



**NOTICE OF RECEIPT OF COMPLETE APPLICATION AND  
NOTICE OF A PUBLIC MEETING CONCERNING  
A PROPOSED ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that The Corporation of the Township of Perth South will hold a public meeting on **June 6, 2017 at 9:35 a.m.** in the Council Chambers at the Township of Perth South Municipal Office in St. Pauls (3191 Road 122) to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990.

The proposed Zoning By-law Amendment affects property in the Township of Perth South described as Part of Lot 16, Concession 19, Blanshard Ward (2292 Line 120). The subject property is owned by Robert and Sharon Staffen and Gowanbrae Realty Development Ltd. The Township has deemed the application to be complete.

The proposed Amendment will change the zoning of the area shown in hatching on the attached map from its current "Agriculture Zone (A)" of By-law No.4-1999 and place it within the "Park and Recreation Zone (PR-5)". The "PR-5" zone permits a golf course and accessory uses, buildings, and structures (excluding an accessory residential use).

The proposed Amendment will not change the zoning of the area shown in broken hatching on the attached map from its current "Agriculture Zone (A)" of By-law No.4-1999, but rather, will provide an exception to recognize the new lot characteristic (i.e., lot area, frontage, yards) created as a result of the approval of applications for consent to sever.

The proposed Amendment will not change the zoning of the area shown in cross hatching on the attached map from its current "Park and Recreation Zone (PR)" of By-law No.4-1999, but rather, will provide revised special provisions, (PR-\*), to regulate the permitted uses to include only a dwelling and accessory uses, buildings and structures (i.e., driveway, detached garage, swimming pool); a home occupation; and a bed and breakfast establishment, as well as, establish site specific regulations to recognize the new lot characteristic (i.e., lot area, frontage, yards) created as a result of the approval of applications for consent to sever.

The proposed Amendment will change the zoning of the area shown in stippling on the attached map from its current "Agriculture Zone (A)" of By-law No.4-1999 and place it within the "Park and Recreation Zone (PR-\*)" and it shall be subject to the special provisions noted in the paragraph above.

The proposed Amendment is being considered by the Township Council on the basis of an application submitted by the owners of the subject property. The owners have submitted three applications to the County of Perth Land Division Committee (LDC) (application Nos. B14/17, B15/17, and B16/17) to create a new residential lot (the areas shown in cross hatching and stippling), to create an easement for driveway purposes (the area shown in stippling) for the existing house (the area shown in broken hatching), and to convey a portion of the existing residential lot (the area shown in hatching) to the abutting golf course. The owners are anticipating that the LDC will require, as a condition of consent approval, that a Zoning By-law Amendment be adopted by Perth South Council to zone the reconfigured lands for their intended uses as noted above.

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. However, the Township would appreciate receiving written submissions by May 31, 2017 so they may be included with the Council Agenda.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of The Township of Perth South before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of The Township of Perth South to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of The Township of Perth South 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment is available in an accessible format for inspection during regular office hours at the Township Offices, and can be provided in an accessible format upon request.

**DATED AT THE TOWNSHIP OF PERTH SOUTH THIS 17<sup>th</sup> DAY OF MAY, 2017**

Lizet Scott, Clerk  
Township of Perth South,  
3191 Road 122,  
St. Pauls, Ontario  
N0K 1V0  
Tel.: (519) 271-0619 ext. 224, Fax: (519) 271-0647,  
Email: lscott@perthsouth.ca

