



NOTICE OF PUBLIC MEETING

for a Proposed Zoning By-law Amendment

Meeting Date:	December 2, 2024
Meeting Time:	7:00 p.m.
Meeting Location:	Municipality of North Perth Council Chambers 330 Wallace Ave North, Listowel, ON
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 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 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.

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.

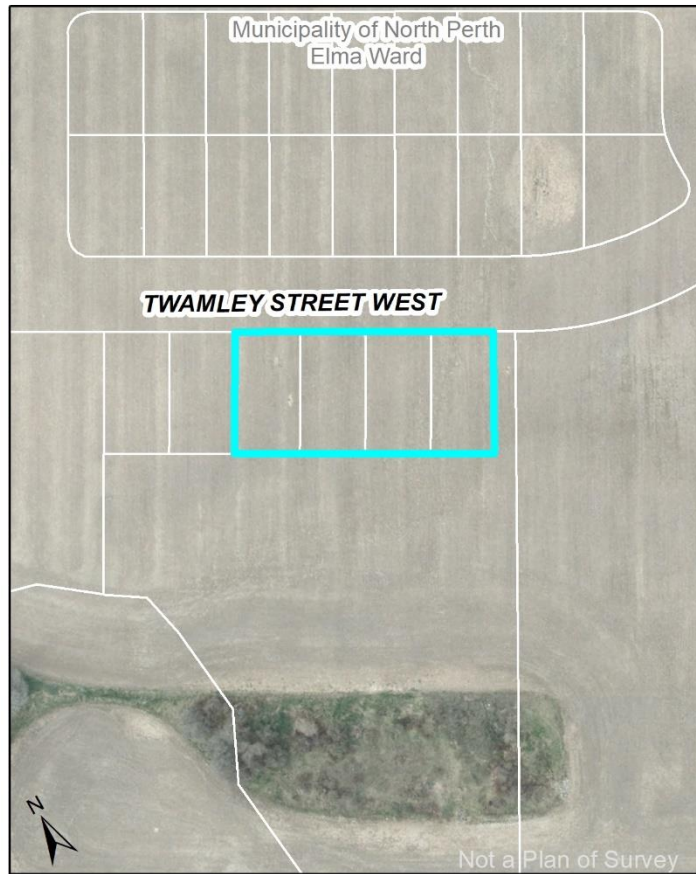
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of North Perth before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the 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 Josh Beech-Falshaw at jbeechfalshaw@perthcounty.ca.

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

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



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

 **Perth County**
Cultivating Opportunity