



Town of Perth Agenda

Special Committee of the Whole Meeting
Tuesday, June 9, 2026, immediately following the 5:00 p.m.
Committee of Adjustment
Council Chambers - 2nd Floor - Perth Town Hall and
livestreamed on YouTube

Page

Tenth Meeting in 2026

This meeting is livestreamed and recorded on the [Town of Perth's YouTube Channel](#)

1. Call to Order 5:30 PM:

Councillor Gary Waterfield, Chair

2. Adoption of Agenda/Amendments:

Adoption of the Agenda

Moved by Councillor Barry Smith

That the Agenda for the Special Committee of the Whole meeting of June 9, 2026 be adopted as presented.

3. Disclosure of Pecuniary Interest and/or Conflict of Interest and General Nature Thereof:

4. Public Meeting(s) Under the Planning Act (as required):

INTRODUCTION:

The purpose of this public meeting is to hear an application for a Zoning By-law Amendment No. ZBL-04-2025 - 16132715 Canada Inc. (2B Developments) - 53/55 Craig Street, Perth.

The Planner will provide a brief overview of the file and details of the amendment. The applicant will be given an opportunity to speak to the application. The public will then be given an opportunity to make comments and ask questions.

A person or public body who has the ability to appeal the decision of Council for the Zoning By-law Amendment to the Ontario Land Tribunal, must make oral submissions at the public meeting or make written submission to the Town of Perth before the by-law is passed in order to be 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 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.

If you wish to be notified of the decision of Council and any possible Ontario Land Tribunal Hearing in respect to any of the listed applications, you must submit a written request to the Town of Perth or you must sign the attendance list provided at tonight's meeting.

4.1. Report # 2026- COW-10.1

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Zoning By-law Amendment Application No. ZBL-04-2025 - 53/55 Craig Street, 16132715 Canada Inc., (2B Developments) – Joanna Bowes
[2026-COW-10.1- Zoning By-law Amendment Application No. ZBL-04-2025 - 53/55 Craig Street, 16132715 Canada Inc., \(2B Developments\) - Pdf](#)

a) Planner File Review

b) Comments from the Applicant(s)

c) Written Comments from the Public

d) Oral Comments from the Public

e) Decision: Zoning By-law Amendment No. ZBL-04-2025 - 16132715 Canada Inc. (2B Developments) - 53/55 Craig Street, Perth

Moved by Deputy Mayor Ed McPherson

As recommended by the Committee of the Whole, be it resolved that the Council of the Town of Perth:

- (i) defer Zoning By-law Amendment Application No. ZBL-04-2025 to change the zone category of lands municipally known as 53/55 Craig Street from Residential Third Density to Residential Fourth Density Special Exception Zone until such a time that the developer brings forward an amendment to the development proposal that conforms to the comments made by staff, the public, Council and Agencies; and,
- (ii) direct staff to issue public notice for a subsequent public meeting once the Developer amends the plans accordingly, as presented in report 2026-COW-10.1.

5. Next Meeting Date(s):

Regular Committee of the Whole - Tuesday, June 9, 2026, immediately following the Special Committee of the Whole - Councillor Dave Bird, Chair

6. Questions From The Media:

7. Adjournment:

Moved by Councillor Jim Boldt

That the Spcial Committee of the Whole meeting held on June 9, 2026 adjourn at __ PM.

Staff Report to Committee of the Whole of the Town of Perth



Date Presented: June 9, 2026
From: Joanna Bowes, Director of Development Services
Subject: Zoning By-law Amendment Application No. ZBL-04-2025 - 53/55 Craig Street, 16132715 Canada Inc., (2B Developments)
Report Number: 2026- COW-10.1

For Information Only: No
Delegation: No
Presentation: Yes
Attachment(s): Yes

Recommendation:

As recommended by the Committee of the Whole, be it resolved that the Council of the Town of Perth:

(i) defer Zoning By-law Amendment Application No. ZBL-04-2025 to change the zone category of lands municipally known as 53/55 Craig Street from Residential Third Density to Residential Fourth Density Special Exception Zone until such a time that the developer brings forward an amendment to the development proposal that conforms to the comments made by staff, the public, Council and Agencies; and,

(ii) direct staff to issue public notice for a subsequent public meeting once the Developer amends the plans accordingly, as presented in report 2026-COW-10.1.

Executive Summary:

A zoning by-law application (ZBL-04-2025) has been submitted by 2B Developments on behalf of 16132715 Canada Inc for the property legally described as East 1/2 Lot 3 N/S Craig St PL 8828 Lanark S Drummond; Perth, known municipally as 53/55 Craig Street.

Surrounding the subject property is a mix of residential, commercial and institutional uses. St. John's Elementary school, St. James Anglican church and the Ontario Criminal Court are within 200 meters of the site.

The subject property was the location of the "Red House", Perth's first house constructed in the early 1800's (see attached location in Schedule A).

The lands proposed for this development are currently designated as Residential in the Town of Perth Official Plan and Residential Third-Density in the Town of Perth Zoning By-law.

The developer is proposing to amend the zoning by-law from the current Residential Third-Density to a Residential Fourth-Density Special Exception Zone.

The proposed development is a 3-story, 30-unit apartment building with several site-specific amendments requested including the following:

- to decrease the minimum front yard setback from 6 m to 2.29 m;
- to increase the maximum lot coverage from 35% to 35.6%;
- to decrease the minimum landscaped open space from 35% to 23%;
- to reduce minimum required parking spaces for apartment dwelling from 1.5 spaces to 1 space (45 required spaces to 30 proposed spaces);
- to reduce the required barrier-free parking spaces from 3 barrier-free spaces to 2 barrier-free spaces;
- to reduce the minimum required visitor parking spaces from 5 spaces to 0 spaces;
- to decrease the driveway width from 6.1 m to 6.0 m;
- to decrease the required bicycle parking spaces from 5 to 4 within 15 m of the main entrance to the building.

With reference to governing documents, including the Provincial Planning Statement 2024, the Lanark County Sustainable Official Plan, the Town of Perth Official Plan and the Town of Perth Zoning By-law, this proposed development generally meets many of the requirements of the first three aforementioned documents. However, the intent of the Town of Perth Zoning By-law is not met.

Strategic Plan:

Transparency: We are committed to sharing business functions and operating decisions with our citizens, partners, and investors. We will seek opportunities to communicate matters related to our community.

