

Public Notice



Notice of Passing of Zoning By-law Amendment ZBL-06-2025

Address: 64-72 Cockburn Street

Date of Decision: January 27, 2026

Date of Notice: January 30, 2026

Last Date of Appeal: February 19, 2026 (no later than 4:00 p.m.)

Key Map:



Purpose and Effect of the Zoning By-law

Amendment: The applicant is requesting a zoning amendment from the existing Residential Fourth Density Special Exception 12 hold zoning (R4-12h) to a Residential Fourth Density Special Exception hold zone (R4-X-h) to allow for the construction of a six (6) unit townhouse, with the potential to hold four (4) additional residential units. To accommodate this several variations to the by-law have been requested for this lot including:

- Relief of parking regular and visitor parking from 16 spaces to 12 spaces
- Reduction of lot frontage from 6 m to 5.75 m
- Reduction of exterior side yard set back from 4.5 m to 4.42 m
- Reduction in minimum lot area for an interior dwelling unit from 185.5 square metres to 171.70 square metres
- Increase in Maximum Lot Coverage from 55% to 56.8%
- Decrease in setback between driveway and local road from 15 m to 7m
- Lifting of hold

Description of Subject Land: The subject site is located at 64-72 Cockburn Street at the corner of Arthur Street and Cockburn Street. It has an area of approximately 1,246.19 square metres, with 29.87 metres of frontage on Arthur Street and 41.81 metres of frontage on Cockburn Street. To the southeast of the site within the centre of the block are lands owned by the Town of Perth. The surrounding lots contain mainly residential uses, with the Perth Fairgrounds located on the other side of Arthur Street.

Location of Lands Affected: 64-72 Cockburn Street, Perth, ON, legally described as Pts 158 and 159 PL 8828 Lanark S Lying within SE ½ Lt 1 Con 1 Drummond Part 1 on Plan 27R-11423; Town of Perth.

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: A copy of the by-law is provided and a key map showing the subject lands. The complete background information is available at the Town's Clerk's Office during regular office hours, or online at www.perth.ca. Further enquiries should be directed to Joanna Bowes, Director of Development Services Department at 613-267-3311 x2235 or jbowes@perth.ca.

Any and all written submissions relating to this amendment that were made to Council, and Development Services, before its decision and any and all oral submissions related to these applications 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 these matters.

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 or the secretary-treasurer of the planning board:

- 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 February 19, 2026** 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 ratepayers' 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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Posted to the Town's website: **January 30, 2026**