

Public Notice



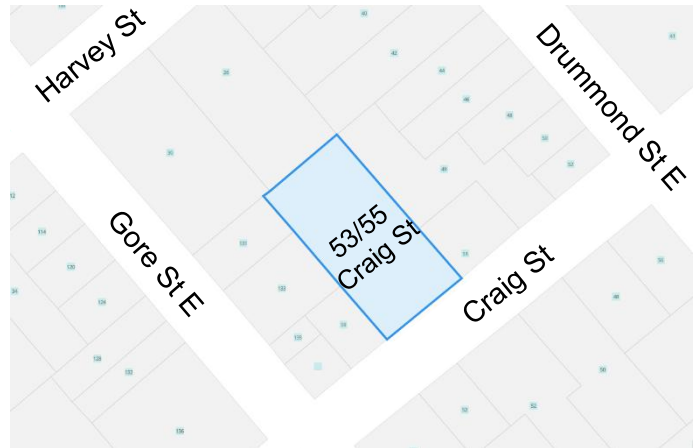
Notice of Complete Application and Public Meeting Regarding Proposed Zoning By-law Amendment Application No. ZBL-04-2025

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 (details below) has been received and was deemed complete. A key map identifies the location of the property and the area subject to this application.

Location and Description of Property:

The subject property is located approximately 400 metres southeast of Perth's downtown and has an area of 1,866 square metres, with approximately 30 metres of frontage along Craig Street. The site is surrounded by a mix of low-rise residential uses, institutional uses, and commercial uses.

Key Map:



File Number: ZBL-04-2025

Owner: 16132715 Canada Inc.

Applicant: 2B Developments (1995636 Ontario Inc.)

Legal Description:

The subject lands are legally described as: E 1/2 LT 3 N/S CRAIG ST PL 8828 LANARK S DRUMMOND; PERTH

Municipal Address:

53/55 Craig Street, Perth ON, K7H 1Y4

Purpose and Effect of the Zoning By-law Amendment: The proposed Zoning By-law Amendment seeks to rezone 53/55 Craig Street from the Residential Third Density (R3) zone to the Residential Fourth Density (R4) zone to permit a three-storey apartment building with a total of 30 units and 30 parking spaces. Site-specific relief is being requested for the following:

- a decrease in the minimum front yard setback from 6 m to 2.29 m;
- an increase to the maximum lot coverage from 35% to 35.6%
- to decrease the minimum landscaped open space from 35% to 23%

- to reduce minimum required parking spaces for apartment dwelling from 1.5 spaces to 1 space (45 required spaces to 30 proposed spaces)
- reduction in the required barrier free parking spaces from 3 barrier free spaces to 2 barrier free spaces
- to reduce the minimum required visitor parking spaces from 5 spaces to 0 spaces- to decrease the driveway width from 6.1 m to 6.0 m
- to decrease the required bicycle parking spaces from 5 to 4 within 15 m of the main entrance to the building

Application Details: To review all of 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 June 9, 2026 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, 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 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
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Posted to the Town's website: Friday May 15, 2025