Greenhouse Gas Reduction Plan 2016-2030:

N/A

Background/Discussion:

Provincial Planning Statement 2024:

Section 2.1.6 outlines that "planning authorities should support the development of complete communities by accommodating a range and mix of land uses, housing options with multimodal access, employment, public service facilities, and institutional uses". In recent years, the Town of Perth has seen significant planning applications for medium to high density apartments within the Downtown core, and this is no exception. Perth is generally a low-density area and providing a higher-density project is beneficial, particularly when considering the location and walkability of the area. Section 2.1.6 also references the need to improve accessibility for people of all ages and abilities by addressing land-use barriers which restrict their full participation in society. As a whole, this project provides walkability and access to amenities such as stores, restaurants, municipal buildings and institutions. However, the request for a decrease in accessible parking spaces continues to remain a concern.

Section 2.2 "Housing" outlines the need for an appropriate range and mix of housing options and densities to meet the current and future needs of the regional market area through a number of means including [1.b.2] new housing options within previously developed areas and redevelopment which results in a net increase in residential units.

These units are to efficiently use land, resources and public service facilities as well as support active transportation. This project meets this requirement.

Section 2.3 discusses General Policies for settlement areas and outlines that settlement areas shall be the focus of growth and development. The proposed development efficiently uses land and resources, optimizes existing infrastructure and supports active transportation as outlined in section 2.3.2. The proposed development meets this requirement.

Section 3.1 outlines General Policies for Infrastructure and Public Service Facilities which include consideration of the use of existing infrastructure and public service facilities to be optimized. The project meets this policy.

Section 3.6 reviews requirements in relation to sewage, water and stormwater. Efficient use and optimization of existing systems should be provided ensuring that they be sustained by the resources on which the services rely. Allocation or re-allocation of services are to be considered. This proposal meets the above policy.

4.6 Cultural Heritage and Archeology

Policy 4.6 states that planning authorities shall not permit development and site alteration on lands containing archeological resources or areas of archeological potential unless significant archeological resources have been conserved.

The proposed location for this project is on the original "Red House" site, as well as being located in close proximity to McMartin House, Waddle House, Asbury Methodist Church and St. Georges Hotel. While it is not within the Heritage Designated district, it is surrounded by an area of significant heritage. Further, it is located within 300 m of the River and as such an archeology study is required as part of any Site Plan Control Application.

Below is a brief description from the Town of Perth Museum with the various heritage buildings mentioned above in the surrounding area:

"The Red House" (1816): *As the first building in Perth, this oak log structure served as Officers' Quarters, Tavern, Church, School, Meeting Place and Print Office. It was so named after the 1816 visit of the Duke of Richmond who suggested that it be painted red. It has been painted white since 1822.*

McMartin House: *The building was erected in 1830 by United Empire Loyalist descendant, Daniel McMartin, Perth's second lawyer. Built in the Federalist style that is common to the eastern seaboard of the United States, it is unique to Perth. You can see the "widow's walk" at the top of the house. Mrs. McMartin, an American, insisted that all of the materials for the house be imported from the United States. From 1830 – 1875 it was the McMartin's residence. In 1971, the Ontario Heritage Trust restored the building to be used as a seniors' activity and meeting centre. It is a designated National Historic Site.*

144 Gore Street East: *Built in 1884, this building was the Methodist Church until 1928. From 1928 until 1964, this building was used as an armory. Since 1964, the building has been used as the Asbury Free Methodist Church.*

15 Harvey Street: *From 1830 until 1832, this building was used as a private residence. From 1832 until 1873, this building was known as the St. George Hotel. From 1953-1970, this building was used as a Synagogue. Since that time the building has been converted into apartments."*

The Town has contacted the Provincial government to gain their comments relating to this development. At the date of the writing of this report no comments have been received.

A **Heritage Impact Assessment** report was received which noted no concerns with the development but noted architectural detail should be reflective of the area in which the proposed building is situated.

Lanark County Sustainable Communities Official Plan (SCOP):

Section 1.2 Objective states that the County will strengthen communities by providing for efficient use of land on appropriate infrastructure. This development meets the policy found in the SCOP.

Section 2.6 Settlement Areas Land Use Policies notes that there is to be an adequate supply of residential land and that a range of low, medium and high-density housing types are permitted in accordance with servicing capabilities. It also looks to provide roads and other municipal services necessary to the development of functional neighbourhood areas.

The proposed development provides appropriate servicing capabilities in relation to waste removal, snowplowing and water and sewer capacity.

4.0 Infrastructure Policies mimic what is written within the Provincial Planning Statement 2024. As such, this proposal meets this policy.

4.4 Water, Wastewater and Storm Services notes that development will not be encouraged where it would result in or could lead to unplanned expansions in water and waste water infrastructure. Development should also be directed to communities which can provide municipal water and waste water services. This proposal meets this section of the SCOP.

8.2.9 Discusses affordable housing. The SCOP notes that Council and local Councils will provide for affordable housing by enabling a full range of housing types and densities. It addresses the encouragement of infill and intensification, particularly in urban cores, as this project does.

8.2.11 Heritage Conservation notes that sites and adjacent sites must be evaluated. As per above, the developer will be required to complete an Archeological study prior to making application for site plan control. Additionally, a meeting will be required with the Heritage Perth Advisory Panel committee for approvals prior to issuance of site plan approval. The **Heritage Impact Assessment** report highlights no concerns within the proximity of *McMartin House*.

Town of Perth Official Plan:

The lands at 53/55 Craig Street are designated as **Residential**. As such the proposed use is permitted under the Town of Perth's Official Plan.

A development strategy for Perth is found under Section 1.2 of the Town's Official Plan. It notes the following components:

a) To provide for a compact and energy efficient land use pattern that optimizes the use of available infrastructure.

b) To manage growth while at the same time maintaining a healthy and livable urban environment. Residential neighbourhoods will be preserved or developed keeping in mind a sense of human scale, character, safe streets and public spaces, and the provision of amenities.

c) To achieve an appropriate supply of housing, including a range of housing types and densities and to set out specific targets for affordable housing.

d) To conserve the rich cultural heritage and archeological resources of the community as a sustaining element of the economic base and as an integral component of the theme of community development.

This project meets the requirements of this section as per the studies provided. An archeological study will be required as part of the site plan control process.

Section 5.2 Sewage and Water outlines the importance of development or re-development as it relates to servicing capacity. A new cell is to be added to the lagoon, therefore no concerns regarding capacity exist at this time.

Section 5.3 addresses stormwater management and drainage. Upon review of the grading and drainage plan provided by the developer, no comments or concerns have been relayed by the Environmental Services Department.

Section 5.5 addresses transportation. Within this section it notes that the Town may require a Traffic Impact Study to assess the impacts of any potential development on traffic and related facilities for residential development exceeding 30 units. This proposal is for 30 units and, as such, is outside the requirement for a traffic study.

