



February 26, 2026

Joanna Bowes, Director of Development Services
Town of Perth
80 Gore Street East
Perth, ON
K7H 1H9

**Re: Planning Justification Report to Support a Conditional Zoning By-Law Amendment
Lanark County Consent File No. B24/038
1 Rogers Road
Part Lots 15 & 21 Plan 8828
Town of Perth
Owner(s): Robert Bentley Crain**

Dear Ms. Bowes,

Egis Canada has been retained by the property owner to assist with the completion of the conditions of Consent for application B24/038. Condition 12 of the Notice of Decision requires the applicant/owner Robert Bentley Crain to demonstrate zoning compliance for the severed and retained lands and if required obtain appropriate relief from the provisions of the Zoning By-Law No. 3358. One Rogers Road is currently zoned Residential Fourth Density (R4) and Environmental Protection (EP). The severed lands contain a 3-unit converted dwelling with associated parking. Converted dwellings are considered under the provisions of the Residential Second Density (R2) zone. Based on experience working on the Consent application, the severed lands were proposed at one third the required Lot Area for the converted dwelling on the property. Appropriate relief from the minimum lot size requirement is being sought. Any additional relief required as part of the Zoning Amendment will be outlined in this report.

The retained lands stemming from Consent B24/038 would be split-zoned Residential Fourth Density (R4) and Environmental Protection (EP). A single detached dwelling would be the likely dwelling form if residential development were to occur. Single-detached dwellings are not permitted in the R4 zone. The converted dwelling on the severed parcel is only permitted in the R4 zone. As such, the proposed Zoning Amendment would place the severed and retained lands into separate site-specific R4-Exception zones. The severed lands would be rezoned from Residential Fourth Density (R4) to a site-specific Residential Fourth Density – Exception (R4-x) to recognize the undersized lot area and any other zone deficiencies. Based on discussions with the Town of Perth the retained parcel should not be downzoned to a lower density residential zone. Additionally, parts of the EP

750 Palladium Drive, Suite 310, Kanata, ON K2V 1C7 | T. 613-836-2184 | F. 613-836-3742
Data sensitivity - Public
info.north-america@egis-group.com | www.egis-group.com



zoned lands above the surveyed flood elevation could be considered for re-zoning to R4. As such, a portion of the retained lands stemming from Consent B24/038 would be re-zoned from Residential Fourth Density (R4) and Environmental Protection (EP) to a site-specific Residential Fourth Density – Exception (R4-y) to recognize any deficiencies with the provisions of the Zoning By-Law. One of the exceptions proposed will be to permit a single detached dwelling as a permitted use for the new R4-y zone. The remainder of the lands zoned EP falling below the surveyed flood elevation would remain in the Environmental Protection zone.

1.0 SUBJECT PROPERTY

The subject lands are located at 1 Rogers Road, described as Part of Lots 15 and 21, Plan 8828, in the Town of Perth. A Consent application was approved for the property by the County of Lanark on October 8, 2024, for the creation of a single lot. The severed lands measure 420.6 square metres in size with 18.3 metres of road frontage on Rogers Road, an additional 23.0 metres of frontage on Peter Street, and contains the existing 3-Unit Converted Dwelling. The retained lands measure 898.6 square metres in size with 50.2 metres of road frontage on Peter Street. An existing hydro easement is located on the south side of the retained lands per Inst. PR12626.



Figure 1 – Aerial View of 1 Rogers Road

750 Palladium Drive, Suite 310, Kanata, ON K2V 1C7 | T. 613-836-2184 | F. 613-836-3742
Data sensitivity - Public
info.north-america@egis-group.com | www.egis-group.com



2.0 APPROVED CONSENT B24/038

A Consent application was approved for the property by the County of Lanark on October 8, 2024, under County File No. B24/038 to sever the existing 3-Unit Converted Dwelling from the remainder of the property. In support of the Consent application the following supporting studies and documentation were provided:

1. *Environmental Impact Study by BCH Environmental Consulting Inc. dated August 4, 2023. This study was peer reviewed and amended May 27, 2024.*
2. *Archaeological Assessment (Stage 1 & 2) prepared by Past Recovery Archaeological Services Inc.*
3. *Serviceability Brief prepared by Novatech dated February 15, 2024.*
4. *A Topographic Plan of Survey.*

