



NOTICE OF PUBLIC MEETING

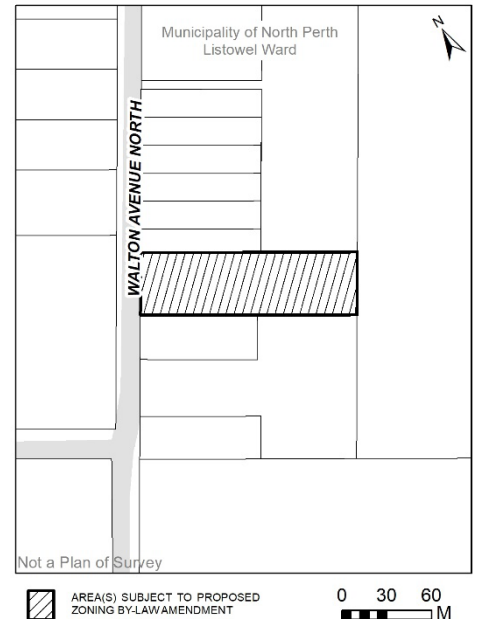
for a Proposed Zoning By-law Amendment

Meeting Date:	May 27, 2024
Meeting Time:	7:00 p.m.
Meeting Location:	Municipality of North Perth Council Chambers 330 Wallace Ave North, Listowel, ON
File No.:	18-2023
Applicant:	MHBC Planning Ltd. / 2467858 Ontario Inc.
Location of Property:	Lot 2, Reg. Plan 290, Listowel Ward, Municipality of North Perth (1020 Walton Ave N)

TAKE NOTICE a statutory public meeting is scheduled to discuss a proposed amendment to the North Perth Zoning By-law affecting the above-noted property. Pursuant to Section 34 (10.4) of the *Planning Act*, R.S.O. 1990, c. P.13, the application was deemed complete on March 11, 2024. This Notice is being provided in accordance with the *Planning Act* (1990) and Ontario Regulation 545/06.

Purpose and Effect: The purpose of the Zoning By-law Amendment Application is to rezone the property from the Rural Residential Zone (RR) to a site-specific Residential Zone Five (R5-21). The R5-21 Zone is requested to allow for cluster housing dwelling which is defined in section 3.53.3.1 as, “a group or groups of dwelling units which may be in various forms, and so located on a lot that each dwelling unit may not have legal frontage on a public street or road and more than one dwelling unit may exist on one lot”.

The RR zone does not permit cluster housing dwelling hence the request by the applicants for the change. The site-specific nature of the R5-21 zone will be to permit a rear yard setback of 4.5 m whereas 7.5 m is required for two-storey cluster housing dwelling.



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 7TH DAY OF MAY, 2024

Sarah Carter, Acting Clerk
Municipality of North Perth
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Telephone: (519) 292-2062 Email: clerks@northperth.ca