



NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING for a Proposed Zoning By-law Amendment

Date: December 19, 2024

Meeting Date:	January 27, 2025
Meeting Time:	7:00 p.m.
Meeting Location:	Municipality of North Perth Council Chambers 330 Wallace Ave North, Listowel, ON
File No.:	ZN 16-2024
Applicant/Owner:	Berfelz, Douglas & Barbara
Location of Property:	Lot 131 & 132, Plan 183, Listowel Ward, Municipality of North Perth (690 Wallace Ave S)

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 November 13, 2024 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:

An application has been received to rezone the subject property from Residential Zone Four (R4) to Special Residential Zone 4 (R4-25) on the western portion containing a house and outbuildings and Special Residential Zone Four (R4-26) for a future residential block being requested to be created through Part Lot Control (PLC 4-2024). The R4-25 Zone will recognize the reduced front and exterior side yard setbacks of the existing dwelling and accessory structures. The R4-26 will permit reductions to the front, exterior and rear yard setbacks to accommodate a future residential 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.

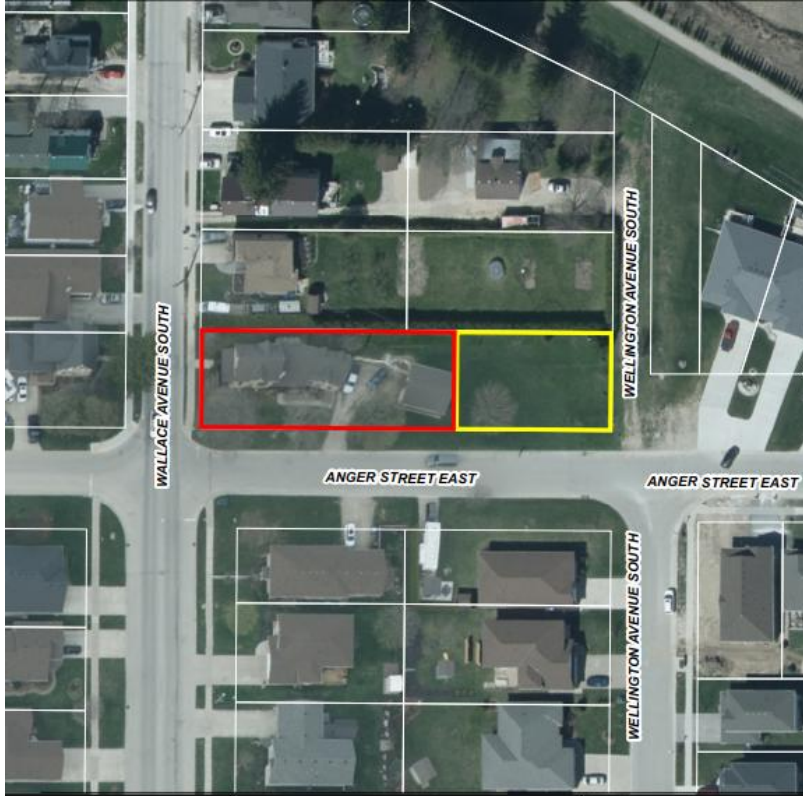
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of North Perth before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the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



DATED AT THE MUNICIPALITY OF NORTH PERTH THIS 19TH DAY OF DECEMBER, 2024

Lindsay Cline, Clerk
Municipality of North Perth
330 Wallace Ave North, Listowel ON N4W 1L3
Telephone: (519) 292-2062 Email: clerks@northperth.ca



Perth County
Cultivating Opportunity

PHOTO DATE: 2020
December 13, 2024

-  TO BE ZONED R4-25
-  TO BE ZONED R4-26

