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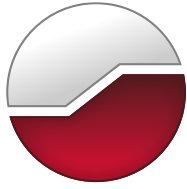
**Planning Brief
Lots 23, 24, 25, 42, 43, and 44
within Perthmore Subdivision
Phase 6
Town of Perth, ON**

GEMTEC Project: 105552.001

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Submitted to:

Perth Multi-Unit Development (Phase 1) LP

Planning Brief
Lots 23, 24, 25, 42, 43, and 44
within Perthmore Subdivision
Phase 6
Town of Perth, ON

July 6, 2026

GEMTEC Project: 105552.001

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1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) has been retained as the agent for Perth Multi-Unit Development (Phase 1) LP with respect to minor variance approvals for proposed residential developments within Phase 6 of the Perthmore Subdivision in Perth, Ontario.

The proposal involves the development of single- and semi-detached dwellings with additional residential units on Lots 23, 24, 25, 42, 43, and 44 within a recently registered phase of the Perthmore Subdivision (27M-114). Relief from Town of Perth Zoning By-law No. 3358 is required to establish compliance for the six dwellings proposed. It has been confirmed with Town staff that the proposal will require minor variance approvals and that building permit applications for the dwellings may be submitted and processed concurrently.

The following submission requirements have been identified within all correspondence to-date:

- Application Forms
- Application Fee
- Site Plan/Sketch
- Planning Brief
- Plan of Subdivision (M-Plan)
- Easement Reference Plan (R-Plan)

The sections below introduce the subject lands and proposed development and provide a discussion of the suitability of the proposal based upon the applicable planning policy environment.

2.0 SUBJECT AND SURROUNDING LANDS

The subject lands comprise six residential lots on Registered Plan 27M-114, which was registered on June 2, 2026. A copy of Plan 27M-114 is provided at Appendix A. The subdivision consists of fifty-two (52) residential lots (Lots 1 through 52), one residential block (Block 53), and associated roads, parkland, and a stormwater management facility.

The lands subject to this application include Lots 23, 24, 25, 42, 43, and 44 on Plan 27M-114, and are illustrated below in Figure 1. The lots are rectangular in shape. Lots 23, 25, 42, and 44 have frontages of 19.25 metres and areas of 675.1 square metres, while Lots 24 and 43 have frontages of 12.25 metres and areas of 429.6 square metres. The lots are currently vacant.

As of the writing of this report, the Town of Perth is in the process of a comprehensive update to its Zoning By-law, which will in part incorporate the amendment for Perthmore Subdivision Phase 6 that was approved by the Ontario Land Tribunal in November 2024.

4.0 SUMMARY OF PROPOSAL

Single detached dwellings with additional residential units (ARUs) are proposed for Lots 24 and 43, while semi-detached dwellings with ARUs are proposed for Lots 23, 25, 42, and 44.

4.1 Single Detached Dwellings with ARUs (Lots 24 and 43)

Lots 24 and 43 are proposed to be developed with single storey, single detached dwellings, each containing an additional residential unit (ARU) proposed within the basement level. The principal units have a gross floor area of approximately 122.72 square metres and include two bedrooms and an unenclosed rear deck. The basement ARUs are designed as self-contained, two-bedroom units with a gross floor area of approximately 110.93 square metres, providing additional housing opportunities within a compact built form.

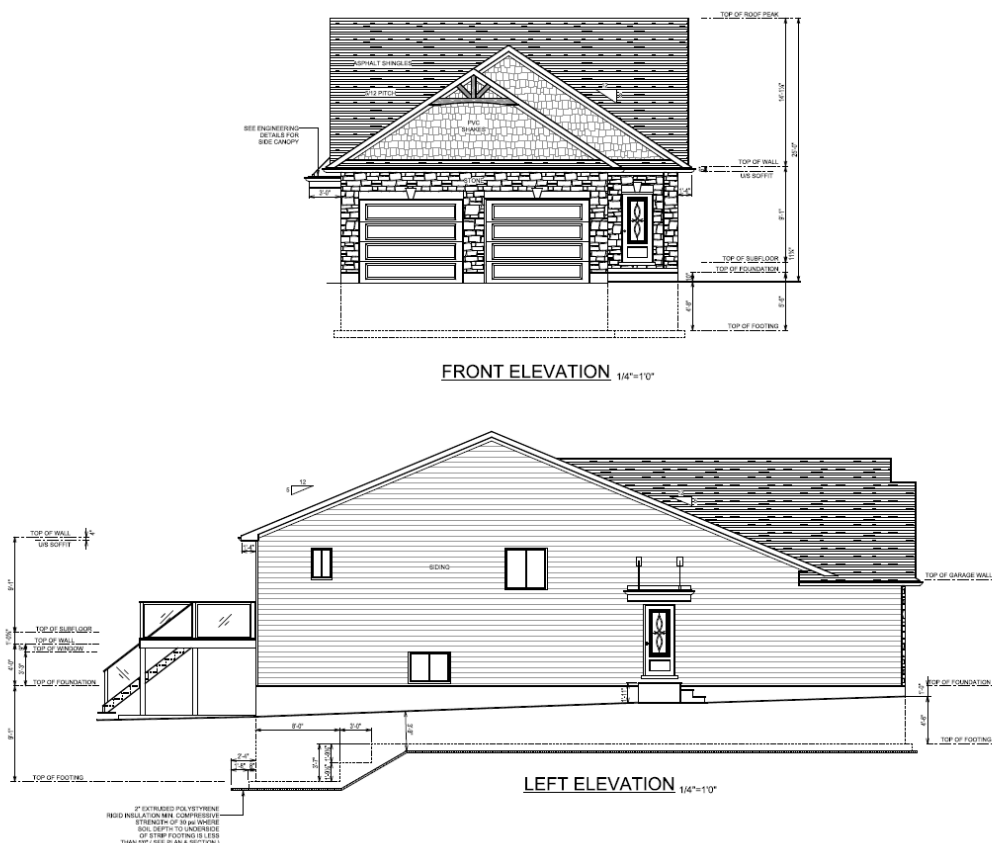


Figure 2. Excerpted Elevations - Single Detached Dwelling with ARU.