The purpose of the supporting studies and plans was to ensure a development envelope was available for the retained parcel given the EP zoning and nearby Tay River. Completion of the Topographic Plan of Survey was to establish the location of the 134.5 metre contour line which marks the edge of the floodplain area on the property. The completed Environmental Impact Study established all the lands above the 134.5m contour were beyond any natural constraints and represent suitable buildable area for a future uses on the property. The Serviceability Brief spoke to the future servicing for development of the retained lands. Additionally, a condition for a Geotechnical Study was included in the conditions of Provisional Consent to be completed for the retained lands.

3.0 POLICY REVIEW

3.1 PROVINCIAL PLANNING STATEMENT (PPS) 2024

The Provincial Planning Statement (PPS) 2024, issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Planning Statement came into effect October 20, 2024, replacing the Provincial Policy Statement that came into effect on May 1, 2020.

Chapter 2 of the PPS 2024 speaks to Building Homes, Sustaining Strong and Competitive Communities with policies for Planning for People and Homes found under **Section 2.1**. To support complete communities Planning Authorities shall accommodate an appropriate range and mix of land uses and housing options to meet long-term needs (PPS 2.1.6[a]). The approved Consent application allowed for the retention of the existing residential use on the severed lands while allowing for new residential uses on the retained lands providing a greater range and mix of housing options.



Section 2.2 of the PPS 2024 speaks to Housing stating planning authorities shall provide for an appropriate range and mix of housing options and densities (PPS 2.2.1). One way to achieve this goal is to permit and facilitate *“all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units (PPS 2.2.1.b[2]).”* The approved Consent and subsequent rezoning of the severed and retained lands will allow for an appropriate range and mix of housing options and densities rounding out development for the property.

Section 2.3.1 of the PPS speaks to General Policies for Settlement Areas, which shall be the focus for growth and development (PPS 2.3.1.1). The existing three-unit converted dwelling is located toward the north end of the subject property. The approved Consent allows for the existing dwelling and associated parking to be severed on a standalone lot with future development of the retained lands possible. The Consent and subsequent rezoning will allow the available lands to be used efficiently (PPS 2.3.1.2[a]), will optimize planned infrastructure to provide access and servicing connections (PPS 2.3.1.2[b]), will support active transportation using existing municipal sidewalks and trails, (PPS 2.3.1.2[c]), and would be transit supportive (PPS 2.3.1.2[d]). PPS policy 2.3.1.3 states *“Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment.”* The rezoning will allow for general intensification of the retained lands while providing a greater mix and range of housing options of the overall property.

Section 3.6 of the PPS speaks to Sewage, Water and Stormwater. Currently, the three-unit dwelling is located on full municipal services. Pursuant to PPS 3.6.2 *“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.”* The Serviceability Report completed by Novatech in support of Consent B24/038 demonstrated the retained parcel could be municipally serviced.

Chapter 4 of the PPS speaks to the Wise Use and Management of Resources with Natural Heritage policies found under **Section 4.1**. In support of the approved severance B24/038 an Environmental Impact Statement was completed by BCH Environmental demonstrating a severance of the three-unit converted dwelling and future development of the retained lands would not impact natural heritage features or areas. A conditional rezoning of the property would ensure natural heritage areas in the area are protected for the long term.

Section 4.2 of the PPS speaks to Water. The property is located adjacent to the Tay River. During preparation of the Topographic Plan of Survey it was discovered the property owner did not own all of the lands between Rogers Road and the Tay River. The original limit of the Tay River from Plan 8828 does not extend to the current water’s edge. Filled lands along the river do not form part of the overall property. Further, the identified building



area for the retained is above the floodplain elevation of 134.5masl. This will place any future development well away from the Tay River to the southeast of the property.

Section 4.3 of the PPS speaks to Agriculture. The subject property is located within the Town of Perth well separated from any agricultural or livestock operations.

Section 4.4 of the PPS speaks to Minerals and Petroleum, neither of which have been identified on the property.

