



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

Date: August 25, 2025

File No.:	ZN 1-2025
Applicant/Owner:	Harper, Grace
Location of Property:	Lot 21, Reg. Plan 194, Listowel Ward, Municipality of North Perth (615 Wallace Ave. S)

TAKE NOTICE a proposed Zoning By-law Amendment application has been received affecting the property described above. The application was deemed complete on July 23, 2025 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:

The subject application proposes to rezone the above-noted lands from Residential Zone Four (R4) to Special Residential Zone Four (R4-sp) to facilitate the conversion of the existing accessory structure to accommodate 2 residential dwelling units on the subject property. The property will have a total 6 dwelling units. The zoning amendment is also proposing to reduce the minimum required landscaped open space from 35% to 28%, reduce the interior side yard width from 1.8 m (6 ft) to 0.6 m (2 ft); and, reduce the minimum rear yard depth from 4.5 m (15 ft) to 1.4 m (4.75 ft).

A Notice of Public Meeting will be circulated at a later date.

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.



PHOTO DATE: 2020
January 21, 2025

TO BE ZONED R4-28

0 7 14
Meters
0 10 20
Feet

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 25TH DAY OF AUGUST, 2025

Sarah Carter, Acting Clerk
Municipality of North Perth
330 Wallace Ave North, Listowel ON N4W 1L3
Telephone: (519) 292-2063 Email: clerks@northperth.ca