Each dwelling will be served by a double attached garage and double wide driveway, providing sufficient parking to satisfy the requirements of the Zoning By-law for both the principal dwelling and the ARU. Separate side entrances are proposed to provide independent access to the ARUs. Proposed building elevations are excerpted above in Figure 2.

Table 1 identifies the specific relief required for the single detached dwellings (Lots 24 and 43) in order to implement the proposed development.

Table 1. Relief Required from Zoning By-law No. 3358 - Lots 24 and 43.

Provision	Requirement	Proposed	Relief Required
4.1.2 Additional Dwelling Unit and Additional Dwelling	The maximum floor area of the additional dwelling unit and additional dwelling shall not exceed 50% of the floor area of the principal dwelling, to a maximum of 67m ² (721 ft ²)	ARU floor areas of 110.93 sq. metres proposed	43.93 sq. metres
4.35.5 Parking Construction and Coverage in Residential Zones	(c) No more than thirty percent (30%) of the lot frontage, or the maximum width of driveway per Table 9, whichever is less, shall be used or constructed as a driveway in any R1 or R2 zone or on a lot occupied by a single-detached, except in accordance with paragraph d) below.	Driveway (width of 5.5 metres) comprises 44.9% of lot frontage	14.9%
Section 6 Residential Third Density Zone Table 16 - Maximum Lot Coverage	40%	42.35%	2.35%

4.2 Semi-Detached Dwellings with ARUs (Lots 23, 25, 42, and 44)

Lots 23, 25, 42, and 44 are proposed to be developed with single-storey semi-detached dwelling units, each containing two ARUs within the basement levels. As the semi-detached dwellings are situated on undivided lots, each lot will contain four dwelling units in total, consisting of two principal dwelling units and two ARUs. The principal dwelling units are designed with two bedrooms and an unenclosed rear deck and have a gross floor area of approximately 125.6 square metres each. The basement ARUs are proposed as self-contained two-bedroom units with separate entrances and a gross floor area of approximately 116.2 square metres each,

providing additional housing opportunities through a gentle density form that is compatible with the surrounding residential context. Proposed elevations are excerpted below in Figure 3.

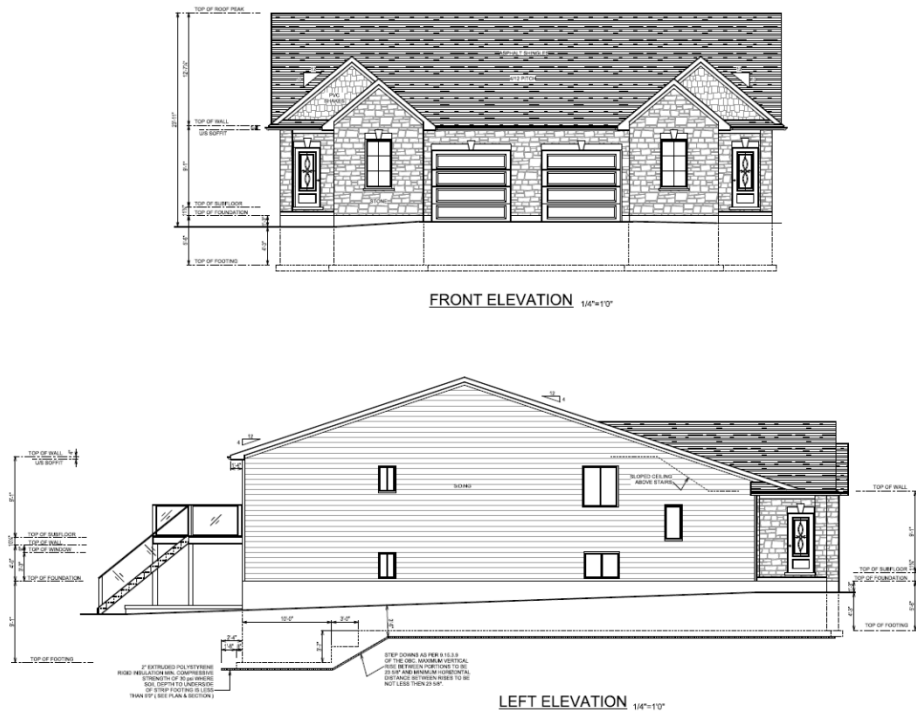


Figure 3. Excerpted Elevations - Semi-Detached Dwellings with ARUs.

A total of six parking spaces are required to satisfy the provisions of the Zoning By-law given the inclusion of two principal dwelling units and two ARUs on each lot. Parking is accommodated through a combination of two single attached garage spaces and four driveway spaces. To reduce the visual impact of the driveway area and increase opportunities for front-yard landscaping, the driveway is divided into two sections by a landscaped island. All driveway parking areas are proposed to be constructed using a permeable paving system (PurePave), as detailed in Appendix B. The proposed driveway layout incorporates both enhanced landscaping and low-impact development measures intended to mitigate the visual and environmental impacts associated with the required parking supply.

Table 2 identifies the specific relief required for the semi-detached dwellings (Lots 23, 25, 42, and 44) in order to implement the proposed development.

Table 2. Relief Required from Zoning By-law No. 3358 - Lots 23, 25, 42, 44.