Section 6 addresses Heritage. While this site was the location of the *Red House*, the *Red House* has since been removed at the direction of Heritage Perth Advisory Panel and Council. The property is not designated as Heritage nor is it within the Heritage Conservation District. As such, there are limited policies to help shape this development. Under Section 6.8 Archeological Resources, an archeological assessment is required by consultant archeologists licensed under the Ontario Heritage Act. A Heritage Impact Statement has been provided which notes no significant concerns. The Heritage Impact Statement notes that an Archeological Assessment may be required. This would be a condition of approval of the site plan control.

Section 8 of the Town of Perth Official Plan addresses *Residential Areas* designation in which this project is proposed.

Section 8.1.1 *Development Concept* states "Residential neighbourhoods are the building blocks of the community...The form of development will be generally compact, energy efficient and fully serviced. Efforts will be made to maintain existing natural features and/or beautify residential areas with trees and landscaped open space areas. While this project meets many of the requirements of 8.1.1, the project proposes a decrease in open space from 35% to 23%, a decrease of 12%, presumably to make way for required parking. No additional trees are proposed for the site.

8.1.1 c) States "... *Development/re-development will only be permitted provided there is compatibility with the density and height of existing surrounding development*". The density of the proposed development is 161 units per gross hectare. The Official Plan definition for high-density housing is 60-100 units per gross hectare. The project is 61% over the definition of high density as defined in the Official Plan.

Other sections of the zoning by-law allowed for bonussing. That is, for Council to negotiate for additional greenspace, affordable housing, energy efficiency or other contribution listed. However, the current Provincial government no longer permits bonussing, so these concessions are unable to be made in this instance. This section of the Official Plan is **not** met. That being said, the general tone of the provincial guidance documents are to build more homes faster. When the developer

came to discuss this project to the Development Support team, a maximum number of units was suggested for the site which is approximately half of what has now been proposed. This proposal and the significant variances requested indicates that this site is being over developed.

8.1.3 Residential Area Designation outlines the need to provide availability of adequate supply of affordable housing and housing designed for people with mobility challenges or other specific accommodation needs. Neither affordable housing or housing designed for specific accommodations have been proposed.

This section also encourages infill and intensification which optimizes the use of existing infrastructure, as discussed above in the report. Section 8.1.3.1.e. notes that built form, massing, profile of new and re-developed housing is well integrated and compatible in design with existing housing. The Heritage Impact Study indicates the proposed appearance of the building should be reviewed and modified to match neighbouring buildings.

8.1.3.2 (1) States that medium and high-density housing types, notably apartments, should be designed to include a mix of bachelor, one, two and three bedroom units. This particular project is proposing one and two, but not three bedroom units.

8.1.3.6 Infill, Additional Residential Units, Conversions and Residential Intensifications [8.1.3.6.b] states "*...residential intensification in established neighbourhoods will be encouraged provided that a new building does not contrast dramatically with adjacent housing forms.* New or renovated dwellings will be expected to:

- have a similar lot coverage and massing in order to reflect the character and appearance of adjacent dwellings and in any event will be consistent with the lot coverage and yards permitted by the zoning requirements applicable to adjacent lots
- maintain the predominance of the average setbacks of adjacent housing to preserve the street scape.
- be compatible with the architectural characteristics of adjacent dwellings with the elements of new dwellings including facade details, porches, windows, cornices, and other exterior features being comparable in form and character. A design has been provided to be able to help (Schedule C) determine whether or not the proposed building will be well integrated into the surrounding area. The HIA report notes that traditional style windows and front door area be considered that will reflect and be compatible and harmonious with the area. The density is not reflective of the surrounding area.

8.1.3.9 addresses ensuring the creation of affordable housing when approving new residential development and re-development to meet targets of 25% of all new rental housing to be affordable to households up to the 60th income percentile of rental housing households for the County of Lanark regional market area. No indication has been provided by the developer to indicate that this will be affordable housing.

Section 8.1.3.10 discusses residential design principles such as landscaping and open space. It notes that all residential development shall include a generous area devoted to open space to be utilized as privacy areas for occupants, snow storage areas and landscaped areas. High-density residential (for which it has been determined this is 61% greater) **shall** incorporate a landscaping plan into any development proposal. Existing natural vegetation **will** be conserved where ever possible and/or enhanced with additional tree planting along the street boulevards. Landscaping is to be used to shade and obscure parking spaces. This provision of the Official Plan has **not** been met.

8.1.3.10 (25) High and medium density residential development **must** be built according to the universal design principle to provide full access to members of the community with disabilities. The developer will be required to provide this information to confirm compliance with the Official Plan.

Section 8.1.3.19 Site Plan Control outlines that a Site Plan Control Agreement will be required to be entered into with the Town of Perth prior to proceeding with development.

Town of Perth Zoning By-law:

The applicant is seeking to change the zoning from Residential Third-Density to Residential Fourth-Density Special Exception xx. The uses as outlined are permitted under Residential Zoning. Eight (8) special exceptions are requested in this proposal and in review of the application several more have been indicated below. They are as follows:

- 1. To decrease the minimum front yard setback from 6 m to 2.29 m;**
- 2. To increase the maximum lot coverage from 35% to 35.6%;**
- 3. To decrease the minimum landscaped open space from 35% to 23%;**
- 4. To reduce minimum required parking spaces for apartment dwelling from 1.5 spaces to 1 space (45 required spaces to 30 proposed spaces);**
- 5. To reduce the required barrier-free parking spaces from 3 barrier-free spaces to 2 barrier-free spaces;**
- 6. To reduce the minimum required visitor parking spaces from 5 spaces to 0 spaces;**
- 7. To decrease the driveway width from 6.1 m to 6.0 m;**
- 8. To decrease the required bicycle parking spaces from 5 to 4 within 15 m of the main entrance to the building.**

While a planning rationale report was submitted, no rationale was provided as to why these requests should be considered by Town of Perth Council. Schedule B shows the proposed development site plan.

4.24 Landscaped Open Space, Planting Strips and Visual Buffer Strip.

a) A planting strip or visual buffer is required in any zone where a parking areas have more that 4 off-street parking spaces that abut an existing residence or a lot in the residential zone. A continuous landscaped open space having a minimum width of 4.5 m shall be provided along the abutting lot line and shall include a screening planting strip or visual buffer strip (fence no less than 1.8 m) then the reduced width for buffer strip may be 1.8 m. While a privacy fence is proposed the rear yard buffer strip does not meet the required 1.8 m, nor does the interior side yard. This has not been included in the request for variance from zoning requirements, but should also be added to the site-specific zone request.

e) In any residential zone at least 50% of the front yard shall be devoted to landscaped open space, if there is a conflict between this provision and another, the landscaping requirement shall prevail. This requirement is not met and has not been added for consideration by Council relating to request for variance. It should also be added to the site-specific zoning request.

g) Existing vegetation and planting conditions - existing vegetation in the form of mature trees and shrubs shall be preserved within a required landscaped open space to the maximum extent possible. A visit to the site indicated no mature trees or significant landscaping. As such this policy has been met.

i) Landscaping requirements prevail - in any zone, where there is a conflict between a minimum yard or setback requirement and the minimum width of a landscaped open space area, planting strip or visual buffer strip required under the provisions of this subsection then the landscaping provisions shall prevail.

