

**THE CORPORATION OF THE TOWN OF PERTH**  
**NOTICE OF PASSING**  
**CONCERNING ZONING AMENDMENT BY-LAW 3358-131**



PURSUANT TO SECTION 34 OF THE PLANNING ACT,  
R.S.O. 1990. c.P.13

**TAKE NOTICE** that, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, the **Council of the Town of Perth passed By-law No. 3358-131** on the 16<sup>th</sup> day of April, 2024 to amend Comprehensive Zoning By-law No. 3358, as it pertains to lands described as Part of Lot 2, Concession 2, in the Town of Perth.

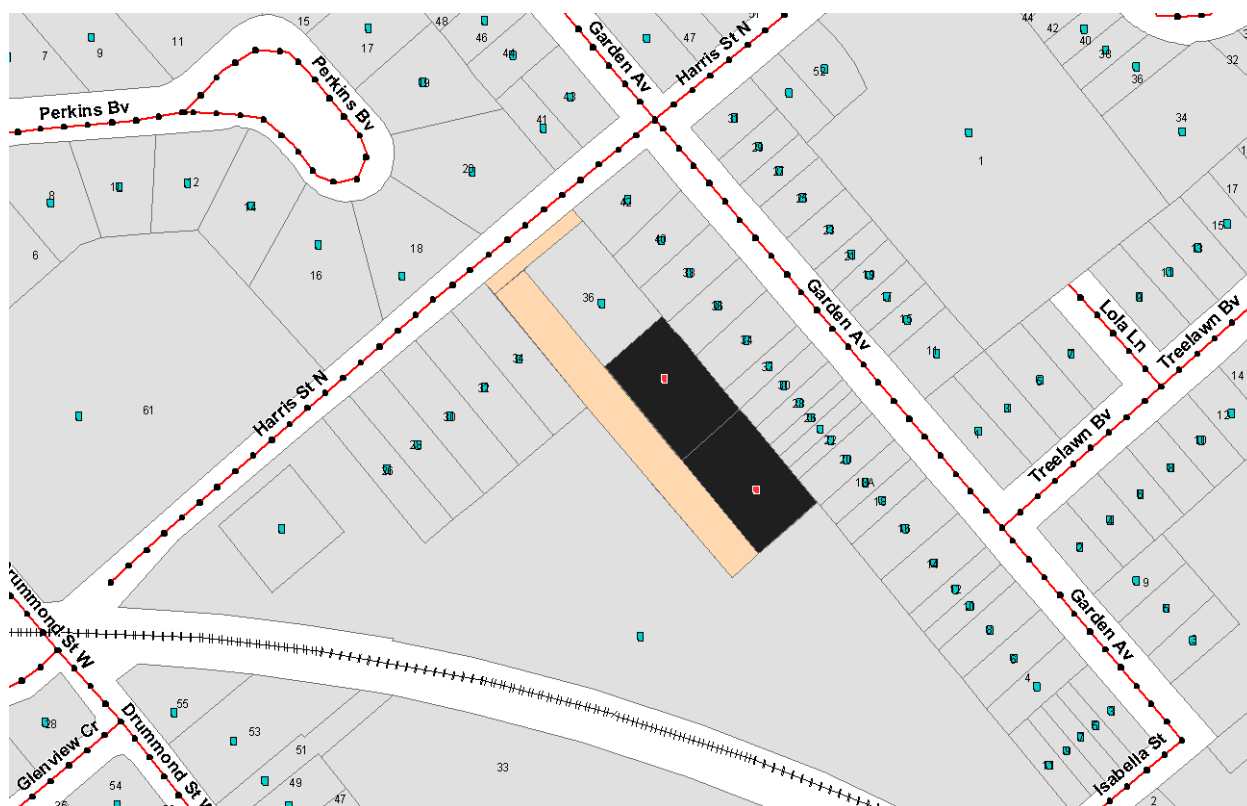
**THE PURPOSE** of By-law No. 3358-131 is to amend Zoning By-law No. 3358, as it applies to land described as Part of Lot 2, Concession 2, in the Town of Perth. The request is to change the zoning of the subject property from Residential Fourth Density - Exception Twenty-Three (R4-23) to Residential Fourth Density - Exception Twenty-Nine - Holding (R4-29-h). Additional zoning relief is requested for the following:

- Minimum required parking: 24 spaces per lot, including 4 visitor parking spaces per lot.
- Notwithstanding the provisions of Section 4.28 of this by-law, each lot may have a maximum of 63% impervious surface.

A Holding Provision, denoted as R4-29-h, shall be applied to the Residential Fourth Density Exception Twenty-Nine (R4-29) Zone. This provision prohibits any development or occupancy of the subject lands, except for existing uses as of the day By-law No. 3358 was passed. Development or occupancy may only occur following completion of a site plan process approved by the Town of Perth, provision of municipal utilities servicing the buildings, and conveyance of lot frontage on a public street brought up to municipal standards.

**THE EFFECT** of the proposed rezoning would be to allow the construction of two 16-unit apartment buildings.

**THE KEY MAP** below indicates the location of the lands affected by the proposed zoning amendment in relation to other lands within the municipality.



Lands highlighted in black to be rezoned from Residential Fourth Density - Exception Twenty-Three (R4-23) to Residential Fourth Density - Exception 29 - Holding (R4-29-h).

**AND TAKE NOTICE** that only individuals, corporations, and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

**AND TAKE NOTICE** that no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

**AND TAKE NOTICE** that any person, corporation, public body, or agency that commented before the passing of the By-law may appeal to the OLT in respect of By-law No. 3358-131 by filing with the Clerk of The Corporation of the Town of Perth a Notice of Appeal to the OLT setting out the objection to the By-law and the reason(s) in support of the objection together with the fee required by the OLT **not later than the 6<sup>th</sup> day of May, 2024.**

A copy of Zoning **By-law No. 3358-131** has been enclosed with this notice. Information regarding the application process and background materials may be examined between 8:30 a.m. and 4 p.m. weekdays in the Planning Department at the Town Hall. It is recommended that the Department be contacted in advance at 613-267-3311, Ext. 2235 or by email at [jbowes@perth.ca](mailto:jbowes@perth.ca) to ensure staff will be available to provide assistance.

Dated at the Town of Perth this 17<sup>th</sup> day of April, 2024.

Susan Beckel, Clerk  
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Perth, ON K7H 1H9  
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