



PLANNING JUSTIFICATION REPORT

PREPARED FOR:

**Zoning By-Law Amendment &
Plan of Subdivision
Riverview Properties Creekside
Ltd.**

File no. 15188N

May 2025



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URBAN DESIGN
& LANDSCAPE
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1.0 Introduction

MHBC Planning has been retained by Carey Homes to coordinate Zoning By-law Amendment and Draft Plan of Subdivision applications and prepare this Planning Justification Report in support of the development of lands located east of Walton Avenue North and south of Perkin Crescent in the Town of Listowel. The proposed development site pertains to the lands legally described as PT lots 22 & 23, Concession 1 Wallace & PT PK LT 5 PL 173 as in R148861, save and except plan 483, parts 1&2, 44R542, & parts 1, 2, 3, 44R3212; Municipality of North Perth (the “subject lands”).

The subject lands measure approximately 13.3 hectares (133,230 square metres) with approximately 160 metres of frontage on Walton Avenue North. The subject lands have 20 metres of frontage on two road stubs, one extending from Pleasant View Drive and another extending from Perkins Crescent. The subject lands are presently vacant and are used for agricultural purposes (cash cropping). A portion of the Middle Maitland River located at the southeast corner of the subject lands.

A Plan of Subdivision is proposed for the subject lands. The proposed Plan of Subdivision is comprised of thirteen blocks: nine residential blocks, two multiple residential blocks, one stormwater management block, and one open space block. Implementation of the Plan of Subdivision requires approval of a Zoning By-law Amendment.

This Planning Justification Report supports the required application and assesses the proposal in the context of the applicable planning framework. In support of the applications, this Planning Justification Report includes:

- An introduction and general description of the subject lands, surrounding uses and existing conditions, to provide an understanding of the locational context;
- A description of the overall land use planning and design elements of the proposed development;
- A description of the proposed Draft Plan and Zoning By-law Amendment;
- A review of existing policy framework in relation to the proposed development and assessment of the consistency with the Provincial Planning Statement and conformity with the Perth County Official Plan and the Official Plan for the Town of Listowel; and,
- Consideration and integration of supporting studies and reports.

A pre-consultation meeting with the County of Perth was held in October 2024. At the pre-consultation meeting, the following reports and documents were identified as required for a complete application:

- Plan of Subdivision
- Functional Servicing Report
- Stormwater Management Report
- Section 59 Notice
- Archaeological Study
- Planning Justification Report

All required reports have been prepared and submitted concurrently with the Planning Applications. A copy of the Pre-consultation Application Comments is enclosed as **Appendix A**. MHBC has been responsible for the overall coordination of the applications.

2.0 Site Description & Surrounding Land Uses

The subject lands are located east of the Middle Maitland River and south of Walton Avenue in the north area of Listowel. Main Street and is the main commercial corridor of the town and is located approximately 1.5 kilometres of the subject lands. The location of the subject lands is shown in **Figure 1**.

The subject lands are legally described as PT lots 22 & 23, concession 1 Wallace & PT PK LT 5 PL 173 as in R148861, save and except plan 483, parts 1&2, 44R542, & parts 1, 2, 3, 44R3212; S/TR207261; S/E PTS 1,2 on EXP. plan PC109773; S/E PTS 1,2 44R-5118; Municipality of North Perth. The subject lands have an area of 13.3 hectares with approximately 160 metres of frontage on Walton Avenue North. The subject lands have 20 metres of frontage on two road stubs, one extending from Pleasant View Drive and another extending from Perkins Crescent. The subject lands are presently used for agricultural purposes (cash cropping). The south-east portion of the subject lands is within the floodplain associated with the Middle Maitland River. Maitland Valley Conservation Authority Mapping is included as **Figure 2**.

The surrounding area is characterized by predominantly by residential uses, generally including single-detached dwellings. The surrounding area is described in detail below and illustrated on **Figure 3**.

NORTH: North of the subject lands are single detached dwelling units on large lots, along the east and west sides of Walton Avenue. To the northeast is a commercial area along Wallace Avenue North that includes predominantly retail stores and automotive uses.

EAST: East of the subject lands are lands presently used for agricultural uses.

SOUTH: Single detached dwellings on large residential lots occupy the lands south and southwest of the subject lands. To the southeast is the Middle Maitland River. Listowel Memorial Park is further south and includes a skatepark, baseball diamond, tennis courts, playground, and public pool.

WEST: Single detached dwellings are located to the west of the subject lands along Perkin Crescent and Pleasant View Drive. To the west of Walton Avenue is a cemetery.

There are a range of recreational facilities in the broader Listowel community, including but not limited to Listowel Memorial Park; Memorial Pavilion; Listowel Skateboard Park; and John Bell Baseball Diamonds. Lincoln Memorial Park is accessible from pedestrian paths and roadways directly connected to the subject lands. Education facilities include the Eastdale Public School, Listowel District Secondary School, and the Listowel Christian School which are all generally on the east side of Listowel.

The subject lands are well-connected to the existing road network. The subject lands have frontage on Walton Avenue North, Perkin Crescent, and Pleasant View Drive, which are all classified as Local Roads.


With respect to public transit, there is a small rural service that runs within the southern portion of Listowel and connects to surrounding towns and to the cities of Kitchener and Waterloo. The subject lands are located northeast approximately 1.8 kilometres from the nearest bus stop.

In summary, the subject lands are well located in a mixed-use area comprised of a range of a range of residential, commercial and recreational uses. The subject lands have good access to existing transportation infrastructure.



**Figure 1
Location Map**

LEGEND

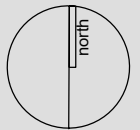
 Subject Lands

DATE: January, 2025

SCALE: NTS

FILE: 15188N

DRAWN: SP



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Walton Ave N
Listowel, On
Municipality of North Perth













Source: Google Earth Satellite Imagery 2025

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Figure 2
**Mainland Valley
 Conservation Authority:
 Ontario Regulation
 41/24**

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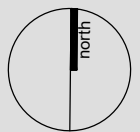
 Subject Lands		
Watercourses  Natural Watercourse  Open Municipal Drain  Closed Municipal Drain  Private Drain  Watercourse 15m Buffer	Two-Zone Floodplain  Floodway  Floodfringe  One-Zone Floodplain  Floodplain  Flood Hazard 15m Buffer	 River Valley  River Valley 15m Buffer World Imagery Low Resolution 15m Imagery High Resolution 60cm Imagery Citations

DATE: March 2025

SCALE: NTS

FILE: 15188N

DRAWN: SP



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**Figure 3
Context Plan**

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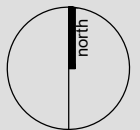
- Subject Lands
- 500m (5 Min. Walking Distance)
- Existing Trail
- Flood Plain

DATE: May 2025

SCALE: NTS

FILE: 15188N

DRAWN: SP



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Walton Ave N
Listowel, On
Municipality of North Perth

Source: Google Earth Satellite Imagery 2025


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3.0 Proposed Applications

This section describes the proposed planning applications that apply to the subject land, including the proposed Plan of Subdivision and Zoning By-law Amendment applications.

3.1 Plan of Subdivision

The draft Plan of Subdivision has been designed as an extension of the existing surrounding residential community. It will result in a high-quality community design that incorporates a range and mix of residential land uses. The design of the proposed development is intended to include a well-connected network of streets, including connections to Walton Avenue North, Pleasant View Drive and Perkins Crescent.

The draft plan includes twelve blocks: nine residential blocks, two multiple residential blocks, one stormwater management block, and one open space block. The residential blocks are lotless blocks to accommodate street-oriented units. A coloured version of the Draft Plan of Subdivision is included as **Figure 4** to this Report. The Draft Plan of Subdivision is included as **Appendix B**.

The subject lands are designated *Serviced Urban Area* by the in-force Perth County Official Plan, *Neighbourhood* by the 2024 Perth County Official Plan and *Residential* by the Listowel Ward Official Plan. As documented in this report, these designations allow for residential development.

3.1.1 Description of Draft Plan

The draft plan of subdivision has a total area of 13.28 hectares and is summarized in **Table 1** and described below:

Table 1: Draft Plan Overview

<i>Description</i>	<i>Blocks</i>	<i>No. of Units</i>	<i>Area (ha)</i>	<i>Percentage of Subdivision</i>
Low Density Residential	1-7	67	3.5	26%
Multiple Residential	8-9	140	2.593	20%
Stormwater Management	10	-	0.85	6.4%
Open Space	11	-	4.652	35%
Future Development	12	-	0.064	0.5%
Roads	-	-	1.619	12%
TOTAL	12	207	13.278 ha	100%

Low Density Residential (Blocks 1-7)

Seven blocks for low-density residential uses are proposed. These blocks can accommodate approximately 67 units. Block 1 is located at the northeast corner of the subject lands and has frontage to Walton Avenue North. Lots within Block 1 will have access on Walton Avenue North. Blocks 2 - 7 are blocks with frontages along proposed local roads within the Plan of Subdivision.

Multiple Residential (Blocks 8-9)

Two blocks are planned to accommodate a variety of multiple residential building types, including cluster townhouses. These blocks can accommodate approximately 140 multiple residential units. Each block has a density of approximately 53 units per hectare. Each block is proposed to have access from private roads connected to the proposed public roads through the Plan of Subdivision. Future site plan approval will be required for each of the multiple residential blocks.

Stormwater Management (Block 10)

One 0.85 hectare block for stormwater management has been provided within the Draft Plan of Subdivision (Block 10).

Open Space (Block 11)

A 4.6 hectare Open Space Block is proposed at the southeast portion of the Plan of Subdivision. The Open Space Block reflects the limits of the floodplain associated with the Middle Maitland River. Development is not permitted within the Open Space Block.

Future Development (Block 12)

Block 12 reflects a potential future roadway and servicing connection that could be extended to lands to the northeast. The lands located northeast of the subject lands are designated residential and may be developed in the future.

Roads

The Draft Subdivision Plan includes new public roads. The planned roads are connected to the road stubs at Pleasant View Drive and Perkin Crescent and include a connection to Walton Avenue North. All roads are planned as local roads.

3.1.2 Density Summary

This section provides a summary analysis of the density of the proposed Draft Subdivision Plan. The proposed density aligns with the targets set forth in the County of Perth Official Plan and the Listowel Ward Official Plan.

Table 2: Draft Plan of Subdivision Density Summary

<i>Unit Types</i>	<i>No. of Units</i>	<i>PPU*</i>	<i>Total Persons</i>	<i>Total Jobs**</i>
Single, semi-detached and street townhouses	67	3.1	207.7	6.2
Townhomes and other multiples	140	2.03	284.2	8.5
TOTAL	207		491.9	14.7

Density Summary

Gross Area	13.2 ha
Lands Excluded (Open Space)	4.6 ha
Net Area	8.6
Persons and Jobs / hectare	58.7 residents and jobs per hectare
Units / hectare	24.0 units per hectare

*PPU from 2024 North Perth Development Charges Background Study

**Jobs calculated at 3% of total persons

In summary, **Table 2** above, demonstrates that the proposed Draft Subdivision Plan achieves a total of 59 residents and jobs per hectare and 24 units per hectare.

3.2 Zoning By-law Amendment

The Municipality of North Perth Zoning By-law 6-ZB-1999 was passed in 1999 and has subsequently been amended.

The current zoning of the subject lands is shown on **Figure 5**. The subject lands are zoned Future Development with Site Specific Provision 10 ("FD-10") and Floodplain ("FP"). The current zoning does not permit new development. The proposed zone change application is to rezone the subject lands to implement the Official Plan to establish appropriate zones to permit the proposed Plan of Subdivision. The proposed zoning is set out below and illustrated on **Figure 6**.