Section 4.5 speaks to Mineral Aggregate Resources which have not been identified on the property.

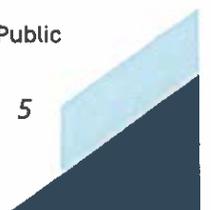
Section 4.6 of the PPS speaks to Cultural Heritage and Archaeology. In support of the proposed Consent a Stage 1 and 2 Archaeology Report was completed by Past Recovery to demonstrate no items of cultural or archaeological significance were located on the severed or retained lands.

Chapter 5.0 of the PPS speaks to Protecting Public Health and Safety with policies for Natural and Human-Made Hazards. The property is partially identified as floodplain due to parts being below the flood elevation of 134.5m for the Tay River. The topographic survey completed for the property identified the floodplain contour to ensure sufficient area exists above the flood elevation to locate new development outside of the hazardous lands along the Tay River (PPS 5.2.2[b]). No development or site alteration would occur within the floodplain areas (PPS 5.2.3[c]). No mine hazards; oil, gas, and/or salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations have been historically located on the property (PPS 5.3.1). The site does not contain any known sources of contamination from past uses or abutting land uses (PPS 5.3.2). By locating future development outside of the floodplain area on the property future residential uses on the property would be consistent with protection of public health and safety policies of the PPS.

Overall, a conditional Zoning Amendment for 1 Rogers Road to recognize the undersized lot area of the severed lot and any other noted deficiencies would be consistent with the Provincial Planning Statement (PPS) 2024.

[3.2 Town of Perth Official Plan](#)

The subject property is designated Residential with a Floodplain Overlay on the Town of Perth Official Plan Schedule A – Land Use Designations and Overlays, and as seen on the Town’s interactive GIS mapping (See Figure 2). Rogers Road is identified as a Collector Road and Peter Street identified as a Local Road on the Town of Perth Official Plan Schedule B – Transportation.



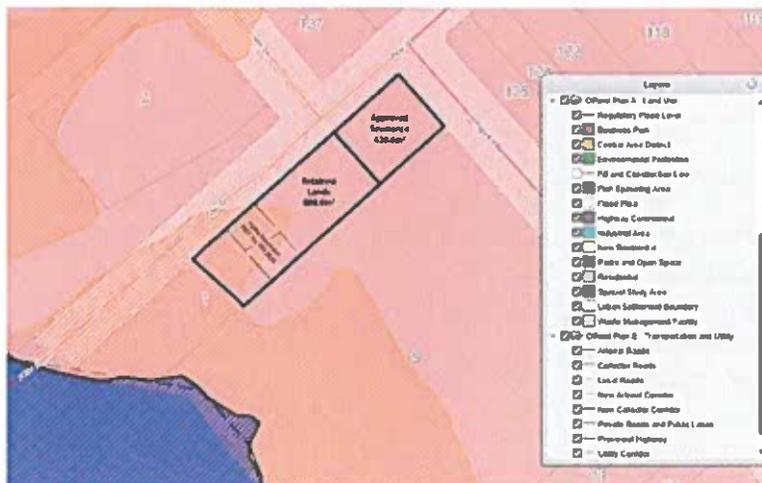


Figure 2 – Official Plan Mapping for 1 Rogers Road
(derived from Perth's Interactive Mapping)

As part of Consent application B24/038 general compliance with the Town of Perth has already been demonstrated. Concerns were raised during the municipal review a severance of 1 Rogers Road could impact the future road or bridge design required for access to the Caivan development southeast of the subject property. In the County of Lanark's updated Staff Report for the Consent it was confirmed the agent for Caivan was contacted and advised no concerns were expected provided access to the retained lands is located across from the existing intersection at Peter Street and Lustre Lane. An Official Plan Amendment was not deemed to be a conditional requirement for support of the Consent.

Section 5 of the Official Plan speaks to Functional Support Policies with requirements for Sewage and Water found under **Section 5.2**. The Plan states Council shall require all development and redevelopment to be located on municipal water and sewer services (Sec. 5.2[A]). The three-unit dwelling on the severed lands is located on full municipal services. The Serviceability Brief submitted in support of the Consent application demonstrated any future development of the retained lands could be connected to municipal services.

