

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: September 01, 2026

CASE NO(S).:

OLT-23-000534

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:

Caivan (Perth GC) Limited

Subject:

Proposed Plan of Subdivision – Failure of Approval Authority to make a decision

Description:

To permit 940 single detached dwellings and townhomes, a nine-hole golf course, park and open space areas

Reference Number:

09-T-22001

Property Address:

141 Peter Street, Part of Lots 26 & 27, Concession 1, Part Lots 25, 26 & 27, Concession 2, Geographic Township of Bathurst, and Part Lot 1 in Southeast Half Lot 1, Concession 1, Part Lot 1 in Southwest Half Lot 1, Concession 2, Geographic Township of Drummond, now in the Town of Perth, County of Lanark

Municipality/UT:

Town of Perth / County of Lanark

OLT Case No.:

OLT-23-000534

OLT Lead Case No.:

OLT-23-000534

OLT Case Name:

Caivan (Perth GC) v Lanark County

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:

Caivan (Perth GC) Limited

Subject:

Request to amend the Official Plan – Failure to adopt the requested amendment

Description:

To permit 940 single detached dwellings and townhomes, a nine-hole golf course, park and open space areas

Reference Number: OPA-01-2023
Property Address: 141 Peter Street, Part of Lots 26 & 27,
Concession 1, Part Lots 25, 26 & 27,
Concession 2, Geographic Township of
Bathurst, and Part Lot 1 in Southeast Half Lot 1,
Concession 1, Part Lot 1 in Southwest Half Lot
1, Concession 2, Geographic Township of
Drummond, now in the Town of Perth, County of
Lanark
Municipality/UT: Town of Perth / County of Lanark
OLT Case No.: OLT-23-000939
OLT Lead Case No.: OLT-23-000534

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O.
1990, c. P.13, as amended

Applicant and Appellant: Caivan (Perth GC) Limited
Subject: Application to amend the Zoning By-law –
Refusal or neglect to make a decision
Description: To permit 940 single detached dwellings and
townhomes, a nine-hole golf course, park and
open space areas
Reference Number: ZBL-03-2023
Property Address: 141 Peter Street, Part of Lots 26 & 27,
Concession 1, Part Lots 25, 26 & 27,
Concession 2, Geographic Township of
Bathurst, and Part Lot 1 in Southeast Half Lot 1,
Concession 1, Part Lot 1 in Southwest Half Lot
1, Concession 2, Geographic Township of
Drummond, now in the Town of Perth, County of
Lanark
Municipality/UT: Town of Perth / County of Lanark
OLT Case No.: OLT-23-000940
OLT Lead Case No.: OLT-23-000534

Heard: August 06, 2026 by video hearing

APPEARANCES:**Parties**

Caivan (Perth GC) Limited

Town of Perth

County of Lanark

Counsel

Patrick Harrington

Spencer Putnam

Greg Meeds

DECISION DELIVERED BY A. MASON AND ORDER OF THE TRIBUNAL

[Link to Order](#)**INTRODUCTION**

[1] This Decision and Order arises from a Hearing event to consider a proffered settlement of appeals brought under ss. 22(7), 34(11), and 51(34) of the *Planning Act* (“Act”) by Caivan (Perth GC) Limited (“Caivan”) regarding the failure of the Town of Perth (“Town”) and County of Lanark (“County”) to make a decision on applications for an Official Plan Amendment (“OPA”), a Zoning By-law Amendment (“ZBA”), and a Draft Plan of Subdivision (“Draft Plan”) (together, “Applications”) within the required statutory timelines for the redevelopment of the property located at 141 Peter Street (“Subject Lands”).

[2] The Subject Lands are approximately 300 hectares of land, currently occupied by the Perth Golf Course, and are located in what is known as the “Western Annex Lands” in the Town. The Subject Lands are irregularly shaped and include open golf greens and fairways, as well as a range of natural features including forest, wetlands, and cultural meadow. The current access to the Subject Lands is a single lane bridge that crosses the Tay River from Peter Street (“Peter Street Bridge”).

[3] The Applications facilitate redevelopment of the Subject Lands to permit a comprehensively planned residential community, together with associated open space, recreational, environmental, and supporting land uses. Caivan appealed the Applications in 2023 on the basis of a non-decision by the respective approval authority. The appeals were consolidated through the case management process before the Tribunal.

[4] A total of 53 individuals were granted Participant status in the consolidated matters. The Participants expressed concern with the Applications across a broad spectrum, including but not limited to ecological impacts, lack of affordable housing, archaeological impacts, transportation network concerns, including bridge connections and timing, and impacts on the economic viability of downtown Perth.

[5] In 2025, the Parties engaged in Tribunal-led mediation and direct negotiation. Through that process, the Parties came to a revised development concept (“Revised Plan”) for the Subject Lands and accompanying revised OPA, ZBA, Draft Plan, and proposed Draft Plan of Approval Conditions (“Draft Plan Conditions”) addressing the planning issues raised throughout the application and appeal process. Minutes of Settlement evidencing joint support of the Revised Plan and planning instruments were executed by the Parties on April 28, 2026.

[6] At request of all the Parties, the Tribunal convened the Hearing to consider the proffered settlement of the OPA, ZBA, Draft Plan, and Draft Plan Conditions (together, “Settlement”).

[7] At the Hearing to consider the Settlement, the Parties presented Liz Howson, a full Member of the Canadian Institute of Planners and a Registered Professional Planner (Ontario), to provide independent professional planning evidence. The Tribunal qualified Ms. Howson to provide opinion evidence in the area of land use planning.

[8] Having considered the written submissions of the Parties and the visual evidence and testimony of Ms. Howson, the Tribunal allows the appeals and approves the instruments attached hereto, as set out more fully below in this Decision and Order.

SETTLEMENT AND PLANNING RATIONALE

[9] The Revised Plan and implementing Settlement instruments address the issues identified by the approval authorities, Participants, and commenting agencies through the planning and appeal processes. Concerns generally centred around servicing, transportation, safe access to the Subject Lands and bridges, environmental protection, flood plain management, archaeological resources, affordable housing, and future development phasing. Each of these issues is addressed in the Settlement to the satisfaction of the relevant municipal authority, or permitting agency, and is secured through the planning instruments through a series of zoning holds and conditions.

[10] The Revised Plan, facilitated by the Settlement, contemplates a comprehensive planned residential neighbourhood composed of the following:

1. Approximately 1,061 residential units in a mix of housing forms (single detached, townhouses and stacked townhouses, and an affordable housing block);
2. A connected open space system;
3. 2.2 hectares of parkland;
4. Retention and protection of key natural heritage features, including the Tay River corridor and provincially significant Grants Creek Wetland;
5. Stormwater management facilities and municipal servicing infrastructure;
6. Environmental protection lands;

7. Neighbourhood-serving commercial uses and future clubhouse for the retained private nine-hole golf course; and
8. Transportation infrastructure improvements, including improvements to the Peter Street Bridge and a second crossing of the Tay River, as well as an internal street grid network.

[11] It is anticipated that the development of the Revised Plan will take place in phases over a multi-year horizon. The timing of each phase depends on the availability and completion of infrastructure detailed more specifically in the Settlement instruments. Importantly, the ZBA includes proposed holding zones to ensure key prerequisites are addressed before development proceeds:

1. Holding 1 Zone: requires that a permit from the Rideau Vally Conservation Authority is obtained to revise the floodplain boundaries, that any conditions of that permit are fulfilled, and all cut/fill work is completed prior to development occurring within areas affected by the regulatory floodplain;
2. Holding 2 Zone: requires that, prior to the construction of the first 200 dwelling units, including additional dwelling units, the Peter Street Bridge improvements must be completed to the Town's satisfaction, and the necessary infrastructure to service the proposed dwellings must be substantially completed. For development beyond the first 200 dwelling units, the Town is to be satisfied that adequate water supply and capacity are available, and that the second crossing has been substantially completed; and
3. Holding 3 Zone: requires that a Stage 4 Archaeological Assessment be completed for the Flett Farm site ("Flett Farm") on the Subject Lands, in accordance with provincial requirements, and that all conditions and

requirements arising from the Stage 4 Archaeological Assessment are implemented.

[12] Ms. Howson opined that the Revised Plan, facilitated by the Settlement, has regard for matters of provincial interest in s. 2 of the Act, including:

1. The proposed development has been designed to protect the ecological systems through the maintenance, restoration, and improvement of existing natural heritage areas, features, and ecological functions by limiting development to areas outside of key natural heritage areas and implementing appropriate environmental management systems;
2. The Subject Lands are located within the Town's urban settlement boundary and are an appropriate location for growth. The design of the development allows for the adequate provision of services and facilities in proximity to downtown Perth, incorporating three new parks and a protected natural heritage system;
3. The first nine holes of the golf course that have heritage value are being protected and incorporated into the development. Further archaeological assessment will be completed, as required for the Flett Farm site, prior to development of that area, set out as a holding zone in the ZBA;
4. The development efficiently uses land, as well as planned and existing infrastructure to minimize waste and mitigate greenhouse gas emissions; and
5. The development will provide a high quality urban form with a range of housing types, including a block of proposed affordable housing to be conveyed to the County.

[13] Ms. Howson testified about how the proposed Draft Plan satisfies the criteria in s. 51(24) of the Act and has regard for the health, safety, convenience, and accessibility for persons with disabilities, and the welfare of the present and future inhabitants, subject to the Draft Plan Conditions. More particularly, Ms. Howson opined that:

1. The Draft Plan is not premature and is in the public interest because it is located within the urban settlement boundary identified for growth and is comprehensively planned to proceed in phases with the timing dependant on infrastructure availability;
2. A diverse range of housing types is being proposed to complement the existing community and support the continued desirability of downtown Perth and fulfill the Town's Growth Strategy;
3. The Draft Plan and Draft Plan Conditions implement, and generally conform to, the intent of the County's Sustainable Communities Official Plan ("SCOP") and the Town Official Plan ("Town OP") with respect to appropriate development of the Western Annex Lands;
4. The Subject Lands are suitable for subdivision development, as demonstrated through the supporting technical studies;
5. A block dedicated to affordable housing will be conveyed to the County;
6. The road network and improvements to the Peter Steet Bridge and required future second crossing meet traffic demands and connection to the surrounding network at full buildout of the development;
7. Technical studies demonstrate that the development will have no net negative impacts on the natural features or ecological function as the development is designed to protect, restore, and enhance the existing natural features and functions; and

8. Required planned infrastructure, parks, and trail networks will be conveyed for public purposes.

[14] Ms. Howson testified that the Revised Plan, implemented through the Settlement, is consistent with the Provincial Planning Statement, 2024 (“PPS”). In particular Ms. Howson opined that the Settlement is consistent with the PPS because it provides new housing within a settlement area and utilizes the available land and existing infrastructure efficiently, thereby protecting the relevant natural heritage features, as well as the cultural heritage landscapes and archaeological resources determined to be present within the Subject Lands. In addition, development is directed to areas outside of hazardous lands.

[15] Ms. Howson testified that the instruments implementing the Settlement conform with the SCOP. Ms. Howson detailed that the Subject Lands are part of lands annexed by the Town in 2009, and that following annexation, the County initiated an amendment to the SCOP to include the lands with the municipal settlement boundary. Ms. Howson opined that the Settlement instruments meet the objectives in the SCOP because the Subject Lands are designed as a settlement area for growth and development. Further, Ms. Howson opined that applicable SCOP policies are met by the Settlement instruments through the provision of a range and mix of housing types with the necessary municipal services and neighbourhood amenities like parks and open space.

[16] Ms. Howson testified that the Town OP guides growth and development of the Town and sets out a vision for the community, bringing provincial and County policy to the local level implementing the Act, the PPS, and the SCOP. While the Settlement includes a site-specific OPA, the Town OP provides the general framework guiding land use with respect to evaluation and appropriateness of development. To that end, Ms. Howson opined that the Settlement, supported by the background technical studies, supports the Town’s strategic vision and development policies by providing a healthy, livable, and sustainable residential development and an efficient use of planned community infrastructure.

[17] With respect to the Participant Statements, Ms. Howson opined that the Settlement and supporting technical studies appropriately address the issues identified, including:

1. Provision of a second crossing over the Tay River prior to construction, addressing access concerns;
2. Addressing concerns about floodplain and environmental impacts;
3. Provision of an affordable housing block; and
4. Providing consistency with the character and history of the Town and heritage attributes of the Perth Golf Course;

[18] In summary, Ms. Howson opined that the Settlement supports the development of the Subject Lands and approval of the instruments by the Tribunal would meet the requirements of the Act, including regard for matters of provincial interest in s. 2 and the evaluation criteria in s. 51(24). Further, Ms. Howson opined that the Settlement instruments are consistent with the PPS and conform to the SCOP and the Town OP, and that the future development of the Subject Lands contemplated by the proposed instruments represent good planning in the general public interest.

[19] Having considered the materials and evidence submitted by the Parties, including the executed Minutes of Settlement, Participant Statements, and the uncontroverted testimony and opinions of Ms. Howson, the Tribunal finds the Settlement will provide a range of housing forms and densities that are in keeping with, and complement, the existing urban character and scale of development in the Town, will provide the necessary infrastructure, parks and open space, protections and enhancements of the natural environment, and will deliver increased access to community facilities and services. The Tribunal further finds that the matters raised by the Participants have been satisfactorily addressed through the Settlement instruments and supporting evidence.

[20] Overall, the Tribunal is satisfied that the Settlement instruments implementing the Revised Plan have appropriate regard for matters of provincial interest identified in s. 2 of the Act, satisfy the criteria set out in s. 51(24) of the Act with respect to plans of subdivision, are consistent with the PPS, conform with the SCOP and the Town OP, and constitute good planning in the public interest, and should be approved.

ORDER

[21] THE TRIBUNAL ORDERS THAT:

1. The appeals brought by Caivan (Perth GC) Limited are allowed;
2. The Official Plan Amendment included as **Attachment 1** to this Order, is approved;
3. The Zoning By-law Amendment included as **Attachment 2** to this Order, is approved;
4. The Draft Plan of Subdivision included as **Attachment 3** to this Order, is approved; and
5. The Draft Plan of Approval Conditions included as **Attachment 4** to this Order, are approved.