Table 3: Proposed Zoning

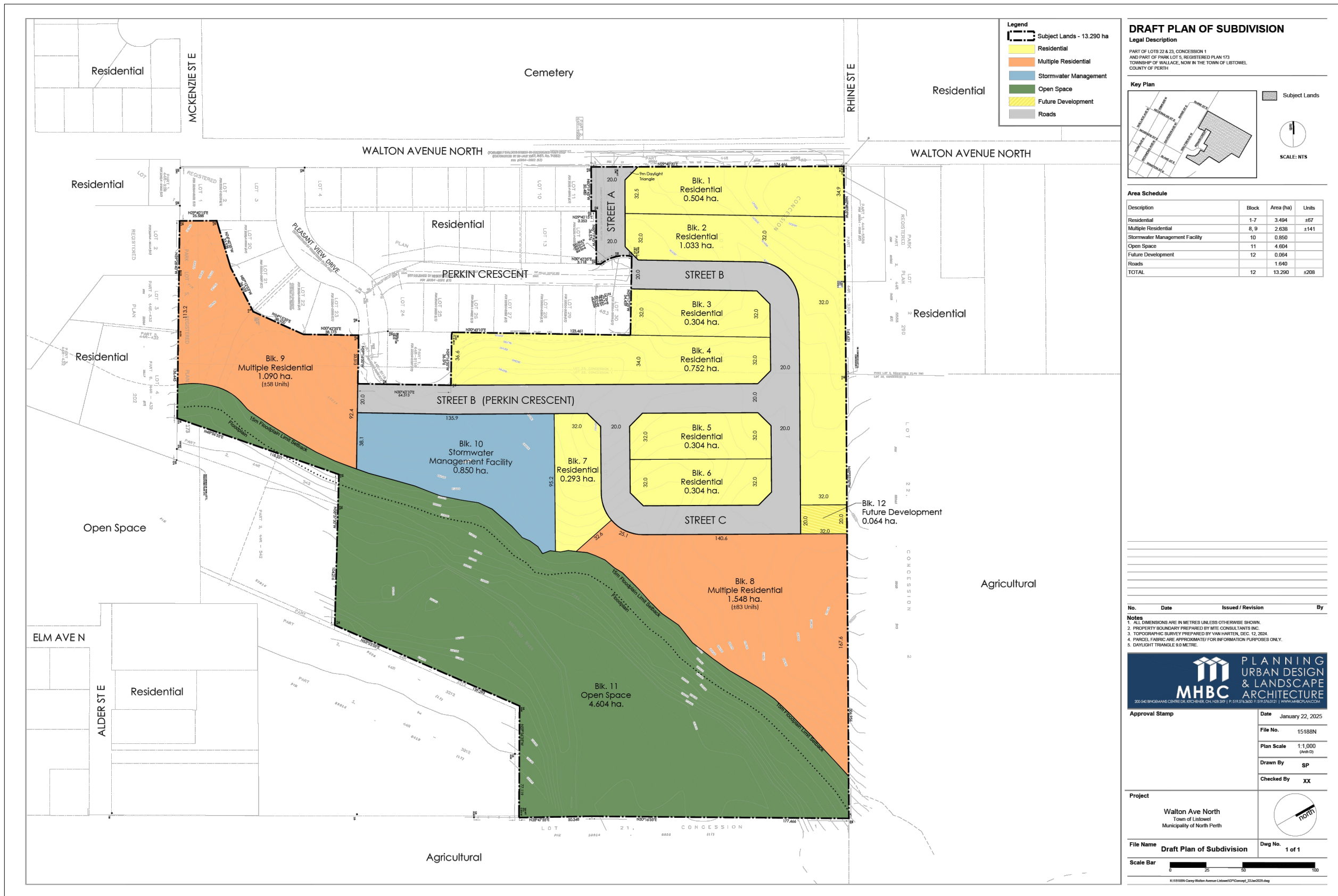
<i>Proposed Zone</i>	<i>Blocks</i>	<i>Special Provision</i>
Residential Zone Four with special provision (R4-XX)	1-7	<ul style="list-style-type: none"> • Permit street-front townhouse dwellings, subject to the requirements of Section 11.2. • For single detached dwellings: <ul style="list-style-type: none"> ○ permit a minimum lot frontage of 10.97 metres (36 feet) for interior lots and 12.19 metre (40 feet) for corner lots. ○ Permit a minimum lot area of 329 square metres (3,541 square feet) for interior lots and 365 square metres (3,928 square feet) for corner lots.

		<ul style="list-style-type: none"> • For semi-detached dwellings: <ul style="list-style-type: none"> ○ permit a minimum lot frontage of 8.0 metres (26 feet) for interior lots and 11.0 metres (36 feet) for corner lots; and ○ Permit a minimum lot area of 240 square metres (2,583 square feet) for interior lots and 330 square metres (3,660 square feet) for corner lots. • Permit a minimum exterior side yard setback of 4.5 metres for single detached dwellings, semi-detached dwellings, and street townhouse dwellings.
Residential Zone Five with special provision (R5-XX)	8	<ul style="list-style-type: none"> • Minimum rear yard of 6 metres
Residential Zone Five (R5)	9	<ul style="list-style-type: none"> • None
Parks and Recreation Zone with special provision 2 (PR-2)	10	<ul style="list-style-type: none"> • None
Floodplain Zone (FP)	11	<ul style="list-style-type: none"> • None

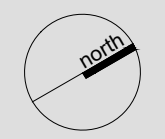
A draft Zoning By-law Amendment to permit the proposed development is included as **Appendix C**.

Figure 4
Draft Plan of Subdivision

Walton Ave N
Listowel, On
Municipality of North Perth



Date: May 2025
Scale: NTS
File: 15188N
Drawn: SP



K:15188N-CAREY-WALTON AVENUE-LISTOWEL\RP\FIGURE - DRAFT PLAN.DWG

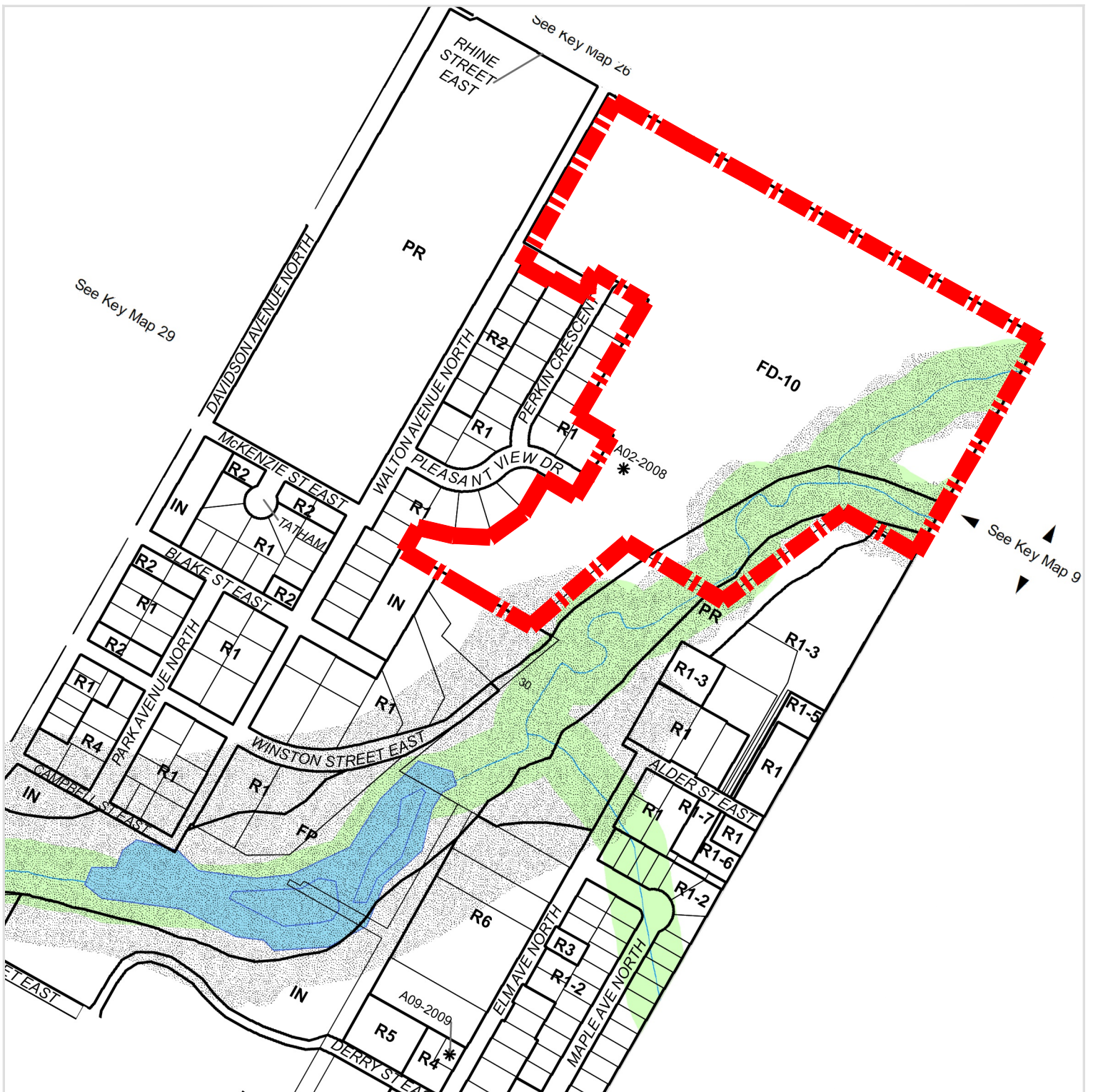



Figure 8
North Perth
Zoning Bylaw 6-ZB-1999
Schedule A: Key Map 30

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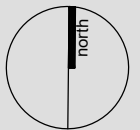
 Subject Lands

DATE: January, 2025

SCALE: NTS

FILE: 15188N

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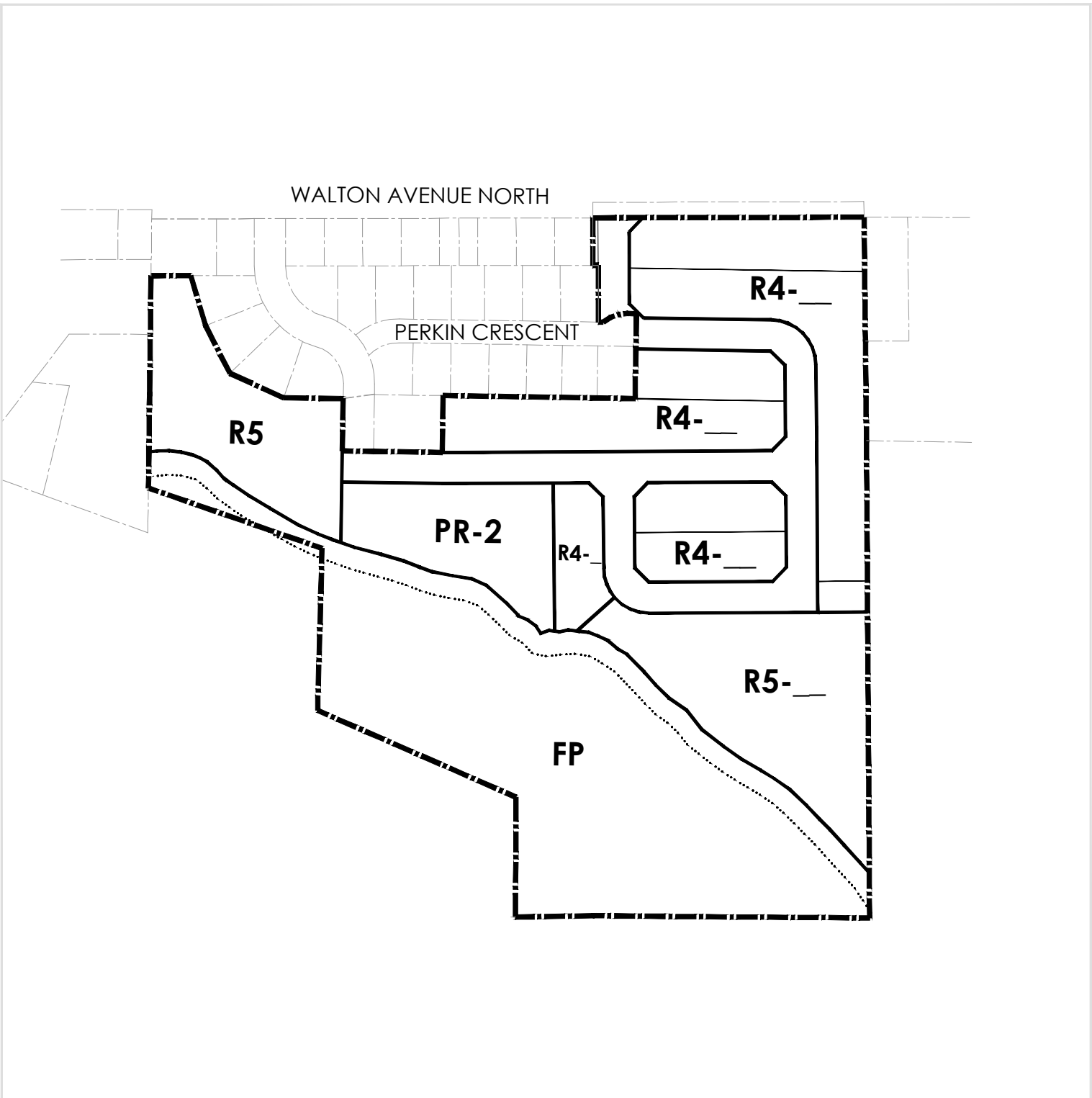





Figure 6
Proposed Zoning


LEGEND

 Subject Lands

Proposed Zone

 Residential Zone Four,
Special Provision __ (R4-__)

 Residential Zone Five (R5)

 Residential Zone Five,
Special Provision __ (R5-__)

 Parks and Recreation Zone,
Special Provision 2 (PR-2)

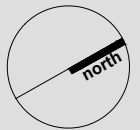
 Flood Plain Zone (FP)

DATE: May 2025

SCALE: NTS

FILE: 15188N

DRAWN: SP



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4.0 Planning Analysis

The following is a review of the applicable land use policy framework related to the subject lands, and how the proposal has met or will meet the policy considerations.

