

**NOTICE
OF THE PASSING OF A ZONING BY-LAW BY
THE MUNICIPALITY OF NORTH PERTH**



TAKE NOTICE that the Council of The Municipality of North Perth passed By-law No. **50-2026** on the **6th** day of **July, 2026**, under Section 34 of the *Planning Act, R.S.O. 1990, as amended* (herein after called the “Act”). Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Clerk of the Municipality of North Perth either electronically via the Ontario Land Tribunal(OLT) e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> or by mail, no later than 4:30 p.m. on **July 30, 2026**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal must set out the objection to the By-law, the reasons in support of the objection and must be accompanied by the appeal fee required by the OLT. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. Additional information and forms can be found on the OLT website www.olt.gov.on.ca.

PLEASE NOTE notwithstanding the above, subsection 34(19) of the Act identifies the eligible ‘persons’ that may appeal the decision to the Ontario Land Tribunal.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting, or written submissions to the council, or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the By-law, and a description of the lands to which the By-law applies, is attached. The complete By-law is available for inspection in the Clerk’s Office during regular office hours.

DATED at the Municipality of North Perth this **10th** day of **July, 2026**.

Lindsay Cline, Clerk/Legislative Services Supervisor
Municipality of North Perth
330 Wallace Ave. N.
Listowel ON N4W 1L3
519-292-2062
clerks@northperth.ca

THE MUNICIPALITY OF NORTH PERTH
BY-LAW NO. 50-2026

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 as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 16 and Part Lot 17, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture (A), Special Future Development (FD-12) and Natural Resources/Environment Zone Two (NRE2)" to "Special Residential Zone Four (R4-33) and shall be subject to the provisions of Section 10 (R4-33); of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R4-33 on Key Map 16, 43 and 44 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
2. **THAT** the following provisions be added to Section 10.10.33:
 - a) Location: Lots 1-57, Plan _____ (Atwood, Elma Ward)
 - b) Notwithstanding any provisions of this By-law to the contrary, for single detached dwellings the minimum interior lot frontage shall be 9.1m and the minimum interior lot area shall be 278m²
 - c) Notwithstanding any provisions of this By-law to the contrary, for single detached dwellings the minimum corner lot frontage shall be 15.0m and the minimum corner lot area shall be 490m²
 - d) Notwithstanding any provisions of this By-law to the contrary the minimum exterior side yard setback for single detached dwellings shall be 4.5m.
 - e) Notwithstanding any provisions of this By-law to the contrary the minimum interior side yard setback for single detached dwellings shall be 1.2m
 - f) Notwithstanding any provisions of this By-law to the contrary, for semidetached dwellings the minimum lot area shall be 545m² and for One Unit of a Semi-Detached Dwelling on One Lot the minimum lot area shall be 272m²
 - g) All other applicable provisions of this By-law, as amended, shall apply. And
3. **THAT** the area shown as dotted on the attached map, Schedule "A", and described as Part Lot 16 and Part Lot 17, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture (A), Special Future Development (FD-12) and Natural Resources/Environment Zone Two (NRE2)" to "Special Residential Zone Five (R5-30)", and shall be subject to the provisions of Section 11 (R5-30 of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-30" on Key Map 16, 43 and 44 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
4. **THAT** the following provisions be added to Section 11.6.30:
 - a) Location: Blocks 1-3, Plan _____ (Atwood, Elma Ward)
 - b) Notwithstanding any provisions of this By-law to the contrary, the minimum exterior side yard setback for a street townhouse shall be 3.0m other applicable provisions of this By-law shall apply.
 - c) Notwithstanding any provisions of this By-law to the contrary, the minimum interior side yard setback for a street townhouse shall be 1.5m
 - d) Notwithstanding any provisions of this By-law to the contrary, the minimum corner lot area shall be 280m² for One Dwelling Unit of a Street Fronting Townhouse Dwelling on One Lot
 - e) Notwithstanding any provisions of this By-law to the contrary, the minimum corner lot frontage shall be 9.0m for One Dwelling Unit of a Street Fronting Townhouse Dwelling on One Lot.
 - f) Notwithstanding any provisions of this By-law to the contrary, the minimum Interior Side Yard Setback shall be 1.5m for a non-attached side lot line for One Dwelling Unit of a Street Fronting Townhouse Dwelling on One Lot.

