

Planning Justification Report

Mitchell Ridge Subdivision

Municipality of West Perth, Mitchell

Zoning By-law Amendment

Draft Plan of Subdivision

November 2025



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Prepared for:

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1. Introduction

1.1 Overview

GSP Group Inc. has been retained by Parkwood Developments (Kitchener) Limited to provide a Planning Justification Report (the “Report”) in support of applications for a Zoning By-law Amendment and a Draft Plan of Subdivision (“Proposed Applications”) for the vacant lands north of Frank Street, west of (future) Vivian Street and south of the existing Goderich Exeter Railway (GEXR) rail corridor (the “Site”).

The Site is located in the Municipality of West Perth within the settlement area of Mitchell. The Site is legally described as Park Lots 71, 74 and 77, Registered Plan 44M-88, Mitchell, Municipality of West Perth. The Site is a total of 1.8 hectares in size (4.5 acres) with approximately 428.6 metres (1,406 ft) of frontage on (future) Vivian Street.

The planning applications will facilitate a 30-lot subdivision for 15 semi-detached houses (30 dwellings total), a Storm Water Management block and a future road allowance to extend Clayton Street to the west should it be required in the future (the “Proposed Development”).

1.2 Report Context and Structure

This Report has been prepared to provide planning justification in support of the Proposed Applications. The objectives of this Report are as follows:

- Provide an overview of the Site, including Site description as well as a summary of the surrounding uses and community context;
- Provide an overview of the Proposed Development;
- Provide a summary of applicable Provincial, County policy and regulatory considerations along with planning justification and commentary in support of the Proposed Development; and
- Provide an overview of the Proposed Applications

This Report also includes a summary of the anticipated public consultation strategy associated with the Proposed Applications.

2. Site Overview and Context

2.1 Site Location and Description

The Site is located in the northwest quadrant of Mitchell in the Municipality of West Perth. The Site is legally described as Park Lots 71, 74 and 77, Registered Plan 44M-88, Mitchell, Municipality of West Perth. The Site was acquired from The Corporation of the Municipality of West Perth on October 21, 2022 as this would provide housing opportunities along the west side of (future) Vivian Street. Then intent is for (future) Vivian Street to be opened and connected to the development on the north side of the rail line. The Site is a total of 1.08 acres (0.44 hectares) with a total of 110.9 metres (363 ft) of frontage on Clayton Street and 143.7 metres (471 ft) on (future) Vivian Street.

2.2 Surrounding Uses and Context

As identified in **Figure 1**, the immediate surrounding land uses are as follows:

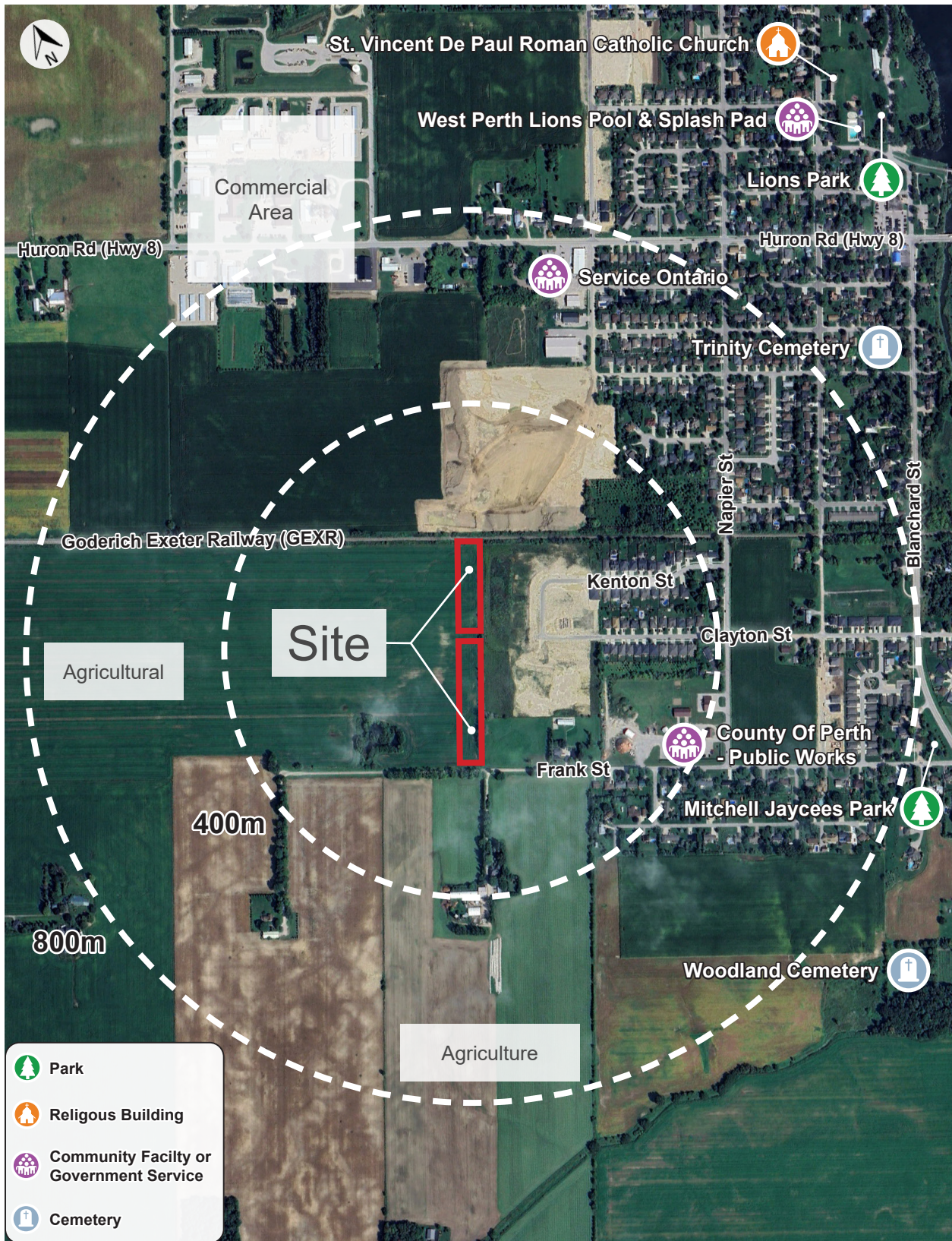
- North** To the north is an existing rail corridor [Goderich Exeter Railway (GEXR)] which is currently operational and a new residential subdivision.
- East** To the east is an unopened road allowance, which will be named “Vivian Street” in the future. Beyond the future road, there is a portion of vacant land and Single-Detached Dwellings within an existing subdivision.
- South** An existing home with a horse barn/stable is immediately to the south of the Site.
- West** To the west is a large farm that is being cropped.

