



NOTICE OF PUBLIC MEETING

for a Proposed Zoning By-law Amendment

Date: September 30, 2025

Meeting Date:	October 20, 2025
Meeting Time:	7:00 p.m.
Meeting Location:	Municipality of North Perth Council Chambers 330 Wallace Ave North, Listowel, ON
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 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 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).

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 30TH DAY OF SEPTEMBER, 2025

Sarah Carter, Acting Clerk
Municipality of North Perth
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Email: clerks@northperth.ca