



NOTICE OF PUBLIC MEETING CONCERNING PROPOSED LISTOWEL WARD OFFICIAL PLAN

TAKE NOTICE that the Council of the Municipality of North Perth has received an application for a Listowel Ward Official Plan Amendment and a statutory public meeting has been scheduled.

Meeting Date:	May 12, 2025
Meeting Time:	7:00 p.m.
Meeting Location:	Municipality of North Perth Office - 330 Wallace Ave N, Listowel
File No.:	OPA 40
Owner/Applicant:	Stop 23 Auto Sales Ltd. / Patterson Planning Consultants Inc.
Location of Property:	Part 1, Ref. Plan 44R-558, Listowel Ward, Municipality of North Perth (York Ave North)

The owners have submitted all information and fees required to consider the application, and the Municipality of North Perth has deemed the application to be complete. The Amendment is being considered in accordance with the *Planning Act* R.S.O 1990 and Ontario Regulation 545/06.

We value your input
Any person may express their support, opposition or comments to this application.

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 m² to 1,360 m²;
- 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.

We value your input
Any person may express their support, opposition or comments to this application.

Remote Attendance
Those interested in viewing the meeting but not directly participating are asked to view the webcast via the Municipality of North Perth Council YouTube channel:
<https://www.youtube.com/user/NorthPerthOntario/>

Public Delegations and Participation

- 1) **Submit comments in writing:**
By email: using the subject '*Public Meeting Comments*', send an email to the Municipal Clerk (contact details below) prior to 12:30 PM on the day of the meeting. Please include the address of the property subject to the Amendment in the Subject Line
By regular mail: send a letter to 330 Wallace Ave North, Listowel ON N4W 1L3 and addressed to the Clerk's Department. We request that you send this letter well in advance of the meeting date and that you inform the Clerk's Department so that staff is aware and is expecting it.





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2) **Submit verbal comments:**

Please call the Municipal Clerk's Office to have comments transcribed (contact details below). Comments must be received by 12:30 PM on the day of the meeting.

3) **Register to Speak at the Public Meeting:**

- By Email: using the subject line "*Public Meeting Speaker Request*", submit an email to scarter@northperth.ca prior to 12:30 PM on the day of the meeting. Please include the address of the property subject to the Amendment in the subject line.
- To register by phone: Please call (519) 292-2063 and express your interest in speaking at an upcoming public meeting. Please call by 12:30 PM on the day of the meeting.

Notwithstanding the deadlines noted above, public delegations and participants are strongly encouraged to register as soon as possible in order to facilitate an orderly registration process and meeting.

ANY PERSON may attend the public meeting and/or make written or verbal representation.

Important information regarding appeal rights (please read carefully):

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of North Perth Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting (virtual or in-person) or make written submissions (virtual or in-person) 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 (virtual or in-person) at a public meeting, or make written submissions (virtual or in-person) 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 Official Plan 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 Municipal office.

LEARN MORE:

For more information about this matter, contact John Bice, Planner at jbice@perthcounty.ca or by calling 519-271-0531 ext. 413.

DATED AT THE MUNICIPALITY OF NORTH PERTH THIS 21ST DAY OF APRIL, 2025

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

