

NOTICE OF AMENDED APPLICATION FOR DRAFT PLAN OF SUBDIVISION APPROVAL & ZONING BY-LAW AMENDMENT

Pursuant to Section 34 (10.4) and 51 (20)(a) of the *Planning Act*, O. Reg. 197/96, as amended

Date: August 21, 2026

File: NP 25-02 & ZN 9-2025
Owner/Applicant: Riverview Properties Creekside Ltd. / MHBC Planning Ltd.
Location of Property: Part Lot 22 & 23, Reg. Plan 173, Concession 1, Listowel Ward, Municipality of North Perth

TAKE NOTICE that application for a Draft Plan of Subdivision Approval and Zoning By-law Amendment have been received for the lands described above. The applications were deemed complete on October 27, 2025, pursuant to Sections 34 (10.4) and 51(20)(a) of the *Planning Act* in accordance with the *Planning Act*, R.S.O. 1990. O. Reg. 545/06 s. 5; subsequently a revised application was provided on July 21, 2026.

Purpose of the Applications:

NP 25-02

The application for Draft Plan of Subdivision Approval is proposing to establish 15 residential blocks which will accommodate up to 187 residential units. Additionally, the subdivision will include a stormwater management block, open space block comprised of the floodplain lands and the Maitland River, and a number of local streets. The proposed average density of the residential area is between 16-20.7 dwelling units per hectare.

ZN 9-2025

The application for Zoning By-law amendment proposes to rezone the subject lands from Special Future Development Zone (FD-10) to the following zones to facilitate the proposed draft plan of subdivision:

- Residential Zone Three (R3-sp)
- Residential Zone Three with a holding provision (R3-sp-h)
- Residential Zone Four with special provisions (R4-sp)
- Residential Zone Five with special provisions (R5-sp)
- Floodplain (FP)/Parks and Special Recreation Zone (PR-sp)
- Future Development (FD) for a future road connection.

How to Comment:

Comments can be sent in writing by mail or by e-mail to the contact information below:

Perth County Planning Division

Address: 1 Huron Street, Stratford, ON, N5A 5SA

Phone: 519-271-0531 ext. 410

E-mail: planning@perthcounty.ca

Additional Information:

Copies of the supporting studies are available for viewing online at www.perthcounty.ca.

Have Your Say:

Please submit comments and opinions to Michelle Evans, Planning & Land Division Clerk by September 11, 2026.

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.

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, 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