- g) Notwithstanding any provisions of this By-law to the contrary, the minimum Interior Side Yard Setback shall be 1.5m for a non-attached side same lot /block for One Dwelling Unit of a Street Fronting Townhouse Dwelling on One Lot.
- h) Notwithstanding any provisions of this By-law to the contrary, the minimum Exterior Side Yard Setback shall be 3.0m for One Dwelling Unit of a Street Fronting Townhouse Dwelling on One Lot
- i) All other applicable provisions of this By-law, as amended, shall apply. And

- 5. **THAT** the area shown as a diamond pattern on the attached map, Schedule "A", and described as Part Lot 16 and Part Lot 17, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture (A), Special Future Development (FD-12) and Natural Resources/Environment Zone Two (NRE2)" to Institutional Zone (IN), and shall be subject to the provisions of Section 27 (IN) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "IN" on Key Map 16, 43 and 44 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
- 6. **THAT** the area shown as multiple wedges on the attached map, Schedule "A", and described as Part Lot 16 and Part Lot 17, Elma Ward, Municipality of North Perth is rezoned from the "Agriculture (A), Special Future Development (FD-12) and Natural Resources/Environment Zone Two (NRE2)" to Natural Resources/Environment Zone Two (NRE2), and shall be subject to the provisions of Section 31 (NRE2) of By-law No. 6-ZB-1999. The zoning on this land shall be shown "NRE2" on Key Map 16, 43 and 44 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
- 7. **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.
- 8. **THAT** the By-law shall come into force on the date that it was passed, pursuant to the Planning Act, and to Regulations thereto.

READ A FIRST AND SECOND TIME THIS 6TH DAY OF JULY, 2026.

READ A THIRD TIME AND FINALLY PASSED THIS 6TH DAY OF JULY, 2026.

"Original signed by Todd Kasenberg"

 Todd Kasenberg, Mayor

"Original signed by Lindsay Cline"

 Lindsay Cline, Clerk

Certified a true copy of By-law No. 50-2026 passed by the Council of the Municipality of North Perth, July 6, 2026.

"Original signed by Lindsay Cline"

 Lindsay Cline, Clerk

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 50-2026

EXPLANATORY NOTE

By-law No. 50-2026 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 Part Lot 16 and Part Lot 17, Elma Ward, Municipality of North Perth.

By-law No. 50-2026 rezones the lands from "A, FD-12 and NRE2" to the "R4-33, R5-30, IN and PR" zones which would allow for the use of the land area to develop as a residential subdivision as required by the North Perth Zoning By-law. The zoning on this land shall be shown as "R4-33; R5-30; IN and PR" on Key Map 16, 43 and 44 of Schedule "A" to the By-law.

By-law No. 50-2026 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. 50-2026 is a map showing the location and zoning of the subject lands.

THIS IS SCHEDULE "A"
TO BY-LAW NO. 50-2026
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS 6th DAY OF July, 2026

"Original signed by Todd Kasenberg"

Todd Kasenberg, Mayor

"Original signed by Lindsay Cline"

