition to hosting workshops and public events (Black Creek Community Farm, 2021).

11.1.5 Objective 2.3 Farmland preservation

The Town anticipates that the population of Perth will continue to grow and has recently expanded the Urban Settlement Boundary to accommodate a predicted population of 8,085 by 2038 (Town of Perth, 2013; 2019b). Careful planning is needed for the municipalities to manage growth and development while addressing important social and environmental concerns (Ministry of Municipal Affairs and Housing, 2018).

Recent changes in local land use patterns have mostly been the conversion of crop and pastureland to settlement (Rideau Valley Conservation Authority [RVCA], 2017). Recent land annexations include agricultural, pasture, and woodland (Town of Perth, 2006; 2013). Concerningly, annexations for settlement, including Perthmore, North Highway 7, Golf Club, and Tay View continue a trend of urban sprawl with zoning designations of primarily R1 Density (single detached dwelling, linked dwelling, group home, or public use). Favouring high density residential development (townhouses, low-rise apartments, triplex, fourplex), will allow for population growth and help preserve adjacent farmland and natural areas for generations to come (Ontario Federation of Agriculture, 2015). According to the Ontario Ministry of Agriculture, Food, and Rural Affairs, the lands surrounding the Town are designated Class 2 and 3 agricultural land (see Figure 3) – provincially designated prime agricultural land - yet, Lanark County SCOP and the Town of Perth's current Official Plan fails to recognize this designation. These agricultural lands are therefore at risk of future annexation is growth projections for the town increase.

Secondly, although Lanark County holds approval authority, subdivisions and condominium applications must also conform to local Official Plans (Lanark County, 2021). To conform with the Town of Perth's Parkland Dedication By-Law, green space should be included as a requirement for future subdivision and condominium development and explicitly outlined in the Town's Official Plan. Green spaces will provide opportunities for urban agriculture and wild food harvesting, while reducing pressure on municipal infrastructure, including drainage systems and treatment facilities (United Nations Environment, 2017).

The Provincial Policy Statement provides a clear and strong argument for the protection of prime agricultural land. The expansion of settlement area boundaries should only happen here if no reasonable alternatives to using prime agricultural land exist (1.1.3.8.2); the importance of looking towards intensification and redevelopment before settlement boundary expansion (1.2.4 C); and that recognizing the ecological benefits provided by nature will minimize negative impacts of climate change (1.7.1 K). Under the PPS, Lanark County, as the upper-tier municipality is responsible for setting densities for new housing to promote efficient land use (1.4.3. D). Unlike the Town of Perth's Official Plan, the SCOP does not set density targets, but promotes increased housing density through redevelopment (2.6.2.3) and efficient development patterns to optimize the use of land and resources (2.3.1.5).

11.1.6 Recommendations

2.3.1 Recognize the Provincial designation of 'prime agricultural land' in the Official Plan. Also, work alongside neighbouring municipalities to reduce development on surrounding prime agricultural land. **NC no prime land in Perth**

2.3.2 The current objective for low density housing ratio is 60-65% (8.1.3.5; 3.2 c). The housing density ratio and zoning should be reconsidered to create compact, walkable, and complete communities and to meet future residential growth without further urban boundary expansion. **Densities and growth strategy to be explored through recommended comprehensive review**

2.3.3 Reconsider residential development requirement (8.1.3.7, J) such as building height and lot coverage to encourage residential intensification and housing mix within existing residential neighbourhoods, thus also reducing large scale developments on the outskirts of town. **Densities and growth strategy to be explored through recommended comprehensive review**

2.3.4 We encourage the Town's (2019b) efforts to reach the 21.2% of total residential development through infill and intensification to meet future residential growth past without further urban boundary expansion. **NC**

2.3.5 'Special Study Areas' retain, where soil conditions are favourable, a portion of lands for urban agriculture purposes as allowed under Section 8.8.2 'Range of Permitted Uses.' **Addressed in urban agriculture policies**

11.1.7 Objective 2.4 Water protection and access to water

The foundation of a robust food system, from agriculture to drinking water, rests on healthy aquifers and surface water. The entire Town of Perth sits on an identified Highly Vulnerable Aquifer, meaning that thin soil and fractures in the underlying bedrock make underground water vulnerable to surface contaminants. Additionally, the Province has identified several significant wetlands within the municipality's boundaries that are protected under the Provincial Policy Statement, Lanark County SCOP, and existing Official Plan. Wetlands not only maintain local water quality, recharge aquifers, store carbon, and act as wildfire deterrents, they "serve important functions such as supporting the food chain, and provide fish and wildlife habitat" and are key components of the food system for the "watering of livestock and farm irrigation." (Lanark County, 2012) Since settlement, there has been a 57% loss of wetland cover within the Town of Perth and a 47% decline in the catchment area for Tay River subwatershed, which includes Drummond/North Elmsley Township and Tay Valley Township since settlement (RVCA, 2017). Protection of currently existing wetlands needs to be a priority to ensure their critical hydrological and ecological functions are maintained and protected.

The Town is diligently working alongside regional conservation authorities and municipalities to protect these natural resources and is seen as a component of the municipality's climate change response. We support the enforcement of the Source Water Protection Policies and the work of the Source Water Protection working group.

Similar to the protection on prime agricultural land use, the Provincial Policy statement outlines specific and strong direction for municipalities on the protection of water and wetlands. Development that will cause environmental concerns are to be avoided (1.1.1 C); development and site alteration shall not be permitted in significant wetlands in ecoregions 5E, 6E, and 7E (2.1.4) which encompass the Town of Perth; or be permitted on adjacent lands to natural heritage features (2.1.8); and will be restricted to protect all municipal water drinking supplies (2.2.1 F1) as well as sensitive surface water features and sensitive groundwater features (2.2.2). Lanark County SCOP (2.6.2.4 8) states that natural heritage features should be protected from incompatible land uses (1.7). Most importantly, the SCOP states that local Official Plans shall identify, protect, and prohibit development or site alteration of natural features, including Provincially Significant Wetlands (5.4.1 and 5.5.1.4) and floodplains (7.3). Water is such an important component of community sustainability, that the entire Theme 12 is dedicated to the topic.