4.28 Lot Coverage Impervious Surface

Maximum lot coverage for impervious surface for residential area is 60%. No impervious surface coverage has been provided by the applicant to be able to determine zoning compliance.

4.35.4 Driveways- Table 9, See Schedule D

The table in schedule D indicates that the requirement for two lane traffic is required to be, at minimum 6.1 m. The applicant has asked for a variance indicating a request for a 6.0 m access. When reviewing the site plan (close up Plan) it becomes apparent as per Schedule E, that the 6.0 m access provided is interrupted with parking pillars provided for at-grade parking.

No additional information is provided regarding the actual uninterrupted width of the access. While not requested as part of the variance it would be unsupportable.

4.35.9 Calculation of Required Parking

- a. The total number of parking spaces shall be calculated as the cumulative sum of all types of parking spaces required (eg. standard, barrier free, visitor)
- b. Where the calculation of the required parking spaces results in a fraction, the required number of parking spaces shall be rounded to the next highest whole number.

The proposal is for a 30 unit building. This would require the following number of spaces as per 4.35.9:

1.5 space per unit = 45 required parking spaces. The applicant is seeking relief for 15 spaces at a rate of 1 space/unit. Currently, no proposal for affordable housing has been requested nor has any rationale been provided by the application for this request.

Barrier Free spaces required under the existing by-law would be 3 required barrier-free spaces. The applicant is seeking relief from the zoning by-law and requesting 2 barrier free spaces. No rationale has been provided by the application for this request. This ask will not be supported by the Development Services Department at any time.

Visitor Parking currently required is at a rate of 15% or the required parking spaces which would require the visitor parking to be 5 visitor parking spaces. The applicant has requested no visitor parking spaces.

The cumulative required parking is 53 parking spaces of which 3 would be barrier free. The applicant is requesting 32 parking spaces of which 2 would be barrier free. No visitor parking has been provided. No rationale has been provided for this request and cannot be supported at this time. No variance will be provided for barrier free spaces at any time or under any circumstance. There is potential for Council to grant cash in lieu of parking at \$10,000.00 per parking stall (not for barrier free). The total parking spaces not provided is 20. Potentially more when the barrier free parking space is provided. A minimum of \$200,000.00 would be required for be collected for cash-in-lieu of parking. For reference, with parking spaces being approximately \$40,000.00/space from design to construction phase, \$200,000.00 would allow for approximately 5 parking spaces to be designed and constructed once land was purchased.

4.35.15 Bicycle Parking and Storage states that bicycle parking spaces shall be 0.6 m x 1.8 m. 5 spaces are required for any apartment building. This project proposes 4 bicycle spaces with no measurements provided. The lack of bicycle parking does not support the stance of lower vehicle parking, particularly when no transportation system exists.

Section 4.37 lists permitted projections which includes balconies, porches, verandas at ground level or a first story extending into a front yard. The closest front yard projection would be 1.5 m, but in any event not more than half the depth of the yard or within 3 m of a road. As per Schedule F, no measurement has been provided to determine if this would meet the requirements of the zoning by-law with respect to amenity space which is otherwise not provided on the plan.

The property is currently zoned Residential Third-Density which does not permit an apartment building as a use, and therefore no zone requirements are provided for apartments.

The applicant is looking to re-zone to an Residential Fourth-Density (R4) zone with a special exception to allow for variances to the zoning which allows for apartments and provides a chart outlining the requirements for the R4 zone and the proposed variances for this project.

Zone Requirements	Apartments	For this project	Additional comments
Minimum Lot Area	1660.52 sq m	1866 sq m	Complies
Minimum Lot Frontage	7.5 m	30.71 m	Complies
Minimum Front Yard	6 m	2.29 m	Does not meet.
Minimum Interior Side Yard	3 m	4.8 m at closest point	Complies
Minimum Rear Yard	6 m	20.27 m	Complies
Maximum Height	12 m	11 m	Complies
Minimum Separation between buildings	3.6 m		Complies
Maximum Lot Coverage	35%	35.6%	Does not meet.
Minimum Landscaped Open Space	35%	23%	Does not meet.

Although a high level planning rationale report was provided by WSP, no rationale was provided for any of the requests for modification to the Town of Perth Zoning By-law.

The numerous request for site specific re-zonings, eight (8) requested, others added upon review by Director of Development Services signifies a proposal that is significantly over developed. In fact, the initial Development Support Team Meeting of May 9, 2024 suggested 8-12 units rather than the 24-30 units that was proposed at the time. At this meeting the Town asked for additional information related to lot coverage, landscaped open space and noted parking space of 1:1, was unlikely to be accepted. At the time, the Town raised concerns related to the functionality of parking spaces and useable amenity space.

Although the property is not designated *Heritage* or is it within a Heritage Designated area, it is in proximity to a national historic site.

Comments from agencies include:

1. Enbridge does not object to the proposed application but reserves the right to amend or remove development conditions.
2. Algonquins of Ontario has no objections to the application.

Comments from the public are in reference to the safety of the trees along the rear of the property. Some have fallen and the request is to remove the remaining trees along that section of property. Further fencing is requested at the rear of the property to deter trespassing, reduced noise and blocking vehicle headlights from shining onto the property to the rear.

Options:

Option 1: Recommended

As recommended by the Committee of the Whole, be it resolved that the Council of the Town of Perth:

(i) defer Zoning By-law Amendment Application No. ZBL-04-2025 to change the zone category of lands municipally known as 53/55 Craig Street from Residential Third Density to Residential Fourth Density Special Exception Zone until such a time that the developer brings forward an amendment to the development proposal that conforms to the comments made by staff, the public, Council and Agencies; and

(ii) direct staff to issue public notice for a subsequent public meeting once the Developer amends the plans accordingly, as presented in report 2026-COW-10.1.

Option 2: Not Recommended

That developer pay \$200,000 cash in lieu of parking and proceed to Site Plan Control.

Financial Considerations:

There is potential to collect up to \$200,000.00 for cash-in-lieu of parking.