Section 7 of the Official Plan speaks to Public Health and Safety with policies for Flood Plains, Hazardous Lands and Hazardous Sites found under **Section 7.3.2**. As part of the Consent application a topographic plan of survey was completed to identify the floodplain limit of 134.5m on the property. Sufficient area exists above the floodplain elevation to locate future development on the retained lands (OP 7.3.2.4). It is recognized that permits may be required pursuant to OP 7.3.2.6 if future development occurs within the prescribed fill and construction lines shown on Schedule A to the Official Plan. No part of the property is designated Environmental Protection on Schedule A to the Official Plan, and as seen in Figure 2 above (OP 7.3.2.8).

750 Palladium Drive, Suite 310, Kanata, ON K2V 1C7 | T. 613-836-2184 | F. 613-836-3742
Data sensitivity - Public
info.north-america@egis-group.com | www.egis-group.com

Section 8 of the Official Plan speaks to Designation and Development Policies. Residential Area policies are located under **Section 8.1**. The approved Consent to sever the existing three-unit dwelling on the property will allow for additional residential development of the retained parcel providing for a greater range and mix of housing options on the property while maintaining existing housing stock in good condition (OP 8.1.1[c]). Resulting development can be fully serviced, will encourage infill and intensification to round out development of the property, will maintain ground-oriented housing forms, and will maintain similar massing and built form as surrounding residential uses in accordance with the Residential Area Designation Objectives of Section 8.1.3.1 of the Official Plan. Low and medium density housing options are permitted pursuant to OP 8.1.3.2.

A conditional rezoning of the subject property in accordance with the conditions of approval for B24/038 would meet the intent of the Town of Perth Official Plan.

3.3 Town of Perth Zoning By-Law No. 3358

The subject property is zoned Residential Fourth Density (R4) and Environmental Protection (EP) on the Town of Perth Zoning By-Law Schedule A and as seen on the Town’s Interactive Mapping (See Figure 3). Lands to the north and east are zoned Residential Third Density (R3). Lands to the south are split zoned Residential Third Density (R3) and Environmental Protection (EP). Lands to the west are zoned Residential Fourth Density (R4) and Environmental Protection (EP).

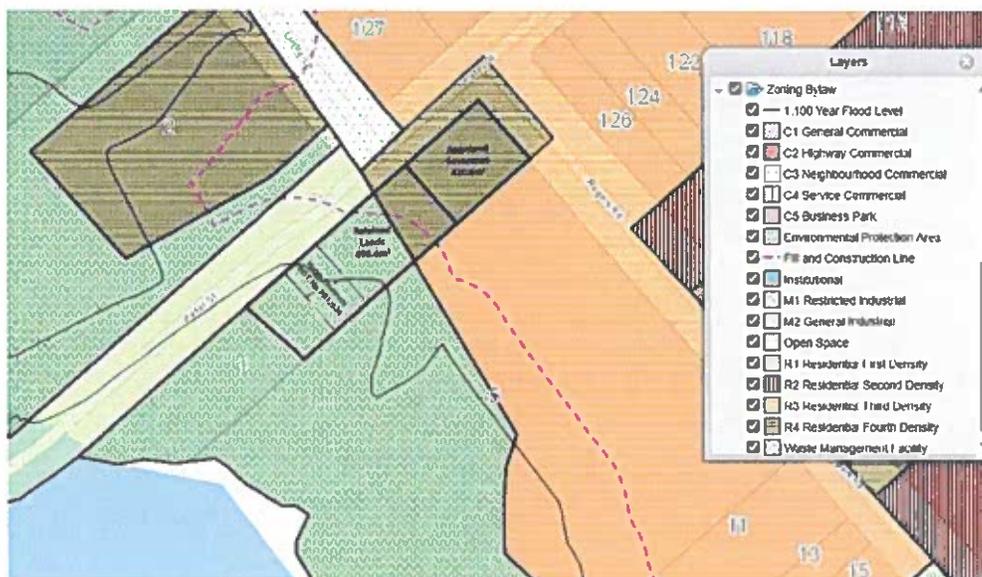


Figure 3 – Zoning By-Law Mapping for 1 Rogers Road
(derived from Perth’s Interactive Mapping)

750 Palladium Drive, Suite 310, Kanata, ON K2V 1C7 | T. 613-836-2184 | F. 613-836-3742
info.north-america@egis-group.com | www.egis-group.com Data sensitivity - Public



Section 4 of the Zoning By-Law outlines General Provisions which apply regardless of the specific zoning. **Section 4.1** provides provisions for Accessory Uses. The severed and retained lands stemming from Consent B24/038 do not contain any accessory uses and none are proposed as part of the conditional Zoning By-Law Amendment.