11.1.8 Recommendations

2.4.1 Town of Perth adhere to wetland conservation regulations enshrined in the PPS (2.1.1), Lanark County SCOP (5.5.8) and existing Official Plan Section (8.6.3). Future development request for zoning by-law amendments within provincially significant wetlands and floodplains, including Perth Long Swap, Grant's Creek Wetland, and Blueberry Marsh need to be rejected. This includes requests for Ministerial Zoning Orders. **NC – can not deny Minister's zoning orders.**

2.4.2 Land annexed as part of the 'Golf Course' site borders the Provincially protected Grant's Creek Wetland. We acknowledge and continue to recommend the part of the land designated as an 'Environmental Protection Area.' We encourage Impact Assessments (3.6) in coordination the Ministry of Natural Resources and Rideau Valley Conservation Authority to ensure future development on 'Residential' and 'Special Study' areas do not disrupt this critical wetland. **NC regarding golf course lands.**

2.4.3 Land designated 'Residential' on annexed 'Tay View' property is within the Water Intake Protection Zone (Mississippi & Rideau Conservation Authority, 2020). The area has a vulnerability score of 9 out of 10, meaning it is highly vulnerable to contamination. Development in this area should follow source water protection policies and strict risk assessments. **NC existing policy.**

2.4.4 Integrate low impact development best practises into the Official Plan upon the release of the Provincial stormwater management manual. **Agree - stormwater management policy update is recommended.**

2.4.5 Investigate opportunities for greywater recycling, for example in relation to urban agriculture or landscaping, and integrate into Official Plan Section 5.2 and 7.6. **Operational and not OP policy**

2.4.6 Maintain our commitment to public water bottle filling stations across the Town and its partnership with BlueW. **Operational and not OP policy**

2.4.7 Commit to maintaining water as a publicly owned and managed resource and explore joining the Blue Communities initiative for further guidance on this important issue **Operational and not OP policy**

2.4.1 Adopt a municipal rain barrel program, either through a rebate program or selling barrels directly to residents. **Operational and not OP policy**

12 Topic 3: Processing and storage

12.1.1 Objective 3.1 Shortening food supply chains

Food supply chains include multiple steps: from the farmer, to processor, distributor, retailer, to finally the consumer; along the way, value is added. Food prices continue to rise for consumers, especially for fresh produce (Dalhousie University and University of Guelph, 2020; 2021) yet producers' profits have not. Shorter food chains, with fewer intermediaries and greater capacity for local processing and retailing keep family farms viable, support small businesses, and provide consumers with fresh, delicious food produced by people they know and trust (National Farmers Union, 2021). Value-added agri-food products processed and available locally also support healthy communities, provide job opportunities, and diversify the economy (OFA, 2018). Shortened supply chains reduce natural resource input, while increasing people's knowledge and control of over the food system (hygienic and sanitary guarantees, fair prices, land conservation, and transparency).

Growing value-added opportunities within the agri-food sector is a priority identified in Lanark County's Economic Strategic (2020). The Town of Perth is experiencing a surge in value-added processing, distributing, and retailing including Perth Soup Company, ArtiZen Kombucha, two breweries, a distillery, and more. Under the existing Official Plan, these facilities have been progressively approved under designations including Business Park, Highway Commercial and Industrial. Sustained flexibility and support for various types of industrial development (with ancillary uses) will continue to attract innovative food entrepreneurs to Perth.

The local food system faces a critical food processing barrier. The demand for traceable, local meat is growing yet the number of licensed abattoirs and processing facilities in Ontario continues to decline (OMAFRA, 2016a). We heard from local farmers that the inadequate number of locally owned and operated facilities means fewer options, longer waiting lists, and animals and farmers traveling farther distances. Abattoirs are provincially and federally regulated, yet zoning allowances are in the control of municipalities. Beneficially for the Town of Perth's primarily urban settlement pattern, meat plants (including abattoirs and slaughterhouses) are explicitly exempt from Minimum Distance Separation designations (I & II) (OMAFRA, 2016b). In coordination with Lanark County, consideration should be made for enhancing local abattoir capacity. Mobile abattoirs present a novel approach that could help address this need (see case study below).

Provincially, more attention is being paid to shortening food supply chains. The province recommends promoting the diversification of the economic base through value-added products (1.1.4.1 F); providing opportunities to support local food as well as maintaining and improving the agri-food network (1.7.1 I); and permitting agricultural-related and on farm-diversified uses on prime agricultural land (2.3.3.1).¹ Lanark County SCOP seeks to attract economic

¹ Abattoirs and processing facilities meet the PPS (2020) definition of 'agriculture-related uses' allowed on prime-agricultural land.

development by providing small businesses and local entrepreneurs with information and support (Theme 6.1); keeping regulations flexible to keep land in agricultural use and to supporting farmers focused on local food production (Theme 10.3); and desires to preserve our rural character by supporting local agriculture (Theme 7.1).

12.1.2 Recommendations

3.1.1 The Town of Perth can re-designate municipally owned lands from “Special Study Area” at Highway 7 lands and’ Industrial” at Darou Farm back to “Agricultural” or “Rural” to facilitate development of a local abattoir. **Not recommended – Abattoir is a specific land use which requires significant investigation to determine impacts – industrial activity not appropriate near residential, heavy water demands, odours, noise etc...regulated by MECP**

3.1.2 Work with local famers, municipal and provincial representatives, organizations, and Lanark County Agricultural Advisory Working Group to advocate for increased regional slaughterhouse capacity, including advocating for mobile abattoir facilities. Support can also include funding, in-kind partnership, and marketing. **Operational and not OP policy**

3.1.3 The Town could encourage a diverse agricultural economy by waiving development fees for food storage, processing and value-added businesses that will use local agricultural products and contribute to local food security. **Operational and not OP policy**

3.1.4 The pandemic has resulted in a significant shift to how local food is marketed with a greater emphasis on online marketing. The Town can support access to local food by providing financial or in-kind marketing support to local producers to better connect with consumers. **Operational and not OP policy**

12.2 Case studies: Farmersville Community Abattoir, Athens Ontario

When Rideau Meats in Smith Falls closed in 2016, 1,500 farmers were left scrambling to find an abattoir. In response, Farmersville Community Abattoir in Athens, Ontario was reborn. The plant was originally built in 1992 but closed in 2012 and sat non- operational for four years. Through the dedication of local community members, the facility reopened in 2016. This locally owned facility is now filling the critical gap in slaughter services for Leeds and Grenville, Frontenac, Lanark, and Ottawa-Carleton. It is helping to ensure the long-term viability of the agricultural system in Eastern Ontario for 1,300 farmers and increases local food sales by \$240,000 (GreenBelt Foundation, 2017).