The Proposed Development has been designed to provide one (1) parking space in an attached garage and room for one (1) in the driveway.

It is anticipated that school-aged children would be provided with a bus stop to get to and from school as the closest schools are over a 40-minute walk away. Huron-Perth Catholic School Board and Upper Grand District School Board will comment on the applications through the planning process.

The Site is within a 5-minute drive to commercial facilities, services and other amenities in downtown Mitchell.

An extension of the existing unopened road allowance (Vivian Street) will be will be developed in the future (owned by the Municipality of West Perth) and it will ultimately connect to the north, at Huron Road/Highway 8. The proposed connection to Clayton Street will act as an extension to the existing Mitchell Woods Subdivision to the east.



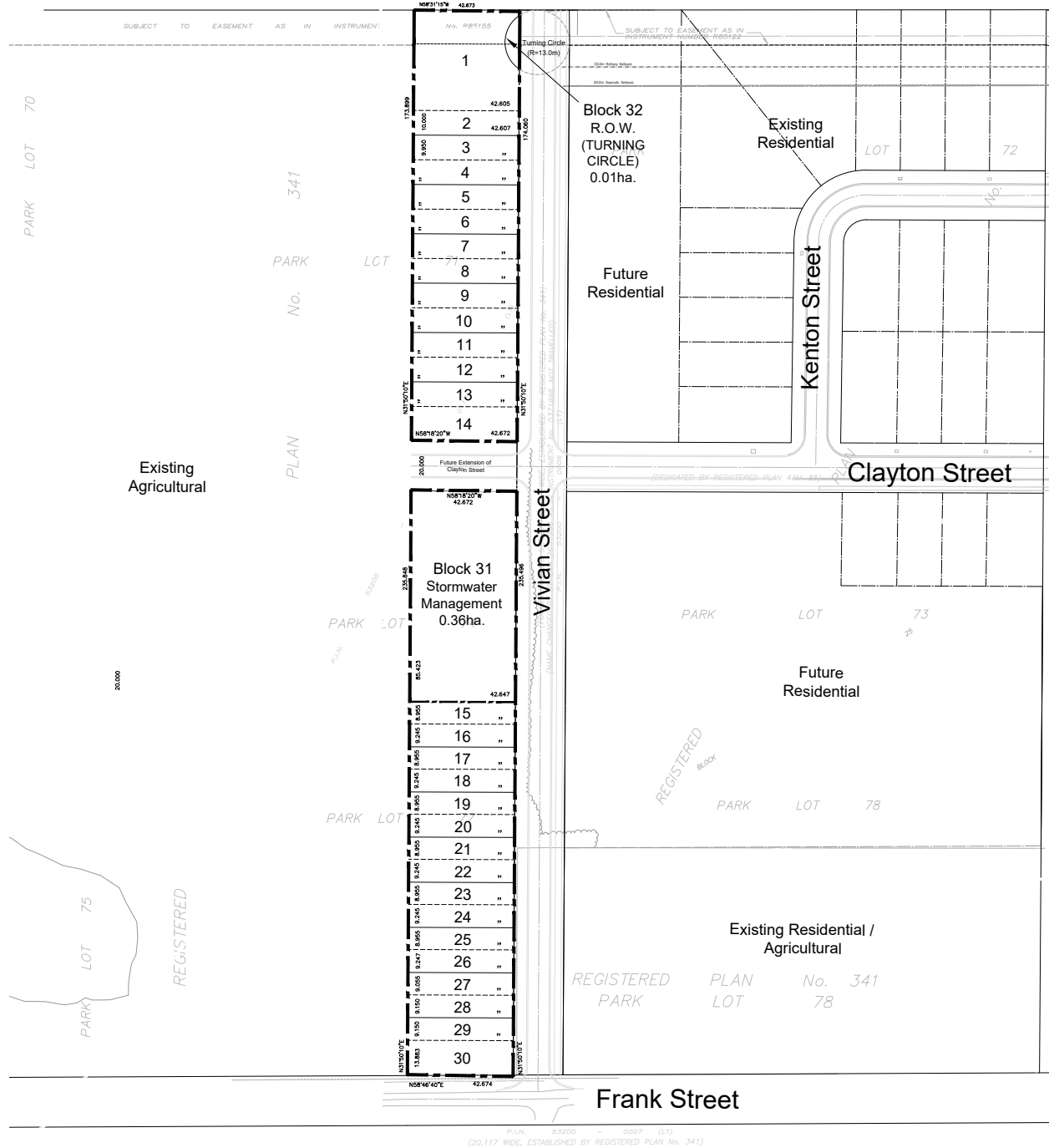
3. Proposed Development & Proposed Applications

As noted above, the Proposed Applications involve the development of the Site for subdivision, which will consist of 30 lots for 15 semi-detached dwellings and create blocks for future Stormwater Management and a temporary turning circle at the north end of future Vivian Street (the “Proposed Development”). See **Figure 2**.

The Site is located within a Settlement Area of the County of Perth and designated as “Neighbourhood” (Schedule ‘B’ – Mitchell Land Use Designations of the County of Perth Official Plan).

The Site is zoned Future Development (“FD”) in the Municipality of West Perth Zoning By-law No. 100-1998 (“ZBL”). As such, the purpose of the proposed Zoning By-law Amendment is to request to rezone the Site from the existing FD zone to Mitchell Medium Density Three (R3) Zone, Mitchell Residential Medium Density Zone Three Special Provision XX Holding Zone XX (R3-XX-HXX) and Institutional Special Provision XX (I-XX) Zone. To facilitate the Proposed Development, a Zoning By-law Amendment (“ZBA”) and Draft Plan of Subdivision (“DPS”) are required (the “Proposed Applications”).

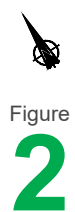
LOT 28 CONCESSION 1
 PART 4 PLAN 44R - 2475
GODERICH EXETER RAILWAY (GEXR)
 P.L.N. 53200 - 0004 (L7)



P.L.N. 53200 - 0007 (L7)
 (20.117 WIDE, ESTABLISHED BY REGISTERED PLAN No. 341)



Proposed Development –
 Draft Plan of Subdivision
 Source: GSP Group (2025)



4. Planning Policy and Overview

4.1 Provincial Planning Statement (2024)

In 2024, the Provincial Planning Statement (2024) (“PPS”) was approved by the Lieutenant Governor in Council, Order in Council No. 1099/2024 and came into effect on October 20, 2024.

