



**TOWN OF PERTH COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

FILE #:	MV-06-2026
OWNER:	Maurice Decaria
APPLICANT:	Leor Pomeranc
SUBJECT LANDS:	THE SUBJECT LANDS are legally described as Lot 42 Plan 27M-114. The subject lands are municipally known as 123-125 Parkside Way, in the Town of Perth.

Notice was given and a Public Hearing was held on August 4, 2026, as required by the *Planning Act*.

PURPOSE OF THE APPLICATION

In the matter of an application for minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, c. 1990, c.P.13 (as amended). The permission, if granted, would have the effect of:

The purpose and effect of the application is to request a variance to the current Town of Perth Zoning By-law to permit additional residential units within the proposed semi-detached homes. The proposed variances include an increase in flood area for additional residential dwelling units by 44.92 sq m, variations to access/egress to driveways and an increase in lot coverage from 40% to 48.71%.

DECISION: APPLICATION APPROVED

After considering the above-mentioned application for minor variance and considering oral and written submissions from the public, the Committee of Adjustment decided to **approve** the application.

DECISION REASONS:

The Committee is satisfied that the relief requested through application MV-06-2026 meets the four tests established under the Planning Act as addressed in the Committee of Adjustment report 2026- COA-2.4

RESOLUTION #COA 26-006

THAT, the Town of Perth Committee of Adjustment approve Minor Variance Application No. MV-06-2026

NOTICE OF RIGHT TO APPEAL:

Please note this decision, when not appealed, does not become final and binding until 20 days have elapsed from the date of this decision. Pursuant to Section 45(12) of the Planning Act, the applicant, the Minister, or a specified person or public body who has an interest in the matter may file a Notice of Appeal for the Decision of the Committee of Adjustment to the Ontario Land Tribunal.

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

The last date for filing a Notice of Appeal of the Decision of the Committee of Adjustment is **Monday Aug 24, 2026**

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:

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**

December 22, 2025. 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:

must set out the reasons for appeal;

pay a fee of \$400, with an additional filing fee of \$25.00 for each secondary application, 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.

Town of Perth
Office of the Town Clerk
80 Gore Street East
Perth, ON K7H 1H9
Contact: 613-267-3311 x2235

CERTIFICATION

Planning Act, R.S.O. 1990, c P. 13, s. 45 (10)

I,  _____, Secretary-Treasurer of the Committee of Adjustment for the Town of Perth certify that the above is a true copy of the Decision of the Committee with respect to the application recorded therein.

Dated this 4th day of August 2026

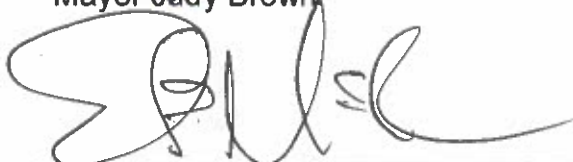
We, the members of the Town of Perth Committee of Adjustment, concur in the above decision dated August 4, 2026.



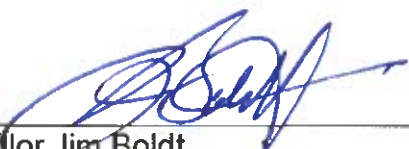
Councillor Dave Bird, Chair



Mayor Judy Brown



Deputy Mayor Ed McPherson



Councillor Jim Boldt



Councillor Isabel Anne McRae



Councillor Barry Smith



Councillor Gary Waterfield

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard the application.



Marilynne Ball, Secretary-Treasurer