12.3 Case studies: Mobile Slaughterhouse, Yukon Territory

In 2006, the Yukon territorial government purchased the first Canadian mobile abattoir. It provides slaughter, inspection, and refrigerated transportation services. The inspection of meat is overseen by the Government of Yukon Agriculture branch under authority of the Agricultural Products Act and Regulations. A meat inspector provides inspection services during the slaughter process and ensures all federal and territorial regulations and health guidelines are met or exceeded. An important benefit of mobile abattoirs is that the animals are not subjected to long travel or interaction with unfamiliar animals or humans (Government of Yukon, 2020). Mobile abattoirs also operate in British Columbia, Alberta, and Quebec but provincial regulations are a barrier to program uptake in Ontario.

12.3.1 Objective 3.2 Storage facilities

Access to adequate, certified cold storage facilities is vital for farmers to extend their marketing periods and increase opportunities for secondary processing. Access to food storage also increases opportunities to meet wholesale and retail requirements for consistent quality and supply, a current barrier for local grocery stores to source local produce. Co-operative or collective storage opportunities should be encouraged to enhance food security and local food systems.

The Provincial Policy Statement encourages promoting diversification of the economic base through value-added products (1.4.1.1 F); maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses (1.3.1 B); and to provide opportunities to support local food as well as maintaining / improving the agri-food network (1.1.7.1 I). The Lanark County SCOP can also be interpreted to support cold storage infrastructure. The county seeks to work collaboratively with other municipal, provincial, federal, and private partners to create strategic infrastructure investments (Theme 5.4); working together to eliminate constraints to marketing local food (Theme 10.4); to encourage buying local food, promoting its availability, and contribution to the local economic (Theme 10.1).

12.3.2 Recommendations

3.2.1 Under the Official Plan, permit cold storage facilities (as a Class 1 Industry) in 'Range of Permitted Uses' on 'Industrial Area' (8.4.3), 'Business Park' (8.5.4) land designations. **Agree to include food storage, food warehousing and distribution as permitted uses in OP.**

3.2.2 Under Zoning By-law 3358, allow for storage facilities as primary or accessory (up to a certain size) uses in 'Parks and Open Spaces,' and 'Neighbourhood Commercial.' **Not OP policy**

Case studies: Two Rivers Food Hub, Smith Falls

Two Rivers Commercial Kitchen and Storage is a social enterprise supporting the local farm and food businesses. It offers local farmers, gardeners, and processors access to inspected commercial kitchen rentals, as well as freezer, cooler, and root cellar storage. This mid-scale infrastructure is necessary to build a local food value chain. In a short amount of time, their services have supported over 150 businesses and led to the creation of over 50 jobs (Two Rivers Food Hub, 2018). While the original Two Rivers Food Hub struggled to meet the full range of its original objectives, the food storage and commercial kitchen services have continued to generate enough interest and revenue to be sustainable.

Case Studies: Robinson and Happy Valley-Goose Bay, Labrador

Under the federal-provincial Canadian Agriculture Partnership, a \$1.25-million investment is establishing two vegetable cold storage and packing facilities in Labrador. One of the program recipients, Spruce Meadow Farms, received \$250,000 in provincial funding under the Vegetable Cold Storage Development Program and \$242,975 under the federal-provincial Canadian Agricultural Partnership, to construct a regional cold storage and packaging facility for Labrador. The facility will improve access to local and fresh vegetables, a tremendous benefit for residents, especially those living in isolated Labrador communities (Agriculture and Agri-Food Canada [AAFC], 2020).

13 Topic 4: Distribution and Retail

Objective 4.1 Access to food retailers

The composition of a neighbourhood - including the quantity and quality of food available impacts food choice and health. Residents with greater access to supermarkets or retail stores with a variety of nutritious food products tend to have healthier food intakes (Whyte, 2007). On the other hand, residents with access to fast food outlets and/or convince store are at a greater risk of chronic illness. The term "food deserts" is increasingly being used to describe when residents are physically, economically, and geographically disadvantaged in their ability to access healthy food.

Perth is home to several major grocery store chains and food retail businesses. Large grocery store and food outlets, however, are increasingly located along Wilson Street and within the Highway Commercial District (Independent, Metro, Foodsmiths, and Giant Tiger). As stated in the Official Plan, these areas are “largely automobile oriented.” (p. 51) Walkability, public transportation, and safe active transportation networks to healthy food outlets are thus limited for Perth residents. Especially for seniors, those with accessibility needs, and youth – as carrying large quantities of groceries is a difficult task even during the best of weather. A brief scan of food outlets in Perth also demonstrates limited access to fresh food outlets in the South-Western section of the Town.

The Provincial Policy Statement includes a number of statements focusing on the implementation of active transportation networks (1.1.3.2 E); the importance of adopting land use patterns, density, and a mix of uses to minimize the length and number of vehicle trips (1.6.7.4); and mixed-use development that incorporates compatible employment uses to support a liveable and resilient community (1.3.1 D). The Lanark County SCOP also encourages the development of infrastructure to support safe walking and cycling (Theme 5.1); decreasing motor trips (Theme 16.1); encouraging mixed residential and commercial spaces that promote walkability (Theme 14.3); and neighbourhood facilities appropriate for residential living environments (Theme 10.6).

