

2024  
**Corporation of the  
Town of Perth**  
80 Gore St East  
Perth, ON  
K7H 1H9

**For Office Use Only**

Pre-consultation date: April 24, 2025  
Date Application Received: August 6, 2025 File Number: \_\_\_\_\_  
Fee Received: \$2,500.00 Date Application Deemed Complete: \_\_\_\_\_  
Legal Deposit: ☒ No ☐ Yes:(\$) \_\_\_\_\_

**Zoning By-Law Amendment Application Form**

*Pursuant to Sections 34, 36, 37, 38 or 39 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)
- ☒ Legal Deposit (if applicable)
- ☒ Deed/transfer
- ☒ Survey (most up to date)
- ☒ Pre-Consultation Form
- ☒ Required Studies (if applicable)
- ☒ Application Fee (see below for fee amount)

**Type of Application Being Requested and Required Fee**

Please indicate which type of application you are applying for:

- ☒ Principal Zoning By-law Amendment (\$2,500.00)
- ☐ Lifting Holding By-law (\$1,000.00)



### Owner/Applicant Information

Name of Property Owner(S): Fishbowl Holdings Inc.

Telephone: (Home) \_\_\_\_\_ Cell: 613-200-7126 Work: \_\_\_\_\_

Mailing Address: 9 Lanark Road, Perth, ON K7H 2R9

Email Address: carter@mcnameekilpatrick.com

Name of Applicant/Agent: Egis Canada c/o Chris Clarke

*(If Applicant/Agent is different than Property Owner, the Owner's Authorization is required (see p. 9)  
The Applicant/Agent will receive all communications relating to this application.)*

Telephone: (Home) \_\_\_\_\_ Cell: 613-315-9820 Work: \_\_\_\_\_

Mailing Address: 3240 Drummond Concession 5A, Perth, ON K7H 3C9

Email Address: chris.clarke@egis-group.com

*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: 26 Craig Street

Reference/Registered Plan Number: Plan 8828 / 27R-3518

Part/Lot/Block Number: Lot 8 & Part Lot 7 / Parts 1 and 2

Concession Number: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Assessment Roll Number: 092101001013700

2. Dimensions of Property: (metric)

Frontage: 31.5m Depth: 52.4m Area: 1,509.5sqm

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: No

Landfill Site (Active or Closed): No

Sewage Treatment Plant/Lagoon: No

Industrial Use Designated for Aggregate Extraction: No

Active Railway Line: Yes - 462m north of site

Flood Plain or Other Natural Hazard: Yes - along Tay River to East

Natural Gas or Oil Pipeline: No

Contaminated Site: Unknown

Provincially Significant Wetland: No

Area of Natural and Scientific Interest (ANSI): No

Fish/Wildlife Habitat: Yes - Tay River to East

Designated Heritage Building/Site: Unknown

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? Residential

2. How does the application conform with the Official Plan?

The Official Plan allows for local commercial uses serving the public to be located within the Residential designation without an amendment to the Official Plan.

3. What is the current Zoning of the property? Residential Third Density (R3)



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

Last use of the property was for a theatre. The Theatre has not operated for over a year. The building is currently vacant and does not contain any uses.

5. What is the nature and extent of the proposed amendment? To re-zone to Neighbourhood Commercial (C3) - Exception to add Fitness Centre and Wellness Centre as permitted uses

6. What is the proposed Zoning of the property? Neighbourhood Commercial - Exception (C3-x)

7. Why is the proposed amendment requested? Lot is zoned R3, non-residential use proposed. Fitness Centre and Wellness Centre are not permitted uses under the current R3 zone.

8. What are the proposed land uses?

A portion of the building will be renovated in order to host fitness and wellness classes. The remainder of the building will remain vacant.

### Notable Site Use Changes

1. Will the proposed use extend beyond the boundary area of settlement area?

☐ Yes ☒ No

*(If yes, please attached a description and drawing of the use intended beyond the settlement area)*

2. Does the proposal remove land from an area of employment?

☐ Yes ☒ No

*(If yes, please indicate below)*

- ☐ Converts all or part of a commercial, industrial or institutional building to residential use
- ☐ Converts a brownfield site to a residential use (note that application will require a Record of Site Condition)



### 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)*

Type: Non-residential building (former car wash and theatre)

Front Lot Line Setbacks: 7.7m Rear Lot Line Setbacks: 26.3m

Side Lot Line Setbacks (both sides): 0.02m / 12.0m

Height: 1 storey Dimensions/Floor Area: ~301.5m<sup>2</sup>

Date the existing buildings or structures were constructed on the subject land?