[22] **AND THE TRIBUNAL ORDERS** that the Clerk of the Town of Perth, the approval authority for the Official Plan Amendment and the Zoning By-law Amendment ZBA, and the appropriate representatives of the County of Lanark, in relation to the Draft Plan of Subdivision and Draft Plan of Approval Conditions, be authorized to make such numerical, formatting, schedule, cross-reference, and other minor editorial revisions to **Attachments 1 through 4** as may be necessary to give effect to this Order and to ensure the proper implementation of the planning instruments, provided that no such revision alters the substantive intent of the planning instruments.

[23] **AND THE TRIBUNAL ORDERS** that, pursuant to s. 51(56.1) of the *Planning Act*, final approval of the Draft Plan of Subdivision approved by this Order, for the purposes of s. 51(58) of the *Planning Act*, shall be given by the County of Lanark as approval authority.

[24] **AND THE TRIBUNAL ORDERS** that it may be spoken to in the event that any issue arises respecting the implementation of this Order.

“A. Mason”

A. MASON
MEMBER

Ontario Land Tribunal

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The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1

APPENDIX "A"

APPENDIX A –

OFFICIAL PLAN AMENDMENT

DRAFT BY-LAW NO. 2026-XX

This amendment was adopted by the Corporation of the Town of Perth by By-law No. 2026-XX in accordance with the *Planning Act*, R.S.O. 1990, as amended, on the day of _____, 2026.

STATEMENT OF COMPONENTS

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

PART B – THE AMENDMENT consisting of the adoption of replacement text and policies for the Western Annex Lands as illustrated in "Schedule A – Key Location Map". Changes to the Town of Perth Official Plan Schedule A – Land Use Designations and Overlays are described and illustrated in "Schedule B – Proposed Land Use Designations" attached hereto and forming part of this By-law. Changes to the Town of Perth Official Plan Schedule B – Transportation and Utility Corridors are illustrated in "Schedule C – Proposed Road Classifications" attached hereto and forming part of this By-law.

PART A – THE PREAMBLE

PURPOSE

The purpose of Official Plan Amendment No. 2026-XX is to address changes to the Town's policies and mapping to allow for the development of a planned complete community on the Western Annex Lands.

The policies in this amendment will guide the development and neighbourhood design of this complete community and will be implemented through the Zoning By-law Amendment, Site Plan Control, Part Lot Control and Plan of Subdivision approval processes.

LOCATION

The lands affected by By-law 2026-XX include the lands within the Western Annex Lands boundary shown in "Schedule A – Key Location Map". These lands are generally described as lands bounded by the Tay River to the north and east, the Town of Perth municipal boundary to the west, and the municipal boundary and Grants Creek to the south, and legally described as:

- Part of PIN 05186-0189 being: Part of Lot 25, Concession 2 Geographic Township of Bathurst
- Part of PIN 05186-0244 being:
 - Part of Lot 26 and 27, Concession 1 And
 - Part of Lot 26, Concession 2 And
 - Part of Park Lot 1 in Lot 27, Concession 2 And
 - Part of the Road Allowance between Concessions 1 & 2 (Closed by By-Law LC204235) All in the Geographic Township of Bathurst
- Part of PIN 05185-0390 being:
 - SE Part of Lot 1, Concession 1 As shown on Compiled Plan No. 8828 Geographic Township of Drummond
 - And
 - Part of the Road Allowance between Geographic Townships of Bathurst and Drummond (Closed By By-Law LC204235)

All lands are within the County of Lanark.

BASIS

The Town of Perth has been actively planning for the growth and community development of the Western Annex Lands as part of their strategy to become a fully serviced settlement area within the County of Lanark.

As part of this growth strategy, the Western Annex Lands were annexed by the Town in 2009 to provide sufficient lands for growth of the community. In 2014, the Town initiated Official Plan Amendment (OPA) No. 14 and designated a portion of these lands as Special Study Area to accommodate future residential development although a portion of these lands remained outside of the urban settlement area boundary. In 2019, the Town initiated concurrent OP amendments to the Town and County Official Plans (Town OPA No. 16 and County OPA No. 9) to establish a growth strategy for future development including expanding the urban settlement boundary to include all lands within the Town's municipal boundary, including the Western Annex Lands. The Town also adopted the "Infrastructure Master Plan – Western Annex in the Town of Perth" ("IMP") to guide the development of this area.

Continuing the implementation of the Town's growth strategy, an amendment to the Town of Perth Official Plan is proposed which would remove the Special Study Area designation and re-designate the lands as per Schedule B to this amendment. This amendment also identifies the preferred and required transportation and servicing infrastructure, consistent with the Town's IMP to deliver on the Town of Perth's growth management strategy. The proposed development concept will provide a fully serviced complete community on the Western Annex Lands that accommodates Perth's sustained growth, and provides additional housing supply and job creation. The proposed development includes a nine hole golf course

It is recognized and acknowledged that the Western Annex Lands will be developed in phases over a multi-year time horizon and that the final approval and registration of each phase will be dependent on the availability of infrastructure (roads, water, sewer, capacity) to serve the new complete community.

This amendment will:

- Amend Section 8.1.4 New Residential Area Designation, specifically Policy 8.1.4.2 a) to remove reference to the Perth Golf Course;
- Add a new Section 8.10 Western Annex Lands in the Official Plan to provide policy direction specific to the development of the Western Annex Lands. This includes policy direction and guidance on housing, parks and open space, transportation, servicing, and environmental protection; and
- Amend Schedules A and B of the existing Official Plan.

EFFECT

The effect of the proposed Official Plan Amendment is to:

- Amend Policy 8.1.4.2 a) to delete "particularly the Perth Golf Course", as the lands are not designated New Residential Area in the Official Plan Schedules.
- Add a new Section 8.10 – Western Annex Lands to provide policies specific to the development of the Western Annex Lands.
- Amend Schedule A – Land Use Designations and Overlays of the Town of Perth Official Plan to redesignate the lands within the Western Annex Lands from 'Special Study Area', 'Residential Area', 'Parks and Open Space', and 'Environmental Protection' to 'Residential Area', 'Parks and Open Space', and 'Environmental Protection', as shown in the attached "Schedule B – Proposed Land Use Designations". The majority of the lands currently designated 'Residential Area' shall remain designated 'Residential Area'.
- Amend Schedule A – Land Use Designations and Overlays of the Town of Perth Official Plan to include the 'Flood Plain Overlay (Amended Regulatory Flood Plain Mapping, updated to include Rideau Valley Conservation Authority (RVCA) approvals) as shown in the attached "Schedule B – Proposed Land Use Designations".
- Amend Schedule B – Transportation and Utility Corridors of the Town of Perth Official Plan to include proposed road classifications for the Western Annex Lands, as shown in the attached "Schedule C – Proposed Road Classification".

PART B – THE AMENDMENT

Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the text in "Schedule B – Proposed Official Plan Amendment Text" and changes to the Official Plan land designations illustrated in "Schedule B – Proposed Land Use Designations", and changes to the road classifications illustrated in "Schedule C – Proposed Road Classifications" attached hereto, constitutes Amendment No. 2026-XX to the Official Plan for the Town of Perth including amendments per By-law 3304-16 (OPA Amendment #16) passed April 16, 2019.

Details of the Amendment

The Official Plan Amendment will:

- i) Amend Policy 8.1.4.2 a) as provided in the attached text;
- ii) Add Section 8.10 entitled 'Western Annex Lands' to the Town of Perth Official Plan as provided in the attached text;
- iii) Amend Schedule A – Land Use Designations and Overlays of the Town of Perth Official Plan to have the Western Annex Lands re-designated from 'Special Study Area', 'Residential Area', 'Parks and Open Space', and 'Environmental Protection' to 'Residential Area', 'Parks and Open Space', and 'Environmental Protection' as shown in the attached "Schedule B – Proposed Land Use Designations". The majority of the lands currently designated 'Residential Area' shall remain designated 'Residential Area';
- iv) Amend Schedule A – Land Use Designations and Overlays of the Town of Perth Official Plan to include the 'Flood Plain Overlay (Amended Regulatory Flood Plain Mapping, updated to include RVCA approvals) as shown in the attached "Schedule B – Proposed Land Use Designations"; and,
- v) Amend Schedule B – Transportation and Utility Corridors of the Town of Perth Official Plan to add the proposed road classifications for the Western Annex Lands as shown in attached "Schedule C – Proposed Road Classification".

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with all other relevant policies of the Official Plan for the Town of Perth. In the event of a conflict with policies in other sections of the Official Plan not referencing these lands, the policies of Section 8.10 will take precedence.

Schedule B - Proposed Official Plan Amendment Text

Amend Section 8.1.4 - New Residential Area Designation

- Subsection 8.1.4.2 Development Concept, Policy a) be amended to delete "particularly the Perth Golf Course."

Proposed New Section 8.10 – Western Annex Lands:

8.10 Western Annex Lands

8.10.1 General Scope

A new comprehensively planned complete community will be developed west of the Tay River. The Western Annex Lands are intended to be a walkable, complete community inspired by the Town's rich heritage character that provides diverse housing options, institutional, commercial and neighbourhood serving uses and quality recreational opportunities with strong connections to the Tay River, Downtown Perth and the Highway 7 corridor. The permitted level of development and required phasing of the Western Annex Lands will be dependent on the provision of new transportation infrastructure including a bridge over the Tay River (the "Second Crossing") connecting the Western Annex Lands to Sunset Blvd/Christie Lake Road at a location acceptable to the County (where required) and approved under the *Environmental Assessment Act* process and improvements to the Peter Street Bridge. This complete community will be developed based on the policies below. Development shall conform with all other applicable policies of the Official Plan, though in the event of a conflict with other Official Plan policies that do not reference the Western Annex Lands, the policies of Section 8.10 shall prevail. This development will take place over many years and through appropriate phasing to ensure orderly development. Phasing may be implemented through: holding symbols in the implementing zoning by-law(s); phased registration; conditions of draft approval imposed upon any phase of the plan of subdivision; or a combination thereof.

8.10.2 Goal

To create a compact, walkable complete community that provides quality park and trail amenities, protects the surrounding natural heritage, and results in the efficient use of municipal services.

The policies contained in Sections 8.10.1 to 8.10.11 apply to the Western Annex Lands shown on Schedule A – Land Use Designations and Overlays as amended.

8.10.3 Objectives

1. Provide for a full range of housing types and densities, to support a variety of lifestyles and to meet diverse housing needs, including affordable housing.
2. Create a multi-modal transportation network that provides safe and convenient connections to neighbourhood destinations within the Western Annex, to Downtown Perth, the Highway 7 corridor and other adjacent neighbourhoods, including improvements to the existing Peter Street bridge and a new second bridge providing access to the Western Annex Lands.
3. Protect, maintain, and enhance the Tay River corridor, environmentally significant wetlands, significant wildlife habitat and surrounding natural heritage features.
4. Provide active and passive recreational opportunities for all ages and abilities that foster community connections, encourage active lifestyles, and enhance community well-being.

5. Encourage a high standard of urban design that contributes to a strong sense of place, environmental protection, and functionality with regards to parking, snow removal, landscaping and Accessibility for Ontarians with Disabilities Act, 2005 (AODA requirements).
6. Ensure safe access and egress through the provision of a second crossing to the Western Annex Lands, the twinning of the Peter Street Bridge and construction of the Multi Use Pathway associated with the Peter Street Bridge.
7. Require all development to be on full municipal water and sanitary services.
8. Ensure the build out of the Western Annex Lands is accomplished through appropriate phasing, which may be implemented through: holding symbols in the implementing zoning by-law(s); phased registration; draft approval conditions imposed upon any phase of the plan of subdivision; or a combination thereof.
9. Maintain a private nine-hole golf course within the Western Annex Lands.

8.10.4 Residential Area Designation

8.10.4.1 Permitted Uses in the Residential Area Designation

The following uses are permitted in the 'Residential Area' designation:

1. Residential uses
2. Parks and recreational facilities
3. Home Based Businesses
4. Institutional uses, including but not limited to, day care centres, libraries, places of worship, and schools
5. Golf course clubhouse and accessory buildings / structures
6. Small-scale neighbourhood-serving commercial uses
7. Municipal services and utilities, including but not limited to, transportation infrastructure, stormwater ponds, sanitary systems, and water infrastructure

8.10.4.2 Residential Policies

1. Enable compact, efficient development that supports a full range of housing types.
2. Permit a full range of housing types, sizes, and densities to meet diverse household needs, including the provision of affordable housing. Medium and high density housing including rowhouses, stacked townhouses, traditional street oriented townhouses and apartment buildings are encouraged to help achieve the housing mix targets as set out below.
3. Approximately 1,000 primary residential units (exclusive of additional residential units) shall be permitted on the Western Annex Lands and density shall generally meet the following built form mix at full build out, provided that lots are appropriately sized to ensure functionality in accordance with the implementing zoning:
 - a) No more than 60% of the total development shall be singles and semi-detached dwellings.
 - b) No more than 65% of the total development shall be townhouses, stacked townhouses and/or apartment dwellings.

c) Notwithstanding (a) and (b),

(i) a minimum of 20% of the total development shall be townhouses, and

(ii) a minimum of 10% of the total development shall be stacked townhouses and/or apartment dwellings.