13.1.1 Recommendations

4.1.1 Explicitly state that development will occur in a manner that facilitates residents' access to locally grown and other healthy foods in Section 3.7 'Community Improvement' or Section 8.2 'Commercial Uses.' **Operational and not OP policy**

4.1.2 Allow 'Bonus Provisions' (8.1.3.12) and 'Increased Density Bonus' (9.12.8) for grocery stores on the ground level of mixed-use or commercial buildings, especially in the South- Western region. **Bonusing no longer permitted under Planning Act**

4.1.3 Encourage and expediate permits for the establishment of small grocery stores as 'Neighbourhood Servicing Use' in 'Residential Areas' (8.1.3.13), especially in the South-Western region. **Existing policy related to neighbourhood commercial uses**

4.1.4 Continue to advocate for and create transportation options and safe active transportation networks exist for individuals to access groceries who do not have vehicles. **Operational and not OP policy**

4.1.5 We recommend updated Section 5.5.7 a) to require sidewalks on all residential streets to foster pedestrian safety and walkable communities. **Operational and not OP policy**

4.1.6 Perth should maintain the 'Development Design Criteria' (8.2.5.3) and not allow food retail stores to request over the maximum Gross Leasable Floor Area (GLA) per site, specifically in the Highway Commercial Area, to protect smaller grocery outlets and downtown food retailers. **Existing Policies protect downtown core in general – concerns with protective policies of specific retail uses.**

4.1.7 Work with retail and community partners to ensure there are free grocery delivery options available.. **Operational and not OP policy**

13.1.2 Objective 4.2 Culinary tourism

Food tourism is a growing regional industry (Lanark County, 2020). The Town of Perth is a regional hub brimming with locally owned businesses, restaurants, and grocery stores dedicated to sourcing and highlighting local food. The Town of Perth's existing Official Plan supports Perth's Farmers Market which provides farmers and other food vendors with an opportunity to connect directly with consumers and provide a market outlet for their fresh and value-added products (OFA, ³⁶

2016). Additional celebrations of local food are enshrined in the town's festival of the Maples and Garlic Festival. These existing assets can be built upon to further develop culinary tourism in support of the local food system.

The Provincial Policy statement directly speaks to this issue and outlines the importance of long-term economic prosperity by providing opportunities for sustainable tourism development and support for local food (1.7.1 H/I). Lanark County SCOP also seeks to support agricultural tourism and emphasize value-added products and experiences (Theme 7.2).

13.1.3 Recommendations

4.2.1 Work with existing regional food branding organizations, such as Lanark Local Flavours, to highlight local food and farmers. **Operational and not OP policy**

4.2.2 Continue to work with the farmers market to create a more supportive environment, including increasing visibility, promotion and waiving permit fees. **Operational and not OP policy**

14 Topic 5: Consumption

14.1.1 Objective 5.1 Improving access to local food

Public Health Ontario (2020) and Polsky & Garrigue (2020) warn that Canadian's intake of vegetables and fruits continues to fall below national recommendations, while intake of processed foods increases. Evidence shows limited access to sufficient, nutritious food choices negatively impacts physical, mental, and social health, and costs our healthcare system considerably (Tarasuk & et al., 2015). According to a recent study, if local production were expanded to replace even ten percent of the top ten fruit and vegetable imports, the Ontario economy would gain close to quarter of a billion dollars in GDP and 3,400 full-time jobs (Econometrics Research Limited, et al., 2017) – not to mention improved access to local fruits and vegetables.

A main factor influencing local intake is reflecting in Perth's annual household income falling below the Ontario average (Town of Perth, 2019a). The problem for low-income households is that they must spend what little money they do have on rent and utilities instead of food. We encourage the Town to recognize the link between food insecurity, affordable housing, living wages, and basic incomes. However, cheaper food is not the answer. Local farmers are already competing against big box stores who sell imported foods at artificially low wholesale prices. Sadly, according to the last agricultural census, although farm operating expenses increased, farm profits have not (Statistics Canada, 2017).

The Provincial Policy Statement acknowledges that long-term economic prosperity is linked to providing opportunities to support local food (1.7.1 I). Similarly, the Lanark County SCOP encourages buying local food and promoting its values, taste, nutritional value, availability and contribution to the local economy (Theme 10.1). It also argues to support efforts to provide access to nutritious and affordable food (Theme 17.2).

14.1.2 Recommendations

5.1.1 Adopt and enforce local and healthy food procurement targets for food offered and sold in town-owned facilities and programs and advocate that Lanark County adopt similar targets for its facilities (e.g., recreation centres, childcare centres, and seniors' homes) or city-run programs (e.g., recreation division summer camps) (Association of Municipalities, 2013; OMAFRA, 2017). **Operational and not OP policy**

5.1.2 The Town of Perth provides financial and in-kind support to many events that occur throughout the year. The Town could use this support to leverage further use of local food in these events. **Operational and not OP policy**

Case study: Thunder Bay, Ontario

In 2014, The City of Thunder Bay initiated the 'Thunder Bay and Area Food Strategy.' Part of this strategy aimed to increase the amount of local/Ontario-grown food being purchased by the City's homes for the aged and daycares by at least 10% (over a baseline established in 2014). The purpose of implementing a local food procurement plan is to help strengthen the local food supply chain by supporting local food businesses and agricultural producers (Megens, et al. 2015). By 2016, the city reported the program to go beyond their original targets, reaching a 38.45% increase in the total amount of local and regional food purchased and an expansion of the program into concession stands and recreation facilities (Diaczuk, 2017).

14.1.3 Objective 5.2 Incentivizing healthier food options

The Canadian food landscape directly contributes to unhealthy diets and habits by favouring the use of cars above active transportation and providing easy access to nutrient-poor, energy dense food items (Karbasy, Vanderlee & L'Abbé, 2019; Sustain Ontario, 2017). In many communities the profusion and accessibility of fast-food restaurants around schools, in addition to their typical intensive marketing practices, greatly contribute to unhealthy eating habits among youth.

It is anticipated the land inventory for elementary school purposes are adequate in Perth, but future consideration may be needed for a high school site (5.2 e)3). Urban planning policies provide mechanisms for municipal governments to place limits on the density or placement of fast-food restaurants and to encourage the availability of outlets selling fresh fruit and vegetables in school vicinities.

The Provincial Policy Statement states that development and land use patterns that may cause public health concerns should be avoided (1.1.1 C) and that infrastructure and public service facilities should be strategically located to ensure the protection of public health.