Applicable Policy/Legislation:

Provincial Planning Statement

Sustainable Communities Official Plan

Town of Perth Official Plan

Town of Perth Zoning By-law

Others Consulted:

Directors

Attachments:

[Schedule A -2026 May 12 Location of 53 Craig](#)

[Schedule B - 2026 May 12 Site Plan Drawing](#)

[Schedule C - 2026 May 19 Building Elevations 30 Craig St](#)

[Schedule D - 2026 May 19, table from ZBL](#)

[Schedule E - 2026 May 19 Close Up Site Plan access](#)

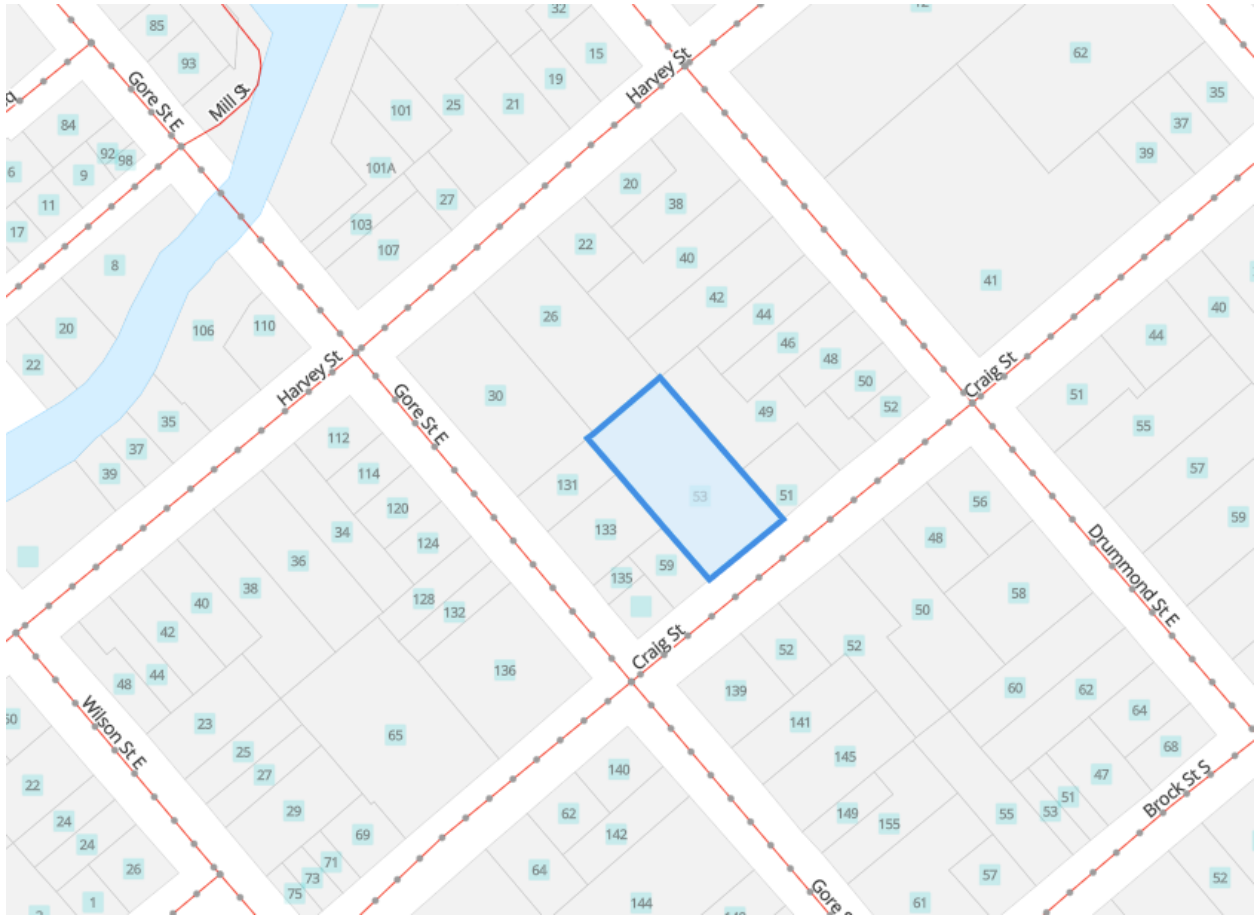
[Schedule F - 2026 May 19 permitted projections](#)

[Schedule G - 2026May22 53_55 Craig St Presentation](#)

Respectfully submitted,

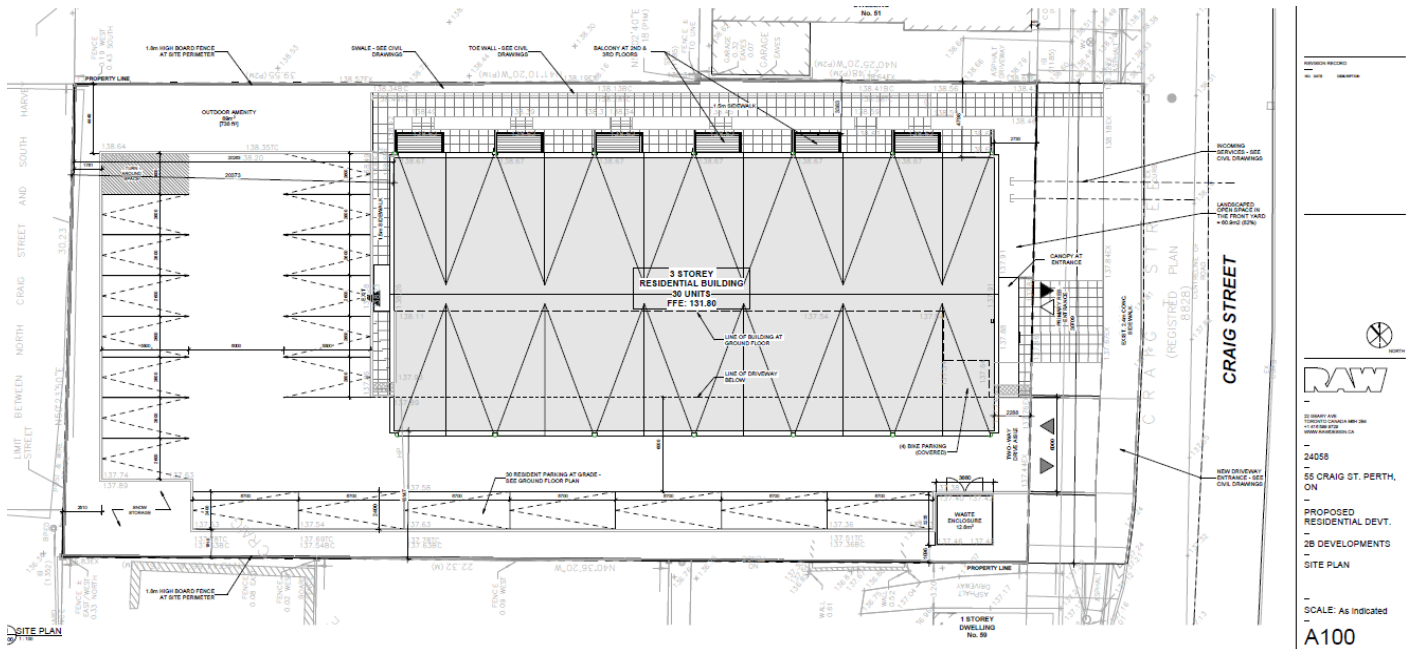
Joanna Bowes, Director of Development Services

