

NOTICE OF 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: October 16, 2026

File: NP 24-02 & ZN 18-2024
Owner/Applicant: Cox, Bruce & Karyn / Patterson Planning Consultants Inc.
Location of Property: Park Lots 5 & 6, Reg. Plan 254, Elma Ward, Municipality of North Perth
(167 John St)

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 April 29, 2026, 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.

Purpose of the Applications:

NP 24-02

The application for Draft Plan of Subdivision Approval will facilitate the development of 12 dwelling units and one public roadway. The draft plan is comprised of 4 lots for single-detached dwelling units, 1 block for up to 8 cluster townhouse units by means of two 4-unit buildings and a public street. The gross density of the proposed subdivision is 13.9 dwelling units per ha. The net density is approximately 18.2 units per hectare. The current lot area is approximately 1.05 ha (2.6 ac), the area proposed as part of the subdivision is approximately 0.86 ha (2.1 ac). The proposed Draft Plan of Subdivision will result in a remnant parcel that contains an existing single-detached dwelling, pool house and detached garage. The lands subject to Draft Plan Approval are currently vacant.

ZN 18-2024

The application to rezone the subject lands proposes to amend the North Perth Zoning By-law from the existing Residential Zone Four with Holding Provision (R4-h1) to the following zones to facilitate the proposed draft plan of subdivision:

- Residential Zone Four (R4); and
- Residential Zone Five Zone (R5)

The applicants are requesting to remove the Holding Provision, -h1, from the subject lands as the requirement of the provision can be satisfied. The owner will be entering into a subdivision agreement with the Municipality, which is the requirement of the -h1 Holding Provision, through NP 24-02.

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 November 5, 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