14.1.4 Recommendations

5.2.1 Drive through/fast-food services should not to be permitted under 'Neighbourhood Servicing Uses' (8.1.3.13 5) in 'Residential' designations. **Should be discussed**

5.2.2 In the Official Plan, educational facilities fall under "Residential" land use designation. However, they also have their own section under 8.3 'Public Service and Institutional Facilities' and under 8.3.3.3/8.3.3.4. Conditions could be made to ensure future facilities (specifically future sites North of Highway 7) are not located within a designated distance from fast-food and convenience store outlets. **Should be discussed but challenging to implement in free market system.**

5.2.3 Currently, under the Zoning By-law 3356 4.32.16 j), drive-through restaurants are not able to locate within 100-150 meters of an elementary school building/property. The Town can amend

By-law 3358-36/3358 4.32.16 or create a new bylaw expanding this limitation to any new fast- food outlets within a radius of both secondary and elementary schools. **NC not OP policy**

5.2.4 For businesses already in place, especially convenience stores, we recommend partnering with the local Public Health unit to encourage businesses to increase the range of healthy food options offered. **Operational and not OP policy**

5.2.5 Endorse the Private Members Bill 216. The bill aims to ensure food literacy and skills education is embedded in the Ontario school curriculum through grades 1 to 12. **NC not OP policy**

Case studies: Lavaltrie, Quebec

The Institute National de Santé Publique du Québec (2016) found the presence of fast- food restaurants and convenience stores around schools significantly increases the proportion of students who consume junk food for lunch. Their analysis shows the risk of consuming junk food at lunchtime is 50% higher for students with access to two or more fast-food restaurants within a 750-metre zone around the school. The municipality of Lavaltrie adopted a resolution in 2010 to prohibit the establishment of fast-food restaurants within a 500-metre radius around schools.

15 Topic 6: Waste

15.1.1 Objective 6.1 Nutrient recovery

The residential sector generates about 55% of all food and organic waste in Ontario (Province of Ontario, 2018). As organic materials decompose, they release methane gas that traps twenty-five times more heat in the atmosphere than carbon dioxide. Currently, 56% of the Town's greenhouse gas emissions come from the decomposition of organic materials including paper, food waste, wood scraps, and lawn waste (Town of Perth, 2017). Integrated waste management systems that recover nutrients through aerobic or anaerobic digestion and return the organic matter to area soils drastically reduce GHG emissions and erosion, while enhancing, water quality, soil availability and health (Province of Ontario, 2018; OFA, 2018). Additionally, collecting and recovering 1,000 tonnes of food and organic waste has been shown to generate 60% more GDP and 40% more jobs than disposal (Province of Ontario, 2018).

Perth's Green Bin program successfully diverts household organics to the municipality's compost facility, which aerobically composts materials in windrows (Town of Perth, 2012; 2016). In 2019, 600 tones of organic material were diverted (Author unknown, 2021). The green bin program is targeted at the single occupancy residential sector and there is , very limited uptake in multi-unit dwellings, the commercial sector and institutional sector.

In Perth, the finished compost is used on the current landfill footprint to cap layers of waste and for landscaping purposes. The landfill's provincial certification does, however, allow for the "post-composting activities required to make a saleable compost product." (Ministry of the Environment, 2008) With the loss of top soil and soil degradation being two major concerns for Ontario agriculture (OMAFRA, 21018), additional steps can be taken to ensure critical nutrients

and organic matter from organic waste are used to feed and revitalize productive lands. Thus, helping to create a complete food cycle.

Backyard composting can further reduce capacity strains on landfills and the cost of green bin collection programs, while encouraging residents to pursue urban agriculture activities. Currently the Town of Perth allows backyard composting (By-law No. 4263, 8.1-8.1.5), however further information and resources could be made available to residents to increase community uptake. Any effective actions adopted in Perth that further reduces organic matter going into the landfill will prepare the community for a potential future requirement from the province to keep all organics out of landfills.

Both the Provincial Policy statement and Lanark County SCOP speak directly to the need for communities to prepare for the impacts of a changing climate (1.1.1. I / Theme 9.1) and to the important opportunity for waste management systems to facilitate, encourage, and promote reduction, reuse, and recycling (1.6.1.10) and other practices that are environmentally sustainable (4.5.1.1). Lanark County further recommends encouraging the compost of organic materials by residents, businesses, and organizations (Theme 13.1) as well as making the reduction of greenhouse gases an objective when making choices and decisions in the County (Theme 9.2).

15.1.2 Recommendations

6.1.1 Invest in the necessary infrastructure to create marketable high-quality compost (AA or A) and state this as an objective of Section 5.4. **Operational and not OP policy**

6.1.2 The Town of Perth's Waste Management By-law No. 3215 already encourages home composting in lieu of municipal collection (7.c). Additional information on The Town of Perth's 'The Green Scene' web page is needed. Compost units can also be sold to residents as part of their municipal waste services. **Operational and not OP policy**

6.1.3 Expand organic waste diversion to the commercial, educational, and institutional sectors. By providing financial or other support the Town could also provide incentives to local businesses and institutions to develop systems to divert organic wastes to the existing composting program or to farmers for animal feed. **Operational and not OP policy**

16 Topic 7: Additional Recommendations

7.1 Integrate definitions of food security and insecurity, food sovereignty, as well as local food into the Official Plan. Acknowledge topics within future municipal policies and documents, including strategic and master plans. **Worthy of discussion but really not land use planning and challenging to get in OP**

7.2 Adopt the LGL Food Charter and encourage the creation of a Regional Food Policy Council. **Operational and not OP policy**

7.3 Work with the Lanark County Agricultural Advisory Working Group and local organizations to initiate a regional Local Food Strategy. **Operational and not OP policy**

17 Conclusion

Food is central to a well functioning community. As demonstrated in this paper, there are a myriad of opportunities for local governments to enhance food security and local food systems. These options range from simple to more complex. In many cases implementation will require the Town to partner with local producers, community groups, institutions, and across municipal departments. Rather than waiting, the Town should take a lead on such opportunities bringing people and organizations together to move collaborative initiatives forward.

With interest and support from upper levels of government, funding is available to dream, collaborate, and establish local food security initiatives. Complementing the roll out of a National Food Policy for Canada the 2019 Federal Budget allocated \$50 million dollars to support infrastructure for local food projects, including urban agriculture, cold storage, compost facilities, and more (AAFC, 2019; Department of Finance Canada, 2019). Under the Planning Act, the Ontario Community Infrastructure Fund is also available to support infrastructure projects (OFA, 2018). The Table Community Food Centre is excited by the possibilities and looks forward to continue working with the Town and other stakeholders to improve food security and local food systems.

18 Acknowledgements

This discussion paper was developed with the support and insight from a number of community members, organizations, and businesses. We would like to thank the following for their ideas, recommendations, and comments.

