



THE CORPORATION OF THE TOWN OF PERTH

NOTICE OF PASSING

CONCERNING A PROPOSED COMPREHENSIVE ZONING BY-LAW UPDATE AMENDMENT

PURSUANT TO SECTION 34 OF THE PLANNING ACT, R.S.O. 1990. C.P.13

TAKE NOTICE that, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, the Council of the Corporation of the Town of Perth passed Zoning By-Law No. 3358-91 on Tuesday, **June 27th, 2017**, at Council Chambers, Town Hall, 80 Gore Street East, Perth Ontario, said by-law being a comprehensive Zoning update.

PLEASE NOTE that there have been two public open houses held by the Town on Wednesday March 15th, 2017 and March 22nd, 2017 to present the changes intended by the proposed amendment and a formal public meeting on May 15, 2017.

THE PURPOSE of the proposed comprehensive amendment to Zoning By-law 3358 is to undertake various updates and revisions to bring the Zoning By-law into conformity with the Town's Official Plan, which was approved in 2016, and to introduce new definitions and provisions to address new forms of development and contemporary standards. The proposed Zoning By-law update applies to most properties within the Town. The Zoning By-law divides the Town into a wide variety of zones shown on a map referred to as a Schedule. Under the Zoning By-law, each zone sets out the permitted uses and development standards which apply within that zone. Zone-specific development requirements include, among other matters, minimum specification for lot size, lot frontage, lot coverage; setbacks from property boundaries, and building height. The By-law 3358 also contains definitions to describe uses and the terms used in the By-law as well as general provisions that apply to all zones.

THE EFFECT of the proposed update amendment is to make numerous revisions to the entire Zoning By-law, including, 206 definition changes with deletions, new definitions and modification of existing definitions, revision of roughly 93 general provisions; about 78 changes to specific zone provisions and requirements and consolidation of past amendments. The effect of the amendment also includes 57 corrections and changes intended under the proposed amendment to the existing Schedule 'A' which displays the zoning applicable to individual properties within the Town.

THE KEY MAP Zoning By-Law 3358 affects all lands within the municipal boundaries of the Town of Perth, and therefore a key map has not been provided.

ANY PERSON interested may, not later than July 27, 2017 file with the Clerk of the Corporation of the Town of Perth, notice of appeal to the approval of the said By-Law, or part thereof, together with the details of all or that portion of the By-Law to which there is an appeal and detailed reasons thereof.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. 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.

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 an oral submission at a public meeting or written submission to the Council

ADDITIONAL INFORMATION including a draft consolidation of the Zoning By-law and updated Schedule 'A' is available on Town's website. The Paper version of the document is over *200 pages* and will be available for examination at the Town Hall during regular business hours. For more information about this matter, including information about preserving your appeal rights, contact the Town's Planning Office at 613-267-3311 ex. 2252 or the Director of Development at the email address below.

Dated at the Town of Perth this 7th day of July, 2017.

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