4. Conformity with Policy 8.10.4.2.3 shall be demonstrated at the time each phase is finally approved for registration to ensure the full built out mix is ultimately achieved.
5. Permit additional dwelling units in all single-detached, semi-detached, rowhouse and townhouse dwellings where required parking can be provided, as a means of increasing rental housing options and supporting affordable home ownership, and to support diverse housing needs.
6. Require the provision of a dedicated block of a minimum size of 1.5 acres (0.6 ha) on the plan of subdivision, to accommodate affordable residential units as defined by the Development Charges Act 1997.
7. Support small-scale, pedestrian-oriented, neighbourhood-serving institutional and commercial uses, as a separate use from the proposed housing units, as stand-alone buildings or as a mixed use in an apartment building or in the affordable housing block. Non-residential uses may also be permitted associated with the Golf Course use.
8. Permit home based business uses where they are secondary to the primary residential use, and where required parking is available as required in the implementing zoning by-law. Home based businesses shall follow the requirements outlined in the Town of Perth Official Plan and Zoning By-law.
9. Parks and recreational facilities shall be subject to the policies of the 'Parks and Open Space' designation in Section 8.10.5 and will respect the Parkland By-law.
10. Ensure logical progression of the planned and orderly phasing of the development and future build out based on housing demand. Phasing may be implemented through: holding symbols in the implementing zoning by-law(s); phased registration; draft approval conditions imposed upon any phase of the plan of subdivision; or a combination thereof.
11. Institutional uses within the Residential Area designation should be located to have access from two public roadways, at least one of which should be a Collector Road. Primary accesses for such institutional uses shall not be located along a Local Road. Secondary accesses for such institutional uses may be located along a Local Road provided that the Local Road has a width of no less than 18 m.

8.10.5 Parks and Open Space Designation

8.10.5.1 Permitted Uses in the Parks and Open Space Designation

The following uses are permitted in the 'Parks and Open Space' designation:

1. Neighbourhood parks, community parks, natural green spaces, golf course, active transportation trails and accessory uses including limited parking areas.
2. Municipal services and utilities, including but not limited to, stormwater ponds, sanitary systems, and water infrastructure.
3. Medium and high density residential units are encouraged to front on streets that are in the vicinity to parks and open spaces.

8.10.5.2 Parks and Open Space Policies

The following policies shall apply to the 'Parks and Open Space' designation and the parks and recreational facilities permitted within the 'Residential Area' designation:

1. Locate neighbourhood and community parks such that residents will generally have access to a park within a convenient 5-minute walk of each dwelling.
2. Parks shall have frontage onto public roads, and park features shall be sited to ensure visibility from the street to promote a sense of safety and security and to ensure public accessibility.
3. Parks shall be designed to offer amenities in keeping with the needs of the Town of Perth.
4. The retention of existing mature trees in good health within parks is encouraged to provide shade, neighbourhood cooling, and other environmental benefits.
5. An integrated system of trails for all ages and abilities that encourages all-season use, and connects the community to natural features, existing trails, and Downtown Perth shall be provided, with regard for the Town's Active Transportation Plan.
6. The location of stormwater management ponds shall be determined at draft plan approval stage. Parkland blocks and open space lands shall be identified at draft plan stage.
7. Parking spaces provided within the Parks and Open Space designations to support park uses may be included in the required parkland contribution, while parking spaces serving as overflow or visitor parking for residential uses shall not count towards the required parkland contribution.
8. All parkland pathways and structures shall comply with the Accessibility for Ontarians with Disabilities Act, 2005.

8.10.6 Environmental Protection Area Designation

8.10.6.1 Permitted Uses in the Environmental Protection Area Designation

The following uses are permitted in the 'Environmental Protection Area' designation:

1. Conservation uses
2. Existing golf course, clubhouse, and accessory buildings / structures, and their continued operation
3. Low impact recreational trails and boardwalks
4. Temporary structures with no long-term impact that support educational activities
5. Passive recreational activities that do not require site alteration
6. Flood mitigation works and infrastructure
7. Linear servicing and transportation infrastructure, including but not limited to roadways and bridges which have been approved through a Municipal Class Environmental Assessment (MCEA) process

8.10.6.2 Environmental Protection Policies

1. Ensure all natural heritage features and their functions are identified in an Environmental Impact Statement (EIS) written by a qualified professional and to the satisfaction of the Town, including Grants Creek Provincially Significant Wetland (PSW), the Tay River and tributaries, significant woodlands, significant wildlife habitat, habitat for threatened and endangered species, fish habitat and important linkages between them. These features and their functions shall be protected, and enhanced, where possible. Development shall have no negative impacts on the natural features or on their ecological function, in accordance with recommendations arising from a site-specific EIS

conducted according to best industry practices, guidelines and protocols and approved by the Town of Perth and, where applicable, in consultation with the authorities having jurisdiction

2. Development adjacent to water bodies shall be setback 30 metres except where it can be shown that a net benefit can be achieved to enhance, restore, or protect the values or functions associated with the feature.
3. The use of alternative low impact development techniques for stormwater management is encouraged where suitable conditions exist to support groundwater recharge and reduce stormwater runoff. The Town shall not support any projects proposed in the Source Water Protection Area without supportive comments from the Rideau Valley Conservation Authority (RVCA).
4. Trail development that uses environmentally sensitive design principles and construction practices will be supported along the Tay River corridor and within the setback buffer of the Grants Creek PSW as approved by the Rideau Valley Conservation Authority (RVCA). Trail users shall be encouraged to stay on the designated path through signage and trail design to avoid damage to adjacent sensitive environments.

8.10.7 Natural Hazards

Natural hazards are lands that could be unsafe for development due to flooding due to being located at or below the 1:100 year flood elevation, erosion, river meander, unstable slopes, sensitive marine clays or organic soils. The following policies apply to lands within the 'Flood Plain Overlay (Amended Regulatory Flood Plain Mapping, updated to include RVCA approvals as shown on Schedule A - Land Use Designations and Overlays.

8.10.7.1 Permitted Uses in the Flood Plains, Hazardous Lands, and Hazardous Sites

1. Flood or erosion mitigation works
2. Linear servicing and transportation infrastructure, including but not limited to roadways and bridges
3. Passive non-structural uses which do not affect flood flows
4. Non-structural recreational uses including pathways and golf course playing surfaces
5. Non-structural conservation and education activities
6. Uses with permission from the appropriate authorities

8.10.7.2 Natural Hazard Policies

1. Development is not permitted in lands subject to natural hazards unless it is:
 - a) associated with and supports a permitted use;
 - b) approved by the Town of Perth; and/or
 - c) approved under the Conservation Authorities Act if applicable.
2. Site alterations are not permitted on lands subject to natural hazards unless approved under the Conservation Authorities Act where applicable and are one of the following:
 - a) flood or erosion control work;
 - b) municipal linear infrastructure that has satisfied Municipal Class Environmental Assessment (MCEA) process;
 - c) a waterside dock or deck for public use
 - d) supports restoration or improvements to the natural environment; or

- e) a site alteration which mitigates, removes, or reduces the hazard risk without adverse impacts in accordance with provincial guidelines and policies.
- 3. The flood plain boundary shown on Schedule A – Land Use Designations and Overlays as amended is determined by the Rideau Valley Conservation Authority (RVCA). Changes to the flood plain boundary shall not require an Official Plan Amendment or a Zoning By-law Amendment, and shall be confirmed through the normal permitting process with the Rideau Valley Conservation Authority (RVCA).

8.10.8 Phasing

Phasing may be implemented through: holding symbols in the implementing zoning by-law(s); phased registration; draft approval conditions imposed upon any phase of the plan of subdivision; or a combination thereof.

Development shall only proceed in accordance with the following phasing policies:

1. No development of any dwelling units in Phase 1 shall be permitted until such time as the Peter Street Bridge is improved to provide sufficient twinning to meet the Town of Perth operating standards for vehicular circulation, emergency services and construction traffic. This policy shall not preclude earthworks, grading or early servicing requirements that are approved through a pre-servicing agreement in advance of the Peter Street Bridge improvements. Safe access for pre-servicing shall be provided to the satisfaction of the Town.
2. Development in Phase 1 shall not exceed 200 units (inclusive of additional residential units) with the Peter Street Bridge Multi-Use Pathway (MUP), or 100 units without the MUP. Adequate firefighting capacity must be verified by the Town of Perth prior to each phase to identify necessary network improvements and triggers for storage capacity.
3. Prior to the development of any phase, the Town of Perth shall be satisfied that adequate water supply for firefighting and required pressure is available for that specific phase.
4. Development in any phase shall not proceed until such time as adequate water and sewer services have been demonstrated to the satisfaction of the Town.
5. No development of any dwellings outside of Phase 1 shall be approved until the Second Crossing has been constructed. Without limiting the generality of the foregoing statement, this policy shall not preclude earthworks, grading, early servicing requirements in advance of the Second Crossing being constructed, provided safe access for pre-servicing work can be provided to the satisfaction of the Town.

8.10.9 Transportation Network

The following policies shall apply to the Western Annex Lands, in conformity with the policies in the Official Plan regarding residential design principles, the policies in Section 8.1.3.10 related to transportation and access and street layout, the policies in Section 8.1.4.5 regarding safe access, as well as the objectives and policies in Section 5.5 which reflect the intent of Council to provide for a safe and functional transportation network that facilitates the movement of motorized, non-motorized and pedestrian traffic.

Development of the Western Annex Lands is constrained by the fact that there is currently only one vehicular access point to the lands comprised of a bridge crossing to Peter Street (the "Peter Street Bridge"). Development of the Western Annex Lands shall not proceed without the completion of the Peter Street Bridge improvements and a Second Crossing.

8.10.9.1 Transportation Policies

1. Development shall establish a street network based on a modified grid that provides a well-connected, integrated, and efficient transportation network that supports safe and convenient movement of pedestrians, cyclists, and vehicles within the Western Annex and connecting to Downtown Perth, the Highway 7 corridor and other adjacent neighbourhoods. The Second Crossing shall be designed to a minimum of a collector road standard.
2. Consistent with Section 8.1.3.10(a)(24) of the Official Plan which requires safe access points for residential development, improvements to the Peter Street Bridge shall include the twinning of the bridge and a multi-use pathway and sidewalk to accommodate existing and future transportation demand as well as improvements to Peter Street.
3. The planning and design of the Second Crossing shall be confirmed through the completion and approval of subsequent phases of the Municipal Class Environmental Assessment (MCEA) process, to the satisfaction of the Town.
4. Ensure that parks and neighbourhood services and amenities are easily accessible by people of all ages and abilities using all modes of transportation and stacked townhouses and apartment buildings shall generally be located adjacent to such facilities.
5. Short block lengths are encouraged to promote efficient transportation patterns and a walkable neighbourhood design. Block lengths that are longer than 250 m and that have poor permeability with respect to the street pattern shall provide pedestrian pathways for convenient travel between adjacent streets.
6. Alternative design standards are supported where they lessen environmental impact, are designed for low travel speeds and promote a safe and comfortable pedestrian environment.
7. Street trees, which may be located on public or private property, with enhanced landscaping on corner lots, shall be required for all public roads to provide shade, reduce heat absorption, and provide an attractive streetscape.
8. Any development proposal in the Western Annex Lands will be required to demonstrate that the required minimum parking rates as prescribed in the Town's Zoning By-law for residential and non-residential uses, including visitor parking can be accommodated through on and off-street parking. Any variances from the prescribed parking rates must be supported by a parking study.
9. Privately owned and maintained off-street parking and driveways are encouraged in order to reduce the number of individual driveways and increase the availability of functional, all season on street parking.

8.10.9.2 Street Hierarchy

The street classification shown in Schedule B - Transportation and Utility Corridors as amended shall be applied to lands in the Western Annex Lands based on the function and level of service required for each municipal street and adjacent land uses.

1. Any private streets provided shall ensure appropriate function and linkages with public roads.

2. Collector streets shall serve as the primary route connecting local roads within the Western Annex Lands and connecting the Western Annex Lands to Downtown Perth, the Highway 7 corridor, and adjacent neighbourhoods. Collector streets shall have a 23.0 metre right-of-way and accommodate a sidewalk on one side and dedicated on-street cycling lanes on each side of the street to encourage active transportation to neighbourhood destinations and into Downtown Perth and be generally consistent with the cross-section shown in **Figure 1**. The Town of Perth shall determine the side of street on which to locate the sidewalk.
3. Local streets are intended to provide a comfortable pedestrian experience with relatively low levels of local vehicular traffic. The local street network shall facilitate logical, direct, permeable, and safe neighbourhood connections and shall have right-of-way widths between 16.75 metres and 18.5 metres.
 - a) 18.5 metre Road Right-of-Way: These routes will connect pedestrians from the collector road and community open spaces to areas throughout the neighbourhood. These streets provide a sidewalk along one side of the street, one drive lane in each direction, and parking on one side and shall be generally consistent with the cross-section shown in **Figure 2**.
 - b) 16.75 metre Road Right-of-Way: These streets provide a sidewalk along one side of the street, one drive lane in each direction, on-street parking on one side, street trees in a grassed boulevard on both sides of the street and shall be generally consistent with the cross-section shown in **Figure 3**.