The following provides a summary of the key PPS policy considerations for the Site as well as justification for the Proposed Development in terms of these policies.

4.1.1 Planning for People and Homes

Policy 2.2.1 c) of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents, including by “promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation”.

Response: The Proposed Development provides 30 new semi-detached lots which will add to the existing Mitchell housing stock, will optimize existing land, resources, infrastructure, and public service facilities. Active transportation has been considered in the design of the Proposed Development as an Urban Greenway for walking and cycling is being included along the east side of the future Vivian Street which will be designed to accommodate active transportation.

4.1.2 Settlement Areas

Section 2.3 of the PPS contains policies for settlement areas. Policy 2.3.1.1 states that “*settlement areas shall be the focus of growth and development*” and that “*within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas*”. Policy 2.3.1.2 further states that “*land use patterns within settlement areas should be based on densities and a mix of land uses which:*

- a) *efficiently use land and resources;*
- b) *optimize existing and planned infrastructure and public service facilities;*
- c) *support active transportation;”*

Response: The Site is located within the existing settlement area of Mitchell. The Site is designated “Neighbourhood” in the County of Perth Official Plan, which permits the proposed use of the Site for residential purposes. Through the approved 2025 Recreation Master Plan, a proposed Urban Greenway (a multi-use asphalt or concrete path, 2.5 – 3.0 metres in width) is indicated as being planned along future Vivian Street. Through the plan of the Proposed Development, we have taken this into consideration and are proposing the Urban Greenway be located on the east side of Vivian Street to allow for a connection from Frank Street, north towards the rail corridor for a future connection subdivision on the north side of the railway which is currently being developed. The proposed lots will connect to existing municipal sewage and water services in the area.

4.1.3 Sewage, Water and Stormwater

Section 3.6 of the PPS relates to sewage, water, and stormwater. Policy 3.6.2 states that *“municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety for clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems”*.

Response: The Site is located within the settlement area of Mitchell and has access to adequate municipal sewage services and water services (as confirmed through the Functional Servicing Report summarized in **Section 7.1** of this Report). As such, the development of the Site can be accommodated by existing and proposed services and will optimize the use of these services.

4.1.4 Public Spaces, Recreation, Parks, Trails and Open Space

Section 3.9 of the PPS provides direction for creating *“healthy, active, and inclusive communities”* by addressing the following:

- a) *“planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity; and*
- b) *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.”*

Response: As part of the Proposed Development, an Urban Greenway is proposed along the east side of future Vivian Street as part of the 2025 Recreation Master Plan which will address the above policies. Mitchell Jaycees Park is within a 12-minute walk to the Site, and provides an open space amenity area with picnic tables.

4.1.5 Cultural Heritage and Archaeology

Cultural heritage and archaeology guidelines are outlined in Section 4.6 of the PPS. This section aims to ensure that cultural heritage landscapes and heritage resources are maintained and not negatively impacted by development.

Response: A requirement of the Proposed Applications is a Stage 1-2 Archaeological Assessment. This assessment was prepared by TMHC and no archaeological material was documented during the assessment. Further information regarding the Stage 1-2 Archaeological Assessment can be found in **Section 7.2** of this Report and a copy of the MCM acceptance letter has been included in this submission.

