

THE CORPORATION OF THE TOWN OF PERTH

BY-LAW NO 3358-132

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 First Density – Holding (R1-h) to Residential Fourth Density - Holding (R4-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 pursuant to Section 34 of the Planning Act, R.S.O, 1990, c.P.13 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, c.P.13 as amended.
4. The Committee of the Whole reviewed Report 2023-COW-21.5 on December 5, 2023 and Report 2024-COW-6.5 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-4.4 and supports passing a by-law to change the zoning from Residential First Density - Holding (R1-h) to Residential Fourth Density - Holding (R4-h).
6. Having considered these matters, the Council of 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. SCHEDULE

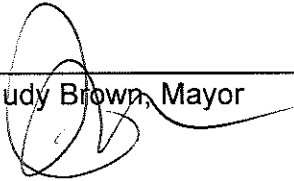
- 1.1. That Schedule “A” to By-law No. 3358, as amended, is further amended by changing the Zone Category of the lands described as Part of Lot 2, Concession 2, in the Town of Perth, from Residential First Density - Holding (R1-h) to Residential Fourth Density - Holding (R4-h), as shown on Schedule “A” attached hereto and forming part of this By-law.

A Holding Provision, denoted as R4-h, shall be applied to the subject property. 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. EFFECTIVE DATE

2.1 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.P.13, as amended.

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



Judy Brown, Mayor



Susan Beckel, Clerk

SEAL

Schedule "A" to By-law 3358-132



Lands highlighted in black to be rezoned from Residential First Density - Holding (R1-h) to Residential Fourth Density - Holding (R4-h).

Passed this 16th day of April, 2024.