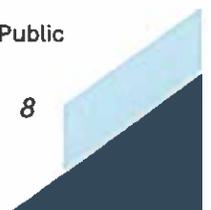
Section 4.13 of the Zoning By-Law speaks to Flood Plain. Part of the retained lands are identified as floodplain area. No development of the retained lands is proposed as part of the Zoning By-Law Amendment. No uses are proposed within the floodplain areas. A topographic survey of the property was completed in support of the Consent application to demonstrate sufficient lands are located above the flood elevation of 134.5m.

Section 4.23 of the Zoning By-Law speaks to Land Suitability for Use stating “*no habitable building or structure shall be erected, altered or used on land which, by reason of its rocky, low lying, marshy, unstable character or which is located or may be located on organic soil.*” Demonstration through professionally acceptable engineering techniques that the physical constraint can be mitigated or overcome is required. One of the conditions of Consent B24/038 is the completion of a Geotechnical Study for the retained lands to demonstrate development is feasible. Its completion will ensure compliance with Section 4.23 of the Zoning By-Law.

Section 4.32 of the Zoning By-Law speaks to Non-Conforming Uses and Non-Complying Buildings and Structures. The existing three-unit converted dwelling on the severed lot is legally non-complying with some of the required yard setback requirements of the Zoning By-Law. The approved Consent does not further worsen the existing non-complying setbacks. A summary of zoning setbacks will be provided later in this report.

Section 4.35 of the Zoning By-Law speaks to Parking and Storage of Motor Vehicles and Bicycles. The three-unit converted dwelling has an associated parking area for residents for up to three vehicles accessed via Peter Street meeting the parking requirement of one space per dwelling unit (Sec. 4.36 – Table 13). The severed lot was delineated to ensure the parking area fully lands on the subject property. No changes to the parking arrangement are proposed. It is anticipated any future development of the retained parcel would be limited to a single-detached dwelling or similar low density uses. Sufficient area exists on the retained parcel to provide for the required parking for future residential use. A conceptual layout was provided with the Consent showing a new driveway on the north side of the Retained Lands which could provide parking for up to two vehicles.

Section 5 of the Zoning By-Law speaks to Interpretation and includes Zone Classifications under **Section 5.1**. For the purposes of the Zoning By-Law Amendment, it is proposed to place the severed and retained lands into separate site-specific zones appropriate for development either existing or proposed for both parcels. The severed lands are currently zoned Residential Fourth Density (R4). Converted dwellings like the one on the severed lands are only permitted in the R4 zone, however the zone standards must comply with the standards set out in the R2 zone pursuant to Section 9.3.6 [iv] of the Zoning By-Law. As such, the proposed Zoning By-Law



Amendment will seek to re-zone the severed lands from Residential Fourth Density (R4) to a site-specific Residential Fourth Density – Exception (R4-x) to recognize the undersized lot area of the severed lands approved as part of Consent application B24/038.

The retained lands are currently split-zoned Residential Fourth Density (R4) and Environmental Protection (EP). Permitted residential uses in the R4 zone include Multiple Dwelling Unit, Row or Townhouse Dwelling, Stacked Townhouse Dwelling, Apartment Dwelling, Converted Dwelling, and Rooming House. Given the reduced land area above the flood elevation of 134.5m, the required road widening as a condition, required yard setbacks, and higher parking requirements for higher density uses a discussion was undertaken with the Town planner to determine the most appropriate zone for the retained lands. Additionally, the possibility of rezoning parts of the area zoned Environmental Protection which fall above the flood elevation was discussed. Rather than down-zone the property from Residential Fourth Density (R4) to a lower density residential zone it was determined through discussions with Town of Perth planning staff that keeping the retained lands in a Residential Fourth Density – Exception zone was more desirable. As such, it is proposed to re-zone part of the retained lands from Residential Fourth Density (R4) and Environmental Protection (EP) to a site-specific Residential Fourth Density – Exception (R4-y) zone. The EP zoned lands falling below the flood elevation will remain in the EP zone (See Figure 4).

