

**THE MUNICIPALITY OF NORTH PERTH
BY-LAW NO. 32-2024**

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 Lot 3 and 4, Plan 441, Elma Ward, Municipality of North Perth is rezoned from the "Institutional (IN) Zone" to the "Special Hamlet/Village Residential Zone (HVR-12), and shall be subject to the provisions of Section 14.3.12 (HVR-12) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "HVR-12" on Key Map 47 of Schedule "A" to By-law No. 6-ZB-1999 as amended.
2. **THAT** the following provisions be added to Section 14.3.12:
 - a) Location: Lot 3 and 4, Plan 441, Elma Ward, Municipality of North Perth (Key Map 47)
 - b) That the minimum lot area shall be 882 m².
 - c) 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 15th day of April, 2024.

"Todd Kasenberg"

Todd Kasenberg, Mayor

"Sarah Carter"

Sarah Carter, Acting Clerk

Certified a true copy of By-law No. 32-2024 passed by the Council of the Municipality of North Perth, April 15, 2024.

"Sarah Carter"

Sarah Carter, Acting Clerk

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EXPLANATORY NOTE

By-law No. 32-2024 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 3 and 4, Plan 441, Elma Ward, Municipality of North Perth.

By-law No. 32-2024 rezones the lands from “IN” to the “HVR-12” 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-12” on Key Map 47 of Schedule “A” to the By-law.

By-law No. 32-2024 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. 32-2024 is a map showing the location and zoning of the subject lands.

THIS IS SCHEDULE "A"
TO BY-LAW NO. 32-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS 15TH DAY OF APRIL , 2024

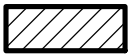
"Todd Kasenberg"

"Sarah Carter"

Todd Kasenberg, Mayor

Sarah Carter, Acting Clerk

AREA AFFECTED BY THIS BY-LAW



The Zoning By-law amendment is intended to rezone the property from Institutional (IN) to Hamlet/Village Residential (HVR-12) – Special to facilitate a residential dwelling on an undersized lot.

