

**NOTICE OF THE PASSING
OF A ZONING BY-LAW BY
THE CORPORATION OF THE TOWNSHIP OF PERTH SOUTH**

TAKE NOTICE that the Council of The Corporation of the Township of Perth South passed By-law No. 27-2020 on the 14th day of July 2020 under Section 34 of the Planning Act, R.S.O. 1990.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the By-law by filing with the Clerk of the Township of Perth South not later than the **4th day of August 2020** a notice of appeal setting out the objection to the By-law and the reasons in support of the objection and accompanied by the proper fee.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, and a key map showing the location of the lands to which the By-law applies are attached. The complete By-law is available for inspection in my office during regular office hours and can be provided in an accessible format upon request.

Dated at the Township of Perth South, this 15^h day of July 2020.

Lizet Scott, Clerk
Township of Perth South
3191 Road 122
St. Pauls, Ontario N0K 1V0
Telephone: (519) 271-0619 ext. 224
Email: lscott@perthsouth.ca

NOTE: Only individuals, corporations and public bodies may appeal a By-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

THE CORPORATION OF THE TOWNSHIP OF PERTH SOUTH
BY-LAW NO. 27-2020

Being a By-law to amend By-law No. 4-1999, as amended, which may be cited as "The Zoning By-law of the Township of Perth South", 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 Corporation of the Township of Perth South.

WHEREAS the Council of the Corporation of the Township of Perth South deems it necessary in the public interest to pass a By-law to amend By-law No. 4-1999, 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 CORPORATION OF THE TOWNSHIP OF PERTH SOUTH ENACTS AS FOLLOWS:

1. **THAT** the area shown in hatching on the attached map, Schedule "A", and described as Lot 8 and Part Lot 9, Block D, Plan 325 (Victoria Avenue, Kirkton) in the Blanshard Ward, shall remain in the "Hamlet Village Residential (HVR) Zone" of By-law No. 4-1999, but shall be subject to the provisions of Section 7.4.9 of By-law No. 4-1999 as hereinafter set forth. The zoning on this land shall be shown as "HVR-9" on Key Map 23 of Schedule "A" to By-law No.4-1999 as amended.
2. **THAT** Section 7.4.9 of By-law No. 6-ZB-1999 is hereby deleted and replaced with the following provision:

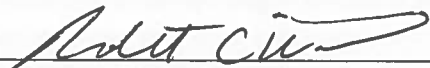
"7.4.9 HVR-9 a) Location: Part Lot 9, Block D, Plan 325, Blanshard Ward (Victoria Avenue, Kirkton).

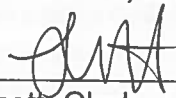
(b) Notwithstanding any provisions of Section 7.2 of this By-law to the contrary, for lands within the "HVR-9" zone, as shown on Key Map 23 of Schedule A to By-law No.6-ZB-1999, the minimum lot area of a 'single-detached dwelling' shall be approximately 1,068 sq. metres (11,495 sf).

(c) All other provisions of By-law No. 4-1999, as amended, shall apply.
3. **THAT** Schedule "A", attached hereto, shall form part of this By-law.
4. **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.
5. **THAT** this 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 14th DAY OF JULY, 2020.

READ A THIRD TIME AND FINALLY PASSED THIS 14TH DAY OF JULY, 2020.


Robert C. Wilhelm, Mayor


Lizet Scott, Clerk

Certified a true copy of By-law No. 27-2020 passed by the Council of the Corporation of the Township of Perth South, July 14, 2020.


