

NOTICE OF APPLICATION FOR CONSENT & PROPOSED ZONING BY-LAW AMENDMENT

pursuant to Section 53(5) AND 34(12) of the *Planning Act*, R.S.O. 1990, as amended

July 19, 2024

File: B28-24 & Z07-2024
Owner/Applicant: Sluys, Franciscus & Jelleke / Patterson Planning Consultants Inc.
Location of Property: Lot 16, Concession 2, Elma Ward, Municipality of North Perth (7877 Perth Road 164)

Purpose of the Application:

The application for consent proposes to sever lands with an agricultural commercial business and retained agricultural lands. The severed lands have a total area of 2.24 ha (5.6 ac) and currently contain a Greenhouse/Garden Centre known as Listowel Greenhouses. The retained lands have a total area of 35.6 ha (88.1 acres) and contain a house and outbuildings (shed/garage).

A rezoning application has been filed concurrently with the application for consent and is noted as file number ZBA 7-2024. The application for zone change is proposing to rezone the severed lands from Special Agriculture Zone (A-36) to Special Agriculture/Industrial Zone (ACM-25) to recognize the existing Greenhouse operations and to rezone the retained lands from Special Agriculture Zone (A-36) to Agriculture Zone to recognize the long-term intent for the lands.

The application was deemed complete on July 8, 2024 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. A Notice of Public Meeting for the Zoning By-law Amendment application will be circulated at a later date.

Learn More:

For more information about this matter contact Jeff Bannon at jbannon@perthcounty.ca

Have Your Say:

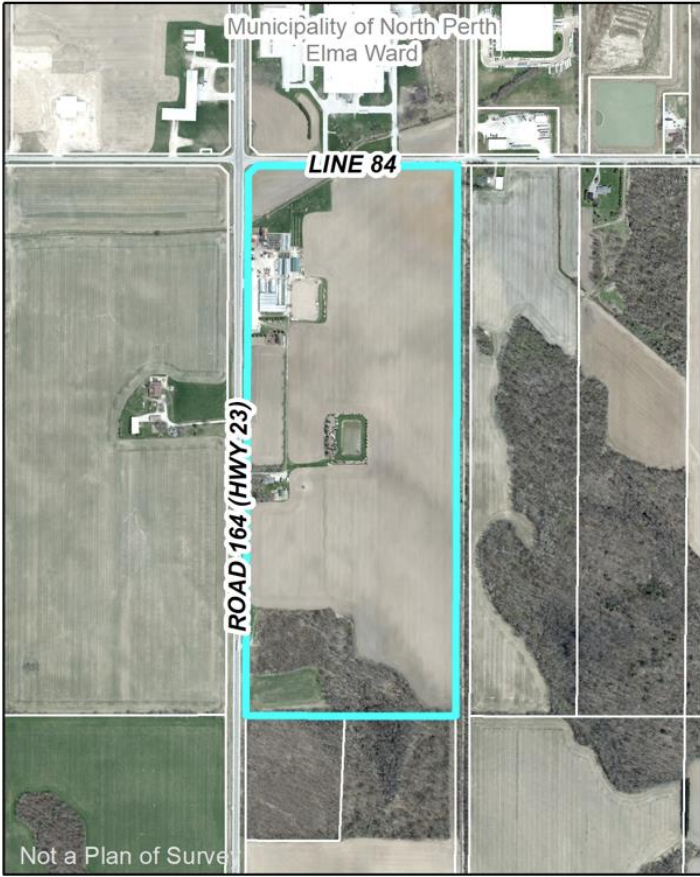
Please submit comments and opinions to Michelle Evans, Planning & Land Division Clerk by July 8, 2024.

Comments and opinions submitted regarding this application, including the name and address of the person submitting comments, become part of the public record and may be viewed by the general public and published in a planning report and Council agenda.

If comments opposing the application are received during the notice period and the concerns are not resolved, a public meeting will be scheduled for a future date and a Notice of Public Meeting will be circulated to all assessed owners within 60 metres of the subject property.

Following consideration of the application, a Notice of Decision will be sent to the applicant and applicable agencies. If you wish to be notified of the decision of Perth County Land Division Committee in respect to the proposed consent, you must make a written request to Michelle Evans, Planning and Land Division Clerk:

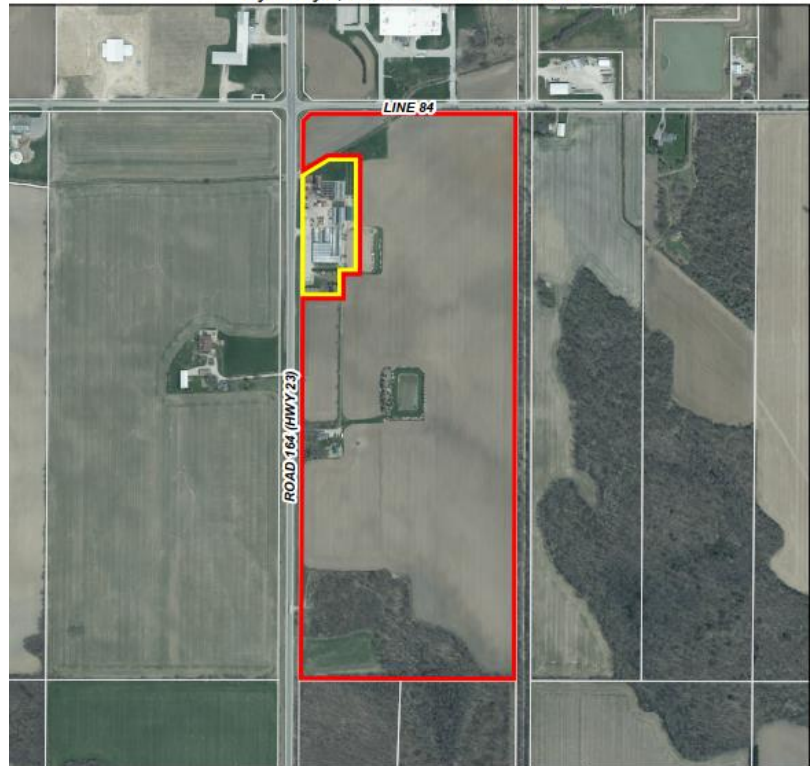
Email: mevans@perthcounty.ca
Telephone: 519-271-0531 ext. 410
Mail: 1 Huron Street, Stratford, Ontario, N5A 5S4



AREA(S) SUBJECT TO PROPOSED ZONING BY-LAW AMENDMENT



Perth County
Cultivating Opportunity

MUNICIPALITY OF NORTH PERTH
Lot 16, Conc 2, Elma Ward (7877 Road 164)
Application for Consent B28/2024
by Sluys, Franciscus & Jelleke



Perth County
Cultivating Opportunity

PHOTO DATE: 2020
June 18, 2024

 TO BE RETAINED
 TO BE SEVERED



Meters
0 100 200
Feet
0 220 440