

For Office Use Only

Pre-consultation date: Nov 21, 2024
Date Application Received: May 22, 2025 File Number: ZBL- -2025
Fee Received: \$5000.00 Date Application Deemed Complete: May 22, 2025
Legal Deposit: ☒ No ☐ Yes: (\$) ~~5000.00~~

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): Jeff Ricardo / Brad Ricardo - 2186379 Ontario Ltd

Telephone: (Home) _____ Cell: _____ Work: 613-264-1012

Mailing Address: 2000 Rogers Road, Perth, ON K7H 1P9

Email Address: jeff.r@rbs-na.com, brad.r@rbs-na.com

Name of Applicant/Agent: Christine Stinson

*(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: _____ Work: 613-341-9850 ext. 315

Mailing Address: 50 Crawford St Brockville, ON K6V 1T7

Email Address: cstinson@efiengineering.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: 2000 Rogers Road, Town of Perth, Ontario

Reference/Registered Plan Number: _____

Part/Lot/Block Number: Part of Lot 27

Concession Number: Concession 10

Lot Number: _____

Assessment Roll Number: _____

2. Dimensions of Property: (metric)

Frontage: 275.38 m

Depth: approximately 143.4 m.

Area: 39,500.3 m²

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: None known
Landfill Site (Active or Closed): None known
Sewage Treatment Plant/Lagoon: None within 500m
Industrial Use Designated for Aggregate Extraction: None within 500m
Active Railway Line: None within 500m
Flood Plain or Other Natural Hazard: No
Natural Gas or Oil Pipeline: None known
Contaminated Site: No known contaminated sites
Provincially Significant Wetland: None within 500m
Area of Natural and Scientific Interest (ANSI): None within 500m
Fish/Wildlife Habitat: None identified
Designated Heritage Building/Site: None on or near site

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? Industrial Area

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

The proposed Zoning By-law Amendment supports a context-sensitive transition from industrial to Business Park uses, aligning with the Official Plan's policy direction to permit service commercial and office-based employment uses in transition areas. The proposal introduces non-sensitive, low-impact uses that do not conflict with adjacent residential or industrial uses, as required under Section 8.4.4(5). The proposed development reflects the intent of the Business Park designation by facilitating a mix of wellness, office, and commercial services on fully serviced urban land.

3. What is the current Zoning of the property? M1-2 - Restricted Industrial Limited Commercial Exception Two Zone

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

The site contains a vacant industrial building formerly used for light manufacturing and warehousing. These uses have been in place for over 30 years, though the building has remained unoccupied in recent years.

5. What is the nature and extent of the proposed amendment?

The proposed amendment seeks to rezone the subject lands from M1-2 (Restricted Industrial Limited Commercial ~~Exception Two~~) to a ~~site-specific Business Park Exception Zone (C5-X)~~ to permit a mix of commercial, professional office, wellness, and public service uses within the existing building. A single site-specific exception is requested to allow an increased office floor area of 3,944 m².

6. What is the proposed Zoning of the property? C5-X (Business Park Exception Zone)

7. Why is the proposed amendment requested?

The amendment is requested to enable the adaptive reuse of an existing industrial building for a broader range of employment-supportive, service-based, and community-oriented land uses. The current M1-2 zone imposes floor area caps and land use restrictions that inhibit redevelopment. The proposed C5-X zoning facilitates economic diversification and infill development consistent with local and provincial planning policies.

8. What are the proposed land uses?

The proposed land uses include:
Professional and business offices
Wellness and personal service establishments
Indoor personal storage (mini-warehouse)
Café/snack bar
Community plaza and landscaped public park
Event-based uses such as farmers' and flea markets

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: Single-storey industrial building

Front Lot Line Setbacks: ±30.09 m Rear Lot Line Setbacks: ±55.46 m

Side Lot Line Setbacks (both sides): ±52.27 m (interior), ±30.95 m (exterior)

Height: ±5.5 m Dimensions/Floor Area: ±6,822.8 m² (73,440 ft²)

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

Circa late 1980s / early 1990s

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 checked="" 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 type="checkbox"/> 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: Town of Perth

Land Affected by Application: 2000 Rogers Road, Perth, ON

Purpose: To redesignate the subject lands from "Industrial Area" to "Business Park" and rezone from M1-2 to a site-specific C5-X zone to permit a broader range of mixed-use employment, wellness, storage, food service, and community uses.

Status: Application submitted – under review (update once acknowledged complete)

Effect on requested amendment: This application enables the adaptive reuse of an existing industrial structure and expands land use permissions consistent with the Town's evolving employment strategy

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, Jeff Ricardo, am/are the owner(s) of the land that is subject of this application and I/we authorize, EFI Engineering, to make this application on my/our behalf.

*Signature: Jim I. Kuhn
(Registered Owner)

Date: May 2, 2025

*Signature: Jim I. Kuhn
(Registered Owner)

Date: May 2, 2025

Consent of Owner:

I/We, Jeff Ricardo, 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.

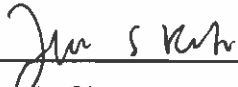
*Signature: Jim I. Kuhn
(Registered Owner)

Date: May 2, 2025

Freedom of Information / Access to Property Consent:

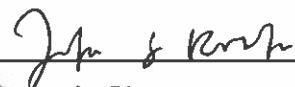
The applicant/owner hereby acknowledges that this application is a public document and all information provided in the application and information submitted with the application will be available for public review and scrutiny

(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: J. & K. R. R.
(Registered Owner)

Date: May 2, 2025

Affidavit or Sworn Declaration that the Information is Accurate:

(To be signed in the presence of a Commissioner)

I Christine Stinson, of the Town of Smiths Falls, 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 2 day of May, 2025.

Christine Stinson
Signature of Applicant or Owner

Megan Buchanan
Commissioner of Oaths

**Megan Christina Buchanan,
a commissioner, etc., Province of Ontario,
for The Corporation of the Town of Perth.
Expires May 26, 2025.**

PART OF SOUTHWEST HALF OF LOT 27,
CONCESSION NO. 10, TOWNSHIP OF NORTH, COUNTY OF
LAMBTON
OWNER ADDRESS: 2000 Rogers Rd. Park, ON L7M 1P9



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REFERENCES

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MAIN DOOR LOCATIONS

ADDITIONAL BUILDING ENTRANCES / COSTS

LANDSCAPED OPEN SPACE

PAVED SURFACE

ASPHALT PAVEMENT

PROPERTY LINE

REQUIRED VARIOUS SETBACK

REQUIRED NEW LANDSCAPE



Rogers Road

$$\frac{1}{1} \frac{532 \text{ Plan}}{400}$$

TYPE 2000 ROGERS RD,
BENTLEY ON

100

[illegible]