

**THE CORPORATION OF THE TOWN OF PERTH
NOTICE OF PUBLIC MEETING
OFFICIAL PLAN AMENDMENT AND
ZONING BY-LAW AMENDMENT APPLICATIONS**



Pursuant to Sections 22 and 34 of the Planning Act R.S.O. 1990, CH.PB.

TAKE NOTICE THAT, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, this notice is to advise that sufficient information has been presented to deem the application being processed under Files OPA-01-2025 and ZBL-03-2025 as complete.

Please be advised that the Town of Perth has received the following Official Plan Amendment and Zoning By-law Amendment applications (details below). The map below identifies the location of the property and the area subject to this application.

File Number: OPA-01-2025 and ZBL-03-2025

Owner/Applicant: Ricardo/EFI Engineering

Legal Address: Part of Southwest half of Lot 27, Concession 10, geographic Township of North Elmsley now within the Town of Perth

Municipal Address: 2000 Rogers Road, Perth ON

Location and Description of Property: The subject property is approximately 3.95 ha with a 6822.8m² existing industrial building. The property is located in the southern employment area of the Town of Perth. To the north lies open space lands, to the east is an established residential neighbourhood, and to the south and west lies industrial and employment zoned lands.

Purpose and Intent of the Official Plan Amendment and Zoning By-law Amendment: The proposed amendments to the Official Plan and Zoning By-law are to prepare for the adaptive reuse of an existing 6822.8 m² industrial building into a mixed-use business park. The proposed development introduces a combination of employment, commercial, and community serving uses, including professional and administrative offices, personal service establishments, wellness facilities, indoor storage, café/snack bar, and a flexible use market square for seasonal programming.

The purpose of the Official Plan Amendment is to re-designate the property from its existing Industrial Designation to Business Park to allow for the proposed uses.

The purpose of the Zoning By-law Amendment is to re zone the property from M1-2 to C5-X to allow the proposed uses. A site specific zoning amendment has been requested in order to increase the gross floor area for business and professional offices from 828 m² to 3944 m².

Application Details: To review all of the plans and studies submitted with the application, please visit the Town's website at [Perth.ca/Planning](https://perth.ca/planning).

Public Meeting Details: The Public Meeting will be held **August 12, 2025** in Council Chambers at 80 Gore Street, Perth ON, K7H 1H9 at **5:30 p.m.** prior to the start of the regular Council. Please contact Joanna Bowes, Director of Development Services noted below for more information.

IF YOU WISH TO BE NOTIFIED of the decision of The Corporation of the Town of Perth on the proposed Official Plan or Zoning By-law Amendment, you must make a written request to the

Town of Perth, 80 Gore Street, Perth, ON K7H 1H9 or by emailing a written request to Joanna Bowes at jbowes@perth.ca.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of The Corporation of the Town of Perth for the zoning by-law amendment or to the County of Lanark for the Official Plan Amendment to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submission to the Town of Perth and County of Lanark before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submission at a public meeting or make written submissions to the Town of Perth on the Zoning By-law Application or to the County of Lanark for the Official Plan Amendment before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so.

AFTER A DECISION has been made by Council regarding the Zoning By-law Amendment application, persons wishing to formally register an objection must, regardless of any previous submission, file with the Clerk of the Municipality a Notice of Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

AFTER A DECISION has been made by the County of Lanark regarding the Official Plan Amendment, persons wishing to formally register an objection must, regardless of any previous submission, file with the Clerk of the County a Notice of Appeal setting out the objection and the reasons in support of the objection accompanied with the appeal fee to the Ontario Land Tribunal.

ADDITIONAL INFORMATION about this application is available at the Town of Perth's website: Perth.ca/Planning. For more information about this matter, including information about appeal rights, contact:

Joanna Bowes
Director of Development Services
Town of Perth
80 Gore St
Perth, ON K7H 1H9
(613)267-3311 X 2235
jbowes@perth.ca

It is requested that this notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated July 4, 2025

