



February 24, 2023

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

**RE: Caivan (Perth GC) Limited – Western Annex Lands - 141 Peter Street  
Applications for Official Plan Amendment and Zoning Bylaw Amendment and  
Resubmission of Draft Plan of Subdivision (County of Lanark File No. 09-T-22001)**

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Dear Joanna,

On behalf of Caivan (Perth GC) Limited, please find enclosed a cheque for \$2,437.49 made payable to the Town of Perth, five (5) hard copies and one USB containing digital copies (PDF) of the following plans and reports, as required for the Official Plan Amendment and Zoning Bylaw Amendment Applications. Five (5) hard copies of the studies have also been provided to the County of Lanark.

- Completed Official Plan Amendment Application form (5 copies);
- Completed Zoning Bylaw Amendment Application form (5 copies);
- Planning Rationale, February 2023 – Prepared by WSP Canada Inc.;
- Functional Servicing Report for Caivan (Perth GC) Limited – Proposed Residential Subdivision, February 2023;
- Transportation Impact Study, February 2023 – Prepared by CGH Transportation;
- Western Annex Lands, 141 Peter St. Urban Design Brief, February 2023, Second Submission– Prepared by NAK Design Strategies;
- Draft Plan of Subdivision, February 3, 2023 – Prepared by J.D. Barnes Ltd;
- Survey Plan 27R-10185, December 13, 2012 – Prepared by McIntosh Perry Surveying Inc.;
- Survey Plan 27R-8644, February 23, 2005 – Prepared by John Goltz Surveying Inc.;
- Phase Two Environmental Site Assessment, April 8, 2022 – Prepared by GEMTEC Consulting Engineers and Scientists Ltd.;
- Hydrological Investigation, April 11, 2022 – Prepared by GEMTEC Consulting Engineers and Scientists Ltd.;
- Updated Geotechnical Investigation, February 3, 2023 – Prepared by GEMTEC Consulting Engineers and Scientists Ltd.;
- Fluvial Geomorphology and Erosion Hazard Assessment for Tay River and Grants Creek, February 2023 – Prepared by Geo Morphix Ltd.;
- Environmental Impact Study for the Proposed Development of the Western Annex Lands (141 Peter Street) in Perth, Ontario - February 2023 – Prepared by Kilgour & Associates Ltd.;
- Tree Preservation Report for the Proposed Development of the Western Annex Lands (141 Peter Street) in Perth, Ontario - February 2023 – Prepared by Kilgour & Associates Ltd.;
- Headwater Drainage Feature Assessment Caivan Communities Perth – February 2023, Prepared by Kilgour & Associates Ltd.;
- Peter Street Bridge Crossing Memo dated May 24, 2022 – Prepared by HP Engineering Inc.;
- Perth Golf Course Access Options Technical Memorandum, November 24, 2022 – Prepared by CGH Transportation;
- Stage 2 Archaeological Assessment, November 2022 – Prepared by Matrix Heritage Inc.;
- Stage 3 Archaeological Assessment, January 31, 2023 – Prepared by Matrix Heritage Inc.;
- Fiscal Impact Study, February 7, 2023 – Prepared by Altus Group Economic Consulting;



- Park Fit Plans, January 2023 - Prepared by NAK; and
- Geometric Road Design Drawings, January 31, 2023 – Prepared by CGH Transportation.

Please note that the Integrated Hydrological Impact Assessment will be submitted shortly.

Additional studies were requested in the Town and County's comments dated August 9, 2022 in response to the Draft Plan of Subdivision. These additional studies were discussed at a County and Town meeting held on September 16, 2022 meeting and follow-up correspondence that confirmed the following studies do not need to be submitted:

- Neighbourhood-Servicing Use Study; and
- Public Services Capacity Study.

Furthermore, we have attached a Response to Comments Received from Town/County on Draft Plan of Subdivision Submission on August 9, 2022, table dated February 21, 2023.

Please feel free to contact me at [Nadia.De-Santi@wsp.com](mailto:Nadia.De-Santi@wsp.com) or (613) 690-1114 if you have any questions regarding this submission.

Yours truly,

A handwritten signature in black ink, appearing to read 'N. De Santi'.

Nadia De Santi, MCIP, RPP  
Practice Lead

cc: Julie Stewart, MCIP RPP, County Planner  
Hugo Lalonde, Director Land Development (Perth GC) Limited  
Colin Haskin, Manager Land Development (Perth GC) Limited  
Erin Ferguson, MCIP, LPP, Senior Planner WSP

Attach.