

Public Notice



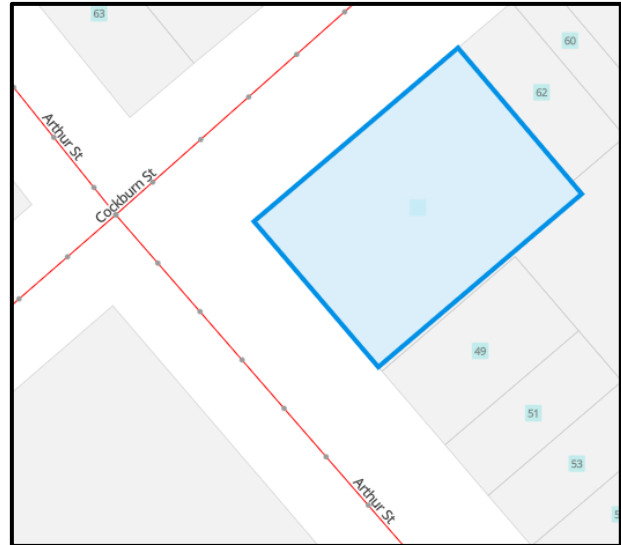
Notice of Complete Application and Public Meeting Regarding Proposed Zoning By-law Amendment Application No. ZBL-06-2025

Take Notice that pursuant to the requirements of the *Planning Act*, the Town of Perth advises that an application for a Zoning By-law Amendment has been received and was deemed complete. The key map identifies the location of the property and the area subject to this application.

Location and Description of Property:

The subject site is located at 64-72 Cockburn Street at the corner of Arthur Street and Cockburn Street. It has an area of approximately 1,246.19 square metres, with 29.87 metres of frontage on Arthur Street and 41.81 metres of frontage on Cockburn Street. To the southeast of the site within the centre of the block are lands owned by the Town of Perth. The surrounding lots contain mainly residential uses, with the Perth Fairgrounds located on the other side of Arthur Street.

Key Map:



File Number: ZBL-06-2025

Owner/Applicant: Ekobuilt c/o Jaison Dolvane and Q9 Planning + Design

Legal Description: Pts 158 and 159 PL 8828 Lanark S Lying within SE ½ Lt 1 Con 1 Drummond Part 1 on Plan 27R-11423; Town of Perth.

Municipal Address: 64-72 Cockburn Street

Purpose and Effect of the Zoning By-law Amendment: The applicant is requesting a zoning amendment from the existing Residential Fourth Density Special Exception 12 hold zoning (R4-12-h) to a Residential Fourth Density Special Exception hold zone (R4-X-h) to allow for the construction of a six (6) unit townhouse, with the potential to hold four (4) additional residential units. To accommodate this several variations to the by-law have been requested for this lot including:

- Relief of parking from 3 spaces to 2 spaces
- Relief from visitor parking and accessible parking

- Encroachment into sight triangle
- Reduction of lot frontage from 6 m to 5.75 m
- Reduction of exterior side yard set back from 4.5 m to 4.42 m
- Reduction in minimum lot area for an interior dwelling unit from 165 square metres to 171.70 square metres
- Increase in Maximum Lot Coverage from 55% to 57%

Please be advised: It is the intent of the owner/developer to establish a condominium corporation for the purpose of operation and maintenance of common rear yard service lines. The owner plans to apply to the County, the Approval Authority, at a later date for a condominium exemption under Section 9 (6) of the Condominium Act.

Application Details: To review the plans and studies submitted with the application, please visit the Town's website at Perth.ca/Planning.

Public Meeting Details: The Public Meeting will be held **Tuesday, November 18, 2025**, in the Council Chambers at Perth Town Hall located at 80 Gore Street East, Perth ON, K7H 1H9 at 5:30 p.m. Please contact Joanna Bowes, Director of Development Services (contact 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 application, you must make a written request to the Town of Perth, 80 Gore Street East, Perth, ON K7H 1H9 or by emailing a written request to Joanna Bowes at 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 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 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.

Additional information about this application is available at the Town of Perth's website: Perth.ca/Planning. For more information about this matter, including information about appeal rights, contact:

Joanna Bowes
Director of Development Services
Town of Perth
613-267-3311 x2235
jbowes@perth.ca

Posted to the Town's website: **October 20, 2025**