Lindsay Cline, Clerk

AREA AFFECTED BY THIS BY-LAW



Shall be zoned R4-33



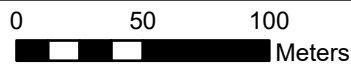
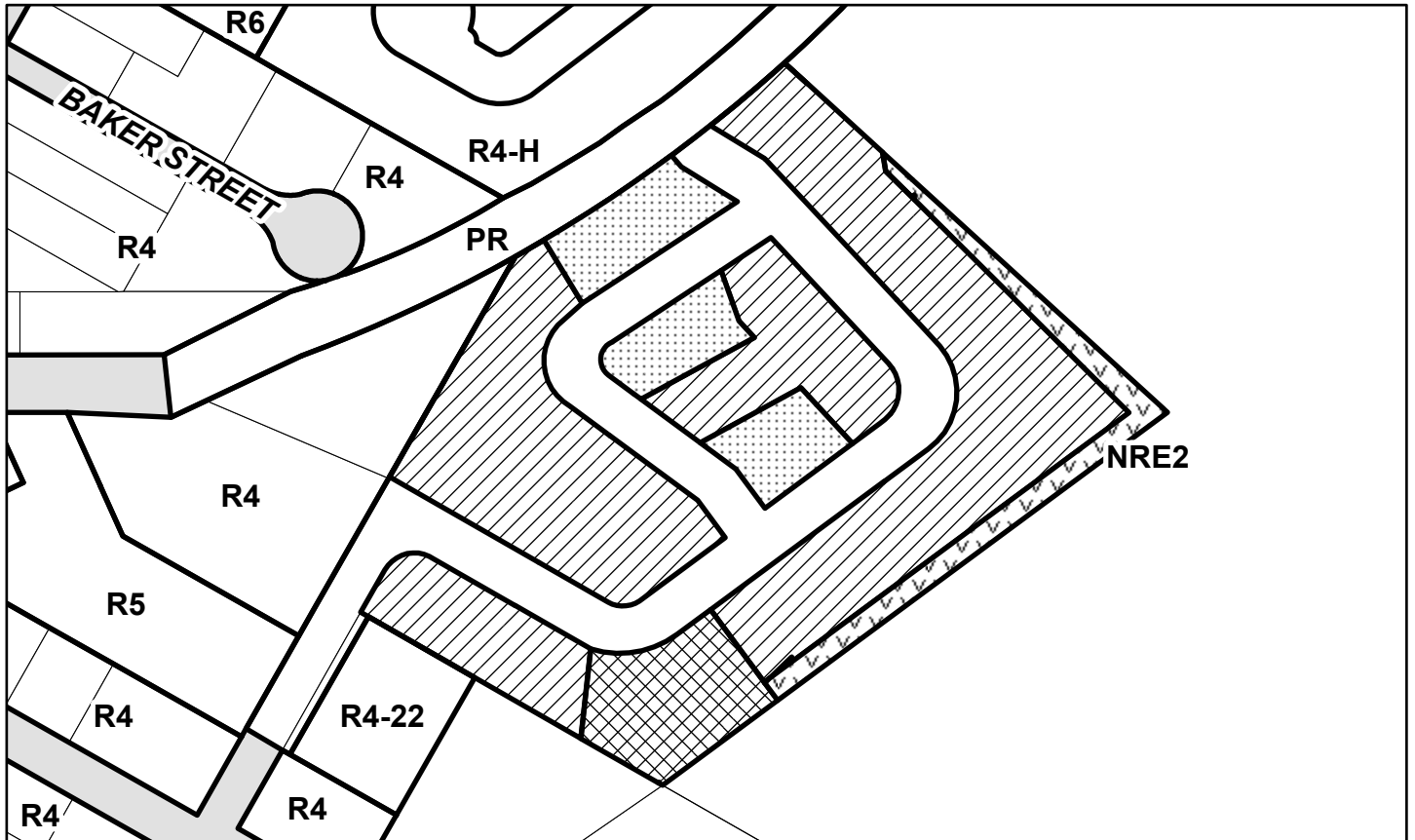
Shall be zoned NRE2