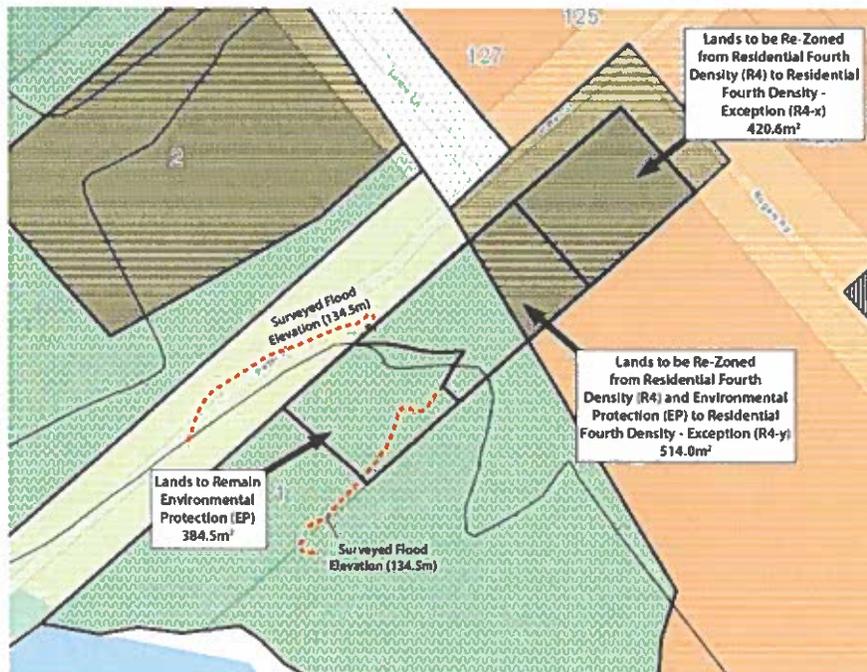


Figure 4 – Depicting the Zone Boundaries Proposed for the Zoning By-Law Amendment

750 Palladium Drive, Suite 310, Kanata, ON K2V 1C7 | T. 613-836-2184 | F. 613-836-3742
 info.north-america@egis-group.com | www.egis-group.com

Data sensitivity - Public

Section 5.4 of the Zoning By-Law provides policies for Interpretation of Zone Boundaries. The zone boundary of the EP zone is a straight line through the property that does not align with the floodplain areas identified on the Official Plan or Zoning By-Law Schedules. It does not follow a shoreline boundary, a natural feature, lot lines on a registered plan, or the boundary of the Town of Perth Planning Area. Given development is permitted above the flood elevation of 134.5 metres these lands should not be constrained by the arbitrary zone line of the EP zone. The topographic Plan of Survey completed for the property establishes the boundary of the actual EP zone on the property. Lands below the flood elevation would remain in the EP zone. Lands above the flood elevation are proposed to be re-zoned with the R4 portion of the retained lands to the new site-specific R4-y zone.

Section 9 of the Zoning By-Law speaks to the Residential Fourth Density (R4) zone. A converted dwelling, like the one existing on the lands to be severed, is permitted in the R4 zone. It is anticipated the retained lands will be limited to a lower density residential use. An exception will be included as part of the site-specific R4-y zone for the retained lands to include a Single-Detached Dwelling and a Linked Dwelling, principal permitted uses for the R1 zone, as permitted uses within the new zone.

Section 9.2 of the Zoning By-Law sets forth the Zone Requirements for the Residential Fourth Density (R4) zone. Given that no development is currently planned for the retained lands no additional exceptions to Section 9.2 are being sought as part of the new R4-y zone proposed. Further, it is unclear if a single dwelling is proposed in the future whether that would fall under the R1 or R4 zone provisions. It is possible future zoning relief may be needed for the retained lands once a development plan is established.