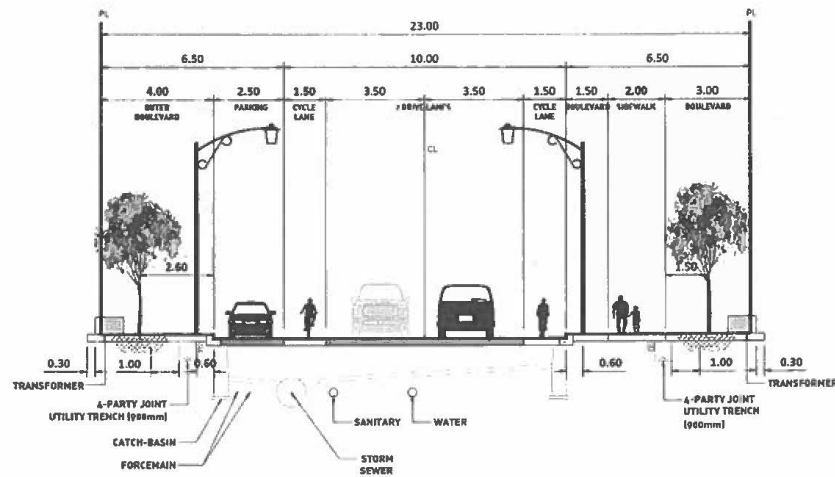


Figure 1. Collector Street with 23 m ROW

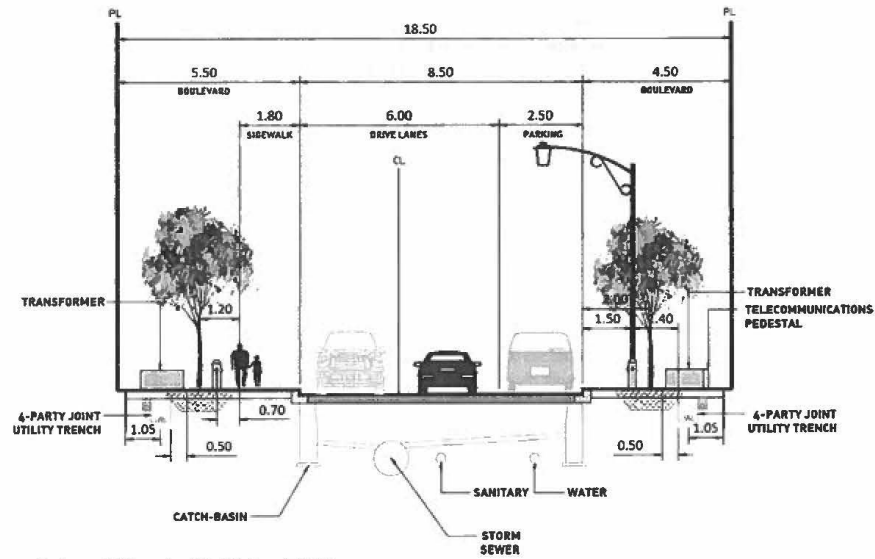


Figure 2. Local Street with 18.5 m ROW

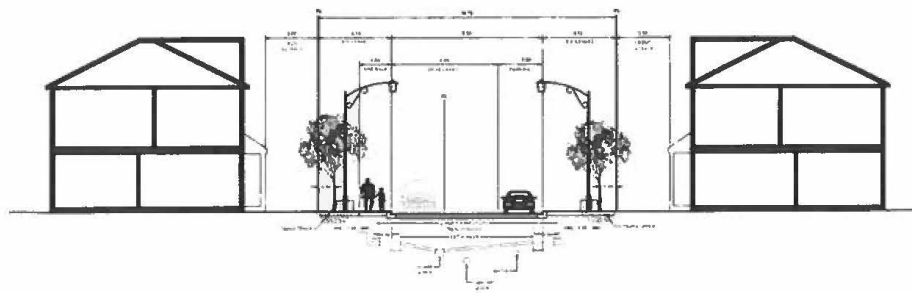


Figure 3. Local Street with 16.75 m ROW

8.10.10 Community Design Policies

The design of the Western Annex Lands community shall have regard for the residential design principles in Section 8.1.3.10 of the Official Plan, in particular with respect to the: integration of the Tay River and its tributaries and Grant's Creek Provincially Significant Wetland into the subdivision design; energy conservation and sustainability through the orientation and massing of buildings; built form with a human scale; adequate street lighting; adequate vehicular access for fire protection; the provision of landscaping and open space; the mix and range of housing forms; and the location of multi-residential uses adjacent to parks. In addition, non-residential uses shall give consideration to appropriate massing and design, lighting, vehicular access and fire protection, the provision of landscaping and parkland dedication. The following policies shall apply to the Western Annex Lands:

1. Consideration for community gateways should be explored with the Town and County of Lanark at the entrance to the Peter Street Bridge and at the Second Crossing.
2. Landscape features shall be integrated throughout the Western Annex as a defining character element. This will include enhanced landscaping plans in the 23 m rights-of-ways and on all corner lots, with native, drought-tolerant tree species.
3. Building design shall contribute to a sense of place and an attractive public realm.
4. Porches and stairs may be permitted to encroach into the front yard of residential uses provided that landscaping, appropriate greenspace/amenity space, parking and snow storage have been addressed to the satisfaction of the Town of Perth.
5. (a) The ratio of new trees to units within the Western Annex Lands shall be
 - (i) no less than 1 tree for 1 residential unit for single detached, semi-detached, and street townhouse units; and
 - (ii) no less than 1 tree per 3 residential units for stacked townhouses, apartments, or other similar high density development.

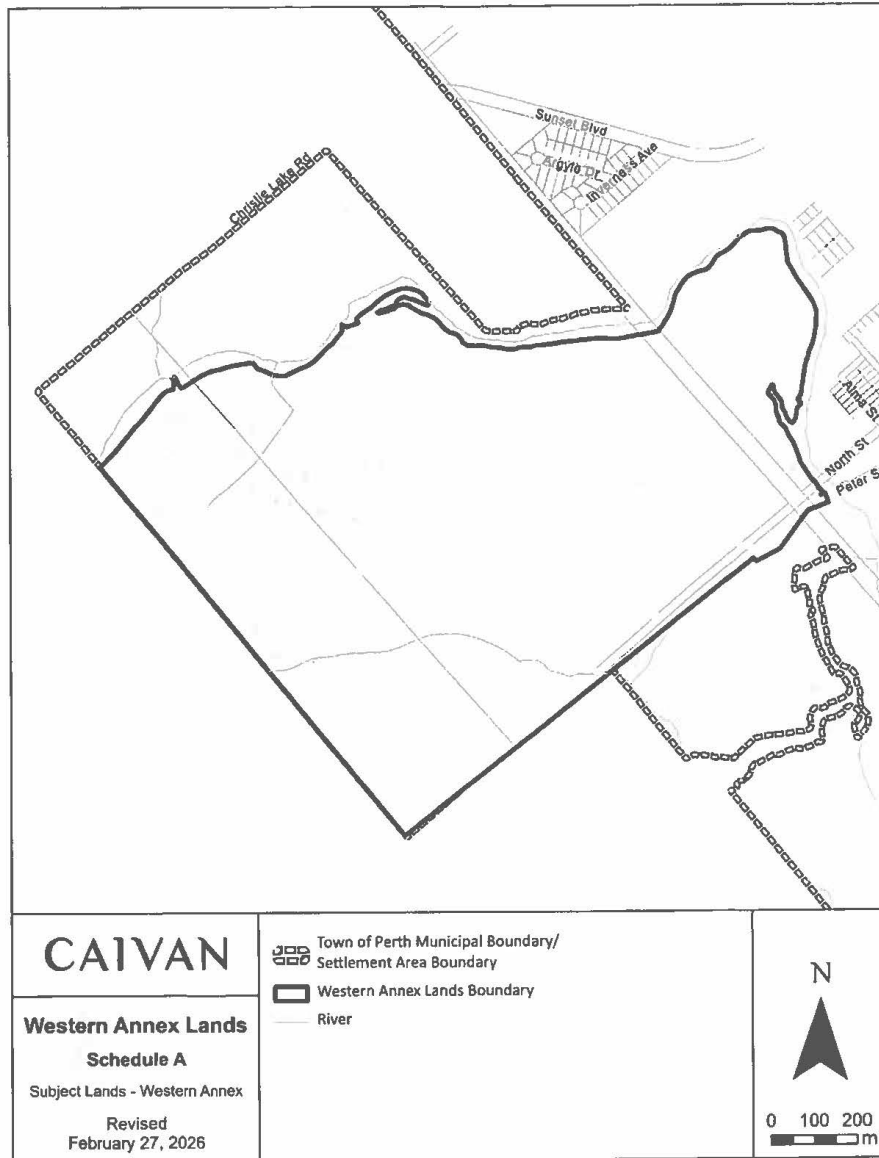
(b) Trees shall be provided in the public road right-of-way adjacent to the lot or block, or on the respective lot or block. In all cases, the planted tree(s) shall not interfere with potential permitted projections, servicing, driveways, sidewalks or easements/ROWs and sufficient soil depth and space shall be available to ensure the health of the tree(s).

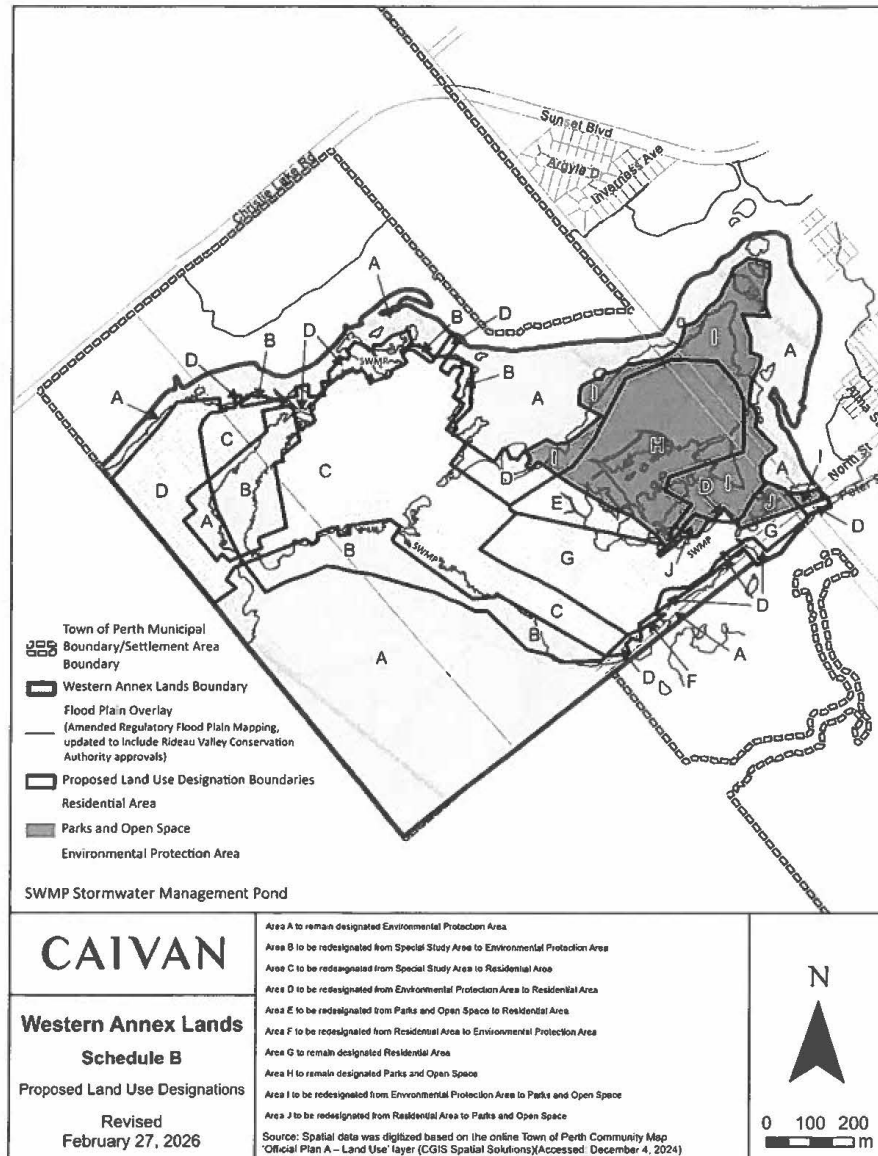
(c) Where tree planting in accordance with (b) is not possible, the planted tree(s) may be located elsewhere within the Residential Area Designation in the Western Annex Lands, subject to Town's approval of a Landscape Plan as specified in the Draft Approval Conditions.
6. All building types shall be designed to provide for a rich and diverse streetscape.

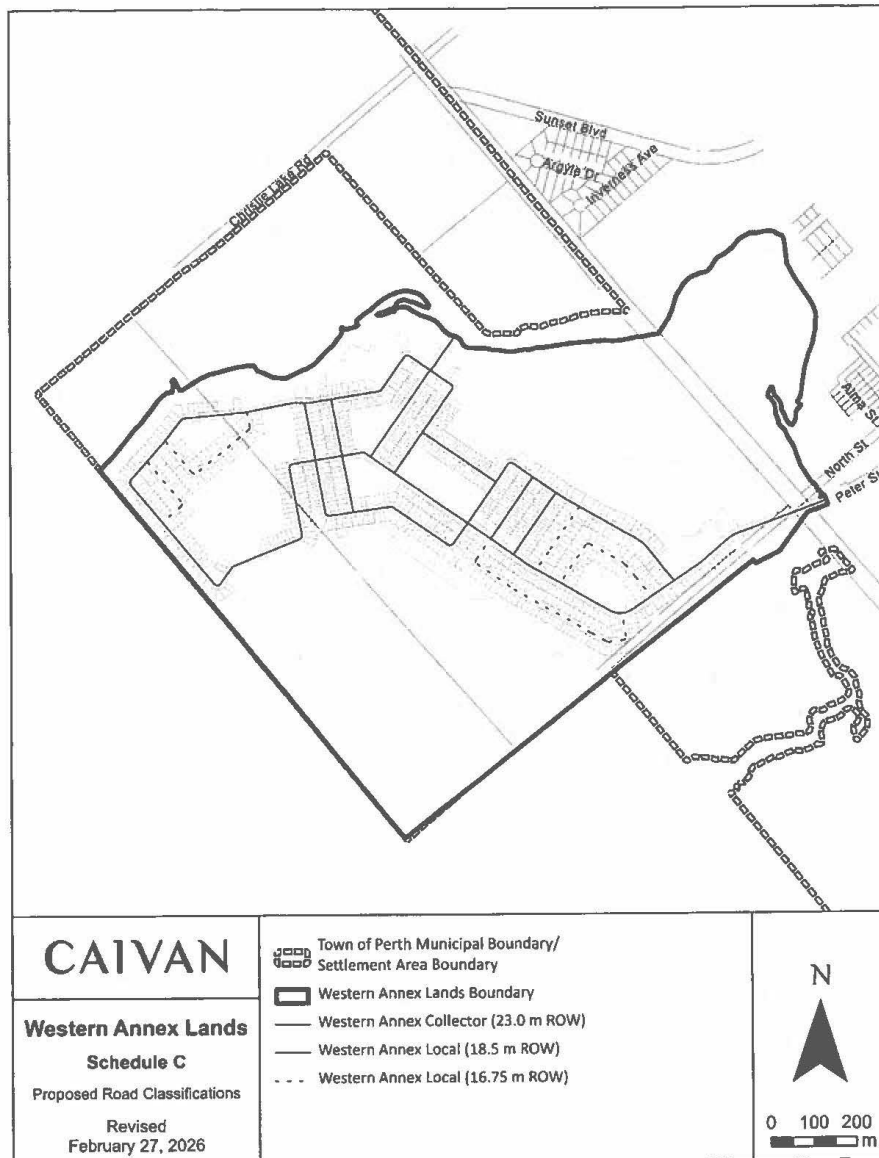
8.10.11 Implementation Policies

1. The policies in this section are specific to the Western Annex Lands.
2. The boundaries of the land use designations established in the Western Annex Lands are intended to be approximate and shall be considered as absolute only where they coincide with roads, rivers, lot lines, or other clearly defined physical features.
3. Precise boundaries of the land use designations established in the Western Annex Lands as shown on Schedule A, as amended, shall be determined at the time of detailed design approval. Generally, revisions to reflect site specific conditions shall be permitted without requiring an Official Plan Amendment.

