

**TOWN OF PERTH COMMITTEE OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING CONCERNING  
MINOR VARIANCE APPLICATION NUMBER MV-01-2024**



**PLEASE TAKE NOTICE** that the Perth Committee of Adjustment will hold a public hearing in accordance with Section 45 of the Planning Act, R.S.O. 1990, as amended, on **Tuesday, the 24th day of September, 2024, at 5:00 p.m.**, in the Town Hall, 80 Gore Street East, Perth, Ontario and virtually via Zoom.

**THE SUBJECT LANDS** are legally described as Plan 8828 Lot 5 N Railway and are municipally known as 82 Drummond Street West in the Town of Perth. The lands are currently zoned Residential Second Density (R2) and accommodate an existing dwelling with two units.

**THE PURPOSE & EFFECT** of the application is to consider a request for relief from Section 7.2 R2 Zone Requirements – Minimum Rear Yard to permit an accessory dwelling on the subject lands at a setback of 4 metres from the rear lot line. As per recent changes to Section 35.1 of the Planning Act, three dwelling units are permitted as-of-right on serviced lands. The Applicant is proposing a new accessory dwelling on the property. Section 4.1.1(f) of the Town’s Zoning By-law requires that detached accessory dwellings conform to the setback requirements of the main permitted use. The minimum required rear yard setback for a dwelling in the R2 Zone is 6 metres whereas a setback of 4 metres is proposed. Relief of 2 metres is being requested.

**THE KEY MAP** below indicates the location of the subject property to the minor variance application.

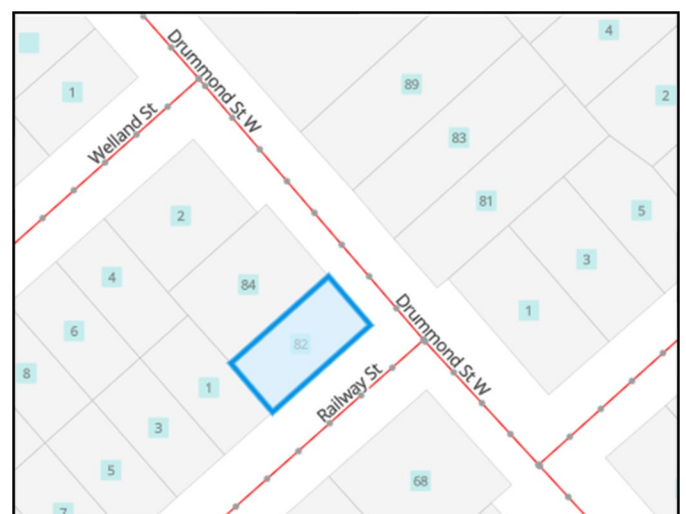
**FOR MORE INFORMATION** about this matter, contact Joanna Bowes, [jbowes@perth.ca](mailto:jbowes@perth.ca) weekdays between 8:30 a.m. and 4:00 p.m. in the Planning Department at the Town Hall, 80 Gore Street East or on the Town of Perth Website [www.perth.ca/planning/](http://www.perth.ca/planning/). Please call in advance to ensure that staff will be available to assist you.

**ALSO TAKE NOTICE** that signed, written submissions shall be accepted by the Secretary-Treasurer prior to, or during the hearing and such submissions shall be available for inspection by any interested party. In addition, if a party, who is notified, does not attend the hearing, the Committee of Adjustment can proceed and the party is not entitled to any further notice of hearings.

**A COPY OF THE DECISION** will be sent to those persons who attend or are represented at the hearing and those who file a written request with the Secretary-Treasurer for Notice of the Committee of Adjustment’s Decision.

**Dated at the Town of Perth this 10th day of September, 2024.**

Contact: Joanna Bowes  
Tel: (613) 267-3311 ext. 2235  
E-mail: [jbowes@perth.ca](mailto:jbowes@perth.ca)



Subject Property 