Highland Gem Farm

Leeds, Grenville & Lanark District Health Unit Perth's
Farmers Market

Miller's Bay Farm

Barnabe's Independent Grocer

Foodsmiths

EcoPerth

foodcoreLGL

National Farmers Union

Ontario Ministry of Agriculture, Food, and Rural Affairs Lanark

County Community Action Network

Community members that participated in the Official Plan online public consultation process Town of Perth Planning Department

| Topic | Provincial / Federal Legislation |
|--------------------------------------|---|
| Expanding urban agriculture | <ul style="list-style-type: none"> • Bees Act, R.S.O 1990, Regulation 57 • Health of Animals Act, 1990, S.C. 1990, c. 21 • Feeds Act, R.S.C. 1985, c. F-5 • Food Safety and Quality Act, 2001, S.O. 2001, c. 20 • Health Protection and Promotion Act, R.S.O. 1990, c. H. 7 • Ontario Society for the Prevention of Cruelty to Animals Act, R.S.O. 1990, c. O. 36 • Farm Products Marketing Act, R.S.O. 1990, c. F. 9 • Ontario's Cosmetic Pesticides Ban, 2009 |
| Community farming | <ul style="list-style-type: none"> • Local Food Act, 2013, S.O. 2013, c. 7 • Conservation Land Act, R.S.O. 1990, c. C. 28 • Food Safety and Quality Act, 2001, S.O. 2001, c. 20 • Pest Control Products Act, S.C. 2002, c. 28 • Pesticides Act, R.S.O. 1990, c. P. 11 • Plant Protection Act, S.C. 1990 • Farm Implements Act, R.S.O. 1990, c. F. 4 • Farm Registration and Farm Organization Funding Act, 1993, S.O. 1993, c. 21 |
| Farmland preservation | <ul style="list-style-type: none"> • Conservation Land Act, R.S.O. 1990, c. C. 28 |
| Water protection and access to water | <ul style="list-style-type: none"> • Fish and Wildlife Conservation Act, 1997, S.O. 1997, c. 41 • Fisheries Act, R.S.C. 1985, c. F-14 • Migratory Birds Convention Act, S.C. 1994, c. 22 • Conservation Land Act, R.S.O. 1990, c. C. 28 |
| Shortening food supply chains | <ul style="list-style-type: none"> • Nutrient Management Act, 2002. • Ontario Regulation 106/09. • Farming and Food Production Protection Act, 1998, S.O. 1998, c. • Food Safety and Quality Act, 2001, S.O. 2001, c. 20. • Health Protection and Promotion Act, R.S.O. 1990, c. H. 7. • Farm Products Containers Act, R.S.O. 1990, c. F. 7. |

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|--------------------------------------|---|
| Storage facilities | <ul style="list-style-type: none"> • Health Protection and Promotion Act, R.S.O. 1990, c. H. 7 |
| Incentivizing healthier food options | <ul style="list-style-type: none"> • Healthy Menu Choice Act |
| Nutrient recovery | <ul style="list-style-type: none"> • Environmental Protection Act, R.S.O. 1990, c. E.19 • Regulation 347: General Waste Management • O. Reg. 232/98: Landfilling site • Ontario Water Resources Act, R.S.O. 1990, c. O.40 • Ontario Compost Quality Standards (2012) |

20 Appendix B – Additional Examples

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|----------------------|---|
| Recommendation 2.1.1 | <p>City of Detroit Urban Agriculture Ordinance, 2013</p> <p><u>Urban Garden</u>: A zoning lot up to one acre of land, used to grow and harvest food or non-food crops for personal or group use. The products of an urban garden may or may not be for commercial purposes. Permitted in all Residential, Commercial, and Industrial Zones. Refers to less than 1 acre.</p> <p><u>Urban Farm</u>: A zoning lot, over one acre, used to grow and harvest food crops and/or non-food crops for personal or group use. An orchard or tree farm that is a principal use is considered an urban farm. An urban farm may be divided into plots for cultivation by one or more individuals and/or groups or may be cultivated by individuals and/or groups collectively. The products of an urban farm may or may not be for commercial purposes. Permitted in all Residential, Commercial, and Industrial zones</p> |
| Recommendation 2.1.1 | <p>San Francisco Planning Code</p> <p><u>Neighbourhood Agriculture</u>: A use that occupies less than 1 acre for the production of food or horticultural crops to be harvested, sold, or donated and comply with the controls and standards herein. The use includes, but is not limited to, home, kitchen, and roof gardens. Farms that qualify as Neighborhood Agricultural use may include, but are not limited to, community gardens, community-supported agriculture, market gardens, and private farms. Less than one acre. Permitted in all zoning districts.</p> <p><u>Large Scale Urban Agriculture</u>: The use of land for the production of food or horticultural crops to be harvested, sold, or donated that occur: (1) on a plot of land 1 acre or larger or (2) on smaller parcels that cannot meet the physical and operational standards for Neighborhood Agriculture. Permitted as of right in</p> |

| | |
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| | Commercial, Industrial, Production, Distribution, and Repair zones. Permitted as a conditional use in all other zones. |
| Recommendation 2.1.1 & 2.2.1 | <p>City of Guelph, Amendment No. 48 to the City of Guelph Official Plan</p> <p>Urban agriculture including community gardens may be permitted in all land use designations with the exception of Natural Areas and Significant Natural Areas unless otherwise limited by the provisions of this Plan and will be subject to City by-laws and guidelines. (9.1.3.1)</p> |
| Recommendation 2.1.2 | <p>City of Guelph, Amendment No. 48 to the City of Guelph Official Plan</p> <p>The City promotes the use of underutilized sites and long-term development parcels for urban agriculture where appropriate and feasible, without limiting the potential for future development. (9.1.3.6).</p> <p>The City will encourage community gardens by facilitating the use of parks and underutilized public lands for community gardens according to the City’s “Principals and Guidelines for the Location of Community Gardens” as may be prepared and amended. The City may support community gardens by providing water, wood mulch or other forms of in-kind support. (9.1.3.8).</p> |
| Recommendation 2.1.2 | <p>Norfolk County Official Plan, 2020</p> <p>The County recognizes community gardens as valuable resources that provide open space and a local food source, offer recreational and educational opportunities, and build social connections. The County may permit community gardens as an interim use in industrial areas, parks, and recreation areas, institutional lands, urban residential areas, and in Hamlet Areas. (5.8 a)</p> |
| Recommendations 2.1.3 | <p>Norfolk County Official Plan, 2020</p> <p>The County may support initiatives that increase access to healthy food, such as edible landscaping and fruit bearing trees to compliment community gardens (5.8 biii)</p> |
| Recommendation 2.1.6 | <p>City of Kingston Animal Control By-law 2004-144</p> <p><u>City of Kingston - Bylaw to Regulate Animals - 2004-144</u></p> |
| Recommendation 2.1.6 | <p>County of Renfrew Official Plan, 2020</p> <p>Urban Agriculture refers to food production outside of the traditional agricultural designated areas, whether it is for personal consumption, commercial sale, education or therapy. It can take a variety of forms, including gardening (container gardening, balconies, rooftops and community gardening) and raising livestock in backyards (chickens, bees, goats, etc.). Local municipalities may use a variety of methods (or combinations</p> |

