



## NOTICE OF PUBLIC MEETING for a Proposed Zoning By-law Amendment

<b>Meeting Date:</b>	October 7, 2024
<b>Meeting Time:</b>	7:00 p.m.
<b>Meeting Location:</b>	Municipality of North Perth Council Chambers 330 Wallace Ave North, Listowel, ON
<b>File No.:</b>	ZN-04-2023
<b>Applicant/Owner:</b>	Vanderboor, Michael & Zachary
<b>Location of Property:</b>	Part Lot 25 & 26, Plan 273, Elma Ward, Municipality of North Perth (215 Winstanley Street)

**TAKE NOTICE** a statutory public meeting is taking place to discuss a proposed Amendment Zoning By-law 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 June 5, 2023. This Notice is being provided in accordance with the *Planning Act* (1990) and Ontario Regulation 545/06.

**Purpose and Effect:** The property owner wishes to convert the existing institutional building on site to a two-bedroom home. To facilitate this change, a zoning by-law amendment has been requested to change the subject lands from the Institutional (I) zone to the Hamlet/Village Residential (HVR) zone. Site-specific provisions will be required to address a reduction in lot area from 1850 m<sup>2</sup> to 620 m<sup>2</sup> and a reduction in lot frontage from 24 m to 11.3 m as well as to recognize reduced front and side yard setbacks for the existing building.

**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.

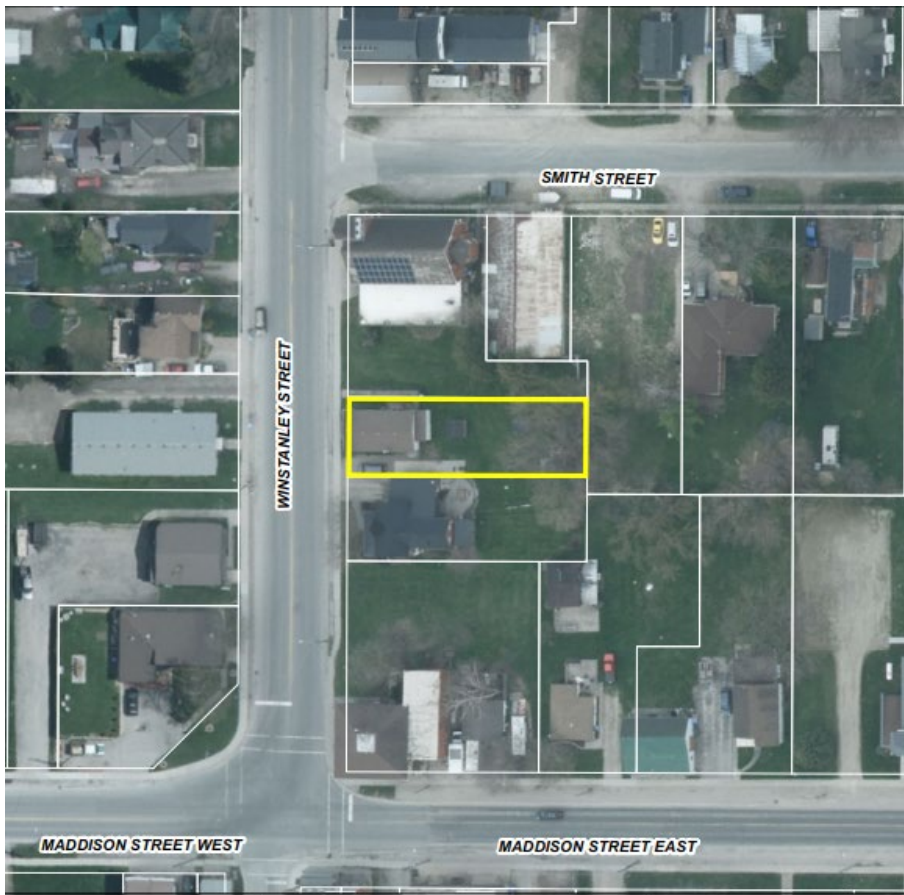
**If** a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of North Perth before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in 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 Nathan Garland at (519) 271-0531 ext. 417 or [ngarland@perthcounty.ca](mailto:ngarland@perthcounty.ca).


**DATED AT THE MUNICIPALITY OF NORTH PERTH THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 2024**

Sarah Carter  
Acting Clerk  
Municipality of North Perth  
330 Wallace Ave North, Listowel ON N4W 1L3  
Telephone: (519) 292-2062 Email: [clerks@northperth.ca](mailto:clerks@northperth.ca)



**Perth County**  
Cultivating Opportunity

PHOTO DATE: 2020  
April 13, 2023

 TO BE ZONED HVR-11

