

Public Notice



Adoption of Official Plan Amendment OPA-01-2025 and Zoning By-law ZBL-03-2025

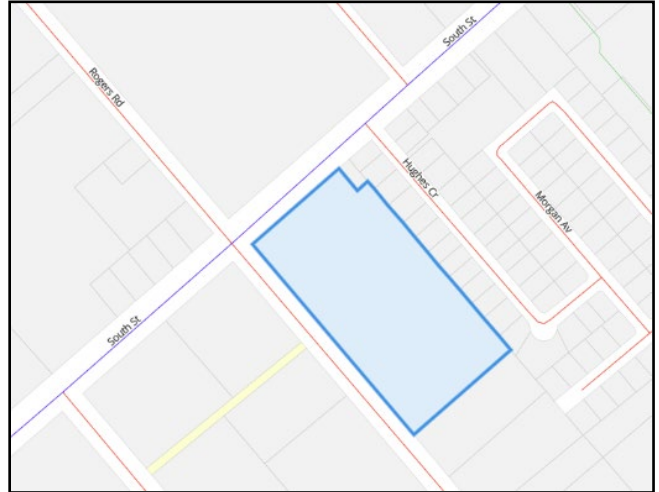
Address: 2000 Rogers Road

Date of Decision: Tuesday, August 26, 2025

Date of Notice: September 17, 2025

Last Date of Appeal: October 7, 2025 (no later than 4:00 p.m.)

Key Map:



On the date noted above, the Council of The Corporation of the Town of Perth passed By-law 3304-19 (OPA No. 19), to adopt Official Plan Amendment OPA-01-2025, and By-law 3358-137, to amend Comprehensive Zoning By-law 3358, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Ricardo/EFI Engineering (File:ZBL-03-2025).

The decision of Council is final if a notice of appeal is not received, in accordance with the Planning Act, on or before the last day for filing such notice, as noted.

Location of Lands Affected:

Part of Southwest half of Lot 27, Concession 10, geographic Township of North Elmsley now within the Town of Perth

The Purpose and Effect of the Official Plan Amendment and Zoning By-law Amendment:

The proposed amendments to the Official Plan and Zoning By-law are to prepare for the adaptive reuse of an existing 6822.8 m² industrial building into a mixed-use business park. The proposed development introduces a combination of employment, commercial, and community serving uses, including professional and administrative offices, personal service establishments, wellness facilities, indoor storage, café/snack bar, and a flexible use market square for seasonal programming.

The purpose of the Official Plan Amendment is to re-designate the property from its existing Industrial Designation to Business Park to allow for the proposed uses.

The purpose of the Zoning By-law Amendment is to re zone the property from M1-2 to C5-X to allow the proposed uses. A site specific zoning amendment has been requested in order to increase the gross floor area for business and professional offices from 828 m² to 3944 m².

The effect of public input on this decision: The Council of the Corporation of Town of Perth received and considered comments from public bodies and general public in the Official Plan Amendment and Zoning By-law Amendment.

Take notice that Official Plan Amendment OPA-01-2025, to the Town of Perth Official Plan is being submitted to Lanark County (Approval Authority) for approval. Any person or public body is entitled to receive notice of the decision of the approval authority regarding the Official Plan Amendment if a written request to be notified of the decision (including the person's or public body's address, fax number or email address) is made to the approval authority at the following address:

*Planning Manager, Lanark County
99 Christie Lake Road, Perth, ON K7H 3C6*

And take notice that only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

And take notice that no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Obtaining Additional Information: The complete by-laws and background materials are available for inspection in the Town Clerk's Office during regular office hours, or online at www.perth.ca. Any further inquiries or questions should be directed to Joanna Bowes, Director, Development Services at jbowes@perth.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

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 October 7, 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:

- (1) must set out the reasons for appeal;
- (2) pay of a corporate fee of \$1,100 or a fee of \$400 for a private citizen, a registered charity, or a non-profit rate payers' association 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.

Joanna Bowes
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Dated September 17, 2025