4.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (the “PPS”) was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

4.1.1 Settlement Areas

Policy 2.3.1.1 of the PPS states that Settlement Areas shall be the focus of growth and development. Settlement areas are urban areas and rural settlement areas within municipalities. Per the County of Perth Official Plan, the subject lands are within the Listowel Settlement Area Boundary and are designated for residential development. Accordingly, the subject lands are located within a settlement area. Further, the subject lands are considered to be within a designated growth area as they are designated for growth but have not been fully developed.

Policy 2.3.1.2 provides that land use patterns within settlement areas should be based on densities and a mix of land uses which: efficiently use land and resources; optimize existing and planning infrastructure and public service facilities; support active transportation and are transit supportive. Policy 2.3.1. provides that planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions.

The proposed development has been designed to accommodate a mix of residential dwelling types including, single dwelling units and multiple residential units. The development represents the efficient use of land as it will result in the development of land designated for residential development, adjacent to an existing residential neighbourhood community.

The development of the subject lands will result in the efficient use of existing infrastructure as servicing can be accommodated through the extension of existing water and sanitary services. The development also includes the extension of local roads at the location of existing road stubs. The planned local roads include sidewalks, which will facilitate opportunities for active transportation. The subject lands are well-located in terms of community facilities, road networks and will make efficient use of these services. Matters related to public health and safety have been considered in the design of the proposed development and will further be considered through the conditions of draft plan approval and through the site plan approval process for the multiple residential blocks.

4.1.2 Housing

Policy 2.2.1 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. All housing

options are to be permitted and facilitated and densities which efficiently use land, resources, infrastructure and public service facilities and support active transportation are to be promoted.

The Draft Plan of Subdivision is designed to accommodate a range of residential unit types, which will contribute to the range and mix of housing types offered in the community. Matters related to health and safety have been considered in the overall design of the Draft Plan of Subdivision and will be implemented through the detailed design stage. The Subject Lands are located in an area where appropriate levels of transportation infrastructure and public service facilities exist. Active transportation is supported through the design of the proposed public streets, which will include sidewalks.

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

Policy 3.9.1 in the PPS states that healthy, active, and inclusive communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, and trails and linkages.

The draft plan of subdivision includes a pedestrian network that includes sidewalks along the planned local roads and connected to existing streets and sidewalks. The subject lands are adjacent to public open space. The potential for the connecting to the adjacent trail network will be considered through the applications.

4.1.4 Sewage, Water and Stormwater

As per policy 3.6.1 of the PPS, municipal water services are the preferred form of servicing for settlement areas. A Functional Servicing Report has been prepared in support of the proposed development to assess the feasibility of servicing the subject lands. The FSR concludes that the proposed development can be adequately serviced through connections to existing infrastructure. The proposed Draft Subdivision features one stormwater management facility in which is designed in accordance with the requirements of policy 3.6.8.

4.1.5 Energy Conservation, Air Quality, and Climate Change

Policy 2.9.1 of the PPS states that planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate. Developments shall achieve this through approaches that support the achievement of compact, transit-supportive, and complete communities, incorporating climate change considerations in planning for development of infrastructure, support energy conservation and efficiency, promote green infrastructure, low impact development and active transportation, and consider any additional approaches to reduce greenhouse gas emissions and build community resilience.

The proposed development makes efficient use of land through the compact design. The location of the subject lands in proximity to amenities allows for encouraged use of active transportation within the community. Further details related energy conservation will be considered through detailed design.

4.1.6 Natural Hazards

The Middle Maitland River extends over the southeast portion of the subject lands. Portions of the subject lands are located within the floodplain associated with the river. Policy 5.2.2 identifies naturally hazardous lands as sites adjacent to rivers which are impacted by flooding hazards and requires that development shall be directed to areas outside of these zones.

The Open Space Block within the draft plan of subdivision represents the portion of the subject lands within the floodplain. The proposed Zoning By-law Amendment restricts development within the Floodplain.

4.1.7 PPS Summary

Based on the above, the proposed Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the policies of the Provincial Planning Statement, 2024.

4.2 Perth County Official Plan

The in-force Perth County Official Plan (the “COP”) was adopted by the Council of the County of Perth in December 11, 1997 and approved by the Ministry of Municipal Affairs and Housing on June 12, 1998, and the Ontario Municipal Board on March 29, 1999. Since the adoption of the COP, provincial policies have been amended. The COP does not reflect all in-force provincial policies.

Perth County adopted a New Official Plan in October, 2024. The New Official Plan will be in force and effect following provincial approval. Until such time, the 1997 COP remains in force and effect. A detailed review of the 2024 New County Official Plan follows in the next section of this report.

4.2.1 Land Use and Settlement Areas

The subject lands are located within a Settlement Area and are designated Serviced Urban Area on Schedule A of the COP (**Figure 7**).

Section 6.2.1 of the COP states that settlement areas are areas which provide for a broad range of land uses including residential. Full municipal servicing is available within the Serviced Urban Area designation and is generally a requirement for new development. Each serviced urban area serves as a primary growth and development area for the surrounding rural and agricultural areas.

The COP establishes goals for the Serviced Urban Areas at policy 6.4.1:

- to recognize the importance of serviced urban centres in the County and the role that they play in future growth and development opportunities;
- to provide servicing infrastructure and capacity that is capable of serving projected growth and development;
- to maintain a supply of land capable of accommodating projected growth and development;
- to maximize the use of servicing infrastructure and land utilization by promoting and encouraging a compact, intensified form of development;
- to provide for a wide range of land use activities, including residential, commercial, industrial, institutional, recreational, and utility uses; and
- to provide for a wide range of housing types to satisfy the majority of the housing demand within the County.

The location of the subject lands within the Serviced Urban Area reflects an opportunity for growth and development that can be serviced by municipal infrastructure. The residential development reflects a compact form of development and will contribute to the range of housing options in the community.

Policy 6.4.3 sets out the permitted uses within the Serviced Urban Area designation. Generally, permitted uses are variety of residential housing types, a variety of commercial uses, industrial uses, natural resource and environment uses, institutional and public utility uses, recreation and open space uses, and other specific uses and/or designations necessary to reflect the unique needs and character of the respective serviced urban areas. No new livestock or poultry operations or the expansion of existing livestock or poultry operation shall be permitted.

Policies for the Serviced Urban Area designation for Listowel are set out at Section 6.4.4.1. This section provides that development will be in accordance with the existing local Official Plan

The proposed residential plan of subdivision is permitted within the Serviced Urban Area designation. The development will be on full municipal services, as required by the COP. A review of the Listowel Official Plan and the specific policies that apply to the Listowel Serviced Urban Area follows in subsequent sections of this Report.

4.2.2 Flood Plain

The proposed development is located within the designated flood plain associated with the Middle Maitland River. Section 13.5.2 of the COP provides that buildings and structures shall not be constructed or erected in the floodway portion of the "Flood Plain" designation, with the exception of those buildings and structures that are necessary for flood or erosion control

The proposed draft plan includes the portion of the subject lands within as Flood Plain in an Open Space Block. The limits of the Flood Plain will also be appropriately zoned through the proposed Zoning By-law Amendment application. Development will not be permitted within the flood plain.

4.2.3 Infrastructure

Section 6.4.4.2 of the COP provides that new developments are generally to be on full municipal services. The proposed development will be serviced through connections to existing water and sanitary infrastructure as required. Municipal infrastructure exists within Walton Avenue.

With respect to transportation, section 17.2.2.3 provides that local roads are under the jurisdiction of the local municipalities in the County. They are intended to provide access to abutting properties and carry low volumes of traffic. Generally, local roads have a right-of-way width of 20 metres.

Perkin Crescent, Pleasant View Drive and Walton Avenue are all classified as local roads. All roads within the proposed Plan of Subdivision are local roads with a right-of-way width of 20 metres. The proposed roads represent the extension of adjacent local roads that terminate at the subject lands.

4.2.4 Official Plan Summary

The proposed draft Plan of Subdivision and Zoning By-law Amendment applications conform to the COP. The subject lands are located within a Settlement Area and are designated Serviced Urban Area, which encourages residential development. The proposed development can be adequately serviced through the extension of municipal services.

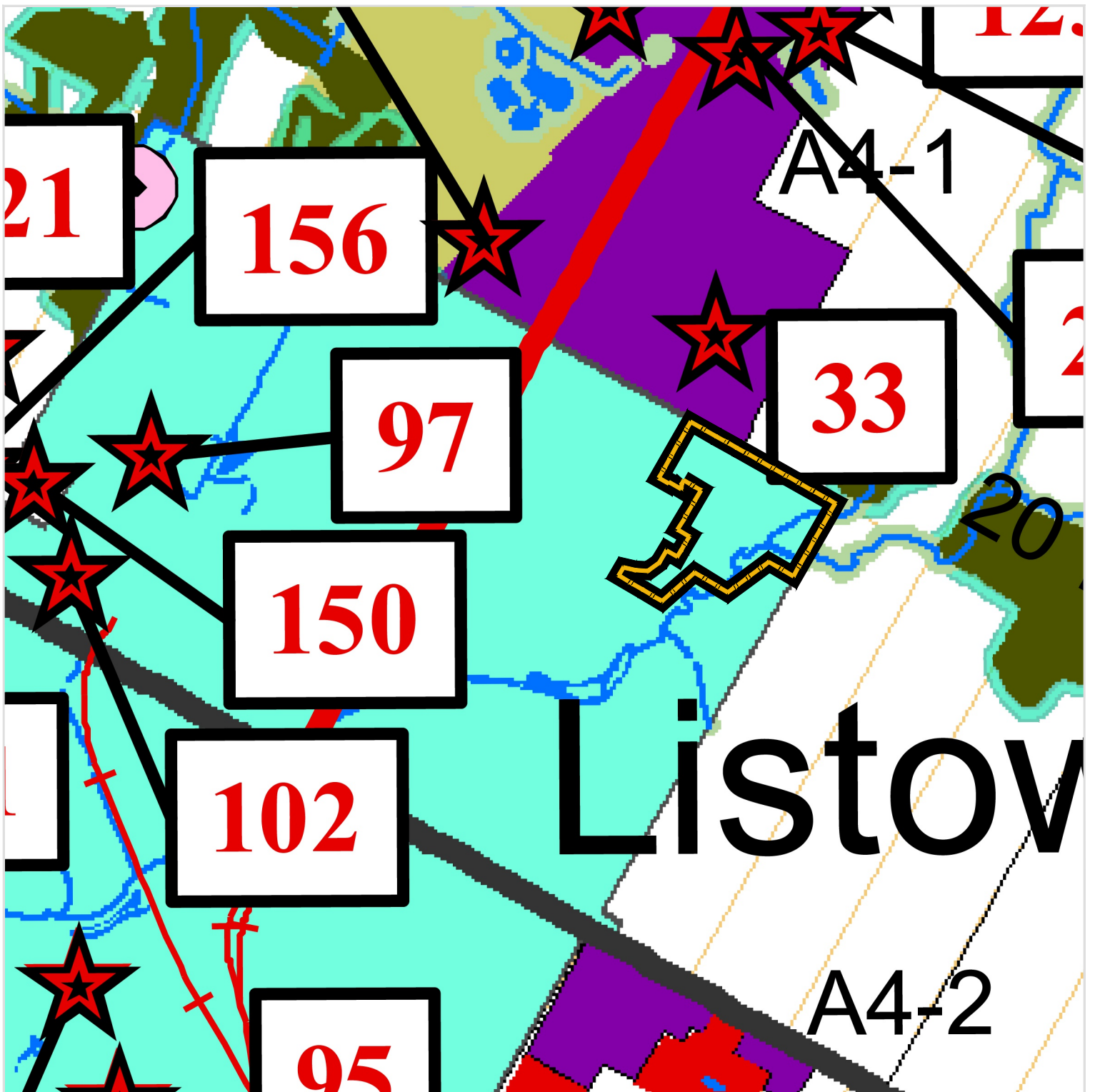










Figure 7
County of Perth
Official Plan
Schedule A: Land Use
Plan

LEGEND

-  Subject Lands
-  Serviced Urban Area
-  Village
-  Hamlet
(A2-7 Refer to Detailed Map)
-  Mobile / Modular Home Park
-  Urban Fringe
-  Infilling Area
-  Official Plan Amendment