Provision	Requirement	Proposed	Relief Required
4.1.2 Additional Dwelling Unit	(c) The maximum floor area of the additional	ARU floor areas of 116.22 sq. m proposed.	49.22 sq. metres

and Additional Dwelling	dwelling unit and additional dwelling shall not exceed 50% of the floor area of the principal dwelling, to a maximum of 67m ² (721 ft ²)		
4.35.4 Driveways	(c) Each driveway in a residential zone shall have no more than one point of access to a street or road; i.e. where lots qualify for two driveways they shall not connect.	A divided driveway is proposed for the semi-detached units due to the inclusion of a 2.0 metre wide landscaped island.	Permit two points of access for divided driveway.
	(d) The minimum separation distance between a driveway with two lanes and a driveway on an abutting lot or a permitted second driveway on the same lot shall be 2.4 m	2.0 metres of separation proposed between driveways.	0.4 metres
4.35.5 Parking Construction and Coverage in Residential Zones	(b) No more than fifty percent (50%) of the area of any required minimum front yard, or for a townhouse the front yard abutting each unit, shall be used or constructed as a driveway or parking space in any residential zone.	Lots 23 and 25: 62.2% of the required minimum front yard is proposed for use as a driveway. Lots 42 and 44: 71.5% of the front yard is proposed for use as a driveway.	Lots 23 and 25: 12.2% Lots 42 and 44: 21.5%
Section 6 Residential Third Density Zone Table 16 - Minimum Front Yard	6 metres	Lots 42 and 44: 5.53 metres proposed.	Lots 42 and 44: 0.47 metres
Section 6 Residential Third Density	40%	48.71%	8.71%

5.0 PLANNING POLICY AND REGULATORY FRAMEWORK

The paragraphs below explore the appropriateness of the proposed development pursuant to applicable land use planning policy and associated instruments.

5.1 Planning Act R.S.O. 1990, c. P.13

Relevant sections of the *Planning Act* include Section 2 relating to the matters of provincial interest and Section 45(1) relating to minor variance applications. The paragraphs below address relevant matters of provincial interest, and Section 45(1) is addressed within section 5.5 of this report.

The proposed development involves the establishment of single and semi-detached dwellings with additional residential unit basement apartments. All units are proposed to be of rental tenure. When compared with past greenfield development in comparable neighbourhoods, the proposal can be considered a form of “gentle density” or “missing middle” development; it represents a moderate increase in housing supply beyond conventional or existing development patterns.

The proposed development either directly or indirectly supports the following matters of provincial interest, each of which shall be had regard for by the council of a municipality in carrying out its responsibilities:

- (e) the supply, efficient use and conservation of energy and water;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;

5.2 Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (PPS) provides policy direction on land use planning matters of provincial interest pursuant to Section 2 of the *Planning Act*. Table 3 below identifies PPS policy provisions of particular relevance to the proposal and includes commentary concerning the consistency of the proposal with the policy direction.

Table 3. Matters of Provincial Interest (PPS 2024).

Policy	Description	Comments
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- 2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

(b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;	By permitting additional dwelling units within a low-rise residential form, including both single detached and semi-detached dwellings, the proposal increases housing choice and provides opportunities to accommodate a wider range of household sizes, living arrangements and housing needs.
(c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;	The proposed development incorporates ARUs within the principal residential buildings, increasing the number of dwelling units accommodated on the subject lands while maintaining a compact, low-rise built form. The proposal provides additional housing opportunities without altering the planned residential character of the neighbourhood and represents an efficient development pattern on lands intended for residential use.

5.3 Town of Perth Official Plan

The subject lands are designated Residential Area on Schedule A (Designation and Land Use Plan) of the Town of Perth Official Plan. Subsection 5.4.1 of this report discusses the appropriateness of the minor variance applications in the context of applicable Town of Perth Official Plan policies.

5.4 Town of Perth Zoning By-law

The subject lands are zoned Residential Third Density Exception XX (R3-XX) pursuant to Ontario Land Tribunal (OLT) Decision No. OLT-24-000210. Schedule 1 to the OLT Decision is included at Appendix C.

The Zoning By-law establishes zoning standards based on land use. The intent of the By-law, in relation to establishing development standards and yard requirements, is to implement associated policies of the Official Plan.

Section 2.4.b. of the Zoning By-law establishes criteria by which minor variance applications should be considered. Table 4 below evaluates the suitability of the proposed development with respect to these criteria.

Table 4. Town of Perth Zoning By-law No. 3358 Section 2.4.b.

Minor Variances - Criteria	Response
1. The proposal results in a built form where the maximum building height respects, i.e. is not substantively greater than, the height of adjacent buildings. Generally, if compensating increased building setbacks cannot be achieved, a variance for increased height should not exceed one-storey;	The proposed dwellings are being built in a neighbourhood that is presently being developed. Accordingly, there are no existing homes on adjacent lots and the built-form is consistent with and complements the proposed scale and massing of homes to be constructed nearby.
2. The result is a lot coverage that is not substantively greater than the coverage on adjacent lots within the same Block or does not require augmented or unusual measures to manage the resulting storm water and on-site drainage volumes;	The proposed dwellings are being built in a neighbourhood that is presently being developed. Accordingly, there are no existing homes on adjacent lots. No augmented or unusual measures are anticipated to be necessary to manage stormwater and on-site drainage volumes.
3. The result is to respect or conserve the cultural heritage values, interests and built form within a Heritage Conservation District and is consistent with any design guidelines established for the District;	The proposed dwellings are not being proposed within a Heritage Conservation District.
4. An increase in the density of occupancy is in concert with a compensating increase in vegetated landscaped area;	The proposed density is aligned with that contemplated by the Residential Third Density Zone, which permits semi-detached dwellings, duplex dwellings, and accessory apartments.
5. The applicant demonstrates that there is a condition on site whereby a design that would comply with the zoning standards would be an unreasonable hardship, architecturally inconsistent with existing onsite development, or would have an undesirable impact on an existing landscape feature or abutting use;	Relief required from the provisions of the Zoning By-law is discussed in greater detail in Section 5.5 below.
6. The proposal does not reduce the landscaped area of a residential front yard below 45% or increase impervious surfaces to cover over 60% of a residential lot.	Less than 45% landscaped area within the front yards is proposed. Relief required from the provisions of the Zoning By-law is discussed in greater detail in subsection 5.5.2 of this report.

The proposal complies with applicable provisions of the By-law, except in relation to the relief being requested. The minor variance applications in the context of the Zoning By-law are discussed at length in subsection 5.5.2 in this report.

5.5 Section 45(1) The Four Tests

The paragraphs below explore the appropriateness of the proposed development pursuant to Section 45(1) of the *Planning Act*, which provides the four commonly accepted four tests considered as part of the processing of minor variance applications.

5.5.1 General Intent and Purpose of the Official Plan

The subject lands are designated Residential Area on Schedule A (Designation and Land Use Plan) of the Town of Perth Official Plan.