4. The Flood Plain Overlay as reflected on Schedule A reflects flood plain mapping, inclusive of cut/fills, as approved by the Rideau Valley Conservation Authority (RVCA). Future revisions to the Flood Plain Overlay may be implemented without amendment to the Official Plan nor an amendment to the Zoning By-law provided that such revisions are approved by the RVCA. Schedules may be updated by Town as house-keeping amendments.
5. Notwithstanding the policies in Section 5.2 and Appendix 7 of the Official Plan regarding the allocation of servicing capacity to greenfield development areas, the servicing strategy for the Western Annex Lands permits up to 200 residential units as part of the first phase of development provided that sufficient supporting studies/ reports, plan have been provided and the construction of the twinned Peter Street Bridge and Multi Use Pathway has been substantially completed to the satisfaction of the Town of Perth. Subsequent phases of development shall be subject to approvals as appropriate by the authority having jurisdiction. Substantially complete means that the project has reached a stage where it is fit for its intended use (cars, pedestrians, bikes) with final items such as final lift of asphalt, landscaping, minor road painting and signage not complete.
6. Notwithstanding Policy 8.10.3.9, should the private nine-hole golf course and its operations cease, the lands shall remain as Open Space and parkland, as per the designation on Schedule A unless and until the designation is changed through an approved Official Plan Amendment.







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ATTACHMENT 2

APPENDIX "B"

DRAFT BY-LAW NO. 2026-XX

A by-law of the Town of Perth to amend By-law No. 3358 entitled 'Comprehensive Zoning By-law', Consolidated to December 2022, to change the zoning of the lands legally described as:

- Part of PIN 05186-0189 being: Part of Lot 25, Concession 2 Geographic Township of Bathurst
- Part of PIN 05186-0244 being: Part of Lot 26 and 27, Concession 1 And Part of Lot 26, Concession 2 And Part of Park Lot 1 in Lot 27, Concession 2 And Part of the Road Allowance Between Concessions 1 & 2 (Closed by By-Law LC204235) All in the Geographic Township of Bathurst
- Part of PIN 05185-0390 being: SE Part of Lot 1, Concession 1 As shown on Compiled Plan No. 8828 Geographic Township of Drummond And Part of the Road Allowance Between Geographic Townships of Bathurst and Drummond (Closed By By-Law LC204235)

All lands are within the County of Lanark.

The Ontario Land Tribunal, pursuant to Section 34 of the Planning Act, R.S.O. 1990, enacts as follows:

The Zoning Schedule A of By-law No. 3358 is amended by rezoning the lands shown on Attachment 1 to this by-law as follows:

1. To add a new Section 23: Residential – Western Annex Lands Zone to the Comprehensive Zoning By-law with the following provisions:

Section 23: Residential – Western Annex Lands (R-WAL) Zone

The general intent and purpose of the Residential – Western Annex Lands Zone is to:

- a) allow a full range of residential uses, inclusive of affordable residential units and additional dwelling units; and
- b) establish development standards, primarily for the Western Annex Lands area, which promote efficient land use and compact form.

23.1 Permitted Uses

- *Accessory Building or Structure*
- *Additional Dwelling*
- *Additional Dwelling Unit*
- *Apartment Dwelling*
- *Bake Shop*
- *Café or Snack Bar*
- *Clinic*
- *Community Garden*
- *Convenience Store or Confectionary Store*
- *Day Care Centre, which shall mean a child care centre operated for pre-school age children within the meaning of the Child Care and Early Years Act, 2014, as amended*
- *Day Care, Private Home*
- *Home Based Business*
- *Institutional use*
- *School (public or private)*
- *Semi-detached Dwelling*
- *Single Detached Dwelling*
- *Park*
- *Parking Area, accessory to a Park*
- *Personal Service Establishment or Use*
- *Place of Assembly*

- *Professional Office*
- *Public Use or Public Service Facility, including a Stormwater Management Facility*
- *Rowhouse or Townhouse Dwelling*
- *Stacked Townhouse Dwelling*

23.2 Zone Requirements

Requirement	Single Detached Dwelling	Semi-detached Dwelling	Rowhouse / Townhouse Dwelling	Apartment Dwelling / Stacked Townhouse Dwelling
minimum lot area	190 m ²	137 m ²	135 m ²	464.52 m ² for 1 st 4 units plus 46 m ² for each additional unit thereafter
*Notwithstanding the minimum lot area provisions, if the minimum front, interior, exterior, and rear yard provisions are met, the minimum lot area provisions would not apply.				
minimum lot frontage	9.4 m	7.5 m	5.95 m	7.5 m
minimum front yard	Garage shall be setback so as to permit a legal parking space length of 5.5m on private property. Notwithstanding the foregoing, the minimum front yard setback shall be 3.0 m. Notwithstanding Section 4.37, no permitted projection shall be permitted within the 3.0 m setback.	Garage shall be setback so as to permit a legal parking space length of 5.5m on private property. Notwithstanding the foregoing, the minimum front yard setback shall be 3.0 m. Notwithstanding Section 4.37, no permitted projection shall be permitted within the 3.0 m setback.	Garage shall be setback so as to permit a legal parking space length of 5.5m on private property. Notwithstanding the foregoing, the minimum front yard setback shall be 3.0 m. Notwithstanding Section 4.37, no permitted projection shall be permitted within the 3.0 m setback.	The minimum front yard setback shall be 3.0 m. Notwithstanding Section 4.37, the only permitted projections in the front yard shall be: i. Stairways / steps / landings, provided they are located a minimum of 1 m from the front lot line; and, ii. balconies / porches, provided they are located a minimum of 1 m from the front lot line.
minimum interior side yard	1.2 m and 0.8 m for a total of 2m Notwithstanding Section 4.37, the only permitted projections in the interior side yard shall be: i. gas and hydro meters, HVAC vents, and eaves / cornice / roofline provided that they are located a minimum of 0.5 m from the interior lot line and offset; and,	1.5 m Notwithstanding Section 4.37, the only permitted projections in the interior side yard shall be: i. gas and hydro meters, HVAC vents, and eaves/cornice/roofline provided that they are located a minimum of 0.5 m	1.5 m Notwithstanding Section 4.37, the only permitted projections in the interior side yard shall be: i. gas and hydro meters, HVAC vents, and, eaves/cornice/roofline, provided that they are located a minimum of 0.5 m from the interior lot line and offset; and,	2 m for less than 3 storeys; 3 m for 3 storeys; 4.5 m for more than 3 storeys Notwithstanding Section 4.37, the only permitted projections in the interior side yard shall be: i. gas and hydro meters, HVAC vents, and, eaves/cornice/roofline, provided that they are located a minimum of

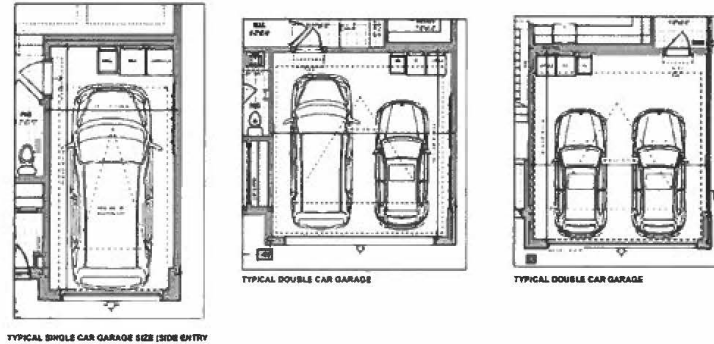
Requirement	Single Detached Dwelling	Semi-detached Dwelling	Rowhouse / Townhouse Dwelling	Apartment Dwelling / Stacked Townhouse Dwelling
	ii. fireplace / chimney boxes, and window wells provided that they are located a minimum of 0.65 m from the interior lot line, offset and within the longer (1.2 m) side yard only, where feasible.	from the interior lot line and offset; and, ii. fireplace / chimney boxes, and window wells provided that they are located a minimum of 0.65 m from the interior lot line, and offset.	ii. Fireplace / chimney boxes and window wells provided they are located a minimum of 0.65 m from the interior lot line, and offset.	0.5 m from the interior lot line and offset.
minimum corner side yard	3.0 m Notwithstanding the above, no more than two building projections, with a maximum total floor area of 3 m ² may be permitted in the exterior side yard provided that they are located a minimum of 2.5 m from the exterior side lot line. A porch may be permitted to project 2.2 m into an exterior side yard.	3.0 m Notwithstanding the above, no more than two building projections with a maximum total floor area of 3 m ² may be permitted in the exterior side yard provided that they are located a minimum of 2.5 m from the exterior side lot line. A porch may be permitted to project 2.2 m into an exterior side yard.	3.0 m Notwithstanding the above, no more than two building projections with a maximum total floor area of 3 m ² may be permitted in the exterior side yard provided that they are located a minimum of 2.5 m from the exterior side lot line. A porch may be permitted to project 2.2 m into an exterior side yard.	N/A
minimum exterior side yard	3.0 m	3.0 m	3.0 m	4.5 m
minimum rear yard	6.0 m, except that the minimum rear yard may be reduced to 4.5 m for up to 50% of the lot width provided the total rear yard exceeds 45 m ² , and any built form within the reduced 4.5 m setback shall be limited to one-storey in height.	6.0 m, except that the minimum rear yard may be reduced to 4.5 m for up to 50% of the lot width provided the total rear yard exceeds 35 m ² and any built form within the reduced 4.5 m setback shall be limited to one-storey in height.	6.0 m, except that the minimum rear yard may be reduced to 4.5 m for up to 55% of the lot width provided the total rear yard exceeds 30 m ² and any built form within the reduced 4.5 m setback shall be limited to one-storey in height.	6.0 m Notwithstanding Section 4.37, an exterior staircase may project into the minimum required rear yard to a maximum of 3.5 m.
maximum height	12.0 m	12.0 m	14.0 m	16.0 m

Requirement	Single Detached Dwelling	Semi-detached Dwelling	Rowhouse / Townhouse Dwelling	Apartment Dwelling / Stacked Townhouse Dwelling
maximum lot coverage	55%	65%	50% (excluding porch)	40%
maximum impervious surface	60%	60%	64%	80%
amenity space	N/A	N/A	N/A	9 m ² per dwelling unit, except that 6 m ² per dwelling unit shall be permitted if the lot with the proposed use is located within 50 m of a public park

23.3 Additional Requirements

- a) Notwithstanding Section 4.30.4 "Wetland", development is permitted to be set back a minimum of 15 m from a significant wetland if:
 - i. the relevant lot has been specified within an Environmental Impact Statement (EIS) that has been approved by the Town; and
 - ii. the area within the provided setback is appropriately naturalized, consistent with the recommendations of the approved Environmental Impact Statement (EIS).
- b) Notwithstanding any other provisions and definitions of this by-law, stacked townhouse dwellings may contain more than eight (8) dwelling units to a maximum of twenty-four (24) dwelling units.
- c) Notwithstanding any other provisions of this by-law, permitted commercial and other non-residential uses shall be permitted as a separate use from the residential uses, or as a mixed use in an apartment building, or in the affordable housing block.
- d) Notwithstanding any other provisions of this by-law, Home-Based Businesses shall not require any *loading / delivery spaces*.
- e) In accordance with Section 4.35 "Parking and Storage of Motor Vehicles", Section 4.36 Parking Requirements, Table 13, or any other provisions of this by-law, required parking may occur in any combination of a garage, car port, *Driveway* or *Tandem Parking Spaces* provided that:
 - i. A *Private Garage* shall have a minimum interior width of 3.0 m, minimum interior length of 6.0 m, and minimum interior vertical clearance of 2.4 m provided to accommodate the minimum requirements for a parking space for a vehicle, and a minimum of 2.0 m² of floor area for storage; interior steps are permitted provided that no steps intrude within the minimum parking space envelope.

