

For Office Use Only

Pre-consultation date: _____

Date Application Received: August 25, 2025 File Number: MV-01-2025

Fee Received: \$850.00 Date Application Deemed Complete: _____

Legal Deposit: ☒ No ☐ Yes:(\$) _____

Minor Variance or Change in Use Application Form

Pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended

Applicant Checklist

Please check to ensure the following is provided:

- ☐ Five (5) paper copies of completed application and one (1) electronic copy
- ☐ Completed Authorization Form (if applicable)
- ☐ Plans with relevant information
- ☐ Application Fee (\$850.00)
- ☐ Legal Deposit (if applicable)
- ☐ Deed/transfer
- ☐ Survey (most up to date)
- ☐ Pre-Consultation Form
- ☐ Required Studies (if applicable)

Owner/Applicant Information

Name of Property Owner(s): Kevin Riche and Tara Swan

Telephone: (Home) 613-466-0296 Cell: 905-329-4791 Work: _____

Mailing Address: 45 DeCaria Blvd, Perth Ontario K7H 3P8

Email Address: tara_swan@hotmail.com

Name of Applicant/Agent: _____

*(If Applicant/Agent is different than Property Owner, the Owner's Authorization is required (see p. 8).
The Applicant/Agent will receive all communications relating to this application.)*

Telephone: (Home) _____ Cell: _____ Work: _____

Mailing Address: _____

Email Address: _____

Municipal Freedom of Information and Protection of Privacy Act

Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Property Description/Location and Information

1. Legal Description of Property

Civic Address: 45 DeCaria Blvd

Reference/Registered Plan Number: 27M-3

Part/Lot/Block Number: PIN 05165-0007

Concession Number: _____ Lot Number: 7

Assessment Roll Number: _____

2. Dimensions of Property: (metric)

Frontage: 15.69 m Depth: 32.03 m Area: 491.58 m

3. Easement or Restrictive Covenants: ☐ Yes ☒ No

(If yes, describe): _____

4. Are there are of the following uses or features on the subject lands or within 500 meters of the subject property?

(Please check all following uses and features that apply and indicate whether they apply to the subject property or to a property within 500 meters. If within 500 meters of subject land, please give approximate distance.)

Bulk Fuel Storage Facility: _____

Landfill Site (Active or Closed): _____

Sewage Treatment Plant/Lagoon: _____

Industrial Use Designated for Aggregate Extraction: _____

Active Railway Line: 419 m

Flood Plain or Other Natural Hazard: _____

Natural Gas or Oil Pipeline: _____

Contaminated Site: _____

Provincially Significant Wetland: _____

Area of Natural and Scientific Interest (ANSI): _____

Fish/Wildlife Habitat: _____

Designated Heritage Building/Site: _____

5. Is the property within Source Water Protection Zone?



No



Yes: IPZ Level _____

Official Plan and Zoning Information

1. What is the current Official Plan designation of property? See Appendix G

2. What is the current Zoning of the property? R1

3. What is the nature and extent of the relief requested from the Zoning By-law?

3358 para 6.2 - maximum lot coverage - request 40% vice 35%

3358 para 4.1 - reduce minimum rear yard set back to 1.05 m from 1.2 m

4. What are the existing uses of the subject land and how long have they continued?

Residential since 2001

5. What is the proposed use of the property? Residential, added shed for storage

6. What are the reasons why the proposed use cannot comply with the provisions of the Zoning By-

law? Existing house exceeds 35% lot coverage. Para 4.27 Lot coverage Exemption refers to other properties in the same registered Plan (27M-3) Comparable properties grandfathered to 40% lot coverage allowance.

Building/Structure and Servicing Information

1. Are there any existing buildings or structures on the subject land? ☒ Yes ☐ No

If yes, please provide the following information for each building or structure (use metric measurements). If more than one, please attach a separate sheet with the following information.