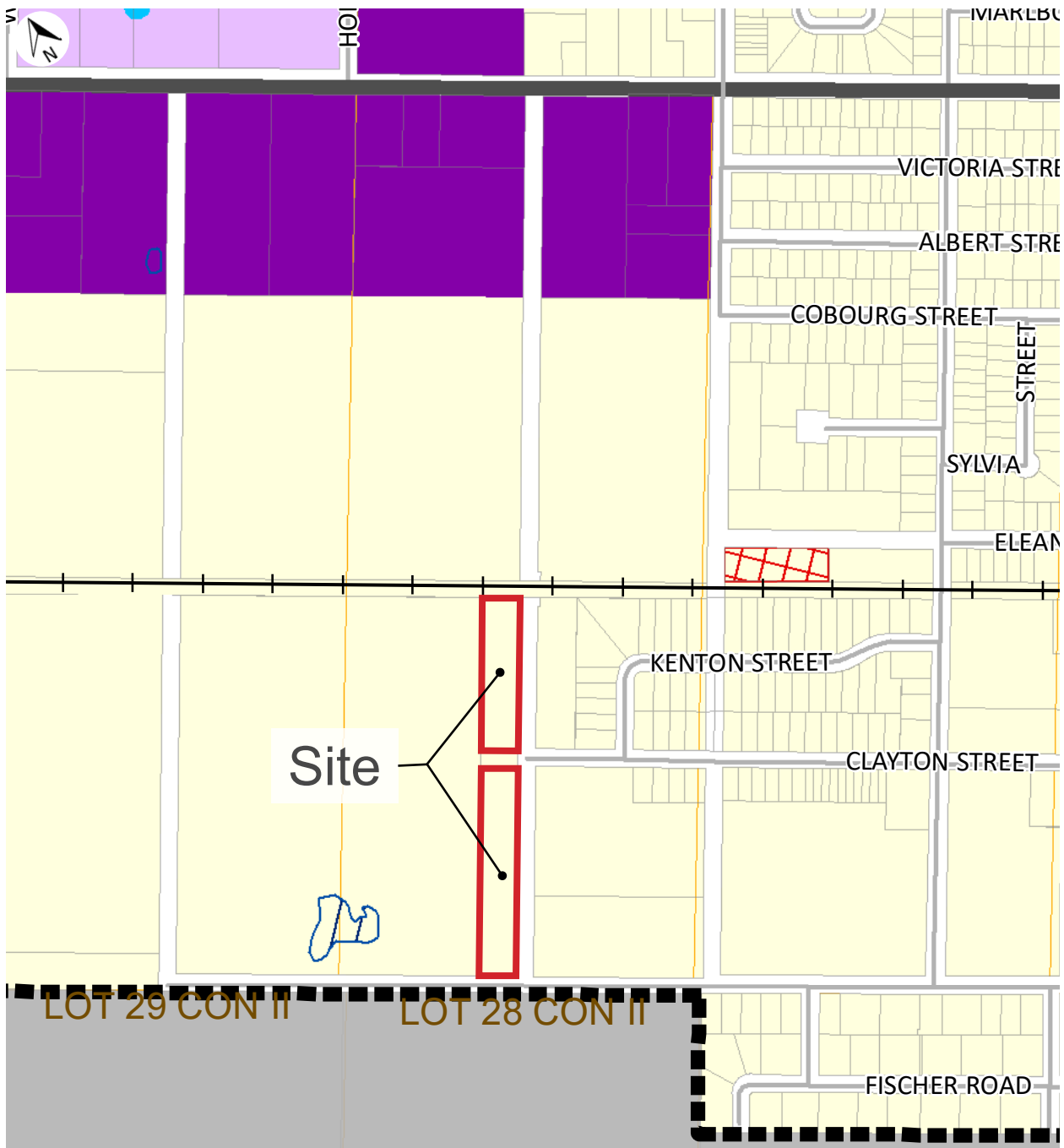
4.1.6 PPS Summary

The PPS promotes efficient development and land use patterns to sustain financial wellbeing. As noted in **Section 5.1** of this Report, the Proposed Development would be serviced by existing and expanded municipal water and sewer services, which is consistent with Section 1.6.6.2 of the PPS. By aligning with PPS policies on housing, settlement areas, and infrastructure, the development supports efficient growth, active transportation, and contributes to the long-term economic and social well-being of the community by providing additional housing for future residents.

4.2 County of Perth Official Plan

The new County of Perth Official Plan (the “CPOP”) was adopted by County Council on October 17th, 2024 and was approved by the Ministry of Municipal Affairs and Housing on September 11th, 2025.

The following provides a summary of the key CPOP policies that apply to the Site and the Proposed Development, as well as providing justification in response to those applicable policies. The Site is located within a Settlement Area of the County of Perth, and designated as “Neighbourhood” (Schedule ‘B’ – Mitchell Land Use Designations of the CPOP, see **Figure 3**).



LEGEND

Land Use Designations		Additional Features	
Corridor Commercial	Employment	Provincial Highway	Strategic Growth Area
Open Space	Institutional	County Road	Waterbody
Natural Environment	Open Landfill	Local Road	Settlement Area Boundary
Recreation	Floodplain	Railway/ Right of Way	Closed Landfill
Neighbourhood		Watercourse	Lots and Concessions
Urban Mixed Use			Parcels



County of Perth Official Plan –
Schedule 'B'

Source: 2024 Perth County Official Plan Schedule 'B', Land Use Designations (2024)

Figure
3

4.4.1 Growth Management Objectives

Section 2.2 provides objectives for growth management in the CPOP. Below are those which relate to the Proposed Development.

- (a) *Growth in the County will be directed to the County's Serviced Urban Areas, in order to optimize existing infrastructure, create vibrant and compact communities, and protect agricultural land and the natural environment.*
- (b) *Foster the creation of complete, healthy, and vibrant communities that enhance the quality of life for all residents by directing the majority of growth and development to settlement areas to conserve and protect the County's prime agricultural lands and important natural features.*
- (d) *Maintain a strong focus on Serviced Urban Areas as places that support efficient land use, infrastructure and community services*
- (e) *Promote development patterns in Serviced Urban Areas that represent compact built form and appropriate densities.*
- (f) *Establish residential and employment intensification goals and encourage opportunities for intensification, infill and redevelopment to meet the changing needs of existing neighbourhoods.*

Response: The Site is within a Serviced Urban Area and is within the Neighbourhood designation, which is identified as being a prime location for residential development. The Proposed Development will be adjacent to an existing subdivision which will be connected by future Vivian Street and Clayton Street. An Urban Greenway will be located on the east side of future Vivian Street which will allow for active transportation and the opportunity to connect to a larger trail system as the 2025 Recreation Master Plan is implemented.

4.4.2 Projected Housing Demand by Type

Policy 2.3.1(a) of the CPOP states that “*within newly developing residential areas in Serviced Settlement Areas, the minimum overall net residential density shall be 15 units per hectare.*”

Response: The Proposed Development will provide 16.39 units per hectare which meets the above policy.

4.4.3 Serviced Urban Area Policies

Policy 2.5.1.1 of the CPOP states that “Serviced Urban Areas” include Mitchell. The policies in this section are related to development within this designation. The below are applicable to the Proposed Development.

- (a) *“The County and Lower-Tier Municipalities will identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites, in the Serviced Urban Areas, considering existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs, and in accordance with the intensification and infilling policies in Section 2.3.2.*
- (g) *Development patterns that minimize land consumption and optimize servicing infrastructure are cost effective and encouraged. Land use patterns which may cause environmental, heritage conservation or public health and safety concerns will be avoided.”*

Response: As discussed in Section 5.3.1 of this Report, the Site is intended to be used for residential purposes. The Proposed Development will provide additional housing to the residents of Mitchell and is intended to connect to the services in the neighbouring subdivision to the east and a new stormwater detention facility is proposed which will service the Site and the future residential development to the east of Vivian Street (Refer to **Section 5.1** of this Report for more information).

4.4.4 Neighbourhood Designation

As noted previously, the Site is designated “Neighbourhood” in the CPOP which permits a variety of Low and Medium Density residential forms, including uses that are accessory to the primary residential use on the Site such as home occupations.

There are a number of policies outlined for residential development within the CPOP under Policy 3.1.1.1(a) which encourages development to:

- ii. *“Locate in areas which will avoid the need for unjustified and/or uneconomical expansion of municipal services;*
- iii. *Locate in areas which will be compatible with adjacent existing and proposed development;*
- iv. *Locate in areas which will be adjacent to existing built-up areas;*
- v. *Be of a compatible scale in relation to existing development;*

- vi. *Generally, be directed to locations where access is available from local roads as opposed to direct access onto Provincial Highways or County roads;*
- vii. *Locate in areas outside of natural hazards and to areas where access can be demonstrated in accordance with provincial standards;”*

Policy 3.1.1.1(b) of the CPOP provides specific regulations for semi-detached houses:

- i. *“Adequate front yard setbacks, landscaping, buffering, and screening may be required to support walkable neighbourhoods and adequately manage*
- ii. *stormwater; and Proposals which, in the opinion of the local Council, would result in undue financial burden on the municipality, especially with respect to the provision of public utilities, municipal service infrastructure and related capacity or other necessary public services, shall be the responsibility of the developer.”*

Response: The Site is located to the west of an existing subdivision consisting of semi-and single-detached houses and is located on a future road allowance (future Vivian Street) which will be a local road. The expansion of services will be coordinated with the subdivision to the east. A new stormwater detention facility is proposed which will service the Site and the future residential development to the east of Vivian Street (Refer to **Section 5.1** of this Report for more information). The Site is not located within any hazardous lands and is an extension of the existing built-up area in this area of Mitchell. Through the Zoning By-law Amendment process, the only site-specific regulation required is for the setback from Lot 1 to the railway.

