



**NOTICE OF COMPLETE APPLICATION & CONSULTATION**  
(Clause 51 (19.4) & 51(23) of the *Planning Act*)

---

**TO:** PRESCRIBED PERSONS / PUBLIC BODIES / INTERESTED PARTIES  
**File No.:** 09-T-21001, Perthmore Phase 6  
**Subject Land:** Part Southwest Half and Part Northeast Half Lot 3, Concession 2, Geographic Township of Drummond, being Part 1 on 27R-7125 and Part 1 on 27R-8420 except PL88, 27M-3, 27M-14, 27M-16, 27M-21, 27M-55 and Parts 3, 4 on 27R-7540, now in the Town of Perth, County of Lanark  
**Municipality:** Town of Perth  
**Agent:** McIntosh Perry  
**Owner(s):** Perthmore Enterprises Inc.

---

**TAKE NOTICE:** An application for approval of a plan of subdivision has been submitted to Lanark County, the subdivision approval authority, in accordance with Section 51 of the *Planning Act*, as amended, and Ontario Regulation 544/06 as amended. The application affects a portion of a parcel of land comprising an area of 15.8 ha (38.2 acres) of land located as described above.

**TAKE NOTICE:** The application was deemed to be complete by Lanark County on March 10, 2021 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*, and the information and material provided is available to the public as identified below.

**CONSULTATION:** Pursuant to Section 51(23) of the *Planning Act*, the approval authority may confer with the persons or public bodies that the approval authority considers may have an interest in the approval of the proposed subdivision. A copy of the application, draft plan and Planning Report is attached for your review. Please submit your comments by regular mail, facsimile transmission or e-mail, on or before April 20, 2021.

**DESCRIPTION:** The subject property is designated as Settlement Area in the Sustainable Communities Official Plan of Lanark County, and Residential and Environmental Protection in the Official Plan of the Town of Perth. The subject lands are currently zoned as Residential First Density (R1) and Environmental Protection (EP) within the Town of Perth Zoning By-law No. 3358. The application indicates that a concurrent Zoning By-law Amendment application has been submitted to the Town of Perth. The proposed draft plan includes 42 lots for single detached dwellings, 23 lots for semi-detached dwellings, for a total of 65 proposed residential lots. The draft plan also includes four (4) blocks for future medium and high density development and two (2) blocks for stormwater management purposes.

The proposed lots will have frontages on newly created internal streets and on extensions of the existing Perthmore Street and Senators Gate Drive. A future arterial road is proposed on the landholding which is located to the east of the proposed subdivision lots to provide future access from Perthmore Street to Provincial Highway No. 7.

The subject lands are bounded to the east by the proposed Arterial Road and the Perth Long Swamp Provincially Significant Wetland and the existing Perthmore neighbourhood to the south and the west. The remnant lands and Provincial Highway No. 7 are to the north.

**NOTES REGARDING YOUR RIGHTS**

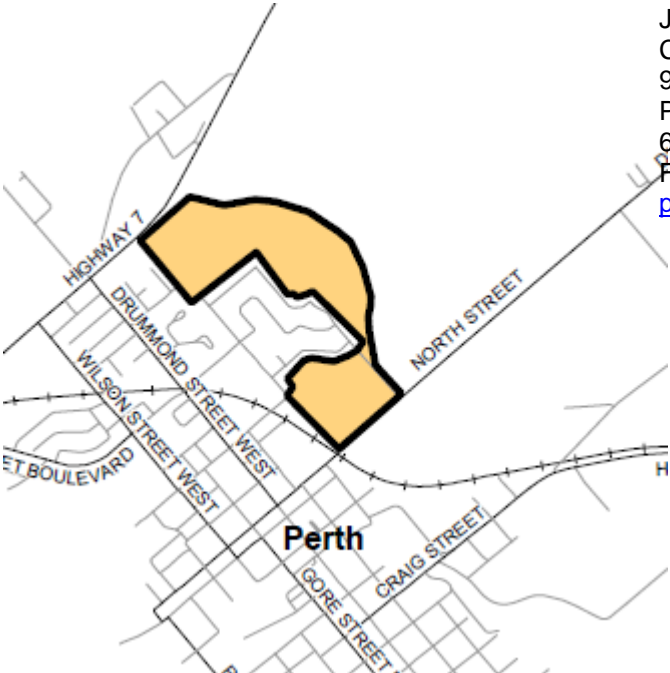
1/ If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Lanark County to the Local Planning Appeal Tribunal.

2/ If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of any appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

3/ If you wish to be notified of the decision of Lanark County in respect of this proposed plan of subdivision, you must make a written request to the Lanark County, c/o Planning Department, Administration Building, 99 Christie Lake Road, Perth, ON K7H 3C6, indicating the County file number **09-T-21001**.

**ADDITIONAL INFORMATION:** Additional information regarding the proposed plan of subdivision, can be circulated via mail or e-mail upon request to the undersigned. Additional information is available on the Lanark County website [www.lanarkcounty.ca](http://www.lanarkcounty.ca).

Dated in Tay Valley Township, this 19<sup>th</sup> day of March, 2021.



Julie Stewart, MCIP, RPP County Planner  
County of Lanark  
99 Christie Lake Road  
Perth, ON K7H 3C6  
613-267-4200 ext. 1520  
Fax: 613-267-2964  
[plan@lanarkcounty.ca](mailto:plan@lanarkcounty.ca)