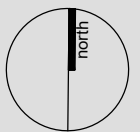
Walton Ave N
 Listowel, On
 Municipality of North Perth

DATE: January, 2025

SCALE: NTS

FILE: 15188N

DRAWN: SP



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4.3 New Perth County Official Plan

The 2024 Perth County Official Plan (“the 2024 COP”) was adopted by Council in October 2024. The 2024 COP will be in force and effect following provincial approval. This Official Plan replaces the last provincially approved County Official Plan of 1998, and replaces the local Official Plans (including the Listowel Official Plan). The new County Official Plan serves as the Official Plan for both the County and its member municipalities. Settlement Area

4.3.1 Serviced Urban Area

The subject lands are located within the Listowel Settlement Area boundary on Schedule B of the 2024 COP. Section 2.5 identifies that Listowel is a Serviced Urban Area. Therefore, the Subject Lands are located within a Serviced Urban Area. Section 2.3 states that the majority of future growth will be directed to the County’s Serviced Urban Areas, including Listowel.

Section 2.3.1 provides that new residential development will continue to concentrate on low density forms (singles and semi-detached), however a steady increase in the share of medium and high-density housing forms is required. The estimated housing demand is 52% low density housing (singles and semi-detached), 31% medium density housing (townhouses, apartments, duplexes), and 17% high density housing (apartments). Within newly developing residential areas in the Serviced Settlement Area, the minimum overall net residential density shall be 15 units per hectare.

Further, Section 2.3.1 requires that residential zones are to be identified in zoning by-laws and shall permit a range of housing types for each level of density. Development applications within the Serviced Settlement Area, are required to include a minimum 30% of new residential in forms other than single and semi-detached dwellings.

The Draft Subdivision Plan has been designed to accommodate a range of housing forms and densities, including single-detached dwellings, semi-detached dwellings, street-fronting townhouses and cluster townhouses. As per Table 2- Density Summary within this report, the proposed development will achieve 24 units per hectare which exceeds the minimum residential density of 15 units per hectare. The proposed development aims to meet the County’s housing demands through including two blocks planned for multiple residential development (cluster townhouses). These blocks are planned to accommodate 67% of the units within the subdivision. Further, the proposed zoning by-law amendment seeks to include site specific provisions to allow for street townhouse units within the residential blocks fronting on local street. The approach to the zoning by-law amendment application is to include a range of housing forms.

Specific policies regarding Serviced Urban Areas are set out at Section 2.5.1. This section identifies that Serviced Urban Areas provide for a broad range of land uses, including residential, commercial, employment, institutional, mixed-use, and open space uses. Serviced Urban Areas have municipal infrastructure that provides sanitary/sewage treatment, water and stormwater management and sewer systems.

The Proposed Development satisfies the Serviced Urban Area policies of Section 2.5.1.1 as they are an undeveloped site that can be serviced by existing infrastructure. The proposed development has been designed to be compact in order to minimize land consumption and optimize servicing infrastructure.

The subject lands are contiguous to existing residential development and represents the orderly progression of development. The proposed draft Plan of Subdivision and Zoning By-law Amendment applications will not result in public health or safety concerns as development is not permitted within the floodplain portion of the subject lands.

In addition to the Serviced Urban Area policies, Section 2.6 of the 2024 COP sets out general settlement area policies. The proposed development addresses the general settlement area policies for the following reasons:

- The subject lands are located within a settlement area, which are to be the focus of growth and the location of the majority of new development.
- The proposed development represents the efficient use of land and can be serviced by municipal infrastructure, including road stubs that terminate at the subject lands.
- The proposed development is of compact built form, represents an increased form of density over historical patterns and contributes to the range of housing types available.
- The draft Plan of Subdivision has been designed to accommodate a range of dwelling types, including townhouses which are considered to be an efficient built form.
- The subject lands are well-located with respect to uses to support a complete community. The subject lands are proximate to Main Street which includes various community amenities including the public library and local commercial spaces, Listowel Memorial Park is located to the south of the subject lands and includes trails, tennis courts, a skate park, baseball diamond and other outdoor amenities.
- The draft Plan of Subdivision has been designed to accommodate active transportation through sidewalk connections on all proposed local streets and connected to the planned sidewalk along Walton Avenue.

For these reasons, the proposed Plan of Subdivision and Zoning By-law Amendment applications support the Serviced Urban Area and settlement area policies of the 2024 COP.

4.3.2 Neighbourhood Designation

The subject lands are designated *Neighbourhood* on Schedule B: Listowel Land Use Designation (**Figure 7**). Section 3.1.1.1 provides that this designation permits residential, neighbourhood commercial and institutional uses. Permitted residential uses include low and medium density residential forms. The proposed residential Plan of Subdivision is permitted in the *Neighbourhood* designation.

Policies regarding residential development are set out at Section 3.1.1.1.1. Subsection (a) includes policies related to all residential development. The proposed applications addressed these policies for the following reasons:

- The proposed development makes efficient use of existing municipal services, including water, sanitary and stormwater management infrastructure as well as local roads. No expansion to infrastructure is necessary.
- The draft plan of subdivision has been designated to be compatible with adjacent residential development.
 - The proposed local roads represent an extension of adjacent streets that terminate at the subject lands (Perkin Crescent and Pleasant View Drive).
 - The prevailing lotting pattern has been maintained along planned local streets.

- Multiple residential blocks have been designed to include adequate space for setbacks and buffering where adjacent to existing or planned low density residential development.
- The form of development proposed is considered to be low-rise (single-detached, semi-detached and townhouse dwellings) which are compatible in scale with surrounding low-rise residential development.
- Site plan approval will be required for the multiple residential blocks which will ensure appropriate landscaping.
- The subject lands have access from local roads. The proposed Plan of Subdivision includes a network of new local roads.
- The blocks within the proposed Plan of Subdivision intended for residential uses are located outside natural hazards. Lands within the floodplain are proposed to be within an Open Space Block and zoned to limit residential development.

Policies regarding single-detached, semi-detached and duplex dwellings are set out at section (b). Blocks 1-7 are intended to accommodate single-detached, semi-detached, duplex and/or street townhouse dwellings. The policies of subsection (b) are addressed as:

- the proposed zoning by-law amendment application will require adequate front yard setbacks and landscaping;
- the proposed development can be serviced by municipal infrastructure; and
- approval of the Draft Plan of Subdivision will include a condition requiring registration of a development (subdivision) agreement.

Policies related to townhouse developments are set out at subsection (f). Blocks 8-9 are proposed to contain cluster townhouses. The draft Zoning By-law Amendment also proposes to permit street townhouses within blocks 1-7. The policies of subsection (f) are addressed as:

- The Functional Servicing Report prepared in support of the application demonstrates that the development can be adequately serviced by municipal infrastructure;
- The proposed access points onto municipal roadways are not anticipated to result in traffic hazards. Perkin Crescent and Pleasant View Drive are proposed to be extended within the Plan of Subdivision. The connection to Walton Avenue was reviewed through the pre-consultation submission. This road (Street A on the Draft Plan) reflects the location of the Perkin Crescent connection with Walton Avenue and results in widening the existing road to municipal standards.
- The concept plan includes sufficient areas for landscaping, buffering, and / or screening, the details of which will be determined at the site plan stage as appropriate.
- Neighbouring uses are residential, with no abutting rail lines, commercial uses, industrial uses, or sources of noise, vibration, or odor.
- The zoning by-law amendment proposes to zone the multiple residential blocks R5 and establish appropriate regulatory standards to permit the proposed development.
- The multiple residential blocks have been sized to accommodate amenity space.
- Off-street parking will be provided in accordance with the Zoning By-law.
- A future Site Plan Application process will be required which will include details related to landscaping, fencing, lighting, waste collection, access and circulation, detailed grading and servicing, etc.

The proposed development is permitted by the Official Plan as the residential uses of single detached, semi-detached and multiple residential use in the Draft Subdivision Plan align with those permitted

within the designated Neighborhood area. The draft plan has been prepared to address the development criteria set out at Section 3.1.1.1.1.

4.3.3 Housing

Section 4.2.1 of the 2024 Official Plan sets out housing objectives for the County. These objective permit a broad range of housing options in sufficient supply and variety, support the development of attractive and healthy residential neighbourhoods and support the integration of medium and high-density housing.

The proposed applications support the development of a Plan of Subdivision that has been designed to accommodate a variety of housing types, including medium density housing. The proposed plan of subdivision has been designed as an attractive extension of the existing residential community.

4.3.4 Natural Hazards - Floodplain

A portion of the subject lands is within the Maitland Valley Conservation Authority (MVCA) Regulated Lands and is designated Floodplain on Schedule B (**Figure 8**).

Section 4.5.3.2 provides that new habitable buildings and structures shall not be constructed within the floodway portion of the floodplain. The subject lands are not within a two-zone floodplain policy area and therefore the floodplain portion of the subject lands are considered to be the floodway where new development is restricted.

Block 11 on the Draft Plan of Subdivision reflects the limits of the floodplain. This block is an Open Space Block and is proposed to be zoned FP. Development is not proposed within the floodplain.

4.3.5 Archaeological Resources

The County of Perth provides that no development or site alteration can occur on lands containing archeological resources unless the resources are not culturally significant or have been restored (4.6.3). A Stage 1 Archaeological Assessment has been prepared and submitted in support of the applications. A Stage 2 Assessment will be required prior to registration of the Plan of Subdivision.

4.3.6 Infrastructure

The proposed local roads within the draft Plan of Subdivision reflect the extension of the surrounding road network through the extension of Perkin Crescent and Pleasant View Drive. The connection to Walton Avenue is an existing connection that will be designed to municipal standards through the subdivision process. The proposed local roads in the draft subdivision plan are intended to provide access to abutting properties. The local roads within the subdivision have been designed with a 20 metre right-of-way width and will carry low traffic volumes, as required by section 4.7.3.3.

With respect to active transportation, Section 4.7.6 requires that new development in the Serviced Urban Area will facilitate active transportation through compact development and connectivity to existing networks such as sidewalks, parks and trails. The proposed road network will include sidewalks that connect the development with adjacent lands. A connection to the existing trail on adjacent lands to the west will be considered through review of the applications.

Section 4.7.8.1(a)(b) requires that full municipal water and sewage services are the preferred form of servicing for all development. Full municipal services will be required for proposed plans of subdivision.

The proposed development is to be serviced through the extension of municipal services. The Functional Servicing Report prepared in support of the proposed applications demonstrates that the proposed development can be adequately serviced through connections to existing infrastructure with an extension of gravity sewers.

