

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

Date: April 14, 2025

File: NP 25-01 & ZN 3-2025
Owner/Applicant: 1000535777 Ontario Inc.
Location of Property: Part Lots 16 and 17, Elma Ward, Municipality of North Perth (306 Woodview Drive, Atwood)

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 application was deemed complete on March 4, 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.

NP 25-01

The application for Draft Plan of Subdivision will facilitate 88 dwelling units and one stormwater management block. The draft plan will be comprised of 50 single detached dwelling units, 14 semi-detached dwelling units and 24 Townhouse Units. The average density of the residential area requested is 26 dwelling units per hectare.

ZN 3-2025

The application to rezone the subject lands proposes to amend the North Perth Zoning By-law from the existing Future Development Zone (FD), Special Future Development Zone (FD-12), Agricultural Zone (A) and Natural Resources/Environment Zone Two (NRE-2) to the following zones to facilitate the proposed draft plan of subdivision:

- Special Residential Zone Four Zone (R4-sp)
- Special Residential Zone Five Zone (R5-sp)
- Institutional Zone (IN)
- Floodplain (FP)/Natural Resources/Environment Zone Two (NRE-2)

RELATED APPLICATIONS: County of Perth Official Plan Amendment 233.

LEARN MORE:

For more information about this matter, contact Nathan Garland, Planner at ngarland@perthcounty.ca or by calling 519-271-0531 ext. 417.

PUBLIC MEETING: A public meeting notice will be circulated at a later date.

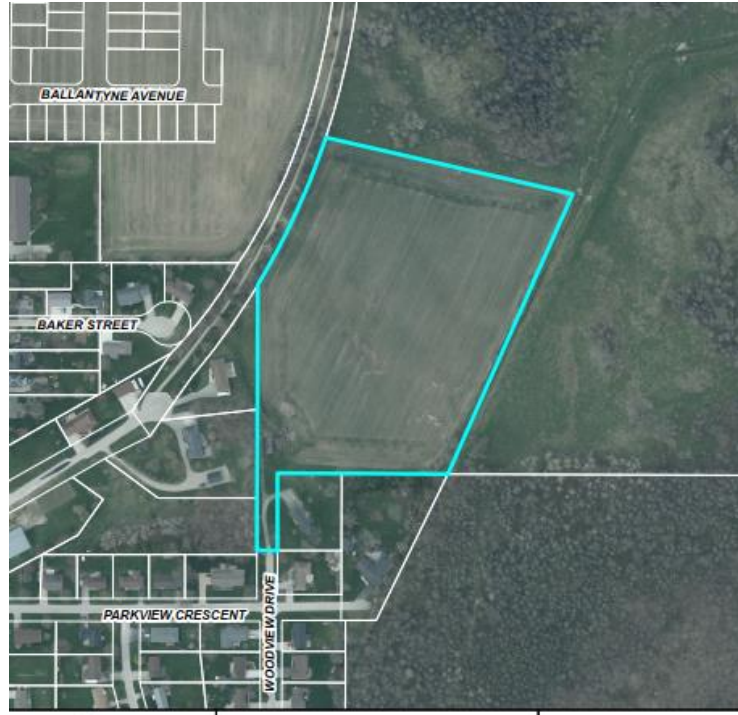
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the County of Perth to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to County of Perth before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Perth before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Andrea Hächler, Director of Planning
Corporation of the County of Perth
1 Huron St., Stratford, ON N5A 5S4
Email: ahachler@perthcounty.ca
Telephone: 519-271-0531 (ext. 412)



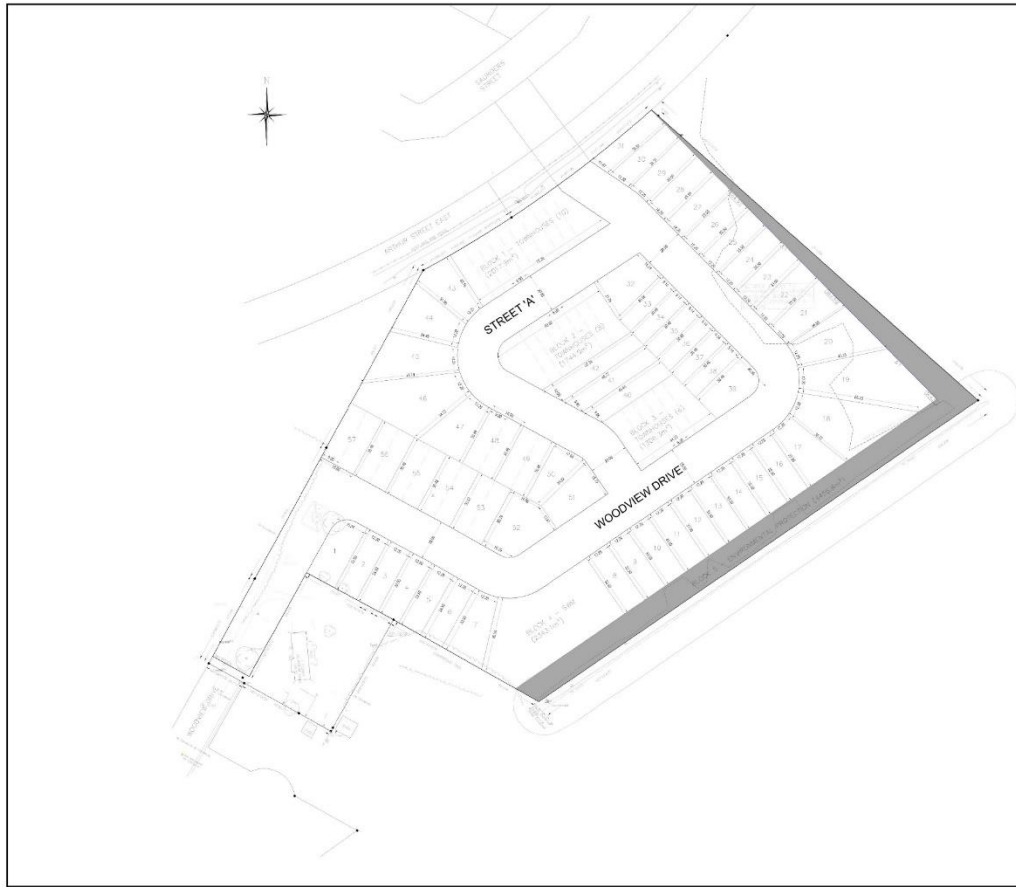
	Site Specific "R4-" Zoning Single Detached and Semi-Detached Dwellings
	Site Specific "R5-" Zoning Street Townhouses
	"IN" Zone Stormwater Management Facility
	"FP/NRE2" Zone Environmental Buffer



Perth County
Cultivating Opportunity

PHOTO DATE: 2020
February 07, 2025

AREA SUBJECT TO PROPOSED DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION

306 WOODVIEW DRIVE
1000535777 ONTARIO INC.

MUNICIPALITY OF NORTH PERTH
ELM WARD, ATHWOOD
COUNTY OF PERTH



PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS
- ALL RIGHTS

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2

PROVISION BOUND
AREAS SUBJECT OF THE PLANNING ACT, R.S.O. (REV. 1990), s. 33.2