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| | thereof) such as the zoning by-law, site plan control, and/or licensing/permitting under the Municipal Act to regulate urban agriculture uses. (2.2 32) |
| Recommendation 2.1.9 | <p>City of Kingston Community Garden Policy, 2016 https://www.cityofkingston.ca/documents/10180/20847/Community+Gardens+Policy/6cf0739e-b4cc-4c60-aef9-769be9fecdcc</p> <p>City of Kingston Community Orchard Policy, 2017 https://www.cityofkingston.ca/documents/10180/20847/Community+Orchard+%26+Edible+Forest+Policy</p> |
| Recommendation 2.1.10 | <p>Township of Perth Tree Rebate Program https://www.perthsouth.ca/en/living-here/trees.aspx</p> <p>Residents that purchase and plant approved tree species can claim a 25% rebate of their purchase price to a maximum of \$500.</p> |
| Recommendation 2.1.10 | <p>City of Kingston Neighbourhood Tree Planting Program https://www.cityofkingston.ca/resident/trees-nature/neighbourhood-tree-planting-program</p> <p>Offers property owners within the City of Kingston an opportunity to purchase trees for a discounted rate to plant on their private property</p> |
| Recommendation 2.4.5 | <p>Grey County Official Plan, 2019</p> <p>New innovative systems and new servicing technology will be considered for servicing development where it can be demonstrated that it will not cause an impact to human health or the environment, including grey water systems, biodigesters, and composting toilets (8.9.1 #15)</p> |
| Recommendation 3.1.3 | <p>Smith Falls Official Plan, 2016</p> <p>Attract and sustain a growing concentration of companies to serve as the economic engine for Smith Falls, particularly in key industries such as ... food processing (3.1.2 IE-2.1)</p> |
| Recommendation 4.1.3 & 4.1.6 | <p>Norfolk County Official Plan, 2020</p> <p>The County will encourage the retention of existing food stores in each of the urban areas, particularly in underservices locations where they can be easily accessed by walking from existing residential neighbourhoods. (5.8 d)</p> |
| Recommendation 4.1.3 & 4.1.6 | <p>Smith Falls Official Plan, 2016</p> <p>The Town will plan for an appropriate amount of commercial land uses to meet the needs of the Town's residents, employees, and businesses. A full range of commercial goods and services will be distributed throughout the community, with an emphasis on providing day-to-day goods and services in close proximity to where people live, and work... A key component of this involves planning for convenient local neighbourhood shopping, including access to small to mid-sized food stores. (6.4)</p> |

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|---------------------|---|
| Supporting evidence | <p>Public Health Ontario (2020). Municipal and community-level interventions to promote sustainable food systems.</p> <p>Public Health Ontario evidence review of municipal and community interventions aimed at promoting sustainable food systems and understanding their impact on nutritional, environmental, economic, and social outcomes.</p> <p>https://www.publichealthontario.ca/-/media/documents/e/2020/eb-sustainable-food-systems.pdf?la=en</p> |
|---------------------|---|