With respect to stormwater management, Section 4.7.8.3 requires stormwater management for all developments in the County. A Stormwater Management Plan has been prepared for the proposed development that sets out a stormwater management strategy that has been designed to reflect the policies of Section 4.7.8.3. A stormwater management block has been included within the draft plan of subdivision.

4.3.7 Urban Design and Built Form

The 2024 Official Plan sets forth urban design and built form policies that contribute to inclusive and healthy communities of the County at Section 4.8. The proposed development addressed the urban design policies of the 2024 COP as follows:

- The zoning by-law amendment establishes appropriate zones for the plan of subdivision to ensure new development will be sympathetic to the heights, massing and scale of surrounding single-detached development;
- The proposed plan of subdivision reflects the extension of the existing residential community;
- The form of development reflects an efficient and cost-effective development pattern that minimizes land consumption through creation an efficient road network and block pattern as well as incorporating blocks for multiple residential development;
- The proposed street pattern is complementary to the existing street pattern and neighbourhood structure.
- Compatibility with adjacent existing development has been considered as follows:
 - The form of development proposed reflects the low-rise character of the area;
 - The road and block pattern reflects the existing surrounding development;
 - The proposed local road network results in the extension of existing roads;
 - The multiple residential blocks have been designed to allow for appropriate buffering and screening to adjacent low-rise residential uses;
 - Site plan will be required for the multiple residential blocks and will include consideration of landscaping, lighting, waste collection, snow storage, etc.
- Local roads are proposed to include sidewalks in order to ensure the development is appropriately connected with the community; and
- Potential trail connections through the Open Space block will be considered in consultation with the County and Municipality.

The proposed development will meet the urban design and built form requirements set forth in the 2024 COP.

4.3.8 Summary

Based on the above, it is concluded that the proposed Draft Plan of Subdivision and Zoning By-law Amendment conform to the policies the 2024 COP. The subject lands are located within the Serviced Urban Area and are designated *Neighbourhood*. The proposed Plan of Subdivision is permitted by the *Neighborhood* designation, can be development will full municipal infrastructure and has been designed to satisfy the criteria for the development of low and medium density land uses. The proposed Zoning By-law amendment implements the *Neighborhood* designation and establishes a regulatory framework to permit the development.

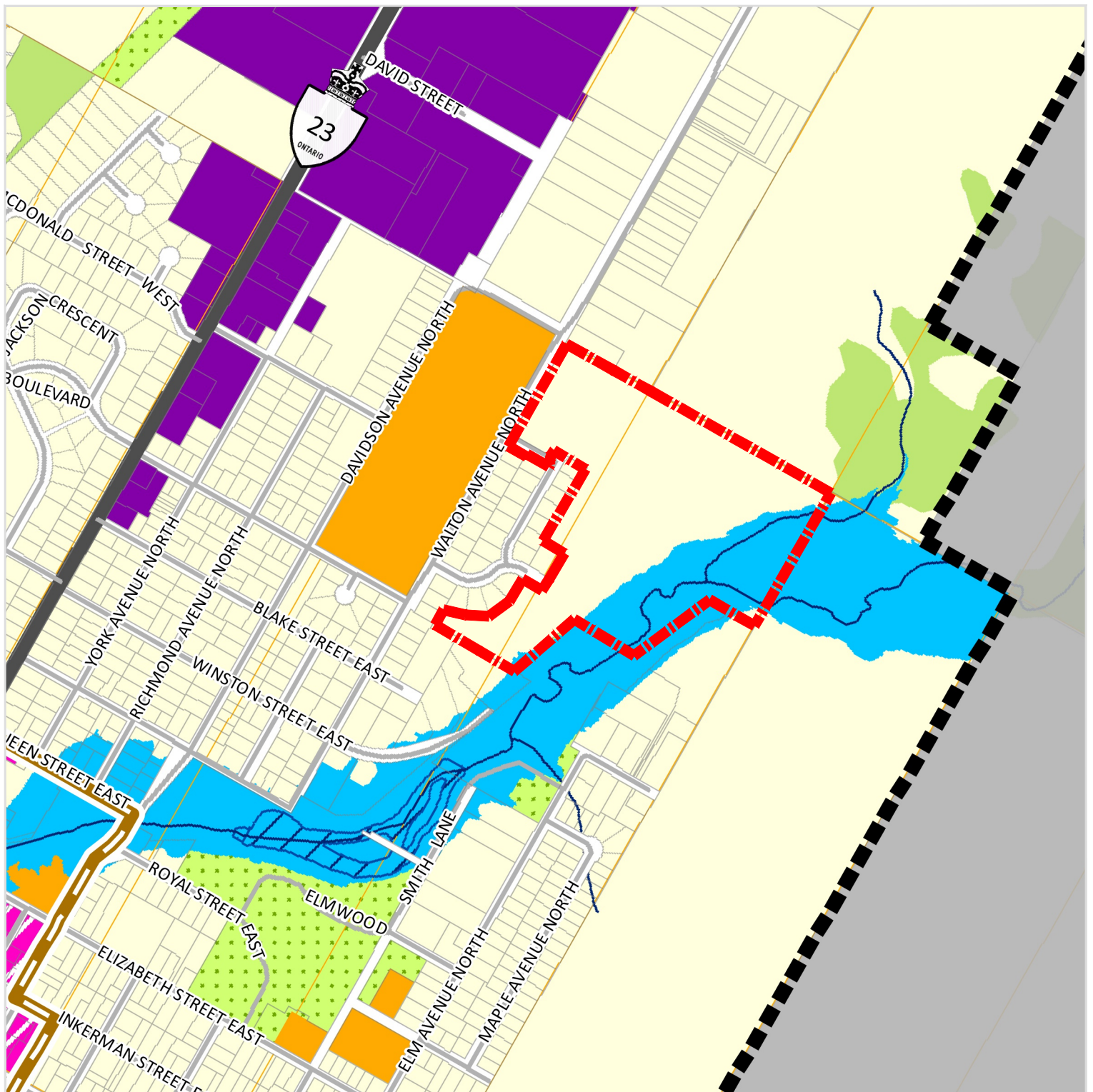


Figure 8
County of Perth
Official Plan
Schedule B: Listowel
Land Use Designation

Walton Ave N
 Listowel, On
 Municipality of North Perth

LEGEND

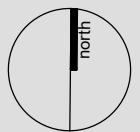
Subject Lands	
Land Use Designations Open Space Natural Environment Recreation Neighbourhood Urban Mixed Use	Corridor Commercial Employment Institutional Floodplain
Additional Features Provincial Highway County Road Local Road Watercourse	Strategic Growth Area Waterbody Settlement Area Boundary Closed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

DATE: January, 2025

SCALE: NTS

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DRAWN: SP



K:15188N-CAREY-WALTON AVENUE-LISTOWEL\RP\T\FIGURE_JAN2025.DWG

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4.4 Listowel Ward Official Plan

The Official Plan for Listowel Ward was adopted by Council in March 2010, (the Listowel OP”). It has since been comprehensively amended. The purpose of the Listowel Ward Official Plan is to establish a policy framework that guides the physical, social and economic development in the Listowel Ward and protects its natural environment and resources. Upon provincial approval of the 2024 COP, the Listowel OP will no longer apply. However, until such time, the Listowel OP is in force and effect.

The subject lands are designated *Residential* and *Floodplain* on Schedule A of the Listowel OP (**Figure 9**).

4.4.1 Residential Designation

The majority of subject lands are designated *Residential* on Schedule A of the Listowel OP (**Figure 9**). The *Residential* designation permits a variety of residential uses and dwelling types, including: single-detached dwellings; semi-detached dwellings; townhouse dwellings; and apartment dwellings. The proposed Plan of Subdivision has been designed to accommodate uses permitted by the Residential designation.

With respect to density, the Listowel OP provides the following density targets at Section 5.5.3:

- 10-25 units per hectare for single-detached dwellings
- 20-35 units per hectare for semi-detached and duplex dwellings
- 30-50 units per hectare for triplex, fourplex and townhouse dwellings
- 40-75 units per hectare for low-rise apartments

The Plan of Subdivision has been designed to accommodate a range of dwelling unit types and densities. The blocks for low density development (Block 1-7) have a density of 19 units per hectare. The blocks for medium density development (Blocks 8-9) have a density of 54 units per hectare. The overall net density is 24 units per hectare.

Section 5.5.2 of the Listowel OP provides that it is the intent that residential development within the Residential designation shall be on full municipal services. Functional Servicing Report has been conducted by MTE which demonstrates there is adequate capacity and opportunity for extension of services that meet the demands of the proposed development.

Section 5.5.4 provides a policy framework for residential development patterns. The proposed development addressed these policies as:

- The proposed plan of subdivision is located in the settlement area on lands that can be adequately serviced by municipal services. It will not result in the unjustified or uneconomical expansion of infrastructure;
- The proposed development is compatible with the adjacent development and reflects a natural extension of the community though extending existing road patterns and reflecting the prevailing block pattern;
- The subject lands are adjacent to the existing built-up area;
- The proposed development is of a similar scale to adjacent residential development;
- The subject lands are accessible by the existing local road network; and,

- Blocks have been designed to include appropriate opportunities for landscaping. The multiple residential blocks are of a sufficient size to allow for landscaping and buffering, as necessary.

Specific development criteria for single-detached dwellings are set out at Section 5.5.5. The proposed applications address these policies for the following reasons:

- The proposed development represents greenfield development where the development is compatible with the surrounding neighbourhood in terms of the building types, street and block pattern and lot dimensions. A zoning by-law amendment application is required to establish appropriate regulatory standards;
- Blocks 1-7 have been designed to accommodate single-detached, semi-detached and street-fronting townhouses. The blocks have sufficient space to allow for appropriate landscaping; and,
- Parking will be provided at the rate required by the Zoning By-law.

Section 5.5.6 provides polices for townhouse dwellings. Blocks 8 and 9 are multiple residential blocks designed to accommodate cluster townhouse dwellings. The applications address these policies as follows:

- The subject lands are located proximate to Listowel Memorial Park and adjacent open space uses along the river;
- Traffic hazards are not anticipated as a result of the proposed multiple residential blocks;
- The multiple residential blocks are sized to accommodate landscaping, buffering and screening, as necessary;
- The multiple residential blocks are proposed to be developed with townhouses. The proposed zoning regulations will establish appropriate regulations for the development;
- Parking will be provided in accordance with the Zoning By-law;
- Site plan approval will be required. This will include approval of landscape plans, parking design, access, grading and drainage.

The concept plan illustrates the mix of housing proposed for this area to meet the current and future needs of the community. The development of the site offers a block design to ensure services can be allocated within proximity to other properties as well as use municipal services connected from Perkin Crescent and Pleasant View Drive. The proposed development is permitted by the *Residential* designation.

4.4.2 Flood Plain

The portion of the subject lands identified as a floodplain by the MVCA are designated *Floodplain* on Schedule A. Section 11 of the Listowel OP provides that flood plain areas are those that have been identified and mapped by MVCA. It is noted that Schedule A identified floodway and flood fringe lands. However, this two zone approach is not reflected on the subject lands in the 2024 COP or the MVCA mapping. Therefore, the entire floodplain area is treated as the floodplain. Per section 11.5.2, development is not permitted within the floodway.

The zoning by-law amendment application will result in the *Floodplain* designated portion of the subject lands to be zoned Floodplain in order to restrict development. These lands are also within an Open Space Block on the draft plan.

4.4.3 Infrastructure

Section 16.1 of the Listowel Official Plan sets out policies related to servicing. Section 16.1.4 requires that new development shall only be permitted where adequate municipal water, sanitary sewage and storm services are available. The proposed development can be adequately serviced by municipal infrastructure.

With respect to transportation, the subject lands have frontage on three local roads (Walton Avenue, Perkin Crescent and Pleasant View Drive). All roads proposed within the plan of subdivision are local roads. The roads have been designed in accordance with municipal standards and will provide access to abutting properties, per Section 16.3.1.2. The local roads proposed have a right-of-way width of 20 metres and the implementing zoning by-law will require adequate setbacks for all new development, as required by Section 16.3.1.6.

4.4.4 Summary

The proposed plan of subdivision and zoning by-law amendment applications conform to the *Residential* designation of the Listowel OP. The subdivision has been designed to address the development criteria for single detached and multiple residential development and the zoning by-law amendment will establish appropriate regulatory standards. The proposed plan of subdivision represents greenfield development and can be serviced by municipal infrastructure.