Approved by,



Location of subject property

Site Plan 53 Craig Street- Proposed Development





NORTH PERSPECTIVE



SOUTH PERSPECTIVE



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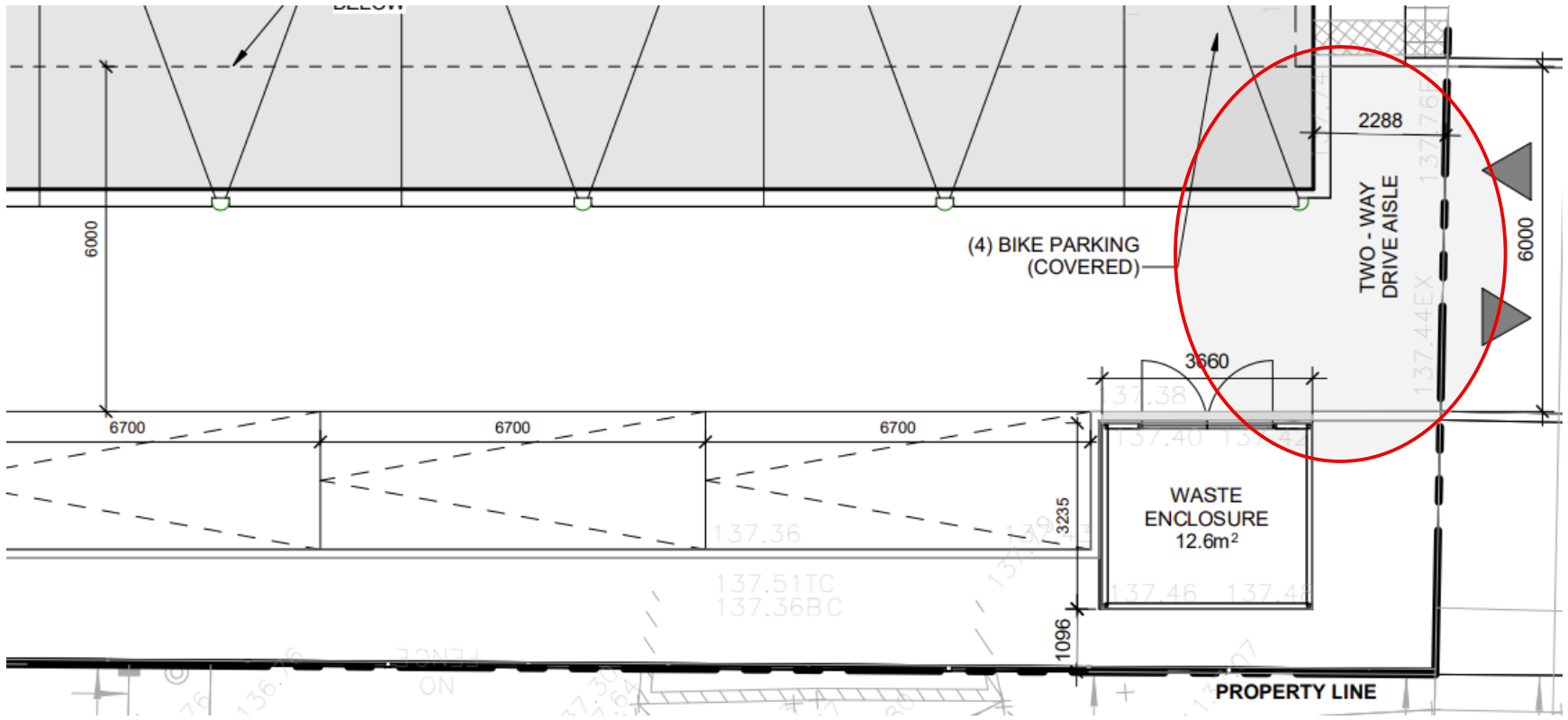
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Elevations of Proposed Building
Schedule C