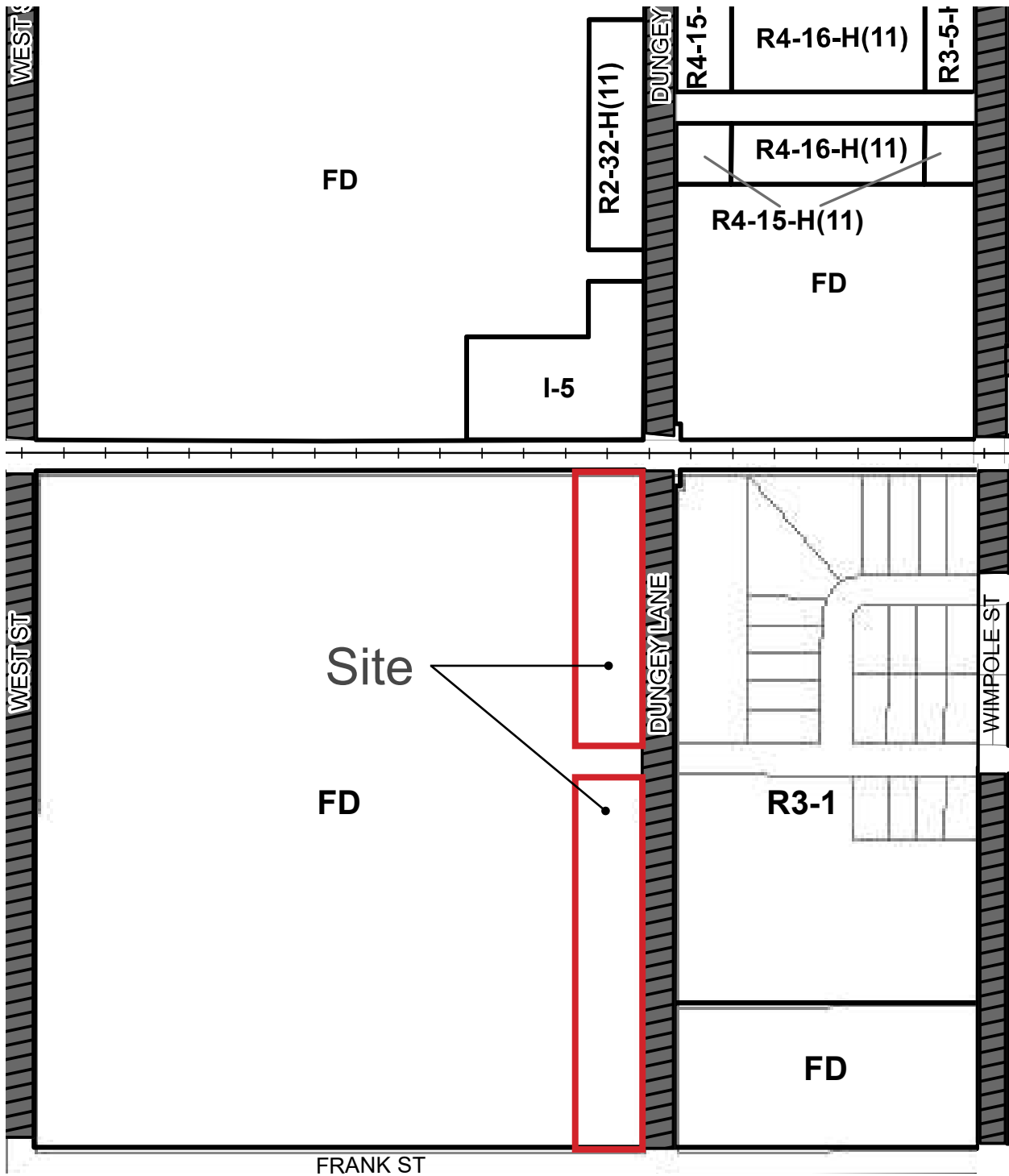
4.4.5 CPOP Summary

The Proposed Development complies with key CPOP policies, including growth management objectives that direct growth to serviced urban areas to optimize infrastructure, and promote compact, vibrant communities. The Site is within Mitchell, a designated Serviced Urban Area, and supports residential development. The Proposed Development will connect to existing infrastructure, including future road extensions and an Urban Greenway, aligning with policies on efficient land use and active transportation. It meets the minimum net residential density requirement of 15 units per hectare. The Site is in a Neighbourhood designation, permitting low-to-medium density residential uses, and is compatible with adjacent development.

4.3 Municipality of West Perth Zoning By-law No. 100-1998

The Site is zoned “Future Development Zone (FD)” in the Municipality of West Perth Zoning By-law No. 100-1998 (“ZBL”) (see **Figure 4**). The FD zone has limited permitted uses including agricultural uses and uses, buildings and structures lawfully existing on the date of passing of the By-law.

A Zoning By-law Amendment is required to change the zoning from the existing zoning of Future Development Zone (FD) to Mitchell Residential Medium Density Zone Three (R3), , Mitchell Residential Medium Density Zone Three Special Provision XX Holding Zone XX (R3-XX-H_{XX}) and Institutional Special Provision XX (I-XX) Zone (see **Figure 5**) The proposed zoning of R3 would allow for all of the uses noted under Section 11.1 to permit the proposed semi-detached dwellings. Special Provision R3-XX is only proposed for lot one (1) to ensure that the future dwelling is outside of the required 23 metre setback from the existing GEXR line to the north of the Site. The I-XX Special Provision is to permit storm water management pond and accessory uses and structures as the only permitted uses. A Draft Zoning By-law is attached in **Appendix A** of this Report and further information on the proposed Zoning By-law Amendment can be found in **Section 5** of this Report.