Type: Single family residence

Front Lot Line Setbacks: 5.09 m Rear Lot Line Setbacks: 10.34 m

Side Lot Line Setbacks (both sides): 1.24 m + 1.75 m

Height: One storey Dimensions/Floor Area: 181.85^2 total foot print

Date the existing buildings or structure were constructed on the subject land:
2001

2. Are there any proposed buildings or structures to be erected on the subject land?

☒ Yes ☐ No

If yes, please provide the following information for each building or structure (use metric measurements). If more than one, please attach a separate sheet with the following information.

Type: Garden shed

Front Lot Line Setbacks: N/A Rear Lot Line Setbacks: 1.05 m

Side Lot Line Setbacks (both sides): 2.7 m + 6.35 m

Height: <3.35 m Dimensions/Floor Area: 13.59^2

Proposed date of construction: Spring 2026 Additional Parking spaces: N/A

3. Is access to the subject land to be/or is currently provided by:

- ☒ Municipal Road (please circle if it is maintained either seasonally or year round)
☐ Private Road/Lane
☐ County Road
☐ Other (describe): _____

4. Type of Water Supply to Subject Lands:

- ☒ Publicly owned and operated piped water system
☐ Privately owned and operated piped water system
☐ Privately owned and operated individual well
☐ Communal well
☐ Lake or other water body: _____
☐ Other Source: _____

5. Type of sewage Disposal System Servicing Subject Lands:

- ☒ Publicly owned and operated sewage disposal system
☐ Privately owned and operated septic system
☐ Communal septic system
☐ Other means: _____

6. Provision of Storm Drainage:

- ☒ Piped Municipal Storm Sewers
☐ Ditches
☐ Swales
☐ Other means: _____

7. Other Services and Utilities Available:

- ☒ Electricity
☒ Natural Gas
☒ School Bussing
☒ Garbage Collection
☐ Other: _____

Other Planning Applications

1. Has the site ever been the subject/or currently is the subject of an application under the *Planning*

Act for:

- | | |
|--|--|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Consent |
| <input type="checkbox"/> Minor Variance | <input type="checkbox"/> Other: _____ |

If yes to any of the above, please complete the below chart (if more than two, please attach a separate sheet with application information)

File Number: _____

Name of Approval Authority Considering Application: _____

Land Affected by Application: _____

Purpose: _____

Status: _____

Effect on requested amendment: _____

2. Has any property within 120 meters of the subject land been subject to any application under the *Planning Act* for:

- | | |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input checked="" type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Consent |
| <input type="checkbox"/> Minor Variance | <input type="checkbox"/> Other: _____ |

If yes to any of the above, please complete the below chart (if more than two, please attach a separate sheet with application information)

File Number: _____

Name of Approval Authority Considering Application: _____

Land Affected by Application: Resistered Plans 27M-16, 27M-14, 27M-3, PL-89, PL-28

Purpose: _____

Status: Lot coverage exemption in Bylaw 3358 para 4.27

Effect on requested amendment: _____

3. Is this application a re-submission ☐ Yes ☒ No
(If yes, describe how the application has been changed from the original)

4. Identify if the land has ever been subject of a Minister's Zoning Order, if known, give the Ontario Regulation Number of that order: _____

Required Sketch Information

The following information must be included in the required sketch to be submitted with your complete application.

(Please check to confirm this information has been included on your sketch)

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Boundaries, dimensions and area of the subject property |
| <input type="checkbox"/> | Location, size and type of all existing and proposed buildings and structure on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line, and side yard lot lines |

- ☐ Approximate location of all natural and artificial features on the subject land and on adjacent land including: buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, floodplains, wooded areas, wells and septic systems, and any such features which in the applicants opinion may affect the application
- ☐ Current uses on the land adjacent to the subject land
- ☐ Location, width and name of any roads within or abutting the subject land, indicating whether it is a public traveled road, unopened road allowance, a private road or a right-of-way including any parking and docking facilities
- ☐ Location and nature of any easements affecting the subject land

Required Studies

This application form must be accompanied by all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided. A pre-consultation meeting with Planning and Development staff is required PRIOR to submission of this application.

