



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

FILE #:	MV-01-2025
OWNER:	Kevin Riche and Tara Swan
APPLICANT:	Kevin Riche and Tara Swan
SUBJECT LANDS:	45 Decaria Boulevard, as Lot 7, Plan 27M3

Notice was given and a Public Hearing was held on October 14, 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. 190, c.P.13 (as amended) to request relief from lot coverage maximums and minimum rear yard setback to permit an accessory structure.

The permission, if granted, would have the effect of:

1. Increasing the permitted lot coverage to 39.76%, from an existing permitted lot coverage of 37%
2. Reducing the minimum rear yard setback requirement from 1.2m to 1.05m

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-01-2025 meets the four tests established under the Planning Act as addressed in the Committee of Adjustment report 2025- COA-1.1.

RESOLUTION #COA25-005

THAT That, the Town of Perth Committee of Adjustment approve Minor Variance Application No. MV-01- 2025 to permit the development of an accessory structure (shed) in the rear yard on the property municipally known as 45 Decaria Boulevard, legally described as Lot 7, Registered Plan 27M-3, with a reduced lot coverage proposed at 39.76% and rear yard setback reduction from 1.2m to 1.05m subject to the following condition:

1. Applicant applies for and receives a building permit.

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 November 13, 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 address below:
 - 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 November 13, 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 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 24 day of October 2025