

## THE CORPORATION OF THE TOWN OF PERTH

### BY-LAW NO 3358-131

**A By-law to amend Zoning By-law No. 3358 to change the zone category of land located on land described as Part of Lot 2, Concession 2, in the Town of Perth from Residential Fourth Density - Exception Twenty-Three (R4-23) to Residential Fourth Density - Exception Twenty-Nine - Holding (R4-29-h).**

#### **Recitals:**

1. The Council of The Corporation of the Town of Perth (hereinafter "Council") has passed a comprehensive zoning by-law, being By-law No. 3358, as amended.
2. Council may pass an amendment to Zoning By-law No. 3358 pursuant to Section 34 of the *Planning Act, R.S.O., 1990*, as amended.
3. The required public notice has been issued, and a public meeting has been held in accordance with the *Planning Act, R.S.O. 1990*, as amended.
4. The Committee of the Whole reviewed Report 2023-COW-21.4 on December 5, 2023 and Report 2024-COW-6.6 on April 2, 2024, and having considered the merits of the application, has recommended the proposed zoning change.
5. Council has reviewed Report 2024-Council-4.3, and supports passing a by-law to change the zoning from Residential Fourth Density - Exception Twenty-Three (R4-23) to Residential Fourth Density - Exception Twenty-Nine - Holding (R4-29-h).
6. Having considered these matters, the Council for the Corporation of the Town of Perth deems it appropriate to pass an amending by-law.

Accordingly, the Council of the Corporation of the Town of Perth enacts as follows:

#### **1. AUTHORIZATION**

- 1.1 That Section 9.4 - Exception Zones of By-law No. 3358, as amended, shall be further amended to add the following Exception Zone:

#### **R4-29-h - Residential Fourth Density Exception Twenty-Nine - Holding**

##### **Permitted Uses:**

- Apartment dwellings with a maximum of 16 units per lot

**Regulations:**

- Residential Fourth Density (R4) Standards shall apply, except:
  - 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.

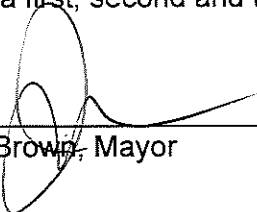
**2. SCHEDULE**

2.1 That Schedule "A" to By-law No. 3358, as amended, is further amended by changing the Zone Category of the lands described as Part of Lot 2, Concession 2, in the Town of Perth, from Residential Fourth Density - Exception Twenty-Three (R4-23) to Residential Fourth Density - Exception 29 - Holding (R4-29-h), as shown on Schedule "A", attached hereto and forming part of this By-law.

**3. EFFECTIVE DATE**

3.1 This By-law shall come into force and effect on the day of its passage subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P13, as amended.

Read a first, second and third time and finally passed this 16<sup>th</sup> day of April, 2024.

  
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Judy Brown, Mayor

  
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Susan Beckel, Clerk

SEAL

**Schedule "A" to By-law No. 3358-131**



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

Passed this 16<sup>th</sup> day of April 2024.