



NOTICE OF PUBLIC MEETING

for a Proposed Zoning By-law Amendment

Date: April 21, 2025

Meeting Date:	May 12, 2025
Meeting Time:	7:00 p.m.
Meeting Location:	Municipality of North Perth Council Chambers 330 Wallace Ave North, Listowel, ON
File No.:	ZN 14-2024
Applicant/Owner:	Patterson Planning Consultants Inc. / Stop 23 Auto Sales Ltd.
Location of Property:	Part 1, Ref Plan 44R-558, Listowel Ward, Municipality of North Perth (York Ave North)

TAKE NOTICE a statutory public meeting is taking place to discuss a proposed Amendment Zoning By-law affecting the property described above. The application was deemed complete on March 18, 2025 pursuant to Section 34 (10.4) of the *Planning Act* in accordance with the *Planning Act*, R.S.O. 1990. O. Reg. 545/06 s. 5

Purpose and Effect: The applicant has submitted a Listowel Ward Official Plan Amendment to change the Official Plan Designation from Residential to Highway Commercial. An application for Zoning By-law Amendment has also been submitted to re-zone the subject lands from Special Future Development Zone (FD-7) to Special Highway Commercial Zone (C3-31). The subject applications will facilitate the development of an automobile sales and service establishment. The site is currently vacant and is used for overflow parking to support the neighbouring business.

The site-specific nature of the Zoning By-law Amendment is for the following relief:

- To reduce the minimum lot frontage from 1,400 m² to 1,360 m²;
- To reduce the minimum lot frontage from 45 m to 44 m;
- To reduce the minimum front yard depth from 10.5 m to 4 m**;
- To reduce the minimum interior side yard width from 7.5 m to 3 m along the northern property line; and
- To reduce the minimum rear yard depth from 6 m to 3 m.

***The original Notice of Complete Application, circulated on April 9th, 2025, detailed a front yard depth reduction from 10.5 m to 3 m. Upon further discussions with the applicant and the municipality, the owners have agreed to amend their application to include a front yard depth reduction from 10.5 m to 4 m.*

Public Delegations and Participation: We value your input. Any person may express their support, opposition or comments to this application.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

To submit comments or register for the Public Meeting, please contact the Municipal Clerk (contact details below) prior to 12:30 pm on the day of the meeting.

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of North Perth to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of North Perth before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of North Perth 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.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available upon request and will be shared virtually where possible. If required, arrangements can be made to have a package prepared and available for pick up at the Municipality of North Perth office.

For information related to this planning application, please contact John Bice at (519) 271-0531 ext. 413 or jbice@perthcounty.ca.

DATED AT THE MUNICIPALITY OF NORTH PERTH THIS 21ST DAY OF APRIL, 2025

Sarah Carter, Clerk
 Municipality of North Perth
 330 Wallace Ave North, Listowel ON N4W 1L3
 Telephone: (519) 292-2063 Email: clerks@northperth.ca



Perth County
 Cultivating Opportunity

PHOTO DATE: 2020
 October 09, 2024

LAND SUBJECT TO LISTOWEL OPA #40

Meters: 0, 8.5, 17
 Feet: 0, 30, 60