



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

For Office Use Only

Pre-consultation date: May 9, 2024
 Date Application Received: July 28, 2025 File Number: _____
 Fee Received: \$2,500 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): 16132715 Canada Inc.
Telephone: (Home) _____ **Cell:** _____ **Work:** 613-220-2096
Mailing Address: 1-163 Russell Ave, Ottawa, ON, K1N 7X3
Email Address: greg@skotnickigroup.com

Name of Applicant/Agent: 1995636 Ontario Inc. o/a 2B Developments
*(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:** 6133164021 **Work:** _____
Mailing Address: 20B Church Street, Perth ON K7H 2A3
Email Address: lindsay.m.blair@gmail.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

- Legal Description of Property**
Civic Address: 53/55 Craig Street, Perth ON, K7H 1Y4
Reference/Registered Plan Number: E 1/2 LT 3 N/S CRAIG ST PL 8828 LANARK S DRUMMOND; PERTH
Part/Lot/Block Number: E 1/2 LT 3 N/S CRAIG ST PL 8828 LANARK S DRUMMOND; PERTH
Concession Number: _____ **Lot Number:** _____
Assessment Roll Number: _____
- Dimensions of Property: (metric)**
Frontage: 30.71 **Depth:** 61.14 **Area:** 60.76
- 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: NO

Flood Plain or Other Natural Hazard: NO

Natural Gas or Oil Pipeline: NO

Contaminated Site: NO

Provincially Significant Wetland: NO

Area of Natural and Scientific Interest (ANSI): NO

Fish/Wildlife Habitat: NO

Designated Heritage Building/Site: NO

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? Settlement Area / Residential

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

The proposed development conforms to the overall direction of the Lanark County SCOP, and conforms to the Town of Perth OP. More details found in provided Planning Rationale.

3. What is the current Zoning of the property? Residential 3, R3

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

Residential up until recently, and currently vacant property parcel.

5. What is the nature and extent of the proposed amendment? To adjust the zoning to R4 to accommodate the proposed development which conforms to the OP.

6. What is the proposed Zoning of the property? Residential 4, R4

7. Why is the proposed amendment requested? While the R3 zone allows for multiple building types, it does not allow for apartment buildings, which this development seeks to build

8. What are the proposed land uses?

Low-rise apartment building for 30 units.

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: _____

Front Lot Line Setbacks: _____ Rear Lot Line Setbacks: _____

Side Lot Line Setbacks (both sides): _____

Height: _____ Dimensions/Floor Area: _____

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

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: Low rise 30 unit apartment building

Front Lot Line Setbacks: 2.29 m Rear Lot Line Setbacks: 20.27m

Side Lot Line Setbacks (both sides): W 8.15m, E 4.8m

Height: 11.0 m Dimensions/Floor Area: 665 m square footprint

Proposed date of construction: April 2026 Additional Parking Spaces: 30

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 type="checkbox"/> Other: <u>No, not that we are aware of</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: _____

Name of Approval Authority Considering Application: _____

Land Affected by Application: _____

Purpose: _____

Status: _____

Effect on requested amendment: _____

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

- | | |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input checked="" 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: ZBL-12-2023 – ~~55-57 Drummond St E~~ 53 Craig St. E.H TB

Name of Approval Authority Considering Application: Town of Perth

Land Affected by Application: ~~55 Drummond Street E~~ 53 Craig St. E.H TB

Purpose: Apartment building

Status: Approved

Effect on requested amendment: Change of zoning to R4

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: N/A

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, Greg Skotnicki / Director of 16132715 Canada Inc., am/are the owner(s) of the land that is subject of this application and I/we authorize, 2B Developments, to make this application on my/our behalf.

Signature:  Date: 7/25/2025
(Registered Owner)

Signature: _____ Date: _____
(Registered Owner)

Consent of Owner:

I/We, Greg Skotnicki Director of 16132715 Canada Inc., 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:  Date: 7/25/2025
(Registered Owner)

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).

DocuSigned by:

8A3F7E9367594EC...

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:  Date: 7/25/2025
(Registered Owner)

Affidavit or Sworn Declaration that the Information is Accurate:

(To be signed in the presence of a Commissioner)

I Eden Hughes, of the city of Ottawa, 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 28 day of July, 2025.


Signature of Applicant or Owner


Commissioner of Oaths

TRACY ELAINE BOWES
a Commissioner, etc., Province of Ontario,
for The Corporation of the Town of Perth.