



**THE CORPORATION OF THE TOWN OF PERTH  
NOTICE OF PUBLIC MEETING  
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS**  
Pursuant to Sections 22 and 34 of the Planning Act R.S.O. 1990, CH.P13.

Please be advised that the Town of Perth has received the following Official Plan Amendment and Zoning By-law Amendment (details below) applications. An attached map identifies the location of the property and the area subject to this application.

**File Number:** OPA-04-2023  
ZBL-09-2023

**Owner/Applicant:** Pomegranate Holdings Inc/ZanderPlan

**Legal Address:** 125 Wilson Street West

**Municipal Address:** Plan 8828 Lot 116; Plan 8828 Park Lot 7 Lot 125; Pt Lots 135 and 136; Plan 8828 Park Lot 7 Part Lots 133 and 134; Plan 8828 Park Lot 7 Lots 115 and 126N Welland St.

**Location and Description of Property:** The subject property is located one blocks south of Highway 7 and near the Wilson Street entrance to the Perth Mews Mall. The lands are to be consolidated but are accessed from Wilson St (west), Welland St (North) and Elliot Street (south). It is located within the urban settlement area boundary. The subject property is approximately 3596 square metres in size and currently has several structure on it. Surrounding lands include residential and commercial uses.

**Purpose and Intent of the Official Plan Amendment and Zoning By-law**

**Amendment:** The proposed amendments to the Official Plan and Zoning By-law are to prepare the lands to be developed for the demolition of several existing buildings and the development of a 6 storey mixed use apartment building which will include up to 63 residential units and 700 square metres of commercial space. On and below grade parking is proposed.

The purpose of the Official Plan Amendment is to introduce residential uses with the existing policy that currently does not permit that use. The existing lots are split designated so the consolidation and designation for the property as a whole will be dealt with through this amendment to allow mixed use. Additionally, it will seek to permit the development of commercial units with gross leasable areas less that currently required in the Highway Commercial District.

The purpose of the Zoning By-law Amendment is to revise the split zoning of the unconsolidated parcels into one zone for the consolidation and to allow for variances to the current Zoning By-law including the request to reduce the required planting strip on the interior side yard from 6.0 m to 0.3 m as well as to reduce the minimum 1.0m landscaped strip abutting a road allowance to 0.0m.

Parking within the front yard is also requested due to the nature of the site (facing three streets). Additional requests for amendment include front yard setback variance from 12 m to 6.1 m, Exterior Side Yard from 9m to 6.1 m, Rear Yard setback from 7.5 m to 6.4m, parking space size are to be reduced to 5.48 m x 2.74 m and a height variance is requested from 9 m to 20.73 m with a reduction in parking requested.

**Application Details:** To review all of the plans and studies submitted with the application, please visit the Town's website at [Perth.ca/Planning](http://Perth.ca/Planning).

**Public Meeting Details:** The Public Meeting will be held November 7, 2023 in the Council Chambers at 80 Gore Street, Perth ON, K7H 1H9 at 5:30 pm prior to the start of the regular Council Please contact Joanna Bowes, Director of Development Services noted below for more information.

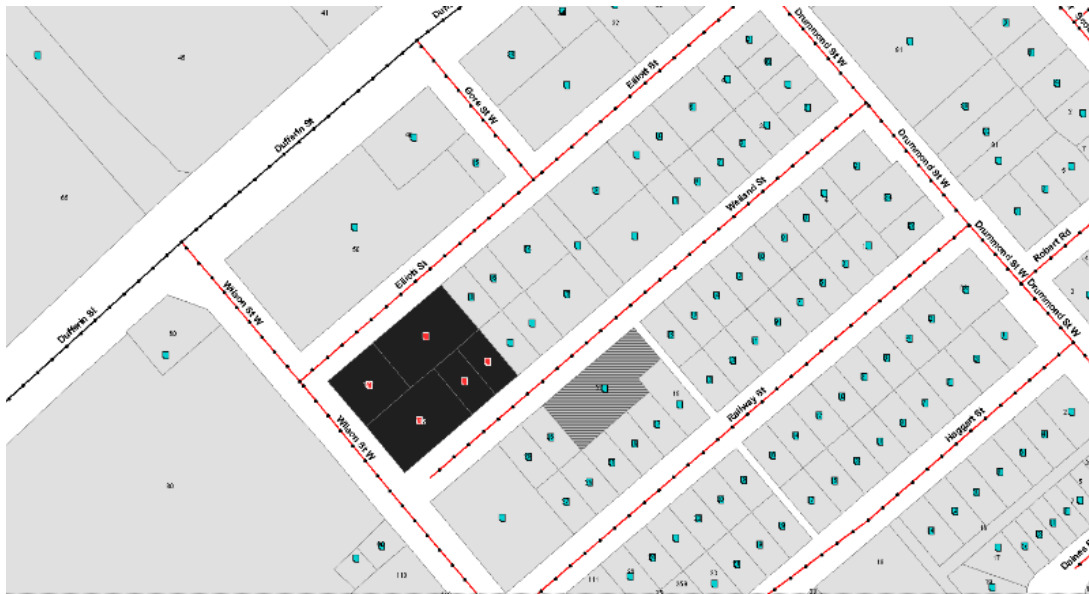
**IF YOU WISH TO BE NOTIFIED** of the decision of The Corporation of the Town of Perth on the proposed Official Plan or Zoning By-law Amendment, you must make a written request to the Town of Perth, 80 Gore Street, Perth, ON K7H 1H9 or by emailing a written request to Joanna Bowes at [jbowes@perth.ca](mailto:jbowes@perth.ca).

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of The Corporation of the Town of Perth for the zoning by-law amendment or to the County of Lanark for the Official Plan Amendment to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submission to the Town of Perth and County of Lanark before the by-law is passed, the person or public body is not entitled to appeal the decision.

**IF A PERSON OR PUBLIC BODY** does not make oral submission at a public meeting or make written submissions to the Town of Perth on the Zoning By-law Application or to the County of Lanark for the Official Plan Amendment before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so.

**AFTER A DECISION** has been made by Council regarding the Zoning By-law Amendment application, persons wishing to formally register an objection must, regardless of any previous submission, file with the Clerk of the Municipality a Notice of Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

**AFTER A DECISION** has been made by the County of Lanark regarding the Official Plan Amendment, persons wishing to formally register an objection must, regardless of any previous submission, file with the Clerk of the County a Notice of



Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

**ADDITIONAL INFORMATION** about this application is available at the Town of Perth's website: [Perth.ca/Planning](http://Perth.ca/Planning). For more information about this matter, including information about appeal rights, contact:

Joanna Bowes, Director of Development Services  
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Perth, ON K7H 1H9  
(613)267-3311 x 2235  
[jbowes@perth.ca](mailto:jbowes@perth.ca)

Dated October 18, 2023