Lizet Scott, Clerk



THIS IS **SCHEDULE "A"**
TO **BY-LAW NO. 27-2020**
OF THE **TOWNSHIP OF PERTH SOUTH**

PASSED THIS 14th DAY OF July, 2020

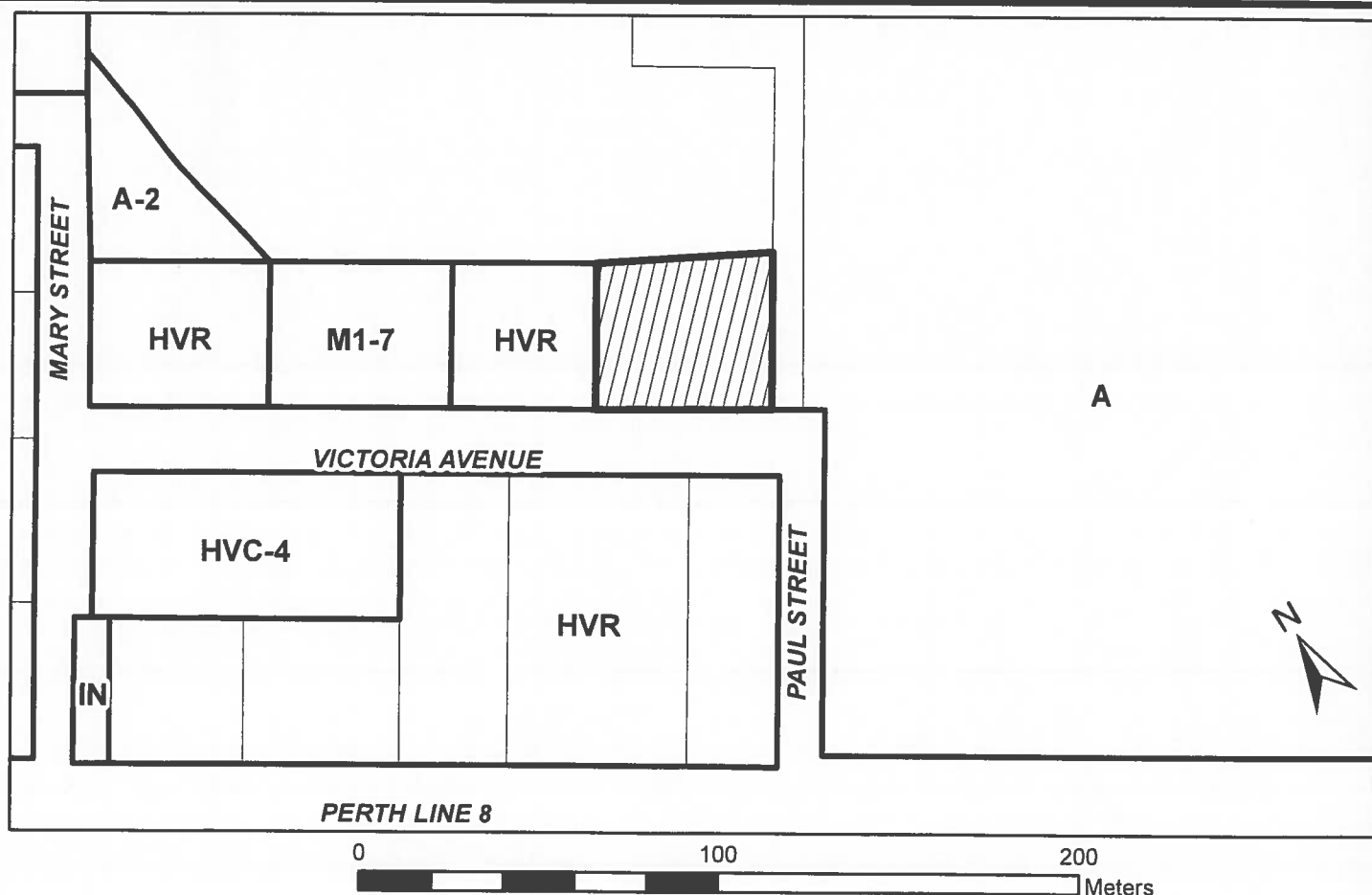

Mayor, R. Wilhelm


Clerk, L. Scott

AREA AFFECTED BY THIS BY-LAW



Shall remain in the "Hamlet Village Residential (HVR) Zone" of By-law No. 4-1999 of the Township of Perth South, but shall be subject to the provisions of Section 7.4.9 (HVR-9) of By-law No. 4-1999.



THE TOWNSHIP OF PERTH SOUTH

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EXPLANATORY NOTE

By-law No. 27-2020 of the Corporation of the Township of Perth South is an amendment to the Township of Perth South Zoning By-law No. 4-1999 and affects lands in the Township of Perth South, known as Lot 8 and Part Lot 9, Block D, Plan 325 (Victoria Avenue, Kirkton) in the Blanshard Ward. Mike and Janet Farquhar own the property.

By-law No. 27-2020 was adopted by the Township of Perth South Council on the basis of an application submitted by the proponent. The Amendment completes a severance of the property as this Zoning By-law Amendment is a condition of County of Perth Application for Consent B01/20.

By-law No. 27-2020 keeps the newly created lots within the Hamlet Village Residential (HVR) Zone, but includes a site specific provision permitting a single-detached dwelling to be established on a property that has a deficient lot size from the standard HVR zone provision. The site-specific zoning of this land is identified as HVR-9.

Schedule "A" to the attached By-law No. 27-2020 is a map showing the location and zoning of the subject lands.