Section 9.3 of the Zoning By-Law provides additional requirements for the R4 zone including provisions for Converted Dwellings under **Section 9.3.6**. The provisions read as follows:

No Converted Dwelling shall be permitted unless:

- i. The building is 20 years or more in age at the date of the passing of this By-Law or is an existing converted dwelling.*
- The building is an existing converted dwelling.
- ii. The dwelling unit area in the original dwelling before conversion is 130m² [1,399.3 ft.2] or more and is located on more than one (1) storey.*
- The existing building is 1 ½ storeys with a footprint on the ground of 116.6m². Overall, the dwelling unit area exceeds 130m².

iii. *The dwelling contains no more than four (4) dwelling units after conversion with a lot width of 12 m [39.3 ft.] or more nor more than two (2) units if the lot width is less than 12 m [39.3 ft.].*

- The existing converted dwelling has three (3) units with a lot width on Rogers Road of 18.3 metres.

iv. *The zone standards comply with the standards set out in the R2 Zone (Section 7) except that where any existing yard is less than the required yard in the R2 Zone, such dwelling may be altered to a converted dwelling provided such alteration does not reduce the existing undersized yard or yards.*

- Table 1 below provides the zone standards for the R2 Zone. The existing dwelling is deficient in several of the required yard setbacks of the R2 zone. However, the approved Consent B24/038 does not reduce the existing undersized yards. No exceptions, other than to the minimum lot area, would be required.

Table 1 – R2 Zone Requirements – Severed Lands

Zone Provision	Requirement	Proposed (R4-x Zone)
Lot Area per Dwelling Unit (min)	Interior Lot - 366m ² per unit Corner Lot - 420m ² per unit	420.6m ² for all three units (140.2m ² per unit)
Lot Frontage (min)	12.2m [40 ft.] Corner Lot = 14m [45.9 ft.]	18.3m (existing)
Front Yard (min)	6.0m	0.70m (existing)
Rear Yard (min)	6.0m	12.6m
Interior Side Yard (min)	1 storey - 1.2m [3.93 ft.] 2 or more storeys - 1.2m [3.93ft.] + 0.3m [0.98 ft.] for each additional storey or part thereof	2.68m (existing)
Exterior Side Yard (min)	4.5m	0.05m (existing)
Height (max)	10.6m	< 10.6m
Lot Coverage (max)	40% (all buildings and structures)	28.82%
Number of Dwelling Units per Lot (max)	1	3 (existing)

The lands to be severed were delineated to provide the minimum lot area for one unit on a corner lot (420m²) in order to maintain sufficient area for development of the retained lands. The lot frontage for the lands to be severed, the front yard setback, interior side yard setback, and exterior side yard setback are all existing non-complying deficiencies not worsened by the approved severance. The new rear yard setback and new lot coverage total for the lands to be severed both comply with the provisions of the R2 zone. The R2 zone allows

for a maximum of one dwelling unit per lot. The converted dwelling already contains three (3) units. The only deficiency created by the severance is the proposed lot area of 420.6m².

Therefore, the proposed Zoning By-Law Amendment will seek to re-zone the severed lands from Consent B24/038, containing the existing converted dwelling, from Residential Fourth Density (R4) to a site-specific Residential Fourth Density – Exception (R4-x) zone with the following exceptions:

1. An exception to Section 7.2, the R2 provisions used for converted dwellings, to reduce the required lot area per dwelling unit for a corner lot from 420m² to 140.2m² per unit.

All other deficient yard setbacks are existing non-complying setbacks not made worse by the approved Consent. The severed lands will retain adequate outdoor amenity space to service tenants of the three units within the converted dwelling. Existing parking can be maintained within the severed lands boundary. A reduction in the required lot area for the severed lands would be appropriate for the lands in question.

