

# NOTICE OF APPLICATION FOR 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 13, 2026

<b>File:</b>	WP25-02 & Z14-25
<b>Owner/Applicant:</b>	Parkwood Developments Ltd
<b>Location of Property:</b>	Plan 341 Part Lots 71 And 74; Registered Plan 44R6050 Parts 1 AND 4 and Plan 341 Part Lots 74 AND 77; Registered Plan 44R6050 Part 3

### Purpose of the Application:

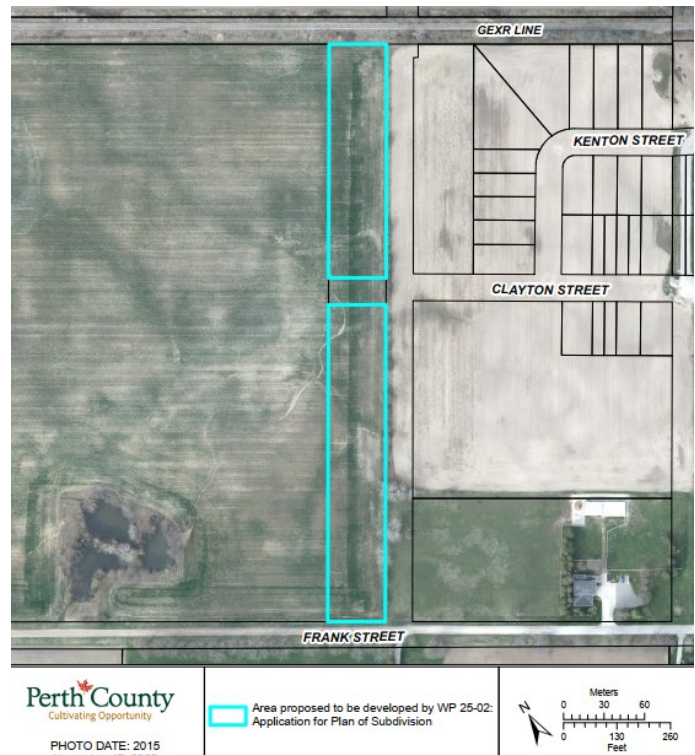
#### WP 25-02

The application for Draft Plan of Subdivision is proposing to facilitate a residential plan of subdivision, comprised of 30 residential lots for semi-detached dwellings, 1 stormwater management block and 1 block for a temporary turning circle. The subject lands are 1.74 ha (4.30 acres) in area and will front and have street access to an extension of Vivian Street.

#### ZN 14-2025

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

- rezone Lot 1 to Special Mitchell Residential Medium Density Zone Three with a Holding Provision (R3sp -Hsp) to allow for a minimum interior side yard width of 23 m and allow for a turning circle to be partially located on the subject lands;
- rezone Lots 2-30 to Mitchell Residential Medium Density Three Zone (R3) to allow for residential development;
- Rezone Block 31 to Special Institutional Zone (I-sp) to facilitate the development of a stormwater management facility.



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](mailto:planning@perthcounty.ca)

**Please forward your comments to the Perth County Planning Department March 5, 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 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