-  CONSTRAINT AREA & FLOOD REGULATION AREA
-  ADJACENT LANDS  UNIMPROVED ROAD
-  CONSTRAINT AREA
-  REGULATED FLOOD AREA

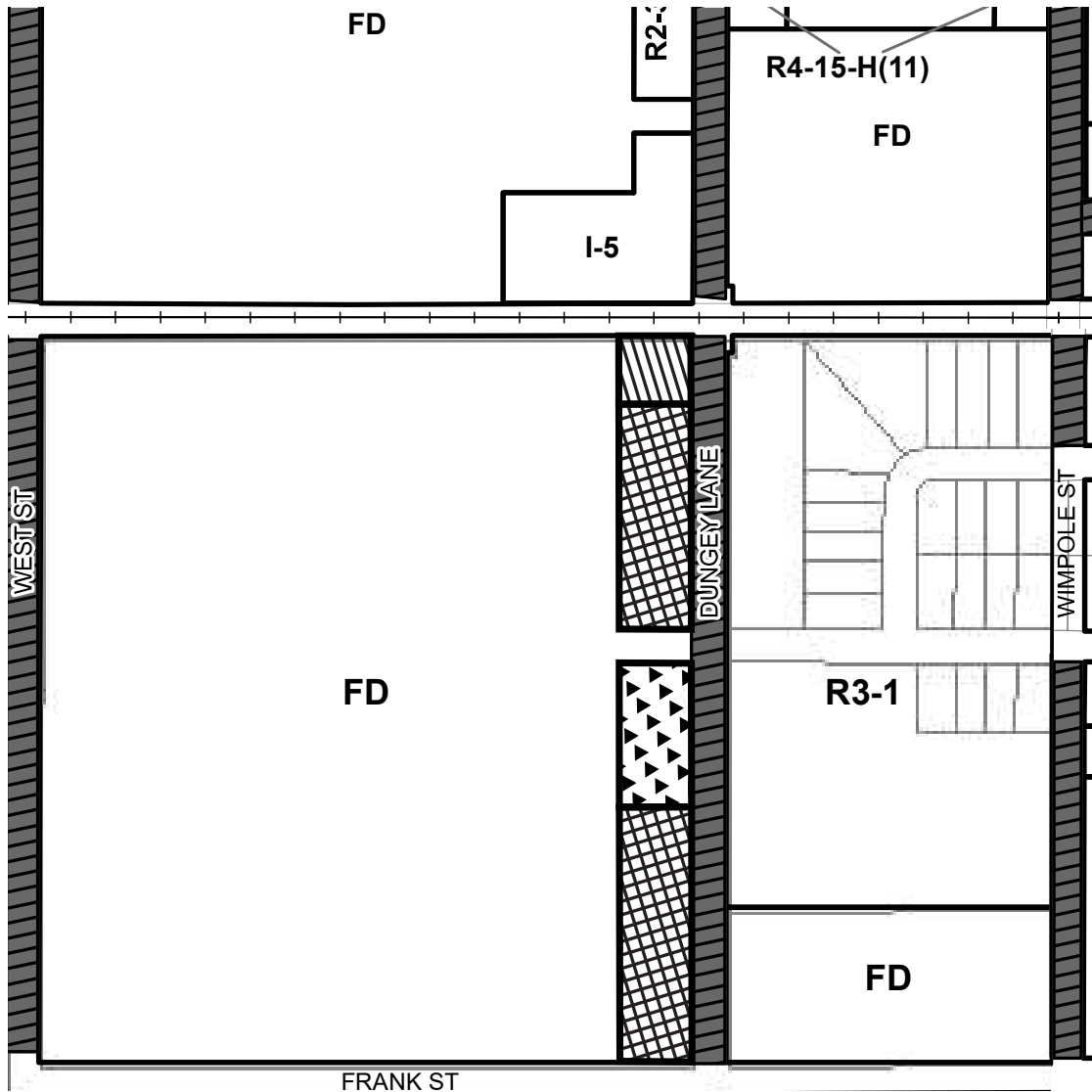





Municipality of West Perth Zoning By-law
No. 100-1998 – Zone Map

Source: Municipality of West Perth Zoning By-law No. 100-1998,
Key Map 34,38,39 (2019)

Figure
4

SCHEDULE 'A'
ZONING BY-LAW AMENDMENT NO. ZXXX-2025
 TO THE
MUNICIPALITY OF WEST PERTH
ZONING BY-LAW NO. 100-1998



- 
 AREA TO BE REZONED FROM FUTURE DEVELOPMENT (FD) TO MITCHELL RESIDENTIAL MEDIUM DENSITY THREE WITH A SITE SPECIAL PROVISIONS XX (R3-X-HXX)
- 
 AREA TO BE REZONED FROM FUTURE DEVELOPMENT (FD) TO MITCHELL RESIDENTIAL MEDIUM DENSITY THREE (R3)
- 
 AREA TO BE REZONED FROM FUTURE DEVELOPMENT (FD) TO INSTITUTIONAL WITH A SITE SPECIAL PROVISIONS XX (I-XX)



Proposed Zoning By-law Amendment Map

Source: Municipality of West Perth Zoning By-law No. 100-1998,
 Key Map 34,38,39 (2019)

Figure
5

5. Overview of Supporting Reports and Studies

5.1 Functional Servicing and Stormwater Management Report

A Functional Servicing Report, dated November 12, 2025, was prepared by MTE in support of the Proposed Development. The report concluded that:

- The Proposed Development can be adequately serviced through the extension of gravity sewers and municipal watermains.
- The sanitary sewage generated from the Site will be discharged into the existing Clayton Street sewer. Downstream sewers up to the 450mm pipe along Clayton Street east of Napier Street have been constructed with adequate capacity for the Proposed Development.
- Water supply for the Proposed Development will be provided by the existing 150mm watermain along Clayton Street.
- The stormwater management quantity control requirements for the Proposed Development can be accommodated by storing stormwater in a proposed detention facility and controlling the flowrates with a combination of an orifice and a weir.
- The stormwater quality control requirements for the Proposed Development can be achieved by the installation of an OGS unit downstream of the quantity control location.
- Overall site grading will provide for 'major' overland flow conveyances throughout the Site, will provide adequate cover over the Site's services, and will generally match existing road and boundary grades with appropriate slopes.

5.2 Stage 1-2 Archaeological Assessment

An Archaeological Assessment was conducted by TMHC, dated May 22, 2025 and describes the methodology of the assessment in detail. The recommendations are made as a result of the assessment:

- The Stage 1 assessment revealed that the Site had potential for the discovery of archaeological resources and a Stage 2 survey was recommended and carried out.
- The Stage 2 assessment (pedestrian survey and test pit survey, both at a 5 m interval) did not result in the documentation of archaeological resources.

