

**THE CORPORATION OF THE TOWN OF PERTH
NOTICE OF COMPLETE APPLICATION
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT APPLICATIONS**

Pursuant to Sections 22 and 34 of the Planning Act R.S.O.
1990, CH.P13.



Please be advised that the Town of Perth has received the following Official Plan Amendment and Zoning By-law Amendment (details below) applications. An attached map identifies the location of the property and the area subject to this application.

File Number: OPA-01-2023
ZBL-03-2023

Owner: CAIVAN (Perth GC) Limited

Legal Address: Part of Lot 26 and 27 Concession 1 and Part of Lot 25 and 26 Concession 3 and Part of Park Lots 1, 2 and 3 in Lot 27 Concession 2 and Part of Lot 26 and 27 Concession 1 and Part of the road allowance between Concessions 1 and 2 all in the geographic Township of Bathurst, and Part of lot 1 in Southeast Half Lot 1, Concession 1 Compiled Plan No.8828 and Part of Lot 1 in Southwest Half Lot 1, Concession 2 Compiled Plan No.8828 all in the Geographic Township of Drummond Town of Perth and Part of the road allowance between geographic Townships of Bathurst and Drummond, County of Lanark.

Municipal Address: 141 Peter Street (Perth Golf Course lands)

Location and Description of Property: The subject property is located within the Western Annex Lands of the Town of Perth and located within the urban settlement area boundary. The subject property is approximately 300 hectares in size and is currently used as the Perth Golf Course Lands. Surrounding lands include residential uses, golf course uses and some vacant lands. The Tay River and Grants Creek are found throughout and surrounding the property. Access to the property is via the Peter Street bridge.

Purpose and Intent of the Official Plan Amendment and Zoning By-law Amendment: The proposed amendments to the Official Plan and Zoning By-law are to prepare the lands to be developed for a plan of subdivision of approximately 940 homes, currently proposed as single family and townhouse units, parkland, stormwater management ponds, open space and contemplates additional functions for the existing club house.

The purpose of the Official Plan Amendment is to introduce a new policy section for the Western Annex Lands and to establish a detailed policy framework for development of the lands. The amendment would also remove the Special Study Area designation and modify the boundaries of the current Residential, Environmental Protection, Parks and Open Space designations within the subject lands. The effect of the amendment would be to accommodate future development of the lands.

The purpose of the Zoning By-law Amendment is to create a new Residential zone for the Western Annex Lands and establish a range of permitted land uses and related performance standards that would apply to development of the Western Annex Lands. The effect of the amendment would be to accommodate a residential plan of subdivision.

Application Details: To review all of the plans and studies submitted with the application, please visit the Town's website at Perth.ca/Planning.

Associated Applications: Lanark County Plan of Subdivision, File #09-T-22001

Public Meeting Details: Information regarding the Public Meeting for the subject applications will be posted and circulated when available. Please contact Joanna Bowes, Director of Development Services noted below for more information.

IF YOU WISH TO BE NOTIFIED of the decision of The Corporation of the Town of Perth on the proposed Official Plan Amendment and Zoning By-law Amendment, you must make a written request to the Town of Perth, 80 Gore Street, Perth, ON K7H 1H9 or by emailing a written request to Joanna Bowes at jbowes@perth.ca.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of The Corporation of the Town of Perth to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submission to the Town of Perth before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submission at a public meeting or make written submissions to the Town of Perth before the by-law is passed the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so.