The following images are for illustrative purposes and do not form part of this By-law:



- ii. Any required parking that is provided in a **Driveway** shall meet the minimum length, width and vertical clearance requirements prescribed in Table 11.
- f) Notwithstanding Section 4.35 "Parking and Storage of Motor Vehicles" or any other provisions of this by-law, a maximum of 55% of the area of the front yard, or the required minimum width of one (1) parking space, whichever is greater, may be used or constructed for a driveway.
- g) Notwithstanding Section 4.42 "Sight Triangle" or any other provisions of this by-law, on a corner lot a sight triangle with the following minimum sight distances shall be required:
 - i. At the intersection of a local road with a local road: 3 m x 3 m
 - ii. At the intersection of a local road with a collector road: 3 m x 5 m
 - iii. At the intersection of a collector road with a collector road: 5 m x 5 m
- h) As per Section 4.35.4 "Driveways", Section 4.42 "Sight Triangle", or any other provisions of the by-law, the minimum sight distance at the intersection of a driveway and a public street shall be 3 m.
- i) Notwithstanding Section 4.35.4(d) "Driveways" and Figure 24 "Parking Diagram – Minimum Driveway Separation", the minimum separation distance between paired driveways shall be 1.6 m.
- j) Any portion of a front yard not required for a driveway, a walkway up to 1.8 m in width, or covered by a projection permitted in subsection (i) below, shall be landscaped with hard and/or soft landscaping.
- k) Notwithstanding Section 4.19.4 "Employees, Hours and Parking for Home Based Businesses", or any other provisions of this bylaw, no additional parking spaces are required for a home based business except that one (1) additional parking space will be required for each non-resident employee that works on the premise.
- 2. To add a new "Neighbourhood Commercial Exception X (C3-X)" Zone to Section 13 Neighbourhood Commercial (C3) Zone, subsection 13.4 "Exceptions of the Comprehensive Zoning By-law" with the following provisions:

- a) In addition to the uses permitted in subsection 13.1 "Permitted Uses", a Golf Course Clubhouse and ancillary uses (restaurant, spa, café or snack bar) shall also be permitted.
 - b) C3 requirements in subsection 13.2 "Zone Requirements" and subsection 13.3 "Additional Requirements" shall apply except that, on land zoned C3-X, the following zone provisions shall apply:
 - i. Minimum front yard setback: 3.5 m;
 - ii. Minimum rear yard setback: 3.0 m;
 - iii. Maximum floor area of a commercial use, other than a Golf Course Clubhouse: 180 m²; and
 - iv. Maximum building height: 12.0 m.
- 3. To maintain the lands identified as Area A on Schedule A as attached as the Environmental Protection Area (EP) Zone.
- 4. To rezone the lands identified as Area B on Schedule A as attached from the Open Space Holding (OS-h) Zone to the Environmental Protection Area (EP) Zone.
- 5. To rezone the lands identified as Area C on Schedule A as attached from the Open Space Holding (OS-h) Zone to the Residential – Western Annex Lands Holding 1 and Holding 2 (R-WAL-h1, h2) Zone.
- 6. To rezone the lands identified as Area D on Schedule A as attached from the Environmental Protection Area (EP) Zone to the Residential – Western Annex Lands Holding 1 and Holding 2 (R-WAL-h1, h2) Zone.
- 7. To rezone the lands identified as Area E on Schedule A as attached from the Residential First Density Holding (R1-h) Zone to the Residential – Western Annex Lands Holding 1 and Holding 2 (R-WAL-h1, h2) Zone.
- 8. To rezone the lands identified as Area F on Schedule A as attached from the Residential First Density Holding (R1-h) Zone to the Neighbourhood Commercial Exception X Holding 1 (C3-X-h1) Zone.
- 9. To rezone the lands identified as Area G on Schedule A as attached from the Environmental Protection Area (EP) Zone to the Neighbourhood Commercial Exception X Holding 1 (C3-X-h1) Zone.
- 10. To rezone the lands identified as Area H on Schedule A as attached from the Residential First Density Holding (R1-h) Zone to the Environmental Protection Area (EP) Zone.
- 11. The lands identified as Area I on Schedule A as attached shall remain zoned Open Space Holding (OS-h) Zone.
- 12. To rezone the lands identified as Area J on Schedule A as attached from the Environmental Protection Area (EP) Zone to the Residential – Western Annex Lands Holding 1, Holding 2, and Holding 3 (R-WAL-h1, h2, h3) Zone. Holding 3 shall be limited to the Flett Farm Site (BfGb-12) area and a 10 m protective buffer adjacent to the Tay River within the north portion of Lot 25, Concession 2, Geographic Township of Bathurst, County of Lanark, as specified in the Stage 3 Archaeological Assessment (dated December 2022, prepared by Matrix Heritage Inc.).

13. To rezone the lands identified as Area K on Schedule A as attached from the Environmental Protection Area (EP) Zone to the Open Space Holding (OS-h) Zone.
14. To rezone the lands identified as Area L on Schedule A as attached from the Residential First Density Holding (R1-h) Zone to the Open Space Holding (OS-h) Zone.
15. To add the "Flood Plain Overlay – Holding 1 (Flood Plain Overlay h1) Zone (Amended Regulatory Flood Plain Mapping, updated to include Rideau Valley Conservation Authority (RVCA) approvals)" to Schedule A. Such lands shall be subject to the regulations of Section 4.13 Flood Plain of the Zoning By-law.
16. The following provisions with respect to permitted uses shall apply to all lands zoned with a Holding 1 (h1), Holding 2 (h2) Zone, or Holding 3 (h3) Zone as shown on Schedule A as attached until the h1, h2, or h3 provisions as applicable are removed from the lands or a portion thereof pursuant to Subsection 36(3) or (4) of the *Planning Act*:
 - a) A use legally existing on the lands as of June 10, 2024;
 - b) A use permitted in the Flood Plain in accordance with Section 4.13.1 Permitted Uses within the Flood Plain of this By-law; and
 - c) Site alteration, earthworks, grading, and construction of early underground servicing and other infrastructure required for permitted development in the "R-WAL Zone" and "C3-X" Zone.
17. A by-law or by-laws to remove the Holding 1 (h1) Zone from all or a portion of the "Residential – Western Annex Lands (R-WAL) Zone", "Neighbourhood Commercial Exception (C3-X) Zone", and/or "Flood Plain Overlay Zone (Amended Regulatory Flood Plain Mapping, updated to include Rideau Valley Conservation Authority (RVCA) approvals)" as shown on Schedule A shall not be enacted until the Town has received written confirmation from the Rideau Valley Conservation Authority (RVCA) that either:
 - a) The lands are deemed to no longer be affected by the regulatory floodplain; and/or
 - b) The RVCA confirms that a permit under O. Reg. 41/24 has been issued resulting in the revision of the floodplain boundaries, any conditions of that permit have been fulfilled to their satisfaction, and all cut/fill work contemplated under the permit has been completed.

A by-law or by-laws to remove the Holding 2 (h2) Zone from all or a portion of the lands shown on Schedule A to allow for the construction of the first 200 dwelling units (inclusive of additional residential units) and related public facilities such as parks in the "Residential – Western Annex Lands (R-WAL) Zone" shall not be enacted until of the completion of the Perth Peter Street Bridge improvements to the Town of Perth's satisfaction and substantial completion of the necessary infrastructure to service the proposed dwellings.
18. Subsequent to the construction of the first 200 dwelling units (inclusive of additional residential units) in the "R-WAL Zone", a by-law or by-laws to remove the Holding 2 (h2) Zone for all or a portion of the lands shown on Schedule A to permit development beyond the first 200 dwelling units (inclusive of additional residential units) shall not be enacted until the Town of Perth is satisfied that adequate water supply and capacity are available, the second crossing has been substantially completed.

19. A by-law or by-laws to remove the Holding 3 (h3) Zone from the lands shown on Schedule A to allow for the construction of dwelling units shall not be enacted until a Stage 4 Archaeological Assessment has been completed in accordance with Provincial requirements and all conditions and requirements implemented.
20. Notwithstanding any other provisions in the Zoning By-law, the following are permitted uses in the EP Zone for the Western Annex Lands:
- a) Conservation uses
 - b) A golf course and its operation
 - c) Flood and/or erosion control works for which a Conservation Authorities permit has been issued where required
 - d) The construction or maintenance of linear servicing and transportation infrastructure, including but not limited to roadways and bridges/crossings, provided that all necessary approvals and/or permits have been issued
 - e) Low impact recreational trails and boardwalks with permission granted by the regulatory authorities
 - f) Non-structural recreational uses including pathways and golf course playing surfaces
 - g) Non-structural conservation and education activities
 - h) Passive recreational activities that do not require site alteration
 - i) Passive non-structural uses which do not affect flood flows
 - j) Temporary structures with no long-term impact that support educational activities

ENACTED AND PASSED this _____ day of _____, 2026.



[illegible]

ATTACHMENT 4

APPENDIX "D"

FINAL REVIEW VERSION

Schedule A to Draft Plan Approval Decision

File Number: Lanark County Draft POS - 09-T-22001

Plan of Subdivision: Caivan (Perth Golf Course)
 Part of Lot 26 and 27, Concession 1 And
 Part of Lot 25 and 26, Concession 2 And
 Part of Park Lot 1 in Lot 27, Concession 2 And
 Part of the Road Allowance between Concessions
 1 & 2, Closed by By-law LC204235 All in the
 Geographic Township of Bathurst And
 South East Part of Lot 1, Concession 1 as shown
 on Compiled Plan No. 8828 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

The following conditions must be satisfied in full to the satisfaction of the relevant agencies and the approval authority before Final Approval will be granted to permit Registration of the Final Plan or Subdivision.

LANARK COUNTY - APPROVAL AUTHORITY

Plan, Lapsing and Phasing

1. That this approval applies to the Draft Plan, prepared by **J.D. Barnes Limited** dated **February 9, 2026** and certified by **C.M. Fox**, Ontario Land Surveyor, which shows a total of 500 lots for detached homes [Lots 1 to 500 both inclusive], 101 blocks for townhouses [Blocks 501 to 601 both inclusive], 1 block for stacked townhouses [Block 602], 14 blocks for multiuse paths [Blocks 603 to 616 both inclusive], 1 block for a pump station [Block 617], 3 blocks for parks and open space [Blocks 618 to 620 both inclusive], 1 block for affordable housing [Block 621], 3 blocks for environmental protection [Blocks 622 to 625 both inclusive], 3 blocks for stormwater management [Blocks 626 to 628 both inclusive], 1 block for commercial [Block 629], and 16 internal streets [Streets A to P]. The Final Plan submitted for registration shall be consistent with the Draft Plan, subject to changes required to implement the Draft Plan conditions. The County may require an amendment to be filed for changes to the Final Plan that deviate from the Draft Plan at its sole discretion.

FINAL REVIEW VERSION

2. The Draft Approval shall lapse as follows:
 - a. For Phase 1, three (3) years after the date of Draft Approval.
 - b. For Phase 2, the Draft Plan approval for any phase not yet registered will lapse after ten (10) years from the date of Draft Approval.
3. The Final Approval of the Plan of Subdivision shall be completed and registered through two (2) Phases. Each Phase may be registered in multiple subphases as follows:
 - a. Phase 1: shall include no more than 200 units.
 - b. Phase 2: 201 units and above, and second crossing
4. The Owner shall provide the County of Lanark with a Final Plan of Subdivision intended for registration in a format acceptable to the County of Lanark.
5. At any time prior to final approval of the Plan for registration, the County of Lanark may, in accordance with Section 51 (44) of the Planning Act, R.S.O. 1990, amend, delete or add to the conditions and this may include the need for amended or new studies.

Submissions

6. The Owner shall submit to the County of Lanark a copy of the executed Subdivision Agreement in a format acceptable to the County.
7. The Owner shall submit to the County of Lanark a copy of all plans, reports and drawings referenced in the Subdivision Agreement in a format satisfactory to the County.
8. The Owner shall submit to the County of Lanark the draft Final Plan of Subdivision intended to be submitted for Plan Pre-Approval to the Land Registration Services Branch for review and approval by the County of Lanark prior to submission. This submission shall be accompanied by a list of all variations between the Draft Approved Plan of Subdivision and the draft Final Plan of Subdivision, with an explanation provided for each variation.
9. The Owner shall submit to the Local Municipality the draft Final Plan of Subdivision intended to be submitted for Plan Pre-Approval to the Land Registration Services Branch for review and approval by the County of Lanark prior to submission. This submission shall be accompanied by a list of all variations between the Draft Approved Plan of Subdivision and the draft Final Plan of Subdivision, with an explanation provided for each variation. The Owner shall coordinate and forward to the County of Lanark a confirmation of the Local

FINAL REVIEW VERSION

Municipality's approval of the draft Final Plan of Subdivision intended to be submitted for Plan Pre-Approval to the Land Registration Services Branch.

10. That the Owner shall submit to the County of Lanark written confirmation of Plan Pre-Approval by the Land Registration Services Branch at the time a request is made for Final Approval.

Phase 2 Specific Conditions

11. The Owner shall fully satisfy the County of Lanark in relation to agreements related to the acquisition and/or use of any County of Lanark owned lands for the purpose of development access prior to the Final Approval of any Plan in Phase 2. The owner acknowledges that Draft Approval does not represent a commitment on the part of Lanark County to provide land or access for the purposes of a Second Crossing. The owner acknowledges that it assumes all risks associated with obtaining necessary approvals, including those required from Lanark County.
12. The Owner shall ensure that services are available to the affordable housing block to the satisfaction of the Town of Perth and Lanark County prior to any request for Final Approval for a subphase that includes the affordable housing block. The Owner shall be solely responsible for all wastewater infrastructure costs associated with the affordable housing block to a peak population flow of 2.86L/s, as a minimum.
13. The Owner shall convey, at no cost and free of any and all encumbrances, the affordable housing block, Block 621, to the County of Lanark as directed, simultaneous with the registration of the Plan of Subdivision in which it is located. The County of Lanark may require the Owner to include Block 621 in any Plan of Subdivision which includes an abutting street, lot or block upon review of a Plan submitted for review prior to pre-approval under Conditions 8 and 9.

TOWN OF PERTH**General**

14. The Owner shall submit a proposed Phasing Plan which identifies subphases to be registered within each Phase. The Phasing Plan shall be to the satisfaction of the Town of Perth.
15. Prior to the issuance of a Commence Work Notification, the Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the Director of Environmental Services.