Section 8.1.1 recognizes residential neighbourhoods as the building blocks of the community and provides that new neighbourhoods are to be developed with a mix of housing types and densities designed to meet a range of housing needs. Additionally, Section 8.1.2 identifies the goal of the Residential Area designation as providing "an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents" and meeting targets for affordable housing through development approvals and housing supply initiatives. The proposed development is consistent with this policy direction by providing a mix of single-detached and semi-detached dwelling forms while incorporating ARUs that expand housing choice within a low-rise residential built form.

Section 8.1.3.1 further identifies objectives including: providing an appropriate range and mix of housing types, densities and designs to meet projected housing requirements, with particular attention to attainable and affordable housing; providing compact, energy efficient development that is fully serviced; and encouraging development that optimizes the use of existing infrastructure, building stock and public service facilities. The proposed development is consistent with these objectives as it introduces a variety of dwelling forms, including single-detached dwellings, semi-detached dwellings and ARUs. The inclusion of ARUs increases the diversity of housing opportunities available within the neighbourhood while maintaining a low-rise residential built form.

The Official Plan expressly contemplates ARUs within low-density residential development. Section 8.1.3.2 permits "additional residential units (ARUs) in low density housing" and further states that a full range and mix of housing types and densities is to be permitted within Residential Areas. Section 8.1.3.6.2 identifies ARUs as "an efficient and cost-effective means of increasing the supply of affordable accommodation for rental purposes." The same section specifically recognizes ARUs as self-contained units that may be located within single-detached and semi-detached dwellings and permits up to two ARUs within a dwelling, subject to the requirements of the implementing Zoning By-law. The proposal directly implements this policy

framework through the provision of self-contained ARUs with separate entrances within each principal dwelling.

Section 8.1.3.6. Policy (f) states that new residential subdivisions should be designed such that infill and residential intensification through the introduction of ARUs or garden suites can be accommodated on most lots initially developed at low density. The proposed development is consistent with this policy direction, as the ARUs are being incorporated into the dwelling designs at the time of initial construction, avoiding the need to retrofit at a later date.

Section 8.1.3.5 provides that neighbourhoods are intended to feature a variety of housing types, values and occupancies, including freehold and rental housing opportunities. The proposed development supports this objective by introducing rental housing opportunities in the form of the principle single detached and semi-detached dwelling units in addition to the basement ARUs.

Certain variances proposed address relief required from landscaping, lot coverage, and maximum driveway requirements of the By-law. Official Plan Policy 8.1.3.10(a)(2) establishes several residential design principles to be considered in the review of residential development proposals. Paragraph 10 in part establishes that "...all residential development shall include a generous area devoted to open space to be utilized as privacy areas for occupants, snow storage areas and landscaped areas." The proposed development satisfies the applicable parking supply requirements of the by-law and also incorporates adequate amenity, snow storage, and landscaped areas.

The proposed development meets the general intent and purpose of the Official Plan by implementing a form of residential development that is expressly contemplated and encouraged by the Residential Area policies, particularly those respecting housing choice, housing mix and additional residential units. There are no policies within the Official Plan that are at odds with the variances requested and the proposed variances meet the general intent and purpose of the Official Plan.

5.5.2 General Intent and Purpose of the Zoning By-law

The Zoning By-law establishes zoning standards based on land use. The intent of the By-law, in relation to establishing development standards and yard requirements, is to implement associated policies of the Official Plan.

The subject lands are zoned Residential Third Density Exception XX (R3-XX). Table 5 below provides planning justification in response to relevant provisions from the Zoning By-law, including where relief is required to implement the proposed development.

Table 5. Responses to relevant provisions of Zoning By-law No. 3358.

Provision	Proposed	Comments
4.1.2(c) The maximum floor area of the additional dwelling unit and additional dwelling shall not exceed 50% of the floor area of the principal dwelling, to a maximum of 67m ² (721 ft ²)	Proposed floor area of ARUs: Lots 24 and 43: 110.93 sq. metres Lots 23, 25, 42, 44: 116.22 sq. m	While the proposed ARUs exceed the maximum floor area of 67 sq. metres, the additional floor area is contained entirely within the building envelope of the proposed dwellings and does not result directly in any increase in building height, massing, or visual impacts on adjacent properties. The proposed ARUs remain subordinate to the principal dwellings in function and are integrated into a built form that is expressly contemplated by the Official Plan and Provincial Planning Statement. The increased floor area facilitates the provision of functional two-bedroom units that expand housing choice while maintaining compatibility with the surrounding residential neighbourhood.
4.24 (e) In any residential Zone at least 50% of the front yard shall be devoted to landscaped open space, (also see 4.28 - Lot Coverage – Impervious Surfaces). Where parking is permitted in a Front Yard, if there is a conflict between the minimum parking requirement per Subsections 4.33 Parking and Storage of Motor Vehicles, Bicycles – Drive Through Services and 4.34 Parking Requirements Table and this provision, the minimum parking requirement shall prevail. However, if there is a conflict between this provision and the maximum design provisions, e.g. maximum driveway	Proposed front yard landscaped open space: Lot 43: 49% Lots 23 and 25: 33.8% Lots 42 and 44: 34.5%	The proposed landscaped open space in the front yards, particularly in the case of the semi-detached dwellings on Lots 23, 25, 42, and 44, is limited by the need to satisfy the minimum parking requirements of the Zoning By-law. Section 4.24(e) expressly provides that where a conflict exists between the minimum parking requirements and the front yard landscaped open space requirement, the minimum parking requirement shall prevail. Accordingly, no relief is required from the Zoning By-law.

width, the landscaping requirement shall prevail.

4.24 (c) No more than thirty percent (30%) of the lot frontage, or the maximum width of driveway per Table 9, whichever is less, shall be used or constructed as a driveway in any R1 or R2 zone (or on a lot occupied by a single-detached, except in accordance with paragraph d) below.

Lots 24 and 43:
Driveway (width of 5.5 metres) comprises 44.9% of lot frontage.