Development is not permitted within the portion of the subject lands designated Floodplain. The plan of subdivision has been appropriately designed to include the floodplain designated lands in an open space block and the zoning by-law amendment zones those land Floodplain.

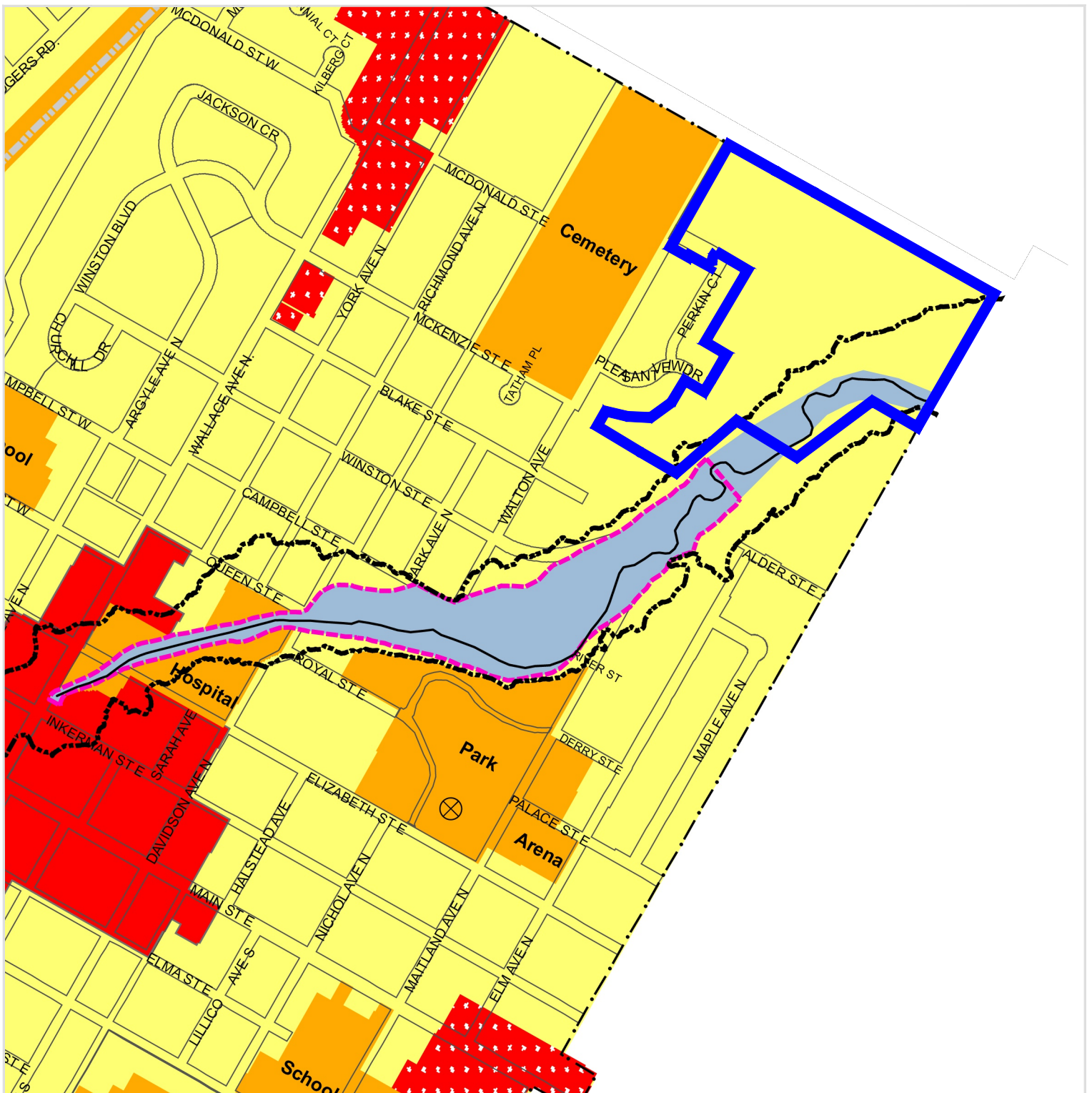


Figure 9
Listowel Ward
Official Plan
Schedule A: Land Use
Plan for Listowel
Ward

Walton Ave N
 Listowel, On
 Municipality of North Perth

LEGEND

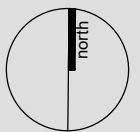
- Subject Lands
- RESIDENTIAL
- CENTRAL COMMERCIAL
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- MAJOR INSTITUTIONAL
- MAJOR INSTITUTIONAL (Closed Landfill Site)
- GENERAL LOCATION OF FORMER LANDFILL SITE
- RECREATION TRAIL
- NATURAL RESOURCE / ENVIRONMENT
- FLOODPLAIN
- LIMITS OF FLOOD FRINGE
- LIMITS OF FLOODWAY

DATE: January, 2025

SCALE: NTS

FILE: 15188N

DRAWN: SP



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4.5 Zoning By-law

The subject lands are currently zoned Future Development with Site Specific Provision 10 ("FD-10") and Floodplain ("FP") (**Figure 5**). The current zoning does not permit new development.

The proposed zoning by-law amendment application is to rezone the subject lands to implement the Official Plan to establish appropriate zones to permit the proposed Plan of Subdivision. The Zoning By-law Amendment seeks to rezone the subject lands from FD-10 into five categories as follows and as illustrated on **Figure 6**. A draft Zoning By-law Amendment is included as Appendix C.

Table 4: Proposed Zoning

<i>Proposed Zone</i>	<i>Blocks</i>	<i>Special Provision</i>
Residential Zone Four with special provision (R4-XX)	1-7	<ul style="list-style-type: none"> • Permit street-front townhouse dwellings, subject to the requirements of Section 11.2. • For single detached dwellings: <ul style="list-style-type: none"> ○ permit a minimum lot frontage of 10.97 metres (36 feet) for interior lots and 12.19 metre (40 feet) for corner lots. ○ Permit a minimum lot area of 329 square metres (3,541 square feet) for interior lots and 365 square metres (3,928 square feet) for corner lots. • For semi-detached dwellings: <ul style="list-style-type: none"> ○ permit a minimum lot frontage of 8.0 metres (26 feet) for interior lots and 11.0 metres (36 feet) for corner lots; and ○ Permit a minimum lot area of 240 square metres (2,583 square feet) for interior lots and 330 square metres (3,660 square feet) for corner lots. • Permit a minimum exterior side yard setback of 4.5 metres for single detached dwellings, semi-detached dwellings, and street townhouse dwellings.
Residential Zone Five with special provision (R5-XX)	8	<ul style="list-style-type: none"> • Minimum rear yard of 6 metres
Residential Zone Five (R5)	9	<ul style="list-style-type: none"> • None
Parks and Recreation Zone with special provision 2 (PR-2)	10	<ul style="list-style-type: none"> • None
Floodplain Zone (FP)	11	<ul style="list-style-type: none"> • None

The following provides an analysis of the proposed zoning for the Plan of Subdivision.

Residential Zone Four (R4)

Blocks 1-7 are proposed to be zoned R4 with a site-specific provisions to:

- Permit street-front townhouses, whereas street-front townhouses are not permitted (Section 10.1)
- permit a reduced lot frontage of 10.97 metres (36 feet) for a single detached dwelling on an interior lot, whereas the Zoning Bylaw presently requires 13.71 metres (45 feet) (Section 9.2.2.(a)).
- permit a reduced lot frontage of 12.19 metre (40 feet) for a single detached dwelling on a corner lot, whereas the Zoning Bylaw presently requires 16.76 metres (55 feet) (Section 9.2.2 (b)).
- permit a reduced lot area of 329 square metres (3,541 square feet) for a single detached dwelling on an interior lot, whereas the Zoning Bylaw presently requires 418 square metres (4,500 square feet) (Section 9.2.1 (a)).
- permit a reduced lot area of 365 square metres (3,928 square feet) for a single detached dwelling on a corner lot, whereas the Zoning Bylaw presently requires 510 square metres (5,500 square feet) (Section 9.2.1 (b)).
- Permit a reduced exterior side yard setback of 4.5 metres for single detached dwellings, whereas the Zoning bylaw presently requires 6 metres (Section 9.2.5).
- permit a reduced lot frontage of 8.0 metres (26 feet) for a semi-detached dwelling on an interior lot, whereas the Zoning Bylaw presently requires 18 metres (60 feet) (Section 8.3.2 (a)).
- permit a reduced lot frontage of 11.0 metres (36 feet) for a semi-detached dwelling on a corner lot, whereas the Zoning Bylaw presently requires 21 metres (70 feet) (Section 8.3.2 (b)).
- permit a reduced lot area of 240 square metres (2,583 square feet) for a semi-detached dwelling on an interior lot, whereas the Zoning Bylaw presently requires 557 square metres (6,000 square feet) (Section 8.3.1 (a)).
- permit a reduced lot area of 330 square metres (3,660 square feet) square metres for a semi-detached dwelling on a corner lot, whereas the Zoning Bylaw presently requires 650 square metres (7,000 square feet) (Section 8.3.1 (b)).
- permit a reduced exterior side yard setback of 4.5 metres for semi-detached dwellings, whereas the Zoning bylaw presently requires 6 metres (Section 8.3.5).
- permit a reduced exterior side yard setback of 4.5 metres for street-front townhouse dwellings, whereas the Zoning bylaw presently requires 6 metres (Section 11.2.3).

These lands are designated *Neighbourhood* in the 2024 COP and *Residential* in the Listowel Official Plan. The proposed R4 zoning implements the Official Plan designations that apply to these blocks.

Blocks 1-7 are designed as lotless blocks that can accommodate single-detached, semi-detached and street-fronting townhouse units. The R4 zone permits a range of low density residential uses including single-detached and semi-detached dwellings. The R4 zone also establishes appropriate regulatory standards for these forms of development.

The 2024 COP encourages zoning by-laws to permit a range of residential dwelling types on lands designated residential. The proposed site-specific provision seeks to permit street-fronting townhouses within Blocks 1-7.

The proposed site-specific exception seeks to apply the regulations for street-fronting townhouses established in the R5 zone. The site-specific exception will facilitate the development of a range of low-rise building types within the plan of subdivision.

The proposed site-specific exception seeks to permit reduced lot areas, lot frontages, and exterior side yard setbacks for low rise residential forms. This site-specific exception will allow for the ultimate design of the future lots to effectively use the land and accommodate a range and mix of low-rise residential housing types, including flexibility on the size of single and semi-detached dwellings on the subject lands. These revised zoning allow for variation within the low-density residential blocks to allow for differentiation in the built form along the street. This site-specific exception will allow for the development of the proposed subdivision to assist in achieving the Town's density and intensification targets as outlined in the Listowel OP and 2024 County OP.

Residential Zone (R5)

The proposed multiple residential blocks (Blocks 8 and 9) are proposed to be zoned R5. These blocks are proposed to be developed with cluster townhouses (or cluster housing) at a density of 53 units per hectare. These lands are designated *Neighbourhood* in the 2024 COP and *Residential* in the Listowel Official Plan. The Official Plans require multiple residential development to be appropriately zoned. The R5 zone permits multiple residential development, including cluster housing, and establishes appropriate regulatory standards. Regulations for cluster housing are set out at Section 11.5A. The regulations for cluster housing established in the zoning by-law are appropriate for the planned development of Blocks 8 and 9.

A site-specific rear yard setback of 6.0 metres is proposed for Block 8, whereas a minimum rear yard setback of 7.5 metres is required. The reduction to the rear yard setback to 6.0 metres is considered appropriate as the rear of Block 8 is adjacent to the Open Space Block (Block 11). The reduced rear yard setback will allow for flexibility in site design without causing adverse impacts on adjacent lands in terms of shadowing, privacy or overlook as the lands to the south will not be developed.

Parks and Recreation Zone Special Provision 2 (PR-2)

Block 10 reflects the planned location of the stormwater management facility. This block is proposed to be zoned Parks and Recreation Zone Special Provision 2 (PR-2). Section 28.4.2 provides that a stormwater management area is permitted in the PR-2 zone.