Unknown (has existed for several decades)

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)*

Type: \_\_\_\_\_

Front Lot Line Setbacks: \_\_\_\_\_ Rear Lot Line Setbacks: \_\_\_\_\_

Side Lot Line Setbacks (both sides): \_\_\_\_\_

Height: \_\_\_\_\_ Dimensions/Floor Area: \_\_\_\_\_

Proposed date of construction: \_\_\_\_\_ Additional Parking Spaces: \_\_\_\_\_

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 Serviced and Utilities Available:

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

**Other Planning Applications**

1. Has the site ever been 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 checked="" type="checkbox"/> Other: <u>Site Plan</u> |

*If yes to any of the above, please fill out the information below (if more than one, please attach a separate sheet with below application information)*

File Number: A-02/09

Name of Approval Authority Considering Application: Town of Perth

Land Affected by Application: 26 Craig Street

Purpose: Change use of building to a theatre

Status: Approved in 2009

Effect on requested amendment: N/A



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

☐ Official Plan Amendment  
☐ Plan of Subdivision  
☐ Minor Variance

☐ Zoning By-law Amendment  
☐ Consent  
☐ Other: \_\_\_\_\_

*If yes to any of the above, please fill out the information below (if more than one, please attach a separate sheet with below application information)*

File Number: \_\_\_\_\_

Name of Approval Authority Considering Application: \_\_\_\_\_

Land Affected by Application: \_\_\_\_\_

Purpose: \_\_\_\_\_

Status: \_\_\_\_\_

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 the following has been included)

- ☒ Boundaries, dimensions and area of the subject property  
☒ Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line, and the side yard lots 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 applicant's 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, private road or a right-of-way including any parking and docking facilities
- ☒ Location and nature of any easement 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 the 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, BRAD McNAMEE, am/are the owner(s) of the land that is subject of this application and I/we authorize, Egis Canada c/o Chris Clarke, to make this application on my/our behalf.

Signature:   
(Registered Owner)

Date: July 30<sup>th</sup>, 2025

Signature: \_\_\_\_\_  
(Registered Owner)

Date: \_\_\_\_\_

### Consent of Owner:

I/We, BRAD McNAMEE, 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)

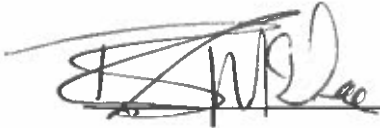
Date: July 30<sup>th</sup>, 2025



### **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: [Signature]

(Registered Owner)

Date: July 30<sup>th</sup>, 2025

**Affidavit or Sworn Declaration that the Information is Accurate:**

*(To be signed in the presence of a Commissioner)*

I BRAD McNamee, of the Town of Perth, ON, 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 31<sup>st</sup> day of July, 2025.

[Signature]

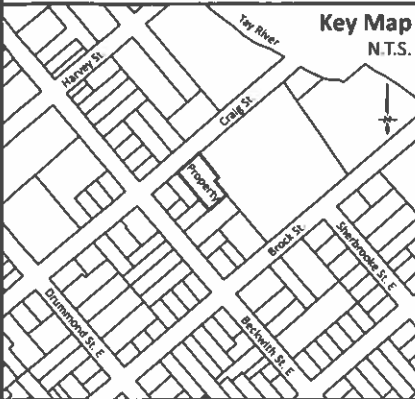
Signature of Applicant or Owner

**JENNIFER J REYNOLDS**  
A Commissioner, etc., Province of Ontario  
Expires June 2028

Commissioner of Oaths



**Fishbowl Holdings Inc.**  
**Site Plan and ZBA Sketch**  
 26 Craig Street  
 Lot 8 and Part Lot 7, PL 8828  
 Parts 1 & 2, 27R-3518  
 Town of Perth  
 COUNTY OF LANARK



**Legend**

- Loading Space
- 1.5m Maneuvering Aisle
- Barrier-Free Space
- Existing Trees to Remain

**Notes:**

1. Boundary and dimensions of the subject property, and the location of the existing building in relation to lot lines, derived from Plan 27R-3518 completed by Ross Taggart Surveying Ltd. in November of 1986.
2. Only internal renovations are proposed within the current building. There is no site alteration proposed, no parking changes, and no grading changes as a result of the internal renovations to the building.