The requested relief is required to accommodate the parking demand associated with the proposed ARUs and to provide safe and functional access to the attached garages.

The proposed 5.5 m width represents the minimum two-lane driveway width permitted within Table 9 of the Zoning By-law.

4.35.4 (c) Each driveway in a residential zone shall have no more than one point of access to a street or road; i.e. where lots qualify for two driveways they shall not connect.

A divided driveway is proposed for the semi-detached units

The proposed divided driveway is the result of incorporating a 2.0-metre-wide landscaped island between the parking areas serving each semi-detached dwelling. While the design technically results in two driveway access points on a single lot, it does not increase the amount of parking proposed. The landscaped island breaks up the appearance of the driveway, provides additional opportunities for landscaping, and maintains safe and functional vehicular access to the dwelling units.

4.35.4 (d) The minimum separation distance between a driveway with two lanes and a driveway on an abutting lot or a permitted second driveway on the same lot shall be 2.4 m

A minimum separation distance of 2.0 metres is proposed.

The proposed 2.0 metre separation distance is required for the driveway configuration serving the semi-detached dwellings. The site layout has been designed to accommodate separate driveway connections to each attached garage while incorporating a landscaped island between the parking areas. Increasing the separation distance to 2.4 metres would reduce the available space required to achieve a functional driveway and parking

arrangement. The proposed 2.0 metre separation maintains a distinct landscaped break between the driveway sections while supporting the overall site design and access configuration for the development.

4.35.5 (b) No more than fifty percent (50%) of the area of any required minimum front yard, or for a townhouse the front yard abutting each unit, shall be used or constructed as a driveway or parking space in any residential zone.

Percentage of the required minimum front yard proposed for use as a driveway:

Lots 23 and 25: 62.2%
 Lots 42 and 44: 71.5%

The proposed parking and driveway arrangement is intended to accommodate the parking required for both the semi-detached dwelling units and ARUs on a single lot. As a result, a greater proportion of the required front yard is occupied by driveway and parking areas than contemplated by the Zoning By-law.

The site design incorporates a landscaped island between the driveway sections to break up the paved area and provide opportunities for front yard landscaping while maintaining a functional parking layout and access to the attached garages. The proposed arrangement represents an appropriate balance between accommodating on-site parking needs and maintaining an attractive streetscape.

Section 6 Residential Third Density
 Zone Table 16 - Minimum Front Yard:
 6 metres

Lots 42 and 44: 5.53 metres proposed.

The reduced front yard setback facilitates an overall site layout that accommodates the proposed dwelling, parking areas, rear patio, and rear yard swale in a coordinated manner. The requested setback maintains a consistent streetscape presence, preserves the functional use of the lot, and allows the dwelling to

remain appropriately set back from the street.

Section 6 Residential Third Density
Zone Table 16 - Maximum Lot
Coverage: 40 %

Proposed lot coverage:
Lots 24 and 43: 42.35%
Lots 23, 25, 42, 44:
48.71%

The proposed increase in lot coverage reflects the building footprint of the proposed single-storey dwelling forms and, in the case of the semi-detached lots, the building footprint of a single-storey semi-detached dwelling situated on an undivided lot.

The proposed development maintains a functional site layout that accommodates parking, pedestrian access, private outdoor amenity areas, and landscaping opportunities.

The requested relief facilitates efficient residential building designs that remain compatible with the planned low-rise residential character of the neighbourhood.

In addition to the justifications presented within the above table, it is worthwhile noting that the Town of Perth is in the process of adopting an update to By-law No. 3358 that, in part, seeks to promote the practicability of the development of additional residential units by relaxing various applicable provisions. Although these changes have not yet been approved, they serve as evidence of the appropriateness of the nature of most of the variances being requested to By-law 3358 by way of the Perth Multi-Unit Development (Phase 1) LP applications.

The following relevant changes are proposed to By-law No. 3358:

- Provision 4.1.2(c) has been revised such that additional dwelling units can have a floor area equal to that of the principal dwelling.
- Provision 4.35.4(d) has been revised such that it no longer applies to semi-detached dwellings.
- Provision 4.35.5(b) has been revised to increase the maximum area of the front yard that can be used for driveways where a development involves an additional residential unit.
- Provision 4.35.5(c) is proposed to be removed.
- Lot Coverage requirements have been increased to 45% for properties involving the development of additional residential units.

The proposal complies with applicable provisions of the By-law, except in relation to the relief being requested. The intent of the Zoning By-law will be upheld by Committee's approval of the requested variances.

5.5.3 Minor in Nature

The determination of whether the relief being requested can be considered minor in nature should be based primarily on the *impact* of the proposed variance. Additionally, it has been established in Ontario Municipal Board, Local Planning Appeal Tribunal, and Ontario Land Tribunal proceedings that adverse impact, in some cases, is inevitable and that the more critical consideration is whether or not the impact is *undue*.

The requested relief is primarily associated with the incorporation of ARUs within otherwise conventional low-density residential built forms. Specifically, relief is sought from provisions respecting the maximum floor area of ARUs, maximum lot coverage, minimum front yard setback, driveway width and front yard parking area, driveway configuration, and minimum front yard landscaping.

With respect to the proposed ARUs, the requested floor area relief does not alter the appearance, height, or massing of the proposed buildings, as the units are located entirely within the basement level of the principal dwellings. The increased ARU floor area therefore does not create any additional visual, shadowing, or privacy impacts beyond those normally associated with the proposed dwellings.

The requested lot coverage and front yard setback variances facilitate functional designs and appropriate site layouts while maintaining private amenity space and landscaping opportunities. The proposed dwellings maintain a low-rise built form that is compatible with the planned residential character of the neighbourhood.

Some of the requested variances relate to driveway design and front yard parking area. The proposed parking arrangements are intended to accommodate the parking associated with both the principal dwelling units and ARUs while maintaining access to the attached garages. Further, the proposed site design incorporates features such as landscaped islands and permeable paving materials to reduce the visual and drainage impacts of the parking areas and provide opportunities for additional front yard landscaping. The requested relief does not create traffic, access, or safety concerns and maintains a functional site layout.