Floodplain (FP)

Block 11 reflects the limits of the floodplain on the subject lands. Accordingly, Block 11 is proposed to be zoned FP. Section 32 of the Zoning By-law provides that the FP zone applies to the floodplain. The FP zone is intended to be coincident with the outer boundaries of the floodplain in accordance with the conservation authority mapping.

4.6 Summary

The proposed Zoning By-law Amendment conforms to the in-force COP, the 2024 COP and the Listowel Ward Official Plan. The proposed zoning by-law amendment establishes an appropriate regulatory framework to permit the draft Plan of Subdivision.

4.7 Plan of Subdivision

Criteria for the creation of blocks and lots through the Plan of Subdivision process are set out in the Planning Act, in-force COP, 2024 COP and the Listowel OP. The following sections describe how the proposed plan of subdivision addresses the applicable criteria.

4.7.1 Planning Act

Section 51 (24) of the Planning Act contains criteria related to the division of land through the Plan of Subdivision process. The proposed plan of subdivision has regard to these criteria for the following reasons:

- As detailed in this Report, the proposed development is consistent with the PPS. The proposal addresses a number of matters of provincial interest including the efficient use of infrastructure, development of complete communities, providing a range of housing types, orderly development and the appropriate location of growth.
- The proposed plan of subdivision is not considered to be premature as the subject lands are located in an area designated for urban growth on lands that can be adequately serviced. The proposed development is in the public interest as it will contribute to the density targets established by the County and provide for a range of dwelling types within a settlement area.
- The proposed subdivision conforms to the in-force COP, the approved 2024 COP and the Listowel OP. The proposed subdivision has been designed in relation to the surrounding community, including the extension of adjacent roads.
- The subject lands are within a settlement area and are designated for residential development. The technical studies submitted with this application confirm that the land is suitable for residential uses.
- The engineering reports submitted outline specific lot grading measures for proposed road.
- The proposed blocks have been designed to allow each to appropriately develop with the planned residential uses. Each block has been designed in consideration of appropriate setbacks, frontages, access and parking arrangements, landscaped areas, buffers and amenity space.
- The proposed development will be subject to any appropriate restrictions or conditions identified through the planning review process and implemented through the proposed zoning by-law amendment, the conditions of approval and the Subdivision Agreement process as provided by the Planning Act.
- The proposed subdivision and zoning by-law amendment appropriately restrict development on the portion of the subject lands within the floodplain.
- The Functional Servicing Report concludes that the subject lands can be developed with full municipal services.
- Matters required by the school board(s) will be addressed prior to the registration of the subdivision.
- Dedication of land for public purposes, if any, will be a condition of draft plan approval.
- The plan of subdivision has been designed to optimize the lands available for development, while providing a form of development that is compatible with the surrounding community. The plan of subdivision accommodates appropriate community infrastructure and the logical and efficient extension of the existing street network and municipal services.
- Site Plan approval will be required for all multiple residential blocks within the draft Plan of Subdivision.

Based on the foregoing the Draft Plan together with the future appropriate conditions of draft plan approval appropriately addresses Section 51(24) of the Planning Act.

4.7.2 Official Plan Policies

Section 16.2.2 of the in-force COP, Section 5.2 of the 2024 COP and Section 15.2.1 of the Listowel Official Plan contains policies for the creation of lots through plans of subdivision. The policy framework of the various applicable official plans is similar and is reviewed conjointly, below. The proposed plan of subdivision addresses these policies as follows:

- All information required under the Planning Act has been submitted as part of the complete application.
- The proposed plan of subdivision is not premature. The subject lands within the settlement area and are designated for residential growth. The proposed development will contribute to the supply of housing in Listowel and can be serviced by municipal infrastructure.
- The subject lands are contiguous to existing residential development. The proposed subdivision represents orderly development.
- The proposed plan of subdivision includes a 'future development' block that could be used to extend infrastructure (roads and services) to adjacent lands. The subdivision will not result in adjacent 'land locked' parcels';
- As set out in this report. The proposed development is consistent with the PPS and conforms to the in-force COP, the 2024 COP and the Listowel OP;
- The proposed plan of subdivision is adjacent to existing residential lands.
- The proposed plan of subdivision has been designed to include a mix of housing types;
- The proposed plan of subdivision includes multiple access roadways to ensure safe and convenient access;
- All lots within the subdivision have frontage on an existing or planned public road that are designed to municipal standards;
- The proposed development can be adequately serviced by municipal infrastructure;
- The watercourse and associated floodplain that bisect the southern portion of the subject lands are proposed to be within an open space block and zoned to restrict development.
- A Functional Servicing Report has been prepared to demonstrate that there is sewage and water capacity for the proposed development .
- Through the pre-consultation process, it was confirmed that parkland dedication can occur through cash-in-lieu contribution.
- A subdivision agreement will be required between the Municipality and the owner/developer. This will be secured as a condition of approval of the Plan of Subdivision.
- Technical reports have been included with these applications to demonstrate that the proposed development can be appropriately serviced. Further technical review will occur through the processing of the applications and appropriate conditions of approval will be recommended.

Based on the foregoing the Draft Plan together with the future appropriate conditions of draft plan approval appropriately addresses the requirements of the in-force COP, the 2024 COP and the Listowel Official Plan.

5.0 Review of Technical Reports

5.1 Functional Servicing Report (MTE)

MTE Consultants Inc. (MTE) was retained to complete a Functional Servicing Report (FSR) for the subject lands. The findings of the report confirm that:

- Sanitary sewage from the proposed development will all be directed to the sewers within Walton Ave North, which will convey flows to the south.
- Connections to the existing sewage system will be made in Perkin Crescent and Pleasant View Drive, and the existing Walton Avenue sewers will be extended to the north.
- The sanitary sewer network for the proposed medium density blocks (Block 8 and 9) will require a lift station that pumps sewage into one of the adjacent gravity sewers in order to avoid excessive fill requirements.
- Residential Blocks 1 through 7 can be adequately serviced for sanitary through the extension of gravity sewers. Sanitary sewers will be constructed through the proposed development within the existing and proposed road allowances.
- Water supply for the proposed development will be provided by three connection points in the municipal water distribution system, including to Walton Avenue North, Pleasant View Drive and Perkins Crescent. Stormwater runoff from the proposed development will be provided by a combination of minor (sewers) and major (overload flows) drainage systems.
- Stormwater will generally be directed to the proposed Stormwater Management Facility (SWMF). The stormwater management quantity control requirements for the proposed development can be accommodated by a proposed wet pond.

5.2 Stormwater Management Report (MTE)

MTE Consultants Inc. (MTE) was retained to complete the stormwater management design for the subject lands. The findings of the report confirm that:

- Stormwater quantity and quality controls will be provided through the construction of a wet pond and its associated outlet control devices. This proposed SWM Facility is proposed to be located within Block 10 located at the intersection of the extension of Pleasant View Drive and Street 'B'.
- The facility will discharge to the bank of the Middle Maitland River at an elevation above the river's floodplain water surface elevation.
- Minor flows will be conveyed to the SWMF through the storm sewer system.
- Major flows will generally follow the proposed rights-of-way and rear-yard easements and will be directed to the SWM Facility.

- Post-development stormwater quality controls will be provided by the wet pond constructed in accordance with the MECP 2003 SWM Manual guidelines.

5.3 Archeological Study

Detritus Consulting was retained to complete an archeological study. Phase 1 of the assessment is background research which is conducted to determine the proximity of known archaeological sites and determine the potential for recovering archaeological resources. A Phase 2 Archaeological Assessment was recommended. The Phase 2 Archaeological Assessment will be required prior to registration of the Plan of Subdivision.

6.0 Public Consultation Strategy

The Planning Act (specifically O. Reg 544/06, amended by O. Reg. 178/16) requires that applicants submit a proposed strategy for consulting with the public with respect to an application as part of the 'complete' application requirements. This section summarizes the proposed Public Consultation Strategy.

It is proposed that the public consultation process for the proposed Plan of Subdivision and Zoning By-law Amendment applications follow the *Planning Act* statutory requirements. The following points of public consultation are proposed:

- Notice of the application will be sent by mail to property owners within 120 metres of the property, relevant agencies and posted in the local newspaper. A sign displaying details of the application will be posted on the subject lands.
- Members of the public may provide written comments to the County in response to the notice of application. Direct written responses to comments raised through the public consultation process will be provided to County Staff for their review and consideration in the preparation of a County Staff Report.
- A Statutory Public Meeting will be hosted by Council for the Municipality regarding the Zoning By-law Amendment application. Notice will be provided by staff in accordance with the requirements of the Planning Act. This notice may be combined with the Notice of Application.
- Preparation of a County Staff Report, with the Report to be available to the public in advance of Council's consideration of the applications.
- The County's Staff Report, all available information, and public input will be considered in Council's final decision.

The consultation strategy proposed will provide members of the public with opportunities to review understand and comment on the proposed applications. The consultation strategy will be coordinated with County Staff and additional opportunities for consultation will be considered and may be warranted based on the input received.

7.0 Summary & Conclusions

The Purpose of this Planning Justification Report is to evaluate the proposed Zoning By-law Amendment and Plan of Subdivision applications required to facilitate the development of the subject lands. This report has assessed the development in the context of existing land use policies and regulations, including the Provincial Planning Statement (2024), the in-force and Council-adopted County of Perth Official Plans, and the Listowel Ward Official Plan. The analysis conducted in this report demonstrates that the proposed development is in the public interest and represents good planning for the following reasons:

- The applications are consistent with the Provincial Policy Statement;
- The applications conform to the in-force and Council-adopted County of Perth Official Plan;
- The proposed development conforms to the Listowel Ward Official Plan;
- The applications facilitate development within the Serviced Urban Area, which is the location where the majority of the County's growth is directed;
- The proposed plan of subdivision can be adequately serviced through connections to municipal infrastructure;
- The proposed plan of subdivision has been designed to integrate with the existing community and will contribute to the range of residential building types in Listowel, including multiple residential development;
- The subdivision has been designed to address the development criteria for single detached and multiple residential development set out in the 2024 COP and the in-force COP.
- The proposed plan of subdivision provides a density of approximately 24 units per hectare which exceeds the County's minimum density target.
- The proposed plan of subdivision includes blocks for multiple residential development that exceed the County's minimum requirement.
- The proposed zoning by-law amendment appropriately implements the policy direction of the in-force and Council-adopted official plan.

Based on these conclusions, the Zoning By-law Amendment and Plan of Subdivision applications are appropriate and should be considered for approval.

Respectfully submitted,

MHBC



Emily Elliott, BES, MCIP, RPP
Partner



Robyn McIntyre, BES, MCIP, RPP
Senior Planner

A

Appendix A: Pre-Consultation Comments

Site Plan Review Meeting Agenda – October 30th, 2024

	Type	Subject	Address	Location	Agent or Owner	Description
1	Pre-Consultation	Site Plan	Plan of Subdivision-Perkins Land	Listowel	MHBC- Emily Elliott & Robyn McIntyre	Residential Development

4. Other Business

5. Adjournment

Next meeting scheduled for November 13th,2024

Planning Review Committee – Meeting Minutes

Date: October 30, 2024		Meeting No. 18
Location: Teams		Time: 10:00am
Attendees	Email Address	Present
Sally McMullen	smcmullen@northperth.ca	X
Scott Brooks	sbrooks@northperth.ca	X
Kriss Snell	ksnell@northperth.ca	X
Lyndon Kowch	lkowch@northperth.ca	X
Selene Mayhew	smayhew@northperth.ca	X
Nathan Freeland	nfreeland@northperth.ca	X
Steve Jackson	sjackson@bmross.net	X
Paul Hinsperger	phinsperger@northperth.ca	X
Sarah Carter	scarter@northperth.ca	X
Olivia Haines	ohaines@northperth.ca	X
Kimberly Kowch	kkowch@northperth.ca	X

Nathan Garland	ngarland@perthcounty.ca	X
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Applicants, Representatives and Guests in Attendance

Name	Role Agent/Owner/Applicant	File
Robyn McIntyre	MHBC	Perkins Land

Property/Project	Notes/ Comments
Perkins Land	<p>Applicant- east of Walton Ave N 13.1 hectares Proposing draft plan of subdivision with 13 blocks Number of roads proposed SWM will need to be adjusted Park block will be added for formal submission.</p> <p>SJ</p> <ul style="list-style-type: none"> -A turning bulb for snowplows will need to be provided near the SWM facility - Connectivity to the lands to the north should be provided - a wet pond is expected for stormwater management - We are not fond of the alignment of the intersection at Walton Ave North and Rhine St E; we would prefer that the road be relocated to the existing ROW, and the existing ROW widened to 20 m. Should an intersection be proposed that is closer to Rhine St E than the existing ROW, a safety assessment of the proposed intersection is needed, and alternative alignments should be considered. - the frontage on Walton Ave N will need to be upgraded to an urban cross-section - There is no sanitary on Walton Ave North fronting block 2 - we understand there is a storm easement from Pleasant View Dr, through Block 10. This easement will need to be considered in the layout, or infrastructure will need to be re-routed to follow the proposed ROW. - a TIS will need to be submitted - an FSR will need to be submitted. - trail connectivity needs to be incorporated into the plan. The trail should run behind lots rather than adjacent to roads.