Version Date: August 1, 2025

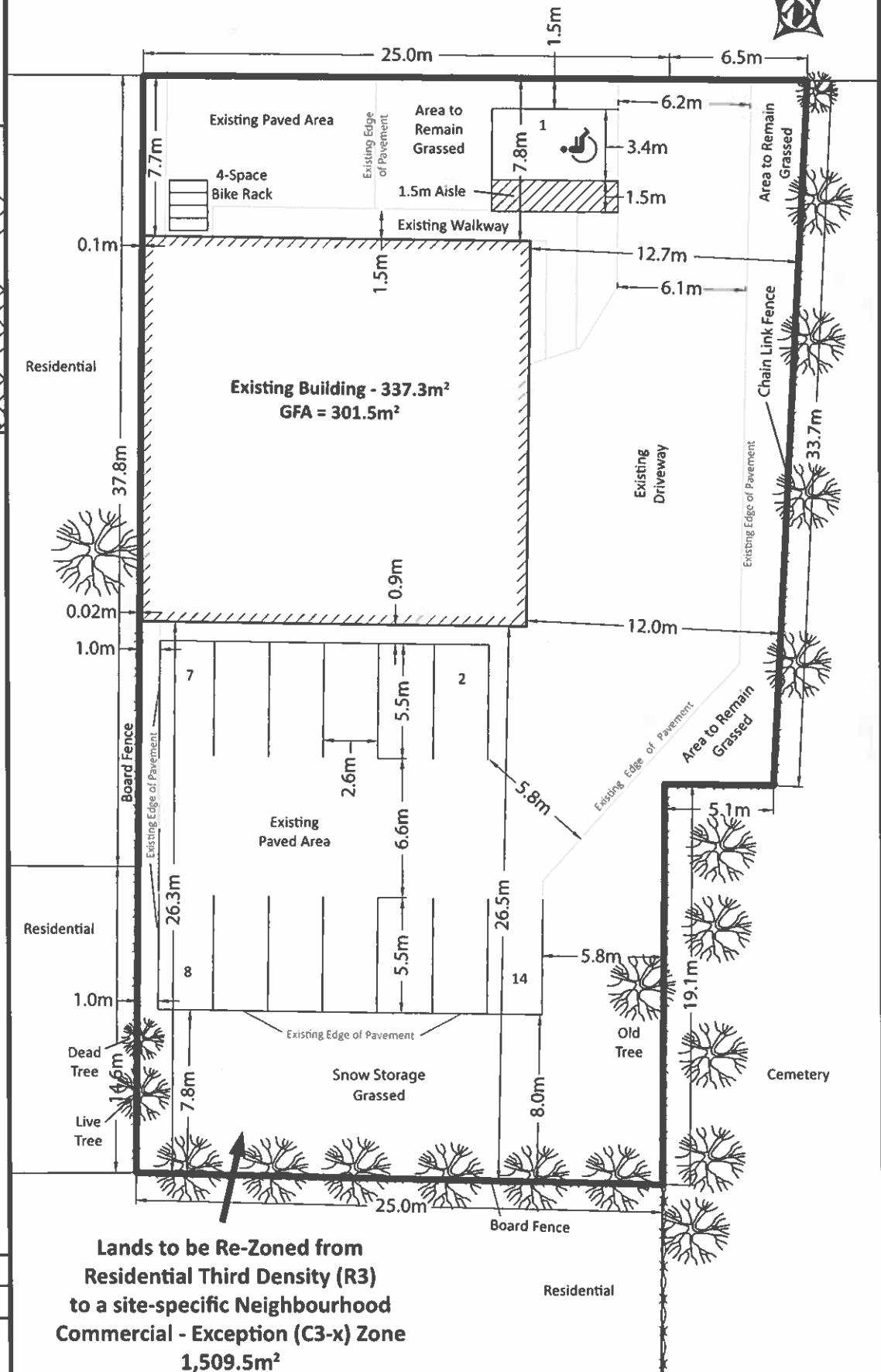
File #: CCO-26-0716

Drawn By: CC



3240 Drummond Concession 5A, Perth, ON K7H 3C9  
 613-315-9820  
 Chris.clarke@egis-group.com

**Craig Street**



**Lands to be Re-Zoned from**  
**Residential Third Density (R3)**  
**to a site-specific Neighbourhood**  
**Commercial - Exception (C3-x) Zone**  
**1,509.5m²**