Figure 1 – Vacant land, Town of Perth

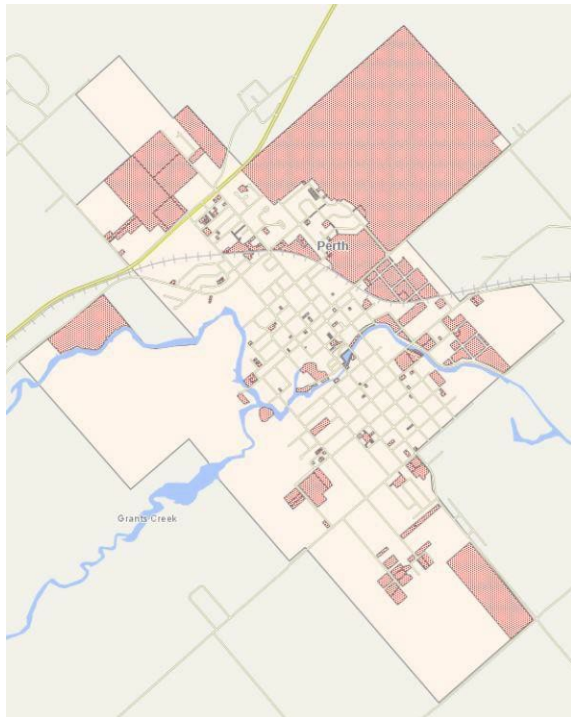


Figure 2 – Town owned land, Town of Perth

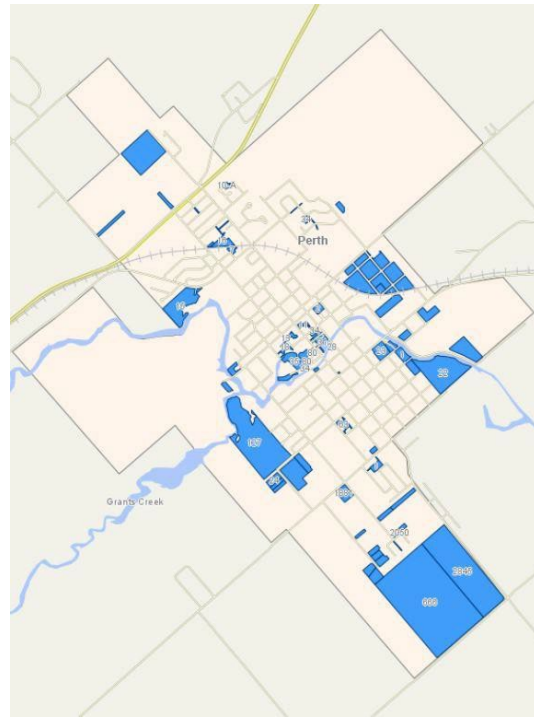
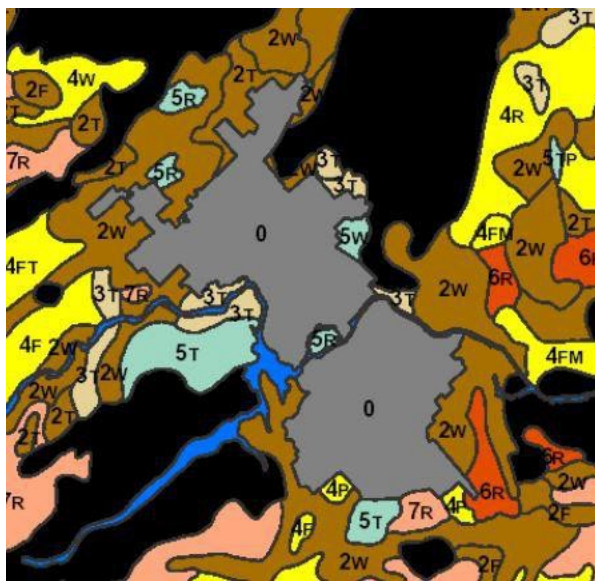


Figure 3 - Soil Capability for Agriculture (Canada land inventory rating for soil)



Legend

Black – Wetlands

0 Grey – Town of Perth

2W Brown – Class 2 2T

Brown – Class 2

3T Light brown – Class 3

5W Light Blue – Class 5

** Further information exists to describe, in deeper detail, the type of soil surrounding the town of Perth.*

Source: Ministry of Agriculture, Food, and Rural Affairs (2020). Agriculture information atlas. Province of Ontario.

22 Appendix D – References

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McINTOSH PERRY

July 31, 2023

Joanna Bowes, MCIP, RPP
Director of Development
Services Town of Perth
80 Gore Street East
Perth, Ontario
K7H 1H9

Re: Town of Perth Official Plan Review (Perthmore Enterprises Inc.)

Dear Ms. Bowes,

We are the agent for Perthmore Enterprises Inc., owner of lands within the Perthmore Glen Community that are legally described as PART SOUTHWEST 1/2 AND PART NORTHEAST 1/2 LOT 3 CONCESSION 2 DRUMMOND BEING PART 1, 27R7125 AND PART 1, 27R8420 SAVE AND EXCEPT PLAN 88, 27M3, 27M14, 27M16, 27M21, 27M55 AND PARTS 3 & 4, 27R7540 AND PART 6, 27R11177 TOWN OF PERTH.

Further to the June 27, 2023 Council meeting, we understand the Town of Perth has resumed its review of the current Official Plan. Pursuant to the associated Staff Report, this letter is written in response to Staff's request for comments for consideration as part of a future Official Plan Review Issues and Options Report.

Accordingly, this letter is intended to provide our initial high-level observations concerning sections of the current Official Plan that would benefit from review and modifications. This letter is provided further to our December 20, 2021 letter to the Town concerning the Official Plan Review that was previously initiated.

- As acknowledged within Section 3.6 of the current Official Plan, current natural heritage mapping and schedules are based in part upon historical inputs from the Ministry of Natural Resources and the Rideau Valley Conservation Authority. It is our assumption that this information will be reviewed and updated according to current data and inputs from the appropriate bodies. **Agreed**
- Official Plan *Schedule B* presently acknowledges an arterial corridor connecting Highway 7, the Perthmore development, North Street, and Craig Street. This infrastructure project was subject to an Environmental Assessment, and provisions for its development had been established. It is our understanding that there is still a level of interest from Town Staff and others for some form of transportation connection from Highway 7 southward, likely involving the subject lands. To help facilitate future consideration of this municipal infrastructure project, we recommend that it continues to be acknowledged in some form within the updated Town of Perth Official Plan. We further recommend that the potential for natural heritage impacts associated with the development of such infrastructure also be acknowledged. **To be discussed**

The Official Plan presently sets intensification targets and density ranges for various types of development. To accommodate future fluctuations in market conditions and demand, we recommend revisiting these targets and ranges to promote flexibility. The policies should also

accommodate atypical development conditions. For example, development applications involving small areas (few units) should not be subject to policies that require a diverse range of housing options; such broad policies should apply to the municipal/neighbourhood scale. Low density forms of housing should continue to be accommodated within the Residential designation, but higher density permissions should also be accommodated, in part to ensure recent Provincial legislation (e.g. Bill 109, Bill 23) is accounted for. **Policies should support a mix of densities and housing options on large parcels of land and not be permitted to develop with just one housing type and density.**

- The Official Plan update should acknowledge and reflect forthcoming Lanark County population projections and associated allocations for the Town, and ensure that the pending Provincial Planning Statement requirement for a twenty-five year supply of residential land is provided. **Agreed**
- Density ranges should be reviewed to ensure that they agree with the built forms they are applied to and any associated definitions (i.e. net / gross density per hectare) should be adequately reviewed to account for different forms of development (e.g. traditional subdivisions vs. common element condominium neighbourhoods) and various neighbourhood elements such as parkland, infrastructure corridors, and public rights-of-way. **Net and Gross density policies should be reviewed.**
- The updated Official Plan should provide guidance and predictability regarding the Town's intent to pursue master servicing and secondary planning efforts. Where these are not identified as required, this should be respected. Furthermore, the level of detail required as part of these undertakings should be identified in general terms and it should be stated whether these will be municipally- initiated or developer-driven. **NC**
- The updated Official Plan should avoid subjective terminology wherever possible. For example, Policy 5.9.3.6(i) suggests 'incremental developments may be deemed to be premature.' Respectfully, development often occurs in an incremental manner (i.e. phasing) and, when supported by appropriate planning justification and technical analyses, may be appropriate and desirable. **Phasing policies should be reviewed**
- The Official Plan should provide up-to-date guidance concerning the applicability of various possible technical studies, and under which scenarios each may be required. **Complete application policies should be included**

We look forward to engaging with the Town constructively throughout the course of the Official Plan Update process. We kindly request that the Town include the undersigned on any information lists and circulation of public notices on the matter.

Respectfully submitted,



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