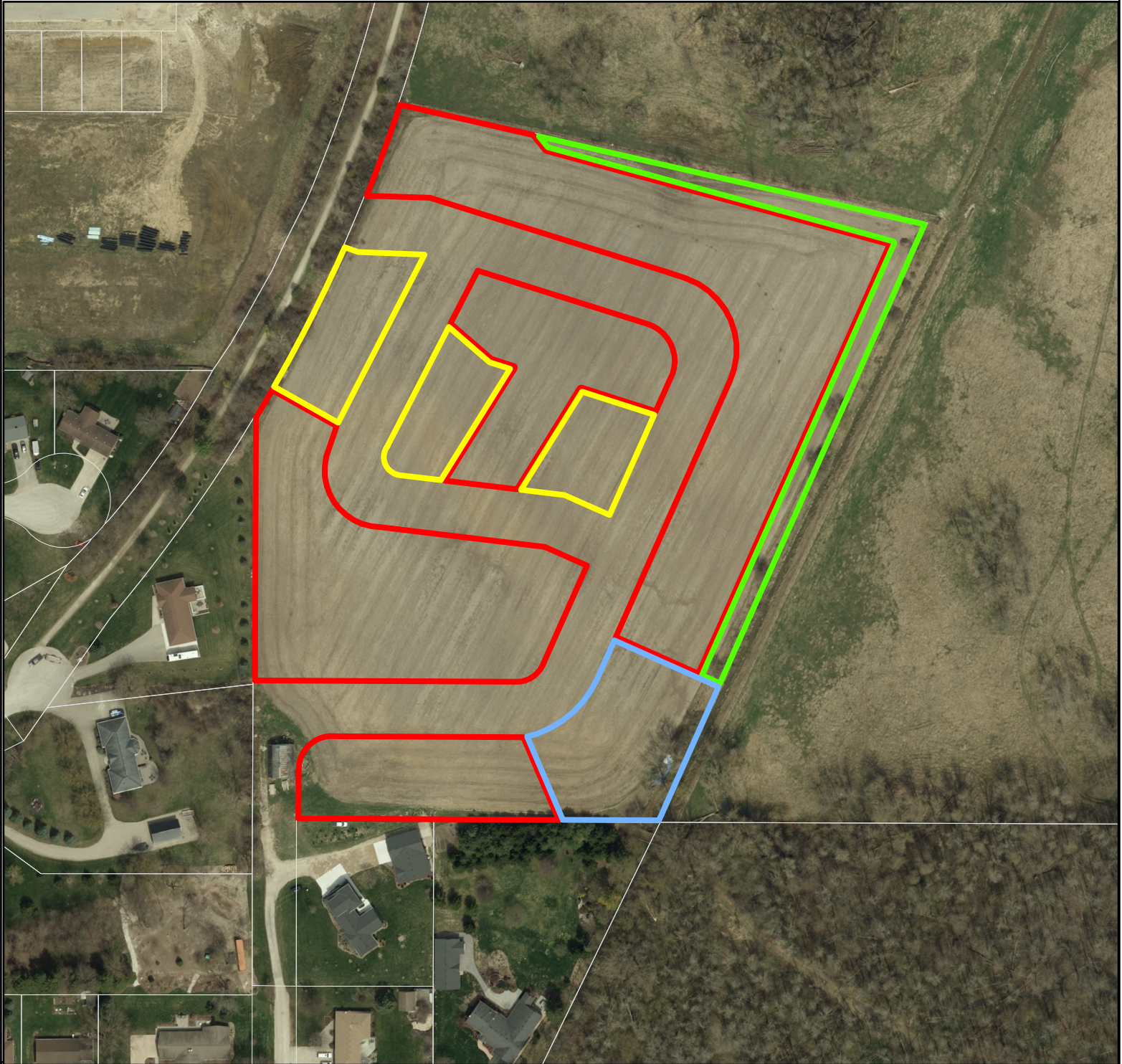
Shall be zoned R5-30



Shall be zoned IN







MUNICIPALITY OF NORTH PERTH
ELMA CON 8 PT LOTS 16 AND
17; RP 44R5961 PARTS 7 9 TO 11 (306 Woodview Dr)
Application for Zoning By-law Amendment
by 100535777 Ontario



Perth County
Cultivating Opportunity

PHOTO DATE: 2025
June 25, 2026

-  TO BE ZONED R4-33
-  TO BE ZONED NRE2
-  TO BE ZONED R5-30
-  TO BE ZONED IN