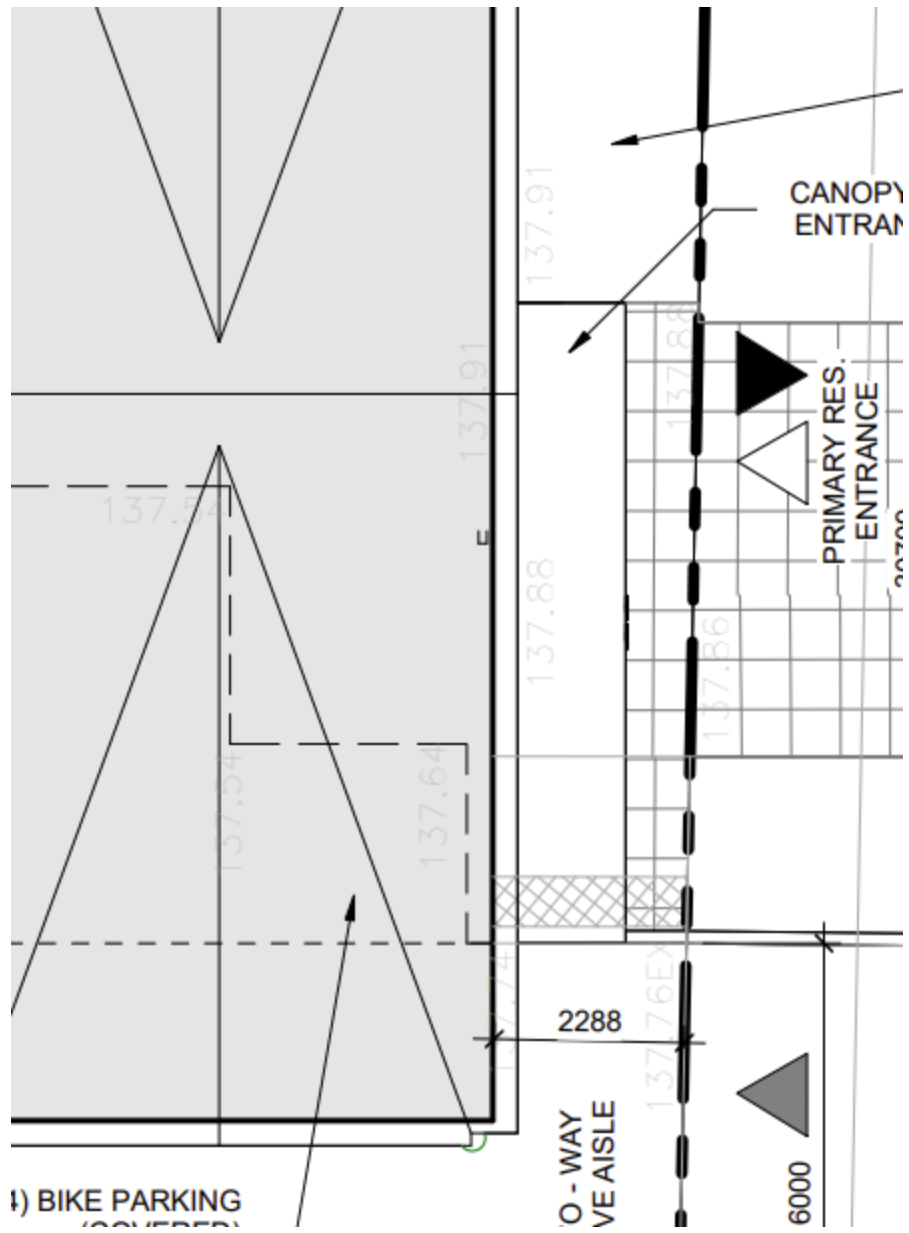
Table 9 - Driveways

Use	Width of Driveway			
	One-Lane Minimum	One-Lane Maximum	Two-lane Minimum	Two-Lane Maximum
Residential: lot frontage < 10 m [32.8 ft.] **	2.6 m [8.5 ft.]	3 m [9.8 ft.]	n/a	n/a
Residential: lot frontage 10 m-19.9 m [32.8 ft.-65.2 ft.] **	2.6 m [8.5 ft.]	4 m [13.1 ft.]	5.5 m [18 ft.]	6.1 m [20 ft.]
Residential: lot frontage 20 + m [65.6 ft.] **	2.6 m [8.5 ft.]	4 m [13.1 ft.]	5.5 m [18 ft.]	6.7 m [22 ft.]
Residential - apartment: 4 units or more	3.35 m [11 ft.]	4.6 m [15 ft.]	6.1 m [20 ft.]	7.3 m [24 ft.]
Non-Residential	4.5 m [14.7 ft.]	6.1 m [20 ft.]	7 m [22.9 ft.]	9.1 m [30 ft.]

Schedule D



Schedule E



Schedule F permitted projections

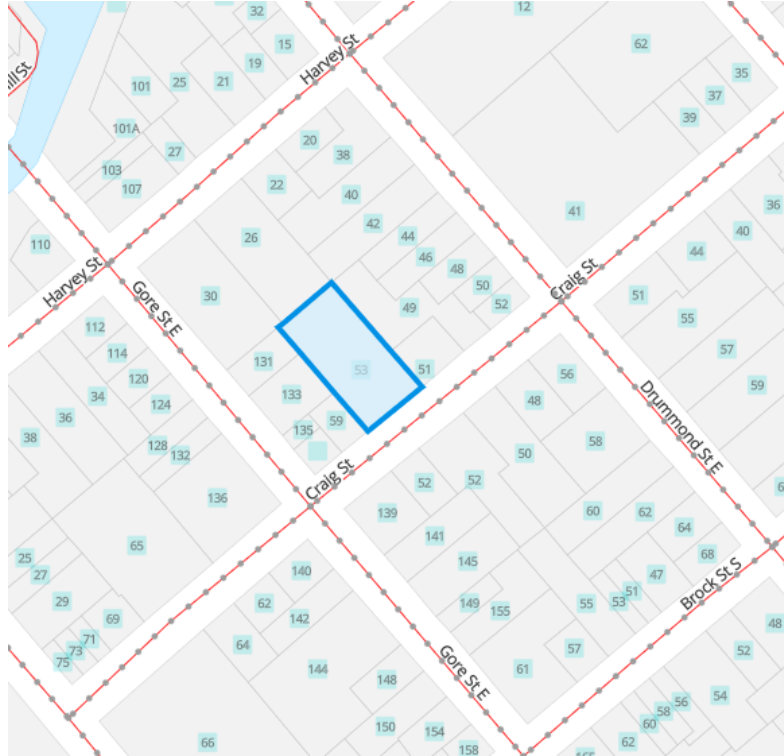
53/55 Craig Street

Zoning By-law Amendment

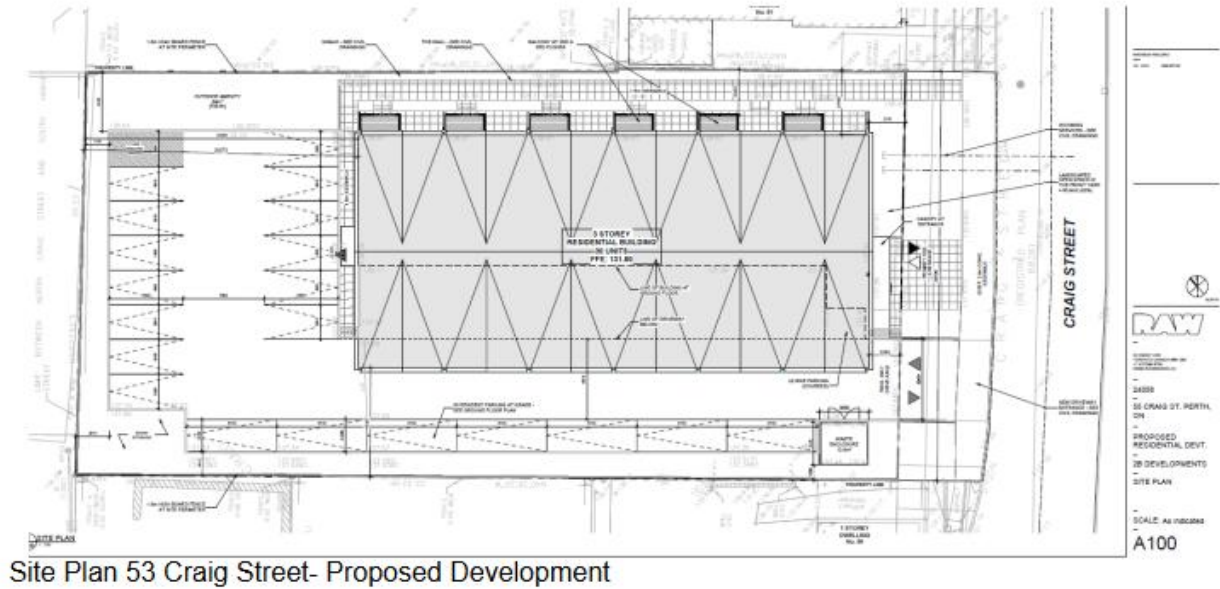
Joanna Bowes, Director
June 9, 2026



Location of the Property



Site Plan



Site Plan 53 Craig Street- Proposed Development



Project Building



Provincial Planning Statement 2024, Lanark County Sustainable
Communities Official Plan, Town of Perth Official Plan

Upon review of this project, it has been determined that it conforms to the Provincial Planning Statement 2024, the Lanark County Sustainable Communities Official Plan, but does not conform with the Town of Perth Official Plan.