AFTER A DECISION has been made by Council regarding the Official Plan and Zoning By-law Amendment applications, persons wishing to formally register an objection must, regardless of any previous submission, file with the Clerk of the Municipality a Notice of Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

AFTER A DECISION has been made by the County of Lanark regarding the Official Plan Amendment, persons wishing to formally register an objection must, regardless of any previous submission, file with the Clerk of the County a Notice of Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

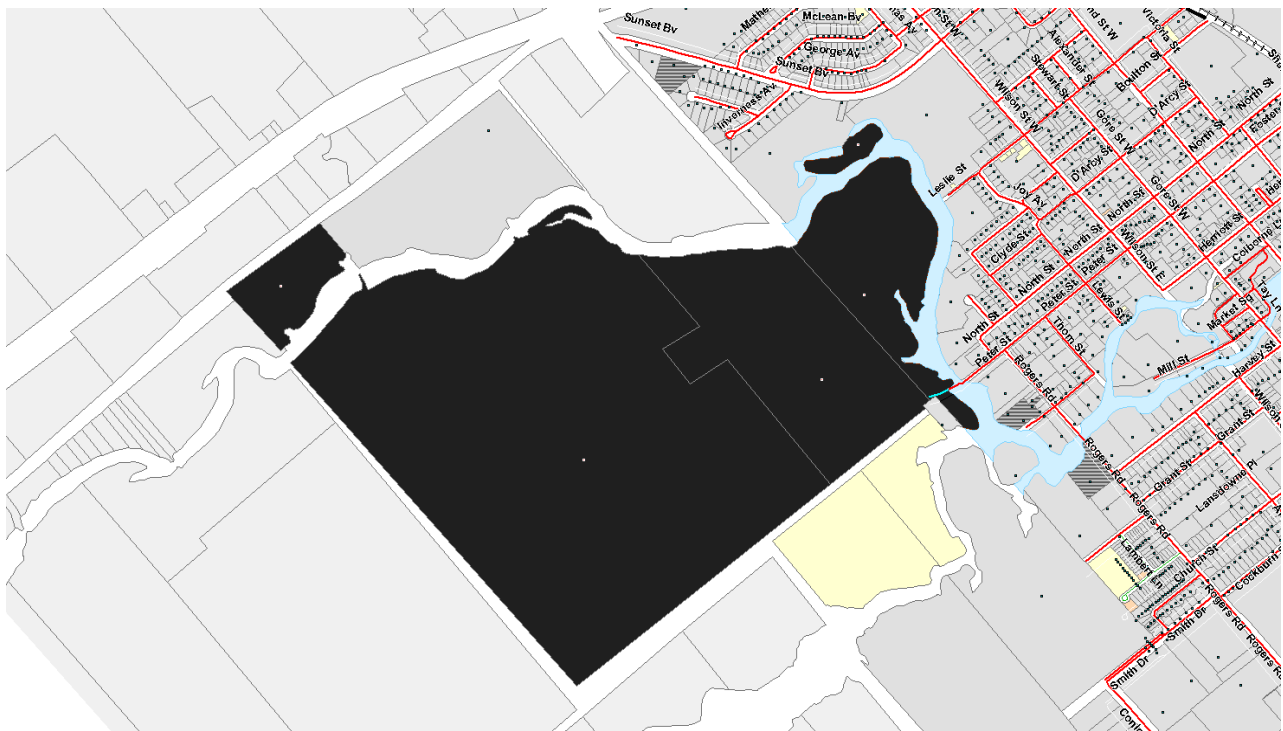
ADDITIONAL INFORMATION about this application is available at the Town of Perth's website: Perth.ca/Planning. For more information about this matter, including information about appeal rights, contact:

Joanna Bowes, Director of Development Services
Town of Perth
80 Gore St
Perth, ON K7H 1H9
(613)267-3311 x 2235
jbowes@perth.ca

Dated May 8, 2023

LOCATION MAP

Part of Lot 26 and 27 Concession 1 and Part of Lot 25 and 26 Concession 3 and Part of Park Lots 1, 2 and 3 in Lot 27 Concession 2 and Part of Lot 26 and 27 Concession 1 and Part of the road allowance between Concessions 1 and 2 all in the geographic Township of Bathurst, and Part of lot 1 in Southeast Half Lot 1, Concession 1 Compiled Plan No.8828 and Part of Lot 1 in Southwest Half Lot 1, Concession 2 Compiled Plan No.8828 all in the Geographic Township of Drummond Town of Perth and Part of the road allowance between geographic Townships of Bathurst and Drummond, County of Lanark.



Subject lands highlighted in black.