- No further archaeological assessment is recommended.

A copy of the Ministry of Citizenship and Multiculturalism's acceptance is included in our submission.

5.3 Noise and Vibration Feasibility Study

A Noise and Vibration Feasibility Study was completed in July 2025 by HGC Noise and Vibration Acoustics in support of the Proposed Applications. Below are their findings and recommendations:

- The primary source of noise is rail traffic on the GEXR railway located northeast of the Site.
- Air conditioning is required for the dwelling with flanking exposure to the railway. The provision for the future installation of air conditioning at the occupant's discretion is required for dwellings further from the railway.
- The study finds that rail traffic noise exceeds the MECP sound level criteria during the daytime at the proposed dwellings closest to the railway.
- Brick veneer or masonry equivalent exterior wall constructions are required for the dwellings flanking directly on to the railway along with upgraded window glazing requirements. For the remaining dwellings, any exterior wall, and double glazed window construction meeting the minimum requirements of the Ontario Building Code (OBC) will provide adequate sound insulation for the dwelling units.

6. Public Consultation Considerations

As per Bill 23, the More Homes Built Faster Act, 2022, public meetings are no longer required for application approvals of a for Draft Plan of Subdivision. A statutory public meeting, however, will be required as part of the Zoning By-law Amendment application to facilitate this Proposed Development.

GSP Group and Parkwood Developments (Kitchener) Limited are agreeable to the scheduling of a Neighbourhood Information Meeting or open house, if required by the Municipality, as well as any additional informal public meeting(s), open house meeting(s) and/or neighborhood meetings required by the Municipality.

The proposed Zoning By-law Amendments require a Statutory Public Meeting in accordance with the Planning Act. GSP Group and Parkwood Developments (Kitchener) Limited will attend the public meeting as scheduled by the Municipality and give a formal presentation regarding the Proposed Development and associated applications, as well as

answer questions from residents, staff, and Councillors. During the public meeting, contact information for GSP Group will be provided to the public to address any follow-up questions or concerns.

Finally, GSP Group will provide direct written responses to comments raised throughout the public consultation process to City and Regional staff for their review and consideration prior to the preparation of a final staff report and recommendation on the Official Plan and Zoning By-law Amendments.

7. Summary and Conclusions

The Proposed Applications for Draft Plan of Subdivision and related Zoning By-law Amendment will facilitate the development of 30 dwelling units on a parcel of approximately 1.83 hectares.

The proposed Zoning By-law Amendment would change the existing zoning from Future Development (FD) Zone to Mitchell Residential Medium Density Zone Three (R3), Mitchell Residential Medium Density Zone Three Special Provision XX Holding Zone XX (R3-XX-HXX) and Institutional Special Provision XX (I-XX) Zone are necessary to develop the vacant Site into the Proposed Development.

The Proposed Development represents the efficient use of land within an existing settlement area and will be provided with full municipal water and sewage services.

Therefore, in summary, the Proposed Development represents good planning and is appropriate for the Site, for the surrounding area, and for the continuing growth of Mitchell.

Yours truly,

GSP Group Inc.



Hugh Handy, MCIP, RPP
Vice President



Jenna Wenzel, CPT
Planner

Appendix “A” – Zoning By-law Amendment

By-law ZXXX-2025

THE CORPORATION OF THE MUNICIPALITY OF WEST PERTH

Being a By-law to amend By-law No. 100-1998, as amended, for a property legally described as Park Lots 71, 74 and 77, Registered Plan 44M-88, Mitchell; Municipality of West Perth.

Whereas the Council of the Corporation of the Municipality of West Perth is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, CHAPTER P.13, as amended;

Now therefore the Council of the Corporation of the Municipality of West Perth hereby enacts as follows:

1. That the area shown in hatching on the attached map, Schedule "A", and legally described as Park Lots 71, 74 and 77, Mitchell; Municipality of West Perth, is rezoned from the “Future Development (FD) Zone” to the “Mitchell Residential Medium Density Zone Three (R3) Zone”, and shall be subject to the provisions of Section 11.4 (R3) of By-law No. 100-1998. The zoning on this land shall be shown as “R3”, on Key Map X of Schedule “A” to By-law No. 100-1998 as amended.
2. That the area shown in hatching on the attached map, Schedule "A", and legally described as Park Lots 71, 74 and 77, Mitchell; Municipality of West Perth, is rezoned from the “Future Development (FD) Zone” to “Mitchell Residential Medium Density Zone Three Special Provision XX (R3-XX) Zone”, and shall be subject to the provisions of Section 11.8.X (R3-XX) of By-law No. 100-1998. The zoning on this land shall be shown as “R3-XX”, on Key Map X of Schedule “A” to By-law No. 100-1998 as amended.
3. That Section 11.8 to By-law No. 100-1998, as amended, is hereby amended by adding the following subsection at the end thereof:

11.8.XX R3-XX
 - a) Location: Park Lots 71, 74 and 77, Mitchell; Municipality of West Perth (Key Map X);
 - b) Notwithstanding the provisions of Section 11 of By-law No. 100-1998 to the contrary, the Minimum Interior Side Yard for lot 1 shall be 23.0 metres;
 - c) All other applicable provisions of this By-law shall apply.
4. That the area shown in hatching on the attached map, Schedule "A", and legally described as Park Lots 71, 74 and 77, Mitchell; Municipality of West Perth, is rezoned from the “Future Development (FD) Zone” to “Institutional Special Provision XX (I-XX) Zone”, and shall be subject to the provisions of Section 21.4.X (I-XX) of By-law No. 100-1998. The zoning on

this land shall be shown as “I-XX”, on Key Map X of Schedule “A” to By-law No. 100-1998 as amended.

