



## NOTICE OF COMPLETE APPLICATION

for a proposed Zoning By-law Amendment &  
Listowel Ward Official Plan Amendment

**Date:** April 9, 2025

<b>File No.:</b>	ZN 14-2024 & OPA 40
<b>Applicant/Owner:</b>	Patterson Planning Consultants Inc. / Stop 23 Auto Sales Ltd.
<b>Location of Property:</b>	Part 1, Ref Plan 44R-558, Listowel Ward, Municipality of North Perth (York Ave North)

**TAKE NOTICE** a proposed Zoning By-law Amendment application has been received affecting the property described above. The application was deemed complete on March 18, 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 applicant has submitted a Listowel Ward Official Plan Amendment to change the Official Plan Designation from Residential to Highway Commercial. An application for Zoning By-law Amendment has also been submitted to re-zone the subject lands from Special Future Development Zone (FD-7) to Special Highway Commercial Zone (C3-31). The subject applications will facilitate the development of an automobile sales and service establishment. The site is currently vacant and is used for overflow parking to support the neighbouring business.

The site-specific nature of the Zoning By-law Amendment is for the following relief:

- To reduce the minimum lot frontage from 1,400 m<sup>2</sup> to 1,360 m<sup>2</sup>;
- To reduce the minimum lot frontage from 45 m to 44 m;
- To reduce the minimum front yard depth from 10.5 m to 3 m;
- To reduce the minimum interior side yard width from 7.5 m to 3 m along the northern property line; and
- To reduce the minimum rear yard depth from 6 m to 3 m.

Please note that this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice", informing you of the date, time and location of the public meeting, together with a description of the proposal.

**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.

For information related to this planning application, please contact Nathan Garland at (519) 271-0531 ext. 417 or [ngarland@perthcounty.ca](mailto:ngarland@perthcounty.ca).

**DATED AT THE MUNICIPALITY OF NORTH PERTH THIS 9<sup>TH</sup> DAY OF APRIL, 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](mailto:clerks@northperth.ca)



Perth County  
Cultivating Opportunity  
PHOTO DATE: 2020  
October 09, 2024

LAND SUBJECT TO LISTOWEL OPA #40

