

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



Date Presented: August 11, 2026
From: Joanna Bowes, Director of Development Services
Subject: By-law to Regulate the Use of Land, Buildings and Structures within the Town of Perth (Town of Perth Zoning By-law)
Report Number: 2026- COW-12.1

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

Recommendation:

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

- (i) direct staff to make the recommended changes to the Redlined Discussion Draft as presented in the "Final Draft of the Town of Perth Zoning By-law", dated August 11, 2026;
- (ii) pass By-law No. 5276 being a By-law to regulate the use of land, buildings and structures within the Town of Perth; and,
- (iii) pass By-law No. 3358-0 to repeal By-law No. 3358 - to regulate the use of land, buildings and structures within the Town of Perth, as presented in Report 2026-COW-12.1.

Executive Summary:

Following the presentation of public and agency comments on June 9, 2026 through report 2026-COW-11.3, additional requests and comments were received by a developer with changes requested regarding permissions surrounding Additional Residential Units (ARU). The Town and consultant have worked through these requests and made some minor amendments to the draft presented to Committee of the Whole on June 9, 2026.

The entirety of the proposed redline changes presented June 9, 2026 along with the proposed changes related to the ARU's are attached.

Strategic Plan:

Collaboration: We are committed to working with citizens, staff, community partners, investors, and other governments for the best interests and outcomes for our community

Greenhouse Gas Reduction Plan 2016-2030:

N/A

Background/Discussion:

Discussions with respect to accommodations related to the development of residential units was explored per developer request with staff and consultant.

Attached are minor changes proposed to the by-law.

Options:

Option 1: Recommended,

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

(i) direct staff to make the recommended changes to the Redlined Discussion Draft as presented in the “Final Draft of the Town of Perth Zoning By-law”, dated August 11, 2026;

(ii) pass By-law No. 5276 being a By-law to regulate the use of land, buildings and structures within the Town of Perth; and,

(iii) pass By-law No. 3358-0 to repeal By-law No. 3358 - to regulate the use of land, buildings and structures within the Town of Perth, as presented in Report 2026-COW-12.1.

Option 2: Not Recommended, status quo.

Financial Considerations:

N/A

Applicable Policy/Legislation:

Planning Act

Provincial Policy Statement

Lanark County Sustainable Communities Official Plan

Town of Perth Official Plan

Others Consulted:

Directors

Attachments:

[Attachment 1-By-law No. 5276 Regulate the Use of Land, Buildings and Structures within the Town of Perth \(Town of Perth Zoning By-law\)](#)

[Attachment 2-By-law No. 5276-Town of Perth Zoning By-law](#)

[Attachment 3-By-law No. 5276 Town of Perth Zoning By-law-Schedule A](#)

[Attachment 4-By-law No. 3358-0-Repeal-Zoning By-law-3358](#)

Respectfully submitted,

Joanna Bowes, Director of Development Services

Approved by,

Michael Touw, CAO