5. That Section 21.4 to By-law No. 100-1998, as amended, is hereby amended by adding the following subsection at the end thereof:

21.4.XX I-XX

- a) Location: Park Lots 71, 74 and 77, Mitchell; Municipality of West Perth (Key Map X);
 - b) Notwithstanding the provisions of Section 21 of By-law No. 100-1998 to the contrary, a storm water management pond and accessory uses and structures are the only permitted use in the I-XX zone
 - c) All other applicable provisions of this By-law shall apply.
6. That Section 29.3 to By-law 100-1998, as amended, is hereby amended by adding the following subsection at the end thereof:

29.3.XX -Hxx

- a) Location: Park Lots 71, 74 and 77, Mitchell; Municipality of West Perth (Key Map X);
 - b) That holding provision -H12, as established by this by-law, shall not be removed until the Municipality of West Perth is satisfied that the temporary turning circle that is partially located within the lands subject to said Holding (H) symbol is no longer necessary.
7. That the West Perth Location Map, identified as Schedule “A”, attached hereto, forms an integral part of this by-law.
 8. That the Explanatory Note of this amendment, identified as Schedule “B”, attached hereto, forms an integral part of this by-law.
 9. All other provisions of By-law No. 100-1998, as amended, shall apply.
 10. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the Planning Act, as amended, and to Regulations thereunder.
 11. This By-law shall come into force on the day it was passed pursuant to the Planning Act, and to Regulations thereunder.

READ a first and second time on the day of _____, 2025.

READ a third and final time and finally passed this ___ day of _____, 2025.

Mayor

Clerk

BY-LAW READ A FIRST AND SECOND TIME THIS ___ DAY OF ____, 2025

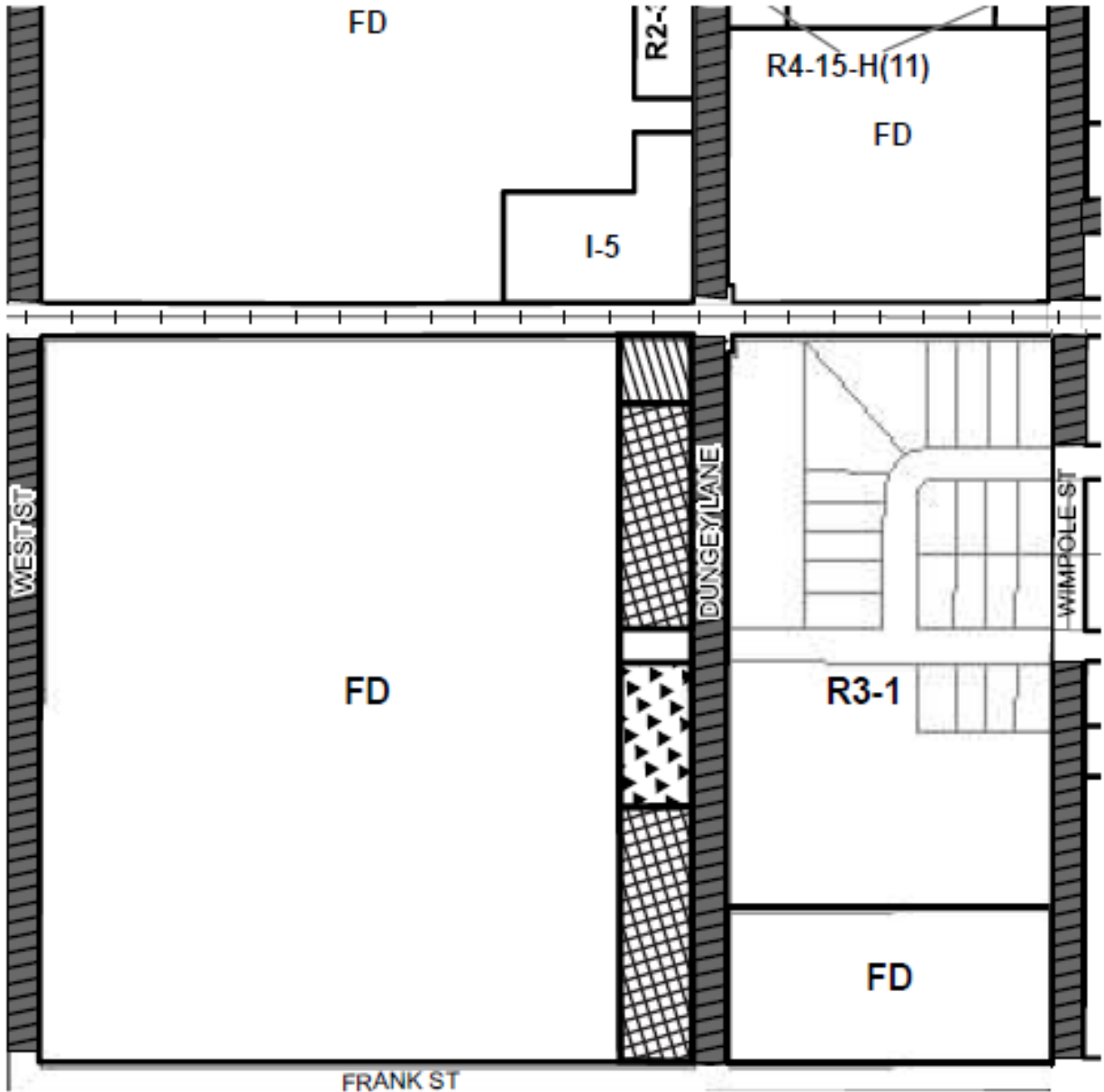
BY-LAW READ A THIRD TIME AND ENACTED THIS ___ DAY OF ____, 2025.




.....
MAYOR

.....
CLERK

SCHEDULE 'A'
ZONING BY-LAW AMENDMENT NO. ZXXX-2025

TO THE
MUNICIPALITY OF WEST PERTH
ZONING BY-LAW NO. 100-1998



-  AREA TO BE REZONED FROM FUTURE DEVELOPMENT (FD) TO MITCHELL RESIDENTIAL MEDIUM DENSITY THREE WITH A SITE SPECIAL PROVISIONS XX (R3-X-HXX)
-  AREA TO BE REZONED FROM FUTURE DEVELOPMENT (FD) TO MITCHELL RESIDENTIAL MEDIUM DENSITY THREE (R3)
-  AREA TO BE REZONED FROM FUTURE DEVELOPMENT (FD) TO INSTITUTIONAL WITH A SITE SPECIAL PROVISIONS XX (I-XX)

SCHEDULE “B”

EXPLANATORY NOTE

The purpose and effect of this amendment to Zoning By-law 100-1998 is to change the zoning of the property described legally as Park Lots 71, 74 and 77, Registered Plan 44M-88, Mitchell; Municipality of West Perth, from Future Development (FD) Zone to Mitchell Residential Medium Density Zone Three (R3) Zone, Mitchell Residential Medium Density Zone Three Special Provision XX (R3-XX) Zone and Institutional Special Provision XX (I-XX) Zone as shown on Schedule “A1” to this By-law.