Section 21 of the Zoning By-Law speaks to the Environmental Protection (EP) Zone. Part of the lands to be retained are located in an EP zone. As mentioned earlier in this report, the zone boundary of the EP zone is a straight line through the property that does not align with the floodplain areas identified on the Official Plan or Zoning By-Law Schedules. It does not follow a shoreline boundary, a natural feature, lot lines on a registered plan, or the boundary of the Town of Perth Planning Area. The topographic survey completed in support of the proposed Consent established the 134.5m contour marking the edge of the floodplain on the property. Some of the area above this surveyed line is zoned EP. The lands to be re-zoned on the retained parcel are proposed to encompass part of the EP lands above the floodplain contour. Permitted uses in the EP zone are limited to conservation uses, low impact buildings or marine structures such as a gazebo, wharf or dock, boat slip, garden or storage shed or utility corridor, public or private park, wildlife or natural heritage features, and passive recreational uses including conservation and educational activities such as an interpretation kiosk, boardwalk, viewing structure or passive recreational trails. Rezoning a portion of the EP zone above the flood contour will ensure a slightly larger development envelope for future residential use. Figure 4 earlier in this report depicts the proposed zone boundaries.

Therefore, the proposed Zoning By-Law Amendment will seek to re-zone a portion the retained lands from Consent B24/038 from Residential Fourth Density (R4) and Environmental Protection (EP) to a site-specific Residential Fourth Density – Exception (R4-y) zone with the following exceptions:

1. An exception to Section 9.1 to permit Single Detached Dwelling and Linked Dwelling as permitted principal uses within the R4-y zone.

The lands below the flood contour of 134.5m will remain in the Environmental Protection (EP) zone to ensure their long-term protections. The area to remain in the R4-y zone will equal 514 square metres. No minimum lot area for single dwellings is provided in the R4 zone. The R1 zone requires 450 square metres of lot area. As such, the area remaining in the R4-y zone would be appropriately sized for a single dwelling.

Given no development is proposed for the retained lands at this time no additional yard setback reductions are being sought as part of the Zoning By-Law Amendment. A conceptual development plan which includes a tiny home has been provided as part of the Zoning Amendment submission to demonstrate the property is developable without additional yard setback reductions.

3.0 CLOSURE

The subject property at 1 Rogers Road was granted Provisional Consent by the County of Lanark on October 8, 2024, under County File No. B24/038 to sever the existing 3-Unit Converted Dwelling from the remainder of the property. Condition 12 of the Notice of Decision required demonstration of zoning compliance for the severed and retained lands, and if required, to obtain appropriate relief from the provisions of the Zoning By-Law No. 3358. The proposed Zoning By-Law Amendment is seeking to create two separate site-specific R4 – Exception zones, herein described as R4-x and R4-y, with a portion of the retained lands remaining in the Environmental Protection (EP) zone.

SEVERED LANDS

The proposed Zoning By-Law Amendment will seek to re-zone the severed lands from Consent B24/038, containing the existing converted dwelling, from Residential Fourth Density (R4) to a site-specific Residential Fourth Density – Exception (R4-x) zone with the following exceptions:

- An exception to Section 7.2, the R2 provisions used for converted dwellings, to reduce the required lot area per dwelling unit for a corner lot from 420m² to 140.2m² per unit.

RETAINED LANDS

The proposed Zoning By-Law Amendment will seek to re-zone a portion the retained lands from Consent B24/038 from Residential Fourth Density (R4) and Environmental Protection (EP) to a site-specific Residential Fourth Density – Exception (R4-y) zone with the following exceptions:

- An exception to Section 9.1 to permit Single Detached Dwelling and Linked Dwelling as permitted principal uses within the R4-y zone.



The proposed Zoning By-Law Amendment will meet the intent of the Provincial Planning Statement (PPS) 2024, the Town of Perth Official Plan, and the Town of Perth Zoning By-Law No. 3358 once the proposed exceptions have been included. The inclusion of lands currently zoned EP within the new R4-y zone would meet the intent of the Interpretation of Boundaries policies of the Zoning By-Law.

Should you have any questions or require additional information in support of the Zoning By-Law Amendment application as a condition of Consent B24/038, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Chris Clarke".

Chris Clarke, Planner, B.Sc., CPT
Chris.clarke@egis-group.com
613-315-9820 (work cell)
343-317-7724 (office / Microsoft Teams)