When considered individually and cumulatively, the requested variances do not result in undue adverse impacts and do not fundamentally alter the character, scale, or function of the proposed residential development. The lands will continue to be developed with low-rise, ground-oriented residential dwellings in a manner that is compatible with the surrounding neighbourhood. It is therefore our opinion that the requested variances are minor in nature.

5.5.4 Desirable for the Appropriate Development or Use of the Land, Building, or Structure

Approval of the requested relief will facilitate the development of single-detached and semi-detached dwellings containing additional residential units, a form of residential development contemplated by both the Provincial Planning Statement and the Town of Perth Official Plan. The proposed development maintains the planned residential function of the lands and has been designed to accommodate parking, access, amenity space, and landscaping in a functional manner.

The proposal is desirable for the appropriate development and use of the lands.

The proposed variances satisfy the requirements of Section 45(1) of the *Planning Act*.

6.0 CONCLUSION

The proposal has regard for relevant matters of provincial interest, is consistent with the Provincial Planning Statement, conforms to and implements relevant Town of Perth Official Plan policies, and satisfies the intent of the Town of Perth Zoning By-law.

The proposed variances have been considered based upon the “four tests” of Section 45(1): they maintain the general intent and purposes of the Official Plan and Zoning By-law; they are minor in nature; and they are desirable for the appropriate development and use of the land.

Committee’s approval of the Minor Variance applications represents good planning and will facilitate appropriate use of the subject properties.



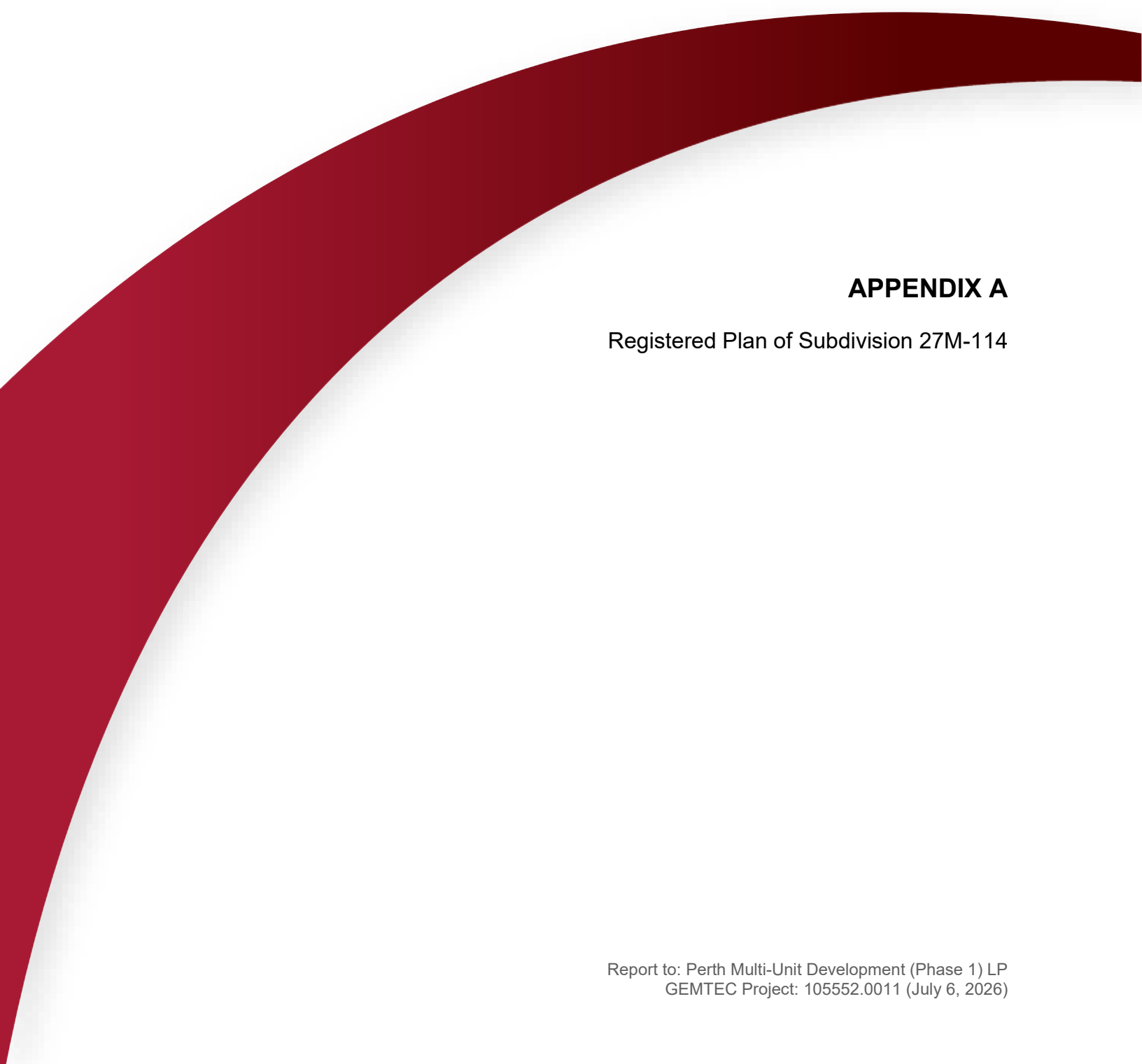
Prepared by:

