



Corporation of the Town of Perth

80 Gore St East
Perth, ON
K7H 1H9

For Office Use Only

Pre-consultation date: multiple

Date Application Received: File Number: ZBL- 2026

Fee Received: \$2545.00 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 (\$2,545.00)
Lifting Holding By-law (\$1,018.00)

Owner/Applicant Information

Name of Property Owner(S): Robert Bentley Crain

Telephone: (Home) 613-485-6837 Cell: _____ Work: _____

Mailing Address: 40 R14, RR1, Lombardy, ON K0G 1L0

Email Address: robertbentleycrain@gmail.com

Name of Applicant/Agent: Egis Canada Ltd. c/o Chris Clarke

*(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: 613-315-9820 Work: 343-317-7724

Mailing Address: 310-750 Palladium Drive, Kanata, ON K2V 1C7

Email Address: chris.clarke@egis-group.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: 1 Rogers Road

Reference/Registered Plan Number: PL 8828

Part/Lot/Block Number: Pt Lots 15 and 21

Concession Number: _____ Lot Number: _____

Assessment Roll Number: 0921-020-050-06100

2. Dimensions of Property: (metric)

Frontage: 18.3m (Rogers Rd) Depth: 71.3m Area: 1,319.2m²

3. Easement or Restrictive Covenants: Yes No

(If yes, describe): Hydro Easement per Inst. PR12626 (falls within the floodplain area)

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: Yes (on property)
- Natural Gas or Oil Pipeline: No
- Contaminated Site: No
- Provincially Significant Wetland: Yes
- Area of Natural and Scientific Interest (ANSI): No
- Fish/Wildlife Habitat: Yes (Tay River) ~ 25m
- 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? Residential and Floodplain Overlay

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

See Planning Report submitted with this application

3. What is the current Zoning of the property? Residential Fourth Density (R4) and Environmental Protection (EP)

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

The property has contained a converted dwelling (3 units) which has existed for several decades on the property.

5. What is the nature and extent of the proposed amendment? To re-zone the severed and retained parcels stemming from Consent B24/038. The Zoning Amendment was a condition of Consent.

6. What is the proposed Zoning of the property? Two separate site-specific R4-Exception zones (R4-x and R4-y)

7. Why is the proposed amendment requested? R4-x zone is to recognize the undersized lot area permitted for the severed lands, R4-y zone is proposed to add single dwelling and linked dwelling as permitted uses

8. What are the proposed land uses?

The severed lands will maintain the existing converted dwelling and associated parking. The retained lands are not proposed for development at this time.

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: Converted Dwelling (3 units)

Front Lot Line Setbacks: 0.7m (existing) Rear Lot Line Setbacks: 12.6m (proposed)

Side Lot Line Setbacks (both sides): 0.05m & 2.68m (existing setbacks)

Height: < 10.6m Dimensions/Floor Area: > 130m²

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

Unknown.

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: Telephone

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 checked="" 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: B24/038

Name of Approval Authority Considering Application: Lanark County

Land Affected by Application: 1 Rogers Road

Purpose: To sever a lot measuring 420.6sqm containing the existing converted dwelling

Status: Application conditionally approved Oct. 8, 2024

Effect on requested amendment: Amendment is a condition of severance

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 type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input type="checkbox"/> Consent |
| <input type="checkbox"/> Minor Variance | <input checked="" type="checkbox"/> Other: <u>Unknown.</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: _____

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, Robert Bentley Crain, am/are the owner(s) of the land that is subject of this application and I/we authorize, Egis Canada Ltd. c/o Chris Clarke, to make this application on my/our behalf.

Signature: 
(Registered Owner)

Date: May 29 - 2025

Signature: _____
(Registered Owner)

Date: _____

Consent of Owner:

I/We, Robert Bentley Crain, 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.

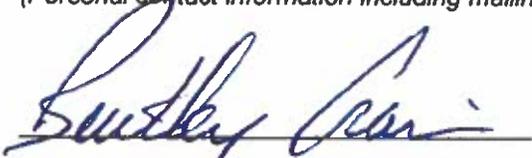
Signature: 
(Registered Owner)

Date: May 29 - 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

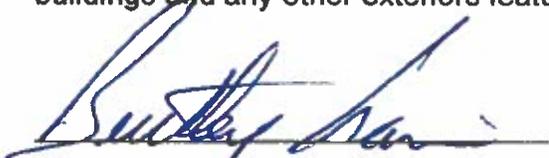
(Personal contact information including mailing address, email address and phone numbers will remain confidential).



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 exterior 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: 
(Registered Owner)

Date: May 29, 2025

Affidavit or Sworn Declaration that the Information is Accurate:

(To be signed in the presence of a Commissioner)

I Chris Clarke of the Township of Lanark Highlands, 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 2nd day of June, 2025.

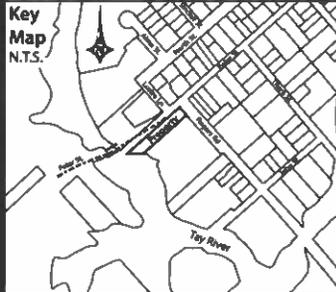

Signature of Applicant or Owner


Commissioner of Oaths

Danielle Kathleen Morrow, a Commissioner, etc.,
Province of Ontario, for Anderson Foss Professional
Corporation, Barristers and Solicitors.
Expires April 3, 2028

Crain Zoning By-Law Amendment Sketch

#1 Rogers Road
Part Lots 15 and 21, PL 8828
Town of Perth
COUNTY OF LANARK



Legend

- Flood Plain
- 134.5m Contour Line
- Regulation Limit
- Overhead Wires

Notes:

1. The subject property contains a converted (triplex) dwelling on the proposed severed lot. Pursuant to the Town of Perth Zoning By-Law a Converted Dwelling is permitted in the current R4 zoning on the property, but is subject to the R2 provisions. A corner lot in the R2 zone requires a minimum lot area of 420sq.m per dwelling unit, or 1,260sq.m for a three unit building. The ZBA is seeking a lot area of 420sq.m to ensure the retained parcel has a building envelope.
2. An entrance permit has been approved for the Retained Lands stemming from the Consent for an individual entrance off Peter Street across from Lustre Lane.
3. Boundary and dimensions of the property, the location of on-site buildings, features, and the 134.5m Contour Line derived from a Topographic Survey completed by Callon Dietz in January of 2023. Location of the hydro easement and filled lands also derived from the survey.
4. Location of the floodplain area derived from the Town of Perth Interactive GIS map and is shown approximately. Establishment of the 134.5m contour shows the floodplain overlay is not correct.
5. Location of the RVCA regulation limit derived from the RVCA Online GIS mapping and is shown approximately.

Version Date: February 26, 2026

File No. CCO-26-0907

Drawn By: CC



750 Palladium Drive, Suite 310, Ottawa, ON K2V 1C7
613-315-9820 Chris.clarke@egis-group.com