FINAL REVIEW VERSION

16. The Owner, or its agents, shall not commence or permit the commencement of any infrastructure related works, site preparation or pre-servicing until such time as a pre-construction meeting has been held with Municipal Staff and until the Town of Perth issues a Commence Work Notification. A pre-construction meeting will be held with Municipal staff prior to commencing any earthworks on the site.
17. The Owner shall enter into any Cost Sharing Agreement or Front Ending Agreements that may impact the lands or servicing for the development that may arise during build-out.
18. The Owner shall be responsible for the provisions of the following works, including off-site works, oversizing and over depth, at its cost, and in accordance with studies and plans approved by the Town of Perth:
 - a. Watermains;
 - b. Sanitary Sewers;
 - c. Storm Sewers;
 - d. Roads, crossings and traffic infrastructure;
 - e. Streetlights;
 - f. Sidewalks, multi-use paths, and recreational trails;
 - g. Landscaping and/or Streetscaping Plan;
 - h. Street name, municipal numbering, and traffic signs;
 - i. Stormwater management facilities;
 - j. Grade Control and Drainage; and
 - k. Utilities

Phasing and Zoning

19. The Owner shall appropriately zone the subject lands to the satisfaction of the Town of Perth, including the placing of holding zones on all lands within Phases 1 and 2.
20. The Owner shall apply for and obtain the removal of the holding zone on the lands subject to a Plan where Final Approval will be requested.
21. The Owner undertakes and agrees that prior to the registration of the Plan of Subdivision, the Owner shall deliver to the Municipality a certificate executed by an Ontario Land Surveyor showing that the area and frontage of all lots and blocks within the Subdivision are in accordance with the applicable Zoning By-law.
22. Prior to Final Approval, the Owner shall prepare a cumulative tally of proposed and future units within the development to summarize the housing mix and density to ensure compliance with the Town of Perth Official Plan.

FINAL REVIEW VERSION

Studies

23. The Owner shall submit or update the following reports and plans, prepared by qualified professionals, and ensure they wholistically contemplate the final Draft Approved Plan and the subdivision layout and submit a copy to the Town of Perth. All reports shall be updated to the satisfaction of the Town of Perth and the relevant regulatory agency:
- a. Fiscal Impact Study
 - b. Environmental Impact Study
 - c. Integrated Hydrological Impact Assessment
 - d. Functional Servicing Report
 - e. Hydrologic and Hydraulic Conditions Report
 - f. Planning Rationale
 - g. Urban Design Brief
 - h. Geotechnical Investigation
 - i. Transportation Impact Study
 - j. Functional Design Plans (Grading Plans, Servicing Plans, etc.)
 - k. Erosion and Sediment Control Plan
24. The following plans shall be provided to the Town of Perth at the time of a request for Final Approval for any subphase:
- a. Landscaping and/or Streetscaping Plan
 - b. Street Naming and Civic Addressing Plan
 - c. Fireflow Capacity Report
25. All updated reports and plans shall include a distinct section and/or executive summary which clearly lists:
- a. items and mitigation measures that are to be addressed before Final Approval,
 - b. all matters and terms that need to be incorporated into any subdivision agreement, and
 - c. the specific areas to which the items in (a) and (b) apply.
26. For a Final Approval that is requested after seven (7) years from the date of initial Draft Approval the following studies may be required to be updated to the satisfaction of the Town of Perth:
- a. Environmental Impact Statement
 - b. Transportation Impact Study

FINAL REVIEW VERSION

Subdivision Agreement

27. For each Plan to be registered the Owner shall enter into a Subdivision Agreement with the Town of Perth that satisfies all terms, conditions, requirements and obligations, financial and otherwise, at the Owner's sole expense, all to the satisfaction of the Town of Perth and register the agreement against the subject lands.
28. A Subdivision Agreement shall include, but not be limited to terms, conditions, requirements and obligations addressing the following to the complete satisfaction of the Town of Perth:
- a. Civic Addressing plan submission and approval;
 - b. Copies of plans and agreements in a format acceptable to the Town of Perth;
 - c. Financial obligation, including 50% securities for internal works and 100% securities for external works;
 - d. Timeline for construction;
 - e. Construction management plan, including off-site traffic management and related safety measures;
 - f. All requirements as identified in the updated studies referenced in Condition No. 23;
 - g. All requirements of third-party agencies and regulatory bodies;
 - h. The requirements of the landscaping and/or streetscaping plan, including the location, development, quality, interim maintenance of all streetscape landscape elements;
 - i. Submission of 'as built' plans for all works and infrastructure to be assumed by the Town of Perth. The as built plans shall be accompanied by a statement by qualified person that they are consistent with the approved plans and will meet the intended performance standards of the approved plans;
 - j. Submission of a grading plan, which includes all structures and features for each lot and/or block prior to development that demonstrates conformity with the final approved Stormwater Management Plan;
 - k. Confirmation of as built grading as it relates to individual lots and foundations as a part of Building Code occupancy request;
 - l. Assumption of highways;
 - m. Requirements related to the development of parks and passive recreational spaces including all infrastructure and trails;
 - n. Conditions related to the maintenance of works prior to assumption;
 - o. Maintenance of necessary insurance and indemnification;
 - p. Warranty periods for all works to be assumed by the Town of Perth;
 - q. Erosion and sediment control, including monitoring, reporting and maintenance;

FINAL REVIEW VERSION

- r. Required clauses in purchase and sale agreements to the satisfaction of the Town of Perth;
- s. Completion of a Composite Utility Plan;
- t. Blasting operations; and
- u. Requirements for sumps pumps or private property drains and related approved connections.

Tree Planting Requirements

29. (a) The ratio of new trees to units within the Western Annex Lands shall be:

- (i) no less than 1 tree for 1 residential unit for single detached, semi-detached, and street townhouse units; and
- (ii) no less than 1 tree per 3 residential units for stacked townhouses, apartments, or other similar medium density development.

(b) Trees shall be provided in the public road right-of-way adjacent to the lot or block, or on the respective lot or block. In all cases, the planted tree(s) shall not interfere with potential permitted projections, servicing, driveways, sidewalks or easements/ROWs and sufficient soil depth and space shall be available to ensure the health of the tree(s).

(c) Where tree planting in accordance with (b) is not possible, the planted tree(s) may be located elsewhere within the Residential Area Designation in the Western Annex Lands, subject to Town's approval of a Landscape Plan in accordance with Condition No. 30.

Landscaping/Streetscaping

30. Prior to registration of each phase of the subdivision, the Owner agrees to provide a landscape plan(s) prepared by a Landscape Architect to the satisfaction of the Town of Perth.

The landscape plan(s) shall include detailed planting locations, plant lists, which include species, plant form and sizes, details of planting methods, pathway widths and materials, access points, fencing requirements and fencing materials, other landscape features where required, and shall address the requirements of Condition 29.

The Owner agrees to implement the approved landscape plan(s) and bear all costs and responsibility for the preparation and implementation of the plan(s).

31. The Owner shall install a 1.2 m high black vinyl chain link fence along the common property lines separating a lot or residential block from any adjacent

FINAL REVIEW VERSION

environmental protection zone, floodplain overlay zone or stormwater management pond.

32. The Owner shall install a 1.8 m multi-purpose asphalt-surfaced pedestrian path, pedestrian lighting, and post-and-rail fencing, around the perimeter of the stormwater management ponds within Blocks 626, 627, and 628 to the satisfaction of the Town of Perth.

Tree Conservation

33. The Owner agrees to maintain tree protection measures until construction is complete and/or the Town has provided written permission to remove them.

Transportation

34. The Owner shall pay all expenses associated with all works related to roadway modifications and shall provide financial security in the amount of 100% of the cost of implementing the required works.
35. The Owner agrees to provide Road Signage and Pavement Marking Plan and Geometric Plan indicating:
- a. Road Signage and Pavement Marking for the subdivision;
 - b. Intersection control measure at new internal intersections; and
 - c. location of depressed curbs and tactile walking surface indicators.
36. A Plan submitted for Final Approval shall include all highways as required by the Town of Perth and be named as approved by the Town of Perth.
37. All highways on a Plan submitted for Final Approval shall be of a width as detailed in the Draft Approved Plan and the approved Official Plan.
38. No road preparation shall begin prior to the approval of all necessary studies and Plans, as determined by the Town of Perth.
39. As a part of the Peter St. Bridge improvements, the Owner shall fully satisfy the Town of Perth in relation to agreements related to the acquisition of any Town owned lands for the purpose of access prior to the Final Approval. The Owner acknowledges that Draft Approval does not represent a commitment on the part of Town to provide land or access for the purposes of the Peter St. Bridge improvements. The owner acknowledges that it assumes all risks associated with obtaining necessary approvals, including those required from the Town.

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40. The Owner shall develop and submit to the Town of Perth for approval a detailed rehabilitation, redevelopment, and expansion plan for the twinning of the Peter Street Bridge, which includes two travel lanes, one Multi-Use Path, and one sidewalk prior to completing the Municipal Class Environmental Assessment process, at its sole cost.
41. The Owner shall obtain all necessary approval and permits for the upgrade to the Peter St. Bridge and any improvements required between Lustre Lane and the existing Peter Street Bridge to ensure appropriate emergency vehicle access and egress to the improved Peter Street Bridge prior to any work commencing and at its sole cost.
42. The Owner shall implement improvements to the Peter St. Bridge as deemed required and as approved by the Town and as permitted by the various approval authorities at its sole cost.
43. The Owner agrees to design and construct 1.8 metre wide sidewalks along one side of each local street and any collector street, to the satisfaction of the Director of Environmental Services.
44. The Owner shall provide for temporary hard surfaced turnarounds for all streets terminating at the edge of any phase of development, prior to registration of the Plan. The Owner agrees that it will convey to the Town at no cost any temporary easements that may be required in order to establish the temporary turnarounds. For any portion of the temporary turn-around easements that do not form part of the permanent road allowance, the easements shall be released at the expense of the Owner when the easements are no longer required by the Town.
45. The Owner acknowledges and agrees that prior to Final Approval, any street that crosses over or through a watercourse, waterbody, or Provincially Significant Wetland will comply with required permits from regulatory approval authorities.
46. The Owner shall be required to coordinate the preparation of an overall Composite Utility Plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities and included municipal services (on-grade, below-grade or above-grade), including on-site drainage facilities and streetscaping). Such location plan shall be prepared to the satisfaction of all affected authorities and shall consider their respective standards and specification manuals, where applicable. The Composite Utility Plan shall be prepared and approved by the respective utility providers, including the Town of Perth, prior to the installation of any the service lateral connections for any of the affected utilities.

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Sanitary and Water Services

47. The Owner shall implement all necessary system upgrades required to service the development as identified and as required in all studies and plans approved by the Town of Perth.
48. All infrastructure shall be designed and built in accordance with Town of Perth standards, and/or approvals.
49. The Owner shall be responsible for the design, approvals, land acquisition (as required), funding (including any cost-sharing arrangements) and construction of the secondary watermain supply as outlined in the approved Functional Servicing Report. The design and construction of the secondary watermain supply must be to the satisfaction of the Town and must be completed prior to the issuance of Building Permits for any residential units in Phase 2. The Town must be satisfied that the completed watermain loop will meet all municipal standards and requirements to ensure public safety, including adequate fire protection and redundancy in the drinking water supply.
50. The Owner may enter into a pre-servicing agreement with the Town of Perth addressing the construction of roads, stormwater management, pump stations, other works, model homes, conditional building permits, and off-site works. The owner agrees that required securities shall be posted and that the pre-servicing agreement will implement all relevant recommendations and mitigation requirements outlined in the various approved technical studies. Pre-servicing will not occur until holding zones have been lifted, unless otherwise approved by the Town of Perth.
51. No pre-servicing work shall take place prior to the Town of Perth granting and /or receiving all necessary permissions. Securities, insurance and warranties associated with the work will be required from the Owner, and no work shall commence without the express written permission from the Town of Perth.
52. Prior to pre-servicing all reports and plans as required by the Town of Perth shall be prepared and approved.
53. Prior to the Final Approval of any Plan the Owner shall confirm that sufficient water and wastewater capacity is available to service the development. The Owner's Functional Servicing Report shall include all necessary infrastructure both on the subject lands as well as existing off-site infrastructure.
54. The Owner acknowledges and agrees that if the use of sump pump systems was not identified in a Functional Servicing Report, Hydrologic and Hydraulic Conditions Report or Grading Plan, there will be a requirement to update the

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Owner's reports to expressly contemplate the use of and need for sump pumps and detail requirements for their use and connection.

55. If the Owner begins construction of the on-site sanitary pump station and associated forcemains along Rogers Road prior to completion of a subdivision agreement, the Owner agrees that the design of the works shall be to the satisfaction of the Town of Perth. No work shall take place prior to the Town of Perth receiving all necessary securities and insurance associated with the work thereto from the Owner, and no work shall commence without the express written permission from the Town of Perth.

Stormwater Management

56. Prior to registration of the subdivision agreement, the Owner shall prepare a detailed Stormwater Management Plan. The detailed Stormwater Management Plan shall be in conformity with the phasing of development and identify the sequence of its implementation in relation to the construction of the subdivision and shall be completed to the satisfaction of the Town of Perth and in accordance with the requirements of the Rideau Valley Conservation Authority and the Ministry of the Environment, Conservation and Parks.
57. Prior to the commencement of any works, including pre-servicing works, the Owner shall implement all necessary works as required by approved Stormwater Management Plan, including all necessary sediment and erosion control structures and practices.
58. The Owner shall maintain the stormwater management facilities until such time as the Town of Perth assumes the facilities. The Town of Perth shall not assume any such facilities until a minimum of 80% of the tributary area of the facility is constructed, or at an earlier agreed upon date.

Geotechnical, Terrain, Site Condition

59. The Owner shall be required to submit to the Town of Perth, a Record of Site Condition (RSC) completed in accordance with the O.Reg. 153/04, and acknowledged by the Ministry of Environment, Conservation and Parks. The RSC shall confirm that all or part of the site will be suitable for the proposed use in accordance with O.Reg. 153/04. The RSC shall be completed and approved by the Ministry prior to building permit issuance for each respective phase of development.

