

**NOTICE
OF THE PASSING OF A ZONING BY-LAW BY
THE MUNICIPALITY OF NORTH PERTH**



TAKE NOTICE that the Council of The Municipality of North Perth passed By-law No. **87-2024** on the **7th** day of **October 2024**, under Section 34 of the *Planning Act, R.S.O. 1990, as amended* (herein after called the “Act”). Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Clerk of the Municipality of North Perth either electronically via the Ontario Land Tribunal (OLT) e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> or by mail, no later than 4:30 p.m. on **October 29th, 2024**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal must set out the objection to the By-law, the reasons in support of the objection and must be accompanied by the appeal fee required by the OLT. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. Additional information and forms can be found on the OLT website www.olt.gov.on.ca.

PLEASE NOTE notwithstanding the above, subsection 34(19) of the Act identifies the eligible ‘persons’ that may appeal the decision to the Ontario Land Tribunal.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting, or written submissions to the council, or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the By-law, and a description of the lands to which the By-law applies, is attached. The complete By-law is available for inspection in the Clerk’s Office during regular office hours.

DATED at the Municipality of North Perth this **9th** day of **October, 2024**.

Lindsay Cline, Clerk/Legislative Services Supervisor
Municipality of North Perth
330 Wallace Ave. N.
Listowel ON N4W 1L3
519-292-2062
clerks@northperth.ca

**THE MUNICIPALITY OF NORTH PERTH
BY-LAW NO. 87-2024**

Being a By-law to amend By-law No. 6-ZB-1999, as amended, which may be cited as "The Zoning By-law of the Municipality of North Perth", and which is a By-law to regulate the use of land and the character, erection, location and use of buildings and structures and to prohibit certain buildings, structures and uses in various defined areas of the Municipality of North Perth.

WHEREAS the Council of the Municipality of North Perth deems it necessary in the public interest to pass a By-law to amend By-law No. 6-ZB-1999, as amended;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, as amended, By-laws may be passed by Councils of municipalities for prohibiting or regulating the use of land and the erection, location, or use of buildings or structures within the municipality for or except for such purposes as may be set out in the By-law, and for regulating in certain respects buildings or structures to be erected or located within the municipality;

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH ENACTS AS FOLLOWS:

1. **THAT** the area shown in hatching on the attached map, Schedule "A", and described as Part Lots 25, 26 & 69, Plan 273, Elma Ward, Municipality of North Perth is rezoned from the "Institutional Zone (IN)" to "Special Hamlet/Village Residential Zone (HVR-11)", and shall be subject to the provisions of Section 14.3.11 (HVR-11) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "HVR-11" on Key Map 48 of Schedule "A" to By-law No. 6-ZB-1999 as amended.
2. **THAT** the following provisions be added to Section 14.3.11:
 - a) Location: Part Lots 25, 26 & 69, Plan 273, Elma Ward, Municipality of North Perth (Key Map 48)
 - b) That the minimum lot area shall be 620 m².
 - c) That the minimum lot frontage shall be 11.3 m.
 - d) All other applicable provisions of this By-law shall apply.
3. **THAT** the Clerk is hereby authorized and directed to provide notice of the passing of this By-law in accordance with the Planning Act, as amended, and to Regulations thereunder.
4. **THAT** the By-law shall come into force on the date that it was passed, pursuant to the Planning Act, and to Regulations thereto.

PASSED THIS 7TH DAY OF OCTOBER, 2024.

"Original signed by Todd Kasenberg"

"Original signed by Sarah Carter"

Todd Kasenberg, Mayor

Sarah Carter, Acting Clerk

Certified a true copy of By-law No. 87-2024 passed by the Council of the Municipality of North Perth, October 7th, 2024.

"Original signed by Sarah Carter"

Sarah Carter, Acting Clerk

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 87-2024

EXPLANATORY NOTE

By-law No. 87-2024 of the Corporation of the Municipality of North Perth is an amendment to the Municipality of North Perth Zoning By-law No. 6-ZB-1999 and affects lands in the Municipality of North Perth described as Lot 25, 26 and 69, Plan 273, Elma Ward, Municipality of North Perth.

By-law No. 87-2024 rezones the lands from "IN" to the "HVR-11" zone which would allow for the use of the lands for residential purposes (shown in hatching on the attached map) on an undersized residential lot. The zoning on this land shall be shown as "HVR-11" on Key Map 48 of Schedule "A" to the By-law.

By-law No. 87-2024 was adopted by the Municipality of North Perth Council on the basis of an application submitted by the proponent.

Schedule "A" to the attached By-law No. 87-2024 is a map showing the location and zoning of the subject lands.

THIS IS SCHEDULE "A"
TO BY-LAW NO. 87-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS 7th DAY OF October, 2024

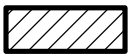
"Original signed by Todd Kasenberg"

Todd Kasenberg, Mayor

"Original signed by Sarah Carter"

Sarah Carter, Acting Clerk

AREA AFFECTED BY THIS BY-LAW



The subject land will be rezoned "Hamlet/Village Residential" (HVR) and shall be subject to the provisions of Section 14.3.11 (HVR-11) to recognize a reduction in lot area, lot frontage, front and side yard setbacks.

