



**TOWN OF PERTH COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

FILE #:	MV-02-2025
OWNER:	2831496 Ontario Inc. C/O Andrew James
APPLICANT:	Andrew James
SUBJECT LANDS:	85 Wilson Street West, Part of Lot 31 PK Lot 3 PL 8828 Lanark S lying within SW 1/2 Lot 2 Concession 2 Drummond Part 3 ON 27R11389, subject to an easement in gross as in LC205108 Town Of Perth; Part of Lot 31 PK Lot 3 PL 8828 Lanark S lying within SW 1/2 Lot 2 Concession 2 Drummond Parts 1,2 ON 27R11389, subject to an easement in gross over Part 3 ON 27R9832 as in LC106217 subject to an easement in gross as in LC205108 Town of Perth; and Part of Lot 31 PK Lot 3 PL 8828 LANARK S lying within SW 1/2 Lot 2 Concession 2 Drummond Part 4 ON 27R11389 subject to an easement in gross as in LC205108 Town of Perth.

Notice was given and a Public Hearing was held on December 2, 2025, as required by the *Planning Act*.

PURPOSE OF THE APPLICATION

In the matter of an application for minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, c. 1990, c.P.13 (as amended). The permission, if granted, would have the effect of:

1. An increased impervious surface maximum from 70% to 72.9%
2. A reduction in the required parking rate from 1.3 spaces per unit to a maximum of 21 spaces to 1.25 spaces per unit to a maximum of 20 spaces.

DECISION: APPLICATION APPROVED

After considering the above-mentioned application for minor variance and considering oral and written submissions from the public, the Committee of Adjustment decided to **approve** the application.

DECISION REASONS:

The Committee is satisfied that the relief requested through application MV-02-2025 meets the four tests established under the Planning Act as addressed in the Committee of Adjustment report 2025- COA-2.1.

RESOLUTION #COA 25-009

THAT, the Town of Perth Committee of Adjustment approve Minor Variance Application No. MV-02-2025 to permit the construction of a 16 unit apartment building on the property municipally known as 85 Wilson Street West with an increase in impervious surface area from 70% to 72.9%, and a reduction in the parking rate from 1.3 spaces per unit to a maximum of 21 spaces, to 1.25 spaces per unit to a maximum of 20 spaces;

AND FUTHER THAT, Minor Variance Application No. MV-02-2025 be approved with the following conditions:

1. That cash-in-lieu for the parking spaces be required prior to site plan control agreement issuance at a rate of \$5000/space.
2. That the submission of a complete site plan control application be provided to the Development Services Department for review and approval.
3. That the drawings submitted with the Building Permit application must, in the opinion of the Town, conform to the general intent and description of the drawings submitted in support of the minor variance and must conform to the drawings submitted with the Site Plan Control Application.
4. The owner/applicant shall demonstrate to the satisfaction of the Town that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage.
5. That the applicant apply for and receive a building permit for the construction of this project
6. Upon completion of construction the applicant/owner must provide an as-built survey to the Town to confirm compliance with the minor variance approval.

APPROVED

NOTICE OF RIGHT TO APPEAL:

Please note this decision, when not appealed, does not become final and binding until 20 days have elapsed from the date of this decision. Pursuant to Section 45(12) of the Planning Act, the applicant, the Minister, or a specified person or public body who has an interest in the matter may file a Notice of Appeal for the Decision of the Committee of Adjustment to the Ontario Land Tribunal.

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

The last date for filing a Notice of Appeal of the Decision of the Committee of Adjustment is **December 22, 2025**.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made by filing a notice of appeal with the Town Clerk:

via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Perth (Town) – Clerk as the Approval Authority

If the e-file portal is down, you can submit your appeal to the Town at the below address:

by mail or hand delivered to Town of Perth, Town Clerk's Office, 80 Gore Street East, Perth, ON K7H 1H9, **no later than 4:00 p.m. on**

December 22, 2025. Appeal forms are available from the OLT website at www.olt.gov.on.ca

The filing of an **appeal after 4:00 p.m.**, in person or electronically, will be deemed to have been received the next business day. The Town Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

must set out the reasons for appeal;

pay a fee of \$400, with an additional filing fee of \$25.00 for each secondary application, online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the Town. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>.

Forms to request a fee reduction for an appeal are available from the OLT website:
www.olt.gov.on.ca.

Town of Perth
Office of the Town Clerk
80 Gore Street East
Perth, ON K7H 1H9
Contact: 613-267-3311 x2235

CERTIFICATION

Planning Act, R.S.O. 1990, c P. 13, s. 45 (10)

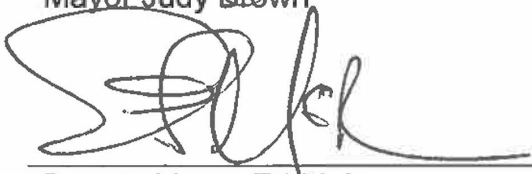
I, Hailey Mahon, Secretary-Treasurer of the Committee of Adjustment for the Town of Perth certify that the above is a true copy of the Decision of the Committee with respect to the application recorded therein.

Dated this 2nd day of December 2025

We, the members of the Town of Perth Committee of Adjustment, concur in the above decision dated December 2, 2025.


Councillor Gary Waterfield, Chair



Mayor Judy Brown


Deputy Mayor Ed McPherson


Councillor Jim Boldt


Councillor Isabel Anne McRae


Councillor Barry Smith


Councillor Dave Bird

I hereby certify this to be a true copy of the decision of the Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.


Hailey Mahon, Secretary-Treasurer