Lacey Edwards
Planner



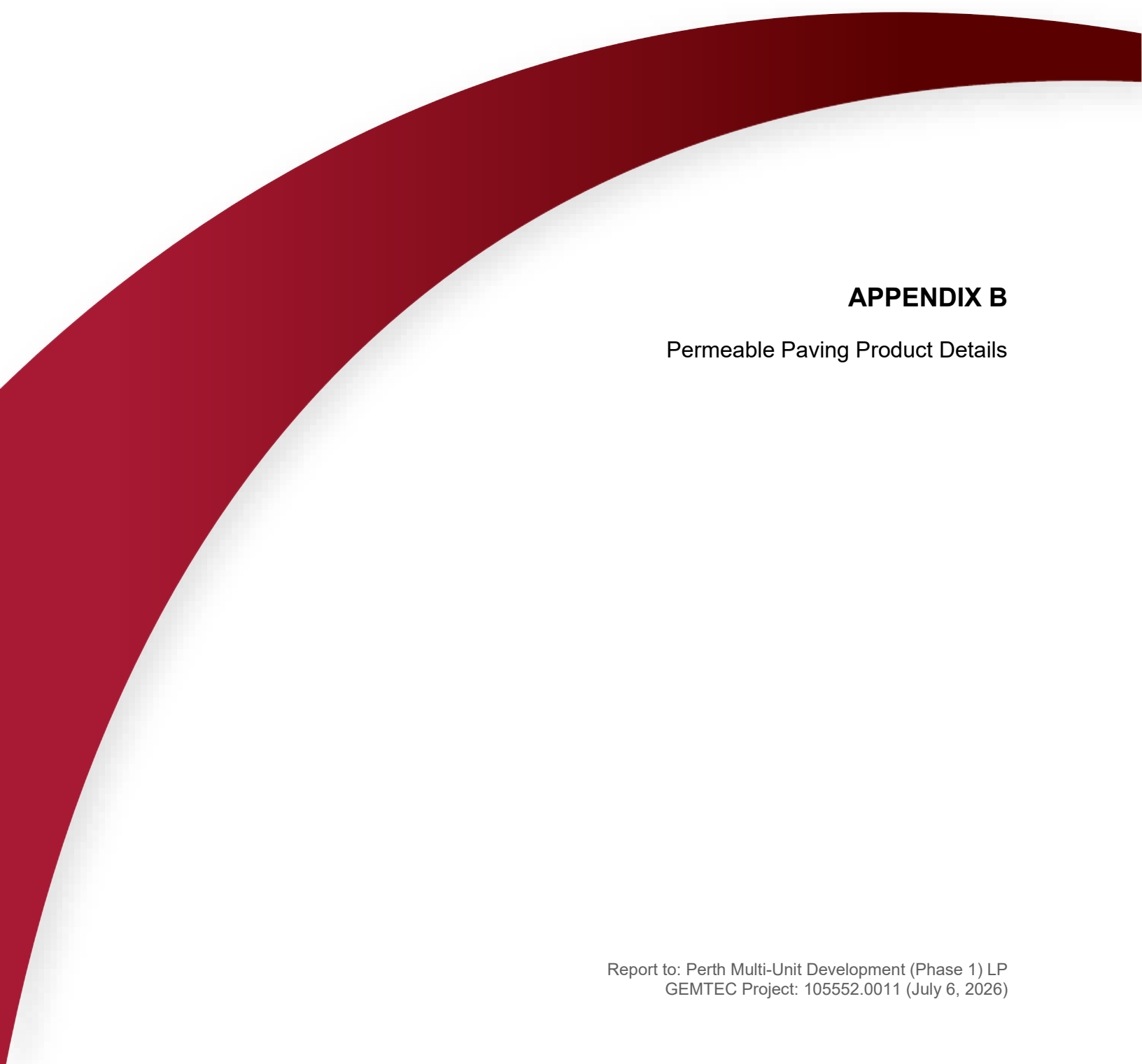
Reviewed by:

Benjamin Clare, MCIP RPP
Senior Planner



APPENDIX A

Registered Plan of Subdivision 27M-114



APPENDIX B

Permeable Paving Product Details

Benjamin Clare

From: leor pomeranc <l_pomeranc@yahoo.com>
Sent: July 2, 2026 10:42 AM
To: Benjamin Clare; Benjamin Clare
Subject: PERMEABLE PAVEMENT

Hello Ben

As discussed, I confirm that we will be using a fully permeable product for our pavement.

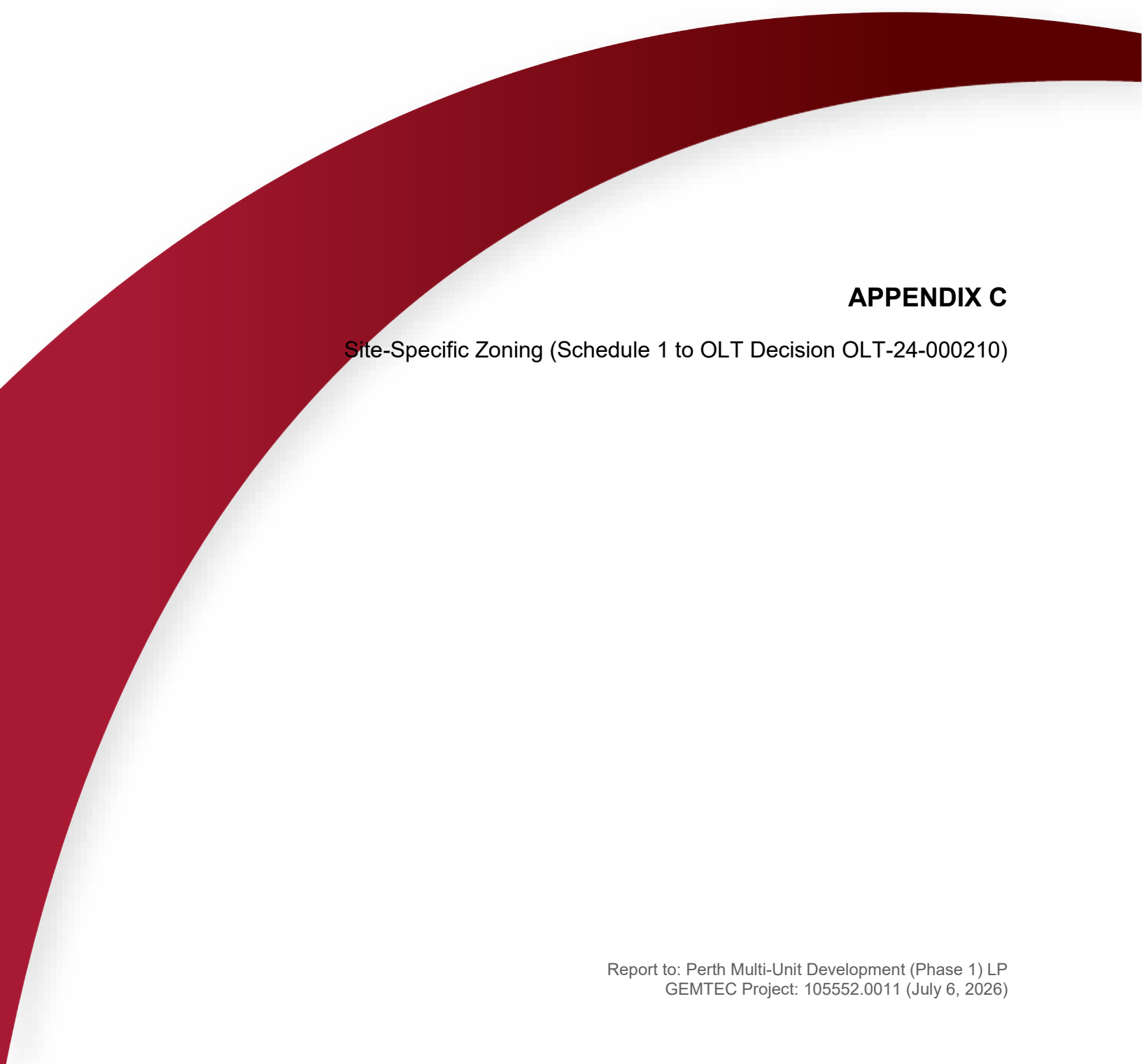
This product is 100% Canadian, endorsed and used by both the Government of Canada and the City of Ottawa, and is an environmentally friendly and sustainable product.