Notice to Applicant

Subject to an initial application review, the Town of Perth may accept and declare this application complete on the basis that the required application fee and any required deposit has been paid. However, the applicant hereby acknowledges that the application will cease to be complete in the event that the Town's costs for processing the application exceed the initial application fee or exceed 75% of the value of any required processing deposit and in such circumstances the processing of the application will be suspended until the funds necessary to pay outstanding costs and the initial application fee or the initial deposit, as applicable have been reinstated.

Declarations

Authorization of Owner for Agent to Make the Application:

If the application is to be signed by an applicant/agent/solicitor on behalf of the owner, the following authorization must be completed or the owner must submit a letter of authorization.

I/We, _____, am/are the owner(s) of the land that is subject of this application and I/we authorize, _____, to make this application on my/our behalf.

Signature: _____

(Registered Owner)

Date: _____

Signature: _____

(Registered Owner)

Date: _____

Consent of Owner:

I/We, _____, am/are the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Signature: _____

(Registered Owner)

Date: _____

Freedom of Information / Access to Property Consent:

The applicant/owner hereby acknowledges that this application is a public document and all information provided in the application and information submitted with the application will be available for public review and scrutiny

(Personal contact information including mailing address, email address and phone numbers will remain confidential).

Owner's Signature

Applicants Signature

The owner hereby authorizes Planning Staff or employees of the Corporation of the Town of Perth working on behalf of the Director of Development Services to enter into the lands that are subject to this application during the regular business hours of the Town of Perth for the purpose of inspecting, evaluating and recording information about the site's terrain and drainage, the exterior of any buildings and any other exteriors features relevant to the application.

Owner's Signature

Owner's Name and Title *(Please Print)*

Agreement to Indemnify:

The applicant hereby agrees to indemnify and save harmless The Corporation of the Town of Perth (the "Town") from all costs and expenses that Town may incur in the connection with the processing of the Applicant's planning application for the approval under The Planning Act.

Without limiting the foregoing, such costs and expenses shall include all administrative, legal, engineering, planning, advertising, and consulting fees and charges incurred or payable by the Town to process the application, together with all costs arising from the Town, if required or requested by the Applicant appearing at any hearing of appeal to the Ontario Land Tribunal ("OLT") from any decisions by Town Council, the Committee of Adjustment or the County's Land Division Committee as the case may be, approving the Applicant's application.

The Applicant agrees that if any amount owing to the Town in respect to the application is not paid within 30 days of being issued; the Municipality will not be required to process or to continue processing the application or appear before the OLT in support of a decision approving the application until the amount has been paid in full.

The Applicant further agrees, that any amount owing by the Applicant is a debt of the Applicant and the Town, in addition to other remedies available to it by law, is entitled to recover the amount owing with interest from the Applicant by actions in the Courts.

Signature: _____

Date: _____

(Registered Owner)

Affidavit or Sworn Declaration that the Information is Accurate:

(To be signed in the presence of a Commissioner)

I Tara Swan, of the Town of Perth, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at the

Town of Perth in the County of Lanark
this 25 day of August, 2025.


Signature of Applicant or Owner


Commissioner of Oaths

Megan Christina Buchanan,
a Commissioner, etc., Province of Ontario,
for The Corporation of the Town of Perth.
Expires August 6, 2026.

DIRECTION RE TITLE

TO: Estate of Helga Lowe

AND TO: Anderson Foss Professional Corporation
Barristers & Solicitors

RE: Riche/Swan p/f Lowe
45 Decaria Boulevard. Perth

HEREBY AUTHORIZE AND DIRECT you to engross the deed or transfer with respect to the above transaction as follows:

Full Name

RICHE, Kevin David
SWAN, Tara Donelda
as joint tenants

Birthdate


July 1, 1968
November 14, 1968

AND FOR SO DOING this shall be your good, sufficient and irrevocable authority.

DATED at Ottawa, this 12th day of March, 2021.



Kevin David Riche



Tara Donelda Swan