

NOTICE OF APPLICATION FOR AN OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

Pursuant to the *Planning Act*, R.S.O. 1990, c. P. 13., S. 21, S.53, S.34 (12)

Date: April 24, 2025

File: OPA 234, Z05-2024
Owner/Applicant: Hyde, Ron & Brenda
Location of Property: Lots 21 & 22, Reg. Plan 331, South Easthope Ward, Township of Perth East (William Shakespeare Street)

TAKE NOTICE that the County of Perth has received an application from MHBC Planning on behalf of Ron and Brenda Hyde for an Official Plan Amendment and a Zoning By-law Amendment pursuant to the provisions of the *Planning Act*.

This application was determined to be complete on April 15, 2025.

Purpose of the Application:

The proposed amendment to the Perth County Official Plan (PCOP) is to re-designate the subject lands from “Serviced Urban Area - Commercial” to “Serviced Urban Area - Residential”. The lands are vacant and were recently subject to consent applications to sever the subject lands to result in a total of three lots which are now intended to be used for residential purposes.

The proposed amendment to the Perth East Zoning By-Law is to rezone the subject lands from a Commercial Zone (C1) to Residential Medium Density Zone (R2). The proposed Residential Medium Density Zone is intended to be developed with single detached dwellings.

Learn More:

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

Public Meeting:

A public meeting notice will be circulated at a later date in accordance with the circulation and timing requirements of the *Planning Act*.

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 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.

DATED AT THE CITY OF STRATFORD THIS 24TH DAY OF APRIL, 2025

Andrea Hächler, Director of Planning

Email: ahachler@perthcounty.ca

Telephone: 519-271-0531 ext. 412

Mail: 1 Huron Street, Stratford, Ontario, N5A 5S4