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Natural Heritage

60. The construction of the subdivision shall be in accordance with the recommendations in the approved Environmental Impact Study and any applicable Municipal Class Environmental Assessment as per the conditions of the Town of Perth, the Ministry of the Environment, Conservation and Parks, the Ministry of Natural Resources, RVCA or other authorities having jurisdiction, including but not limited to replanting forested areas to mitigate impacts to significant wildlife habitat.
61. The Owner shall develop an 'Owner's Guide to Natural Heritage' for the development, with the content being to the satisfaction of the Town of Perth and the RVCA and this guide shall be provided to all purchasers. The guide shall contain all conditions and best practices related to natural heritage features within and adjacent to the development as well as contacts for approvals and regulatory authorities.
62. The Owner shall construct exclusion fencing on any lot line that abuts a natural heritage, floodplain feature or designation or associated setback. The construction standard of the fence shall be detailed in the Subdivisions Agreement and to the satisfaction of the Town of Perth.
63. The owner acknowledges and agrees that any development or site alterations that occur within 30 m of a hydrological feature (includes Tay River, its associated riverine unevaluated wetland and the PSW), that could impact fish habitat shall be subject to a fisheries assessment and/or DFO permit.
64. The Owner acknowledges and agrees that prior to registration, Street A as shown on the approved Draft Plan between Lot 255 and Lot 198 shall be designed to span the area designated as PSW. Support structures shall be established outside of the PSW but may be located within the 30 m setback. A 3:1 planting compensation for the encroached area within the 30 m setback will be established within an area that shall naturally enhance the PSW, associated unevaluated wetland and/or Tay River, so there is an overall improvement to the upland buffer between the proposed development and these hydrological features to the satisfaction of the Town of Perth and RVCA.
65. The Owner shall implement all compensation required on-site and off-site as per any approved Overall Benefit Permit for Species-at-Risk impacts. The Owner shall provide copies of all permits, reports and monitoring provided by or to the Ministry of Environment, Conservation and Parks as a part of the permit.
66. The Owner acknowledges and agrees that bat habitat is present throughout the subject property and that tree removal will be in accordance with the

FINAL REVIEW VERSION

recommendations of the Ministry of Environment, Conservation and Parks, or as the case may be, in accordance with a net benefit permit from the Ministry. Any Ministry correspondence/recommendations regarding mitigation measures for Species-at-Risk bats shall be provided in writing to the Town of Perth. The Owner acknowledges that no development or action may be taken onsite, including pre-servicing until such time as permit is provided.

67. The Owner acknowledges and agrees that Black Ash is present on site and that tree removal and compensation will be in accordance with the recommendations of the Ministry of Environment, Conservation and Parks, or as the case may be, in accordance with a net benefit permit from the Ministry. Any Ministry recommendations/correspondence regarding mitigation measures for Grey Rat snake and Blanding's Turtle shall be provided in writing to the Town of Perth. The Owner acknowledges that no development or action may be taken onsite, including pre-servicing until such time as permit is provided.
68. The Owner acknowledges that the subject property constitutes habitat for grey rat snake and Blanding's turtles and site works will move forward in accordance with the recommendations of the Ministry of Environment, Conservation and Parks, or as the case may be, in accordance with a net benefit permit from the Ministry. The Owner acknowledges that no development or action may be taken onsite, including pre-servicing until such time as permit is provided.
69. The Owner agrees to provide vegetation compensation and planting material in areas where the setback has been determined to be less than 30 m.
70. The Owner agrees to maintain tree protection measures until construction is complete and/or the Town of Perth has provided written permission to remove them.

Cultural Heritage

71. The Owner shall implement all conditions and requirements of any Heritage Impact Assessment or Archaeological Study.

Parks, Greenspace and Streetscape

72. The Owner shall convey lands for the purposes of public parks and greenspace at no cost and to the complete satisfaction of the Town of Perth. The lands to be provided shall be those identified for that purpose in the Draft Plan, including Blocks 618, 619, and 620 unless otherwise approved by the Town of Perth.
73. The Owner shall develop and submit a detailed development plan for public parks and passive recreation locations per subphase, including all structures and

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facilities to the complete satisfaction of the Town of Perth. This shall include all lands identified as public parks within the relevant subphase, as well as all lands that contain a recreational trail, a trail access, or trail connection as illustrated in the final Urban Design Brief.

74. The Owner shall enter into a Parks Agreement with the Town addressing the future conveyance of Blocks 618, 619, and 620 for use as a public park. This Parks Agreement shall be entered into prior to any request for Final Approval of a subphase that includes any of these Blocks. In addition to conveyance, the Parks Agreement may also address responsibilities for the funding, design and construction of the public park, including the potential future availability of development charge credits, the Owner's obligations if park improvements are front-ended, and any other terms, conditions, timelines and securities as are reasonable and required by the Town.
75. The Owner shall design and construct all trails as provided in the Urban Design Brief, and as approved by the Town of Perth. The layout and construction standards shall be to the satisfaction of the Town of Perth and the owner shall be responsible to obtain all necessary permits for the work at their cost. The Town of Perth shall maintain the trails once constructed.
76. As part of a detailed design process for any phase, the Owner shall provide a Landscaping and/or Streetscaping Plan to the Town of Perth for review and approval which includes all landscape elements as required by the Official Plan. The Landscaping and/or Streetscaping Plan shall be developed in coordination with and be reflective of the Composite Utility Plan.
77. The Owner shall construct fencing on any lot line that abuts a public park or passive recreation area. The construction standard of the fence shall be detailed in the Subdivision Agreement.

Natural Hazard

78. The Owner agrees that prior to registration of any phase of the subdivision, the Owner shall confirm through permitting with the Rideau Valley Conservation Authority that no residential lot, road fabric, park block or stormwater management facility is affected by the regulatory flood plain and that the conditions of any flood plain-related permits under O.Reg 41/24 have been approved.

Emergency Services

79. The Owner acknowledges and agrees to submit a Fireflow Capacity report to the Municipality demonstrating compliance of the proposed subdivision and all

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housing types with the Fire Underwriters Survey (FUS) requirements for fire flow. If necessary, the report shall include details on fire walls and other necessary measures to reduce the required fire flow in accordance with the available flows provided by the Town of Perth.

80. Through the detailed engineering design process, the Owner shall demonstrate that there is adequate firefighting capacity, safe access and identify necessary network improvements to the satisfaction of the authorities having jurisdiction.
81. The Owner shall ensure they are following the requirements of the Town of Perth Fire Break Policy. Plans provided under the policy shall indicate appropriate fire breaks approved by the Fire Chief of the Town of Perth.

Dedication, Easements and Land Transfers

82. The Owner shall submit a reference plan illustrating all easements to the satisfaction of the Town of Perth prior to the registration of the subdivision agreement.
83. The Owner shall grant at no cost to the Town of Perth any and all easements and land dedications as may be required by the appropriate authority, including the Town of Perth, at the time of Final Approval. This shall include, but shall not be limited to, lands for paths and walkways, stormwater management, the sanitary pumping station, environmental protection and natural heritage, subject to approval by the Town of Perth.
84. Easements for rear yard catch-basin leads shall be 1.8 m in width and shall be generally located equally between the adjoining properties.
85. A 0.3 m reserve shall be established at the termination of any highway that does not connect to an established public highway and conveyed to the Town of Perth at no cost.
86. The Owner shall provide land dedications to the Town of Perth as follows:
 - a. 3 m x 3 m sight triangle at the intersection of local roads
 - b. 3 m x 5 m at the intersection of a local road with a collector road
 - c. 5 m x 5 m at the intersection of collector roads
87. The Owner shall identify on a Registered Plan and provide reciprocal easements for side yard access between detached dwellings at the time of Final Approval.

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88. The Owner shall identify on a Registered Plan and provide necessary access and servicing easements, as determined required by the Town of Perth, for all Townhouse blocks at the time of Final approval.

Fees and Charges

89. The Owner shall be responsible for any municipal costs associated with registering the required easements prior to registration.
90. The Owner shall be responsible for all costs associated to First Nations consultation and/or compensation as a part of any approval process associated to the development or access that requires a Duty to Consult.
91. Security contemplated in the Subdivision Agreement for site works shall be for works on both private and public property (on-site and off-site) and shall include, but not be limited to, rough lot grading and drainage, landscaping, roads and road works, road drainage, underground infrastructure and services (storm, sanitary, watermains), streetlights, stormwater management works.
92. The amount of securities held by the Town of Perth shall be determined by the Development Services and Environmental Services, and may be based on an engineer's estimate, recent local tendered costs or other benchmark as determined applicable by the Town of Perth.
93. Engineering inspection fees will be collected in accordance with the Municipality's Fees and Charges By-law or as detailed in the Subdivision Agreement.
94. With the exception of any site works required to implement a permit requirement imposed by RVCA or MECP, prior to any grading, servicing, tree removal, topsoil stripping, dumping or removal of fill, or altering the lands in any way, the Owner shall post all necessary securities and pay all necessary fees as required under the Pre-Servicing Agreement or Subdivision Agreement with the Town.

Phase 2 Specific Conditions

95. For each Plan to be registered within the Phase, the Owner shall enter into a Subdivision Agreement to the complete satisfaction of the Town of Perth that satisfies all terms, conditions, requirements and obligations, financial and otherwise, at the Owner's sole expense, all to the satisfaction of the Town of Perth and register the agreement against the subject lands and address the matters detailed in Condition No. 26.

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96. The Owner shall apply for and obtain the removal of the holding zone on the lands subject to a Plan where Final Approval will be requested.
97. The Owner will complete the process for the Second Crossing, initiated in the Western Annex Lands Infrastructure Master Plan (Town of Perth, 2019) and follow the requirements of all required studies to the satisfaction of authorities having jurisdiction including the Municipal Class Environmental Assessment, as applicable, including detailed design.
98. The design of the Second Crossing, including any roadway modifications and required site works shall be to the satisfaction of the Town of Perth and Tay Valley Township.
99. The Owner acknowledges that no building permit applications will be submitted in Phase 2 until such time as the second crossing is substantially complete to the satisfaction of authorities having jurisdiction. Pre-servicing may occur once a pre-servicing agreement is in place, securities have been provided. Additionally safe access must be provided to the satisfaction of the Town of Perth. Substantially complete means that the project has reached a stage where it is fit for its intended use (vehicles, pedestrians, bikes) with final items such as final lift of asphalt, landscaping, minor road painting and signage not complete.
100. The Owner shall submit a Stage 4 Archaeological Assessment to the Town of Perth completed in accordance with Provincial requirements. A Stage 4 is required on the WAL adjacent to the Tay River within the north portion of Lot 25, Concession 2, Geographic Township of Bathurst, County of Lanark.

RIDEAU VALLEY CONSERVATION AUTHORITY

101. Prior to registration, that the owner confirms that all earthworks required to modify regulated flood plains shall be completed, and that modified regulated flood plain is limited solely blocks designated on the draft plan for environmental protection, to the satisfaction of the Conservation Authority.
102. The owner acknowledges that portions of the subdivision are subject to regulation of the Conservation Authorities Act and that all development activity shall obtain applicable permits in accordance with the requirements of Ontario Regulation 41/24 of the Conservation Authorities Act, prior to work commencing.
103. The Owner shall erect protective fencing and sediment and erosion control measures along the setback perimeter of all wetlands and the Tay River and its tributaries prior to any site preparation works within the Subdivision to

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ensure no disturbance of the watercourse during construction to the satisfaction of the Rideau Valley Conservation Authority. These measures shall be maintained in good working order until the site has stabilized, after which any such measures that are not permanent shall be removed in a manner that minimizes disturbance to the site.

104. Prior to registration, the Owner shall demonstrate that all stormwater management facilities shall be located outside of any portion of the regulated flood plain to the satisfaction of the Conservation Authority.
105. All submissions and any changes made to the approved stormwater management report and associated plans shall be submitted to the satisfaction of the Rideau Valley Conservation Authority.
106. The Owner shall provide any and all stormwater reports that may be required for approval prior to the commencement of any works in any phase of the Plan of Subdivision. The reports shall include, but not be limited to, the provision of erosion and sedimentation control measures, implementation or phasing requirements of interim or permanent measures, and all stormwater monitoring and testing requirements to the satisfaction of the Rideau Valley Conservation Authority.
107. That construction of all bridge accesses crossing the Tay River shall be designed and constructed in a manner that results in no negative impacts on the watercourse to the satisfaction of the Rideau Valley Conservation Authority.
108. That the owner agrees, where organic soils are discovered as part of construction, a mitigation plan is prepared by a qualified professional to the satisfaction to ensure hazardous soils are appropriately addressed to the satisfaction of the Rideau Valley Conservation Authority.

CANADA POST

109. The Owner shall fully satisfy Canada Post as to all requirements and obligations as detailed in the comments dated October 21, 2025.

HYDRO ONE

107. The Owner shall fully satisfy Hydro One as to all requirements and obligations as detailed in the comments dated December 19, 2025.

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BELL CANADA

108. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
109. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

ENBRIDGE

110. The Owner shall fully satisfy Enbridge as to all requirements and obligations as detailed in the comments dated October 20, 2025.

WTC

111. The Owner acknowledges and agrees to grant, at no cost to WTC Communications, any easements required by WTC Communications to service the subject development.
112. The Owner agrees to co-ordinate with WTC Communications for any required relocation of any existing WTC Communications infrastructure within the subject development area. The Owner further agrees to cover the whole cost of any relocations as defined above.

CLEARANCE OF CONDITIONS

113. That prior to a request for any Final Approval, the Owner shall address and satisfy the County of Lanark as to Conditions 1 to 10. Further, the County of Lanark is to be advised in writing by the respective condition clearing authorities and parties that Condition Nos. 14 to 94 and 101 to 112 have been satisfied.
114. That prior to a request for any Final Approval within Phase 2, the Owner shall address and satisfy the County of Lanark as to conditions 11 to 13. Further, the County of Lanark is to be advised in writing by the respective condition clearing authorities and parties that Condition Nos. 95 to 100 have been satisfied.

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NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of Draft Approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Lanark Planning Department quoting the County's file number.
2. If the agency condition concerns a condition or conditions in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite Final Approval.
3. The Final Plan of Subdivision approved by the County of Lanark must be registered within 30 days or the County of Lanark may withdraw its approval under Subsection 51 (59) of the Planning Act.

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