<https://www.purepave.com>

Regards

Leor Pomeranc

CAUTION: This email is not from someone with an @gemtec.ca email address. Do not click links or open attachments that you do not trust.



APPENDIX C

Site-Specific Zoning (Schedule 1 to OLT Decision OLT-24-000210)

|SCHEDULE 1
ZONING BY-LAW AMENDMENT

Zoning By-law No. 3358 is hereby amended as follows:

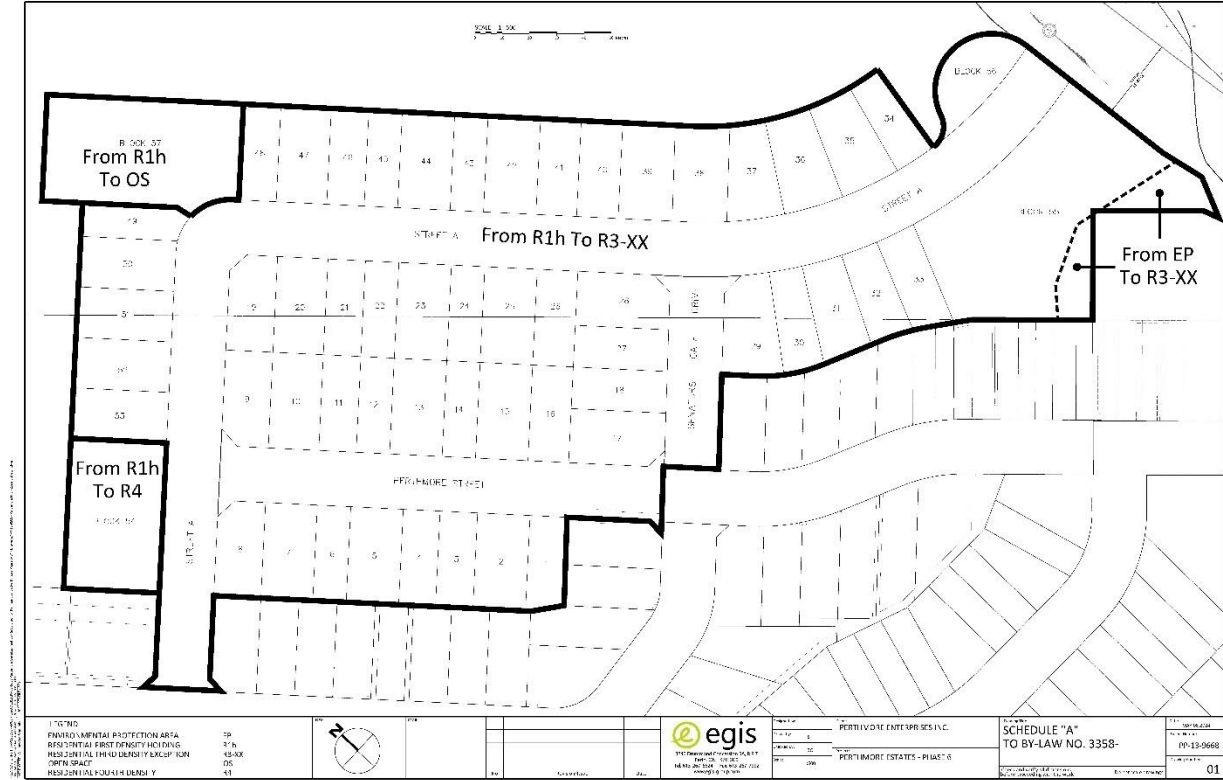
1. That Section 8.4 — Exception Zones of By-law No. 3358, as amended, shall be further amended to add the following Exception Zone:

Residential Third Density Exception XX (R3-XX)

Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- i. The minimum exterior side yard for a permitted principal use shall have a minimum depth of 3.5 metres.
2. That Schedule "A" to By-law No. 3358, as amended, is further amended by changing the Zone Category of the lands described as Part of the Northeast Half Lot 3, Concession 2, Geographic Township of Drummond, in the Town of Perth from Residential First Density —Holding (R1-h) and Environmental Protection (EP) to Residential Third Density Exception (R3-XX), Residential Fourth Density (R4), and Open Space (OS), as shown on Schedule "A" attached hereto.

SCHEDULE A



experience • knowledge • integrity



civil	civil
geotechnical	géotechnique
environmental	environnement
structural	structures
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

expérience • connaissance • intégrité

