



NOTICE OF COMPLETE APPLICATION

for a Proposed Zoning By-law Amendment

Date: October 11, 2024

File No.:	ZN 13-2024
Applicant/Owner:	789274 Ontario Inc.
Location of Property:	Part Block 77, Reg. Plan 44M74, Parts 37-40 Elma Ward, Municipality of North Perth (1040-1070 Twamley St W)

TAKE NOTICE a Zoning By-law Amendment application has been received affecting the property described above. Pursuant to Section 34 (10.4) of the *Planning Act*, R.S.O. 1990, c. P.13, the application was deemed complete on October 4, 2024. This Notice is being provided in accordance with the *Planning Act* (1990) and Ontario Regulation 545/06.

Purpose and Effect:


The subject application is proposing to rezone the property from Residential Zone 3 (R3) to Special Residential Zone 3 (R3-6). The requested amendment will allow for the reduction of the minimum rear yard depth (Section 9.2.6) from 7.5 metres to 5.5 metres to facilitate the construction of main floor decks above a rear walkout.

Please note that this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a “Public Notice”, informing you of the date, time and location of the public meeting, together with a description of the proposal.

A Notice of Public Meeting will be circulated at a later date.

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.



 AREA(S) SUBJECT TO PROPOSED ZONING BY-LAW AMENDMENT



For information related to this planning application, please contact Josh Beech Falshaw at 226-921-5565 or jbeechfalshaw@perthcounty.ca.

DATED AT THE MUNICIPALITY OF NORTH PERTH THIS 11TH DAY OF OCTOBER, 2024

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