

NOTICE OF APPLICATION FOR A DRAFT PLAN OF SUBDIVISION & 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: February 20, 2026

File:	WP01-25 & ZN1-2026
Owner/Applicant:	Ruth Clarke / 789274 Ontario Inc
Location of Property:	Part Park Lot 34, Plan 339, Mitchell Ward, Municipality of West Perth (34 Nelson Street)

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 January 23, 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 Application:

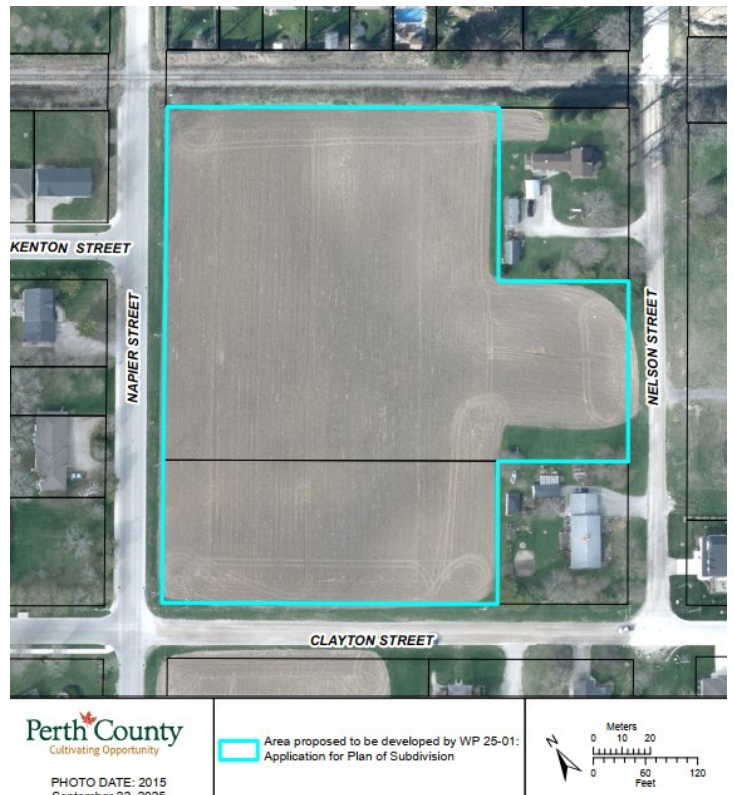
WP 1-2025

The application for Draft Plan of Subdivision is proposing to a residential plan of subdivision comprised of 21 blocks and a local street for future development. Blocks 1 to 19 will be developed for low density residential use and blocks 20 and 21 will be developed for medium density residential use. The draft plan will facilitate the development of 19 single detached dwelling units and 15 townhouse dwelling units, resulting in a total of 34 dwelling units. The average density of the residential area requested is 14.6 dwelling units per hectare with a total area of 2.33 ha (5.77 acres) of net developable land.

ZN 1-2026

The application to rezone the subject lands is proposing to amend the West Perth Zoning By-law from Future Development Zone (FD) to the following zones to facilitate the proposed draft plan of subdivision:

- rezone blocks 1 to 19 to Special Residential Zone Three (R3-sp) to allow for a minimum exterior side yard width of 3.5 m.
- rezone blocks 20 to 21 to Special Residential Zone Four Zone (R4-sp) to allow for a minimum exterior side yard width of 4.5 m, minimum interior side yard width of 3.5 m and a minimum lot frontage for an interior lot end unit of 10 m.



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

Please forward your comments to the Perth County Planning Department by March 12, 2026. Please include the Application file Number listed above in all correspondence.

Additional Information:

Copies of the supporting studies are available for viewing at the Perth County Planning Department weekdays between 8:30 am and 4:30 pm.

Have Your Say:

Please submit comments and opinions to Michelle Evans, Planning & Land Division Clerk by March 12, 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