Zoning Amendment Request

The applicant is seeking to change the zoning from Residential Third Density to Residential Fourth Density Special Exception xx. The uses as outlined are permitted under Residential Zoning. Eight (8) special exceptions are requested in this proposal and in reivew of the application several more have been indicated below. They are as follows:

- 1. a decrease in the minimum front yard setback from 6 m to 2.29 m;**
- 2. an increase to the maximum lot coverage from 35% to 35.6%**
- 3. to decrease the minimum landscaped open space from 35% to 23%**
- 4. to reduce minimum required parking spaces for apartment dwelling from**
- 5. 1.5 spaces to 1 space (45 required spaces to 30 proposed spaces)**
- 6 .reduction in the required barrier free parking spaces from 3 barrier free spaces to 2 barrier free spaces**

Zoning Amendment Request

- 7. to reduce the minimum required visitor parking spaces from 5 spaces to 0 spaces**
- 8. to decrease the driveway width from 6.1 m to 6.0 m**
- 9. to decrease the required bicycle parking spaces from 5 to 4 within 15 m of the main entrance to the building.**

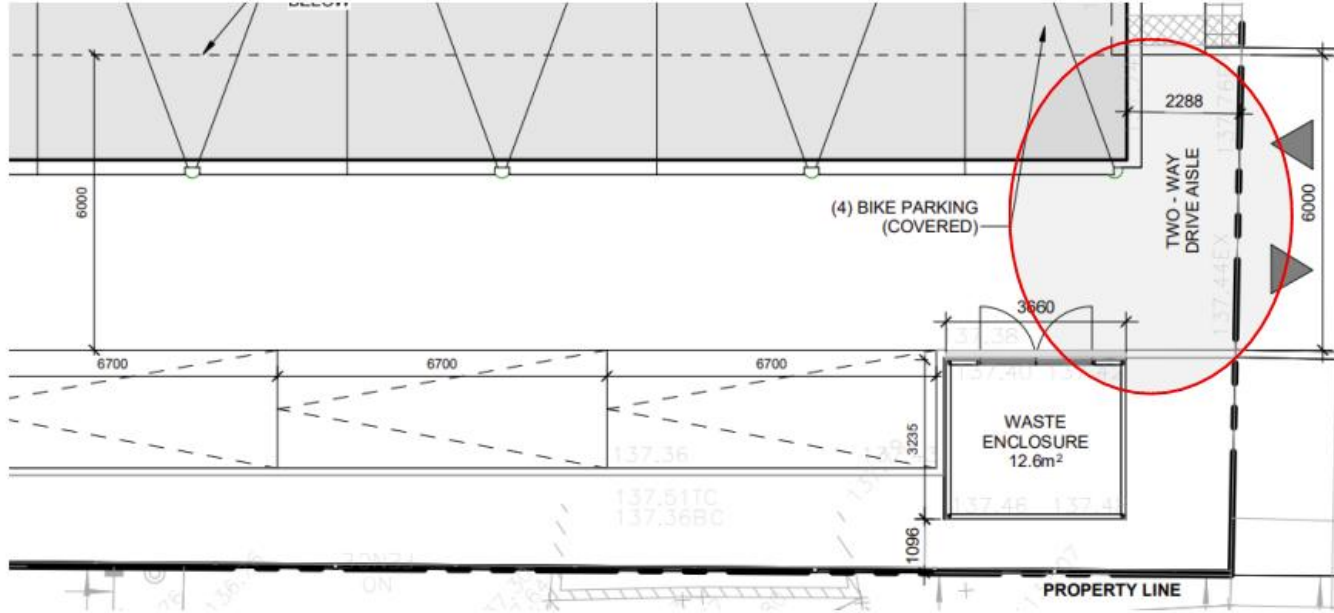
- Typically when this many variances from zoning are requested this is a good indication the property is being overdeveloped.**
- Development Support Team recommended 12-15 units for this property size.**



Zoning Requirements

Zone Requirements	Apartments	For this project	Additional comments
Minimum Lot Area	1660.52 sq m	1866 sq m	Complies
Minimum Lot Frontage	7.5 m	30.71 m	Complies
Minimum Front Yard	6 m	2.29 m	Does not meet.
Minimum Interior Side Yard	3 m	4.8 m at closest point	Complies
Minimum Rear Yard	6 m	20.27 m	Complies
Maximum Height	12 m	11 m	Complies
Minimum Separation between buildings	3.6 m		Complies
Maximum Lot Coverage	35%	35.6%	Does not meet.
Minimum Landscaped Open Space	35%	23%	Does not meet.

Access/Egress



Additional Concerns - Zoning

- Landscaped Open Space strip of minimum width of 4.5 m to be provided along the abutting lot line or privacy fencing and 1.8 m buffer strip to be provided. This has not been completed.
- 50% of the front yard shall be devoted to landscaped open space. This has not been met.
- Lot coverage has not been provided for impervious surfaces



Additional Concerns – Official Plan

- Density calculations far exceed Town of Perth high density requirements. While the government is looking for more homes, concern remains that the density is not compatible within the neighbourhood.
- Affordable housing has not been provided.
- As per the HIA, the exterior of the building should be modified to be reflective of the surrounding area
- Landscaping shall be used to obscure parking spaces, this has not been indicated
- High and medium density residential must be built according to universal design principal. While building plans have not been submitted to confirm, the request for variance of an accessible space is concerning and will not be supported.

Comments from Staff, Agencies and the Public

Comments from Enbridge Gas indicate no concerns.

Comments from AOO indicate no concerns.

Public Comments include: removing trees along the rear property line, fencing to prevent trespassing and to reduce lights and noise.



Recommendation to Council

As recommended by the Committee of the Whole, be it resolved that the Council of the Town of Perth:

- (i) defer Zoning By-law Amendment Application No. ZBL-04-2025 to change the zone category of lands municipally known as 53/55 Craig Street from Residential Third Density to Residential Fourth Density Special Exception Zone until such a time that the developer brings forward an amendment to the development proposal that conforms to the comments made by staff, the public, Council and Agencies; and
- (ii) direct staff to issue public notice for a subsequent public meeting once the Developer amends the plans accordingly, as presented in report 2026-COW-xx.