	<p>KS- frontage line will need to be pulled back as Walton Abe has already been added.</p> <p>Master Transportation Plan with trail and destination to provide to MHBC.</p> <p>Will talk to ark & Facilities around the need for another park.</p> <p>NG-</p> <p>Zoning Amendment & Plans of Subdivision would be required.</p> <p>studies requires:</p> <ul style="list-style-type: none">Functional servicing stormwater reportPlanning justification reportArchaeological reportTraffic impact studyAgricultural impact statement – could be included in PJR <p>Please reach out to Watson- School Bard Discussion</p> <p>Connectivity to northern land through blk 1- what might be considered access?</p> <p>20m to access storm? Or possible shorter connection.</p> <p>Opportunity to connect to southern lands- a possible walkway? – connection to North Perth Parks</p> <p>Authority from MVCA</p> <p>MC- would possibly suggest some farm signage. We can re-assess as plans change.</p> <p>NF- no building comments until permit stage.</p>
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B

Appendix B: Draft Plan of Subdivision

C

Appendix C: Draft Zoning By-law Amendment

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. XX-2025

Being a By-law to amend By-law No. 6-ZB-1999, as amended, which may be cited as "The Zoning By-law of the Municipality of North Perth", and which is a By-law to regulate the use of land and the character, erection, location and use of buildings and structures and to prohibit certain buildings, structures and uses in various defined areas of the Municipality of North Perth.

WHEREAS the Council of the Municipality of North Perth deems it necessary in the public interest to pass a By-law to amend By-law No. 6-ZB-1999, as amended;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, By-laws may be passed by Councils of municipalities for prohibiting or regulating the use of land and the erection, location, or use of buildings or structures within the municipality for or except for such purposes as may be set out in the By-law, and for regulating in certain respects buildings or structures to be erected or located within the municipality;

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH ENACTS AS FOLLOWS:

1. **THAT** the area shown in stippling on the attached map, Schedule "A", and described as "PT LOTS 22 & 23, CONCESSION 1 WALLACE & PT PK LT 5 PL 173 AS IN R148861, SAVE AND EXCEPT PLAN 483, PARTS 1&2, 44R542, & PARTS 1, 2, 3, 44R3212; S/T R207261; S/E PTS 1,2 ON EXP. PLAN PC109773; S/E PTS 1,2 44R-5118 MUNICIPALITY OF NORTH PERTH" in the Municipality of North Perth is rezoned from the "Future Development 10 (FD-10) Zone" and "Floodplain (FP) Zone" to the following zones, as identified below:

(Blocks 1, 2, 3, 4, 5, 6, 7)

- a. Shall be subject to the provisions of Section 10.10.XX of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R4-XX" on Key Map 30 of Schedule "A" to Bylaw 6-ZB-1999, as amended.

(Block 8)

- b. Shall be subject to the provisions of Section 11.6.XX of By-law No. 6-ZB-1999. The zoning on this land shall be shown as “R5-XX” on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended.

(Block 9)

- c. Shall be subject to the provisions of Section 11 of By-law No. 6-ZB-1999. The zoning on this land shall be shown as “R5” on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999.

(Block 10)

- d. Shall be subject to the provisions of Section 28.4.2 of By-law No. 6-ZB-1999. The zoning on this land shall be shown as “PR-2” on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended.

(Block 11)

- e. Shall be subject to the provisions of Section 32 of By-law No. 6-ZB-1999. The zoning on this land shall be shown as “FP” on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended.

- 2. **THAT** the following provisions be added to Section 10.10.XX of By-law No. 6-ZB-1999:

(Blocks 1, 2, 3, 4, 5, 6, 7)

- a. Location: _____.
- b. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, permitted uses shall also include Street Townhouse Dwellings subject to the provisions of Section 11.2 within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;
- c. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, for Single Detached Dwellings, the minimum lot frontage for an interior lot shall be 10.97 metres (36 feet) within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;
- d. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, for Single Detached Dwellings, the minimum lot

frontage for a corner lot shall be 12.19 metres (40 feet) within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;

- e. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, for Single Detached Dwellings, the minimum lot area for an interior lot shall be 329 metres (3,541 square feet) within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;
- f. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, for Single Detached Dwellings, the minimum lot area for a corner lot shall be 365 square metres (3,928 square feet) within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;
- g. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, for Semi-Detached Dwellings, the minimum lot frontage for an interior lot shall be 8.0 metres (26 feet) within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;
- h. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, for Semi-Detached Dwellings, the minimum lot frontage for a corner lot shall be 10.97 metres (36 feet) within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;
- i. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, for Semi-Detached Dwellings, the minimum lot area for an interior lot shall be 240 square metres (2,583 square feet) within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;
- j. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, for Semi-Detached Dwellings, the minimum lot area for a corner lot shall be 330 square metres (3,660 square feet) within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;
- k. Notwithstanding the provisions of Section 10.1 of By-law No. 6-ZB-1999 to the contrary, for Single Detached Dwellings and Semi-Detached Dwellings, the minimum exterior side yard setback shall be 4.5 metres within the “R4-XX” zone as shown on Key Map 30 of Schedule “A” to By-law No. 6-ZB-1999, as amended;
- l. Notwithstanding the provisions of Section 11.2 of By-law No. 6-ZB-1999 to the contrary, for Street Townhouse Dwellings, the minimum

exterior side yard setback shall be 4.5 metres within the "R4-XX" zone as shown on Key Map 30 of Schedule "A" to By-law No. 6-ZB-1999, as amended;

m. All other provisions of By-law No. 6-ZB-1999, as amended, shall apply.

3. **THAT** the following provisions be added to Section 11.6.XX of By-law No. 6-ZB-1999:

(Block 8)

a. Location: _____.

b. Notwithstanding the provisions of Sections 11.2, 11.2A, 11.3, and 11.5A of By-law No. 6-ZB-1999 to the contrary, the minimum rear yard depth shall be 6 metres in the "R5-XX" zone as shown on Key Map 30 of By-law No. 6-ZB-1999, as amended.

c. All other provisions of By-law No. 6-ZB-1999, as amended, shall apply.

4. **THAT** the Clerk is hereby authorized and directed to provide notice of passing of this By-law in accordance with the Planning Act, as amended, and to Regulations thereunder;

5. **THAT** the By-law shall come into force on the date that it was passed, pursuant to the Planning Act, and to Regulations thereto.

PASSED THIS _____ DAY OF _____ 2025.

Todd Kasenberg, Mayor

Sarah Carter, Acting Clerk

Certified a true copy of By-law No. XX-2025 passed by the Council of the Municipality of North Perth, _____ 2025.

Sarah Carter, Acting Clerk

THIS IS SCHEDULE "A"
TO BY-LAW No. XX-2025
OF THE MUNICIPALITY OF NORTH PERTH

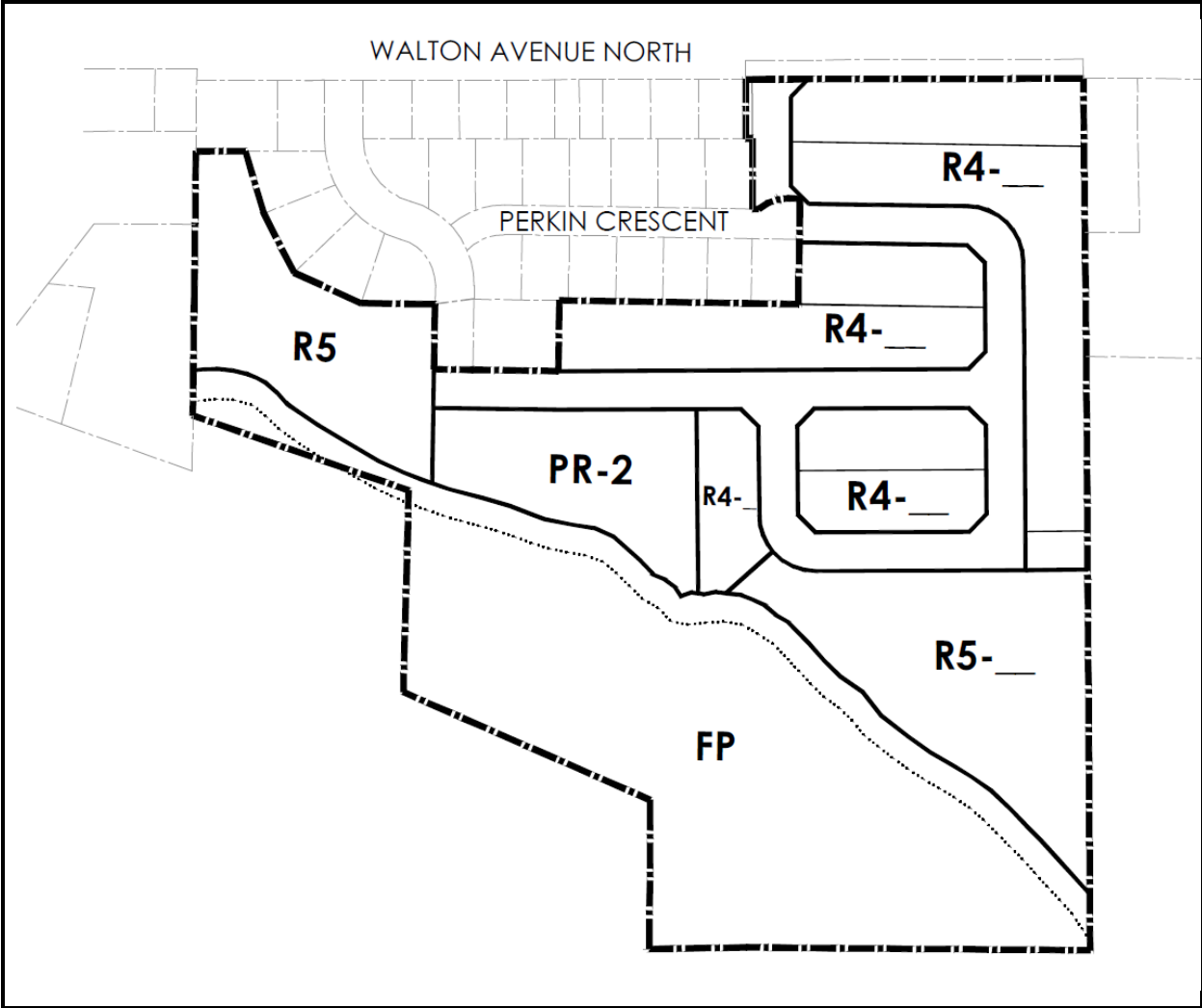
PASSED THIS _____ DAY OF _____, 2025

Todd Kasenberg, Mayor

Sarah Carter, Acting Clerk

AREA AFFECTED BY THIS BYLAW

- R4-XX** The subject lands shall be removed from the Future Development 10 ("FD-10") zone and be placed within a site-specific Residential Zone Four ("R4-XX") of the Municipality of North Perth Zoning Bylaw.
- R5** The subject lands shall be removed from the Future Development Zone 10 ("FD-10") zone and be placed within a Residential Zone Five ("R5") of the Municipality of North Perth Zoning Bylaw.
- R5-XX** The subject lands shall be removed from the Future Development Zone 10 ("FD-10") and be placed within a site-specific Residential Zone Five ("R5-XX") of the Municipality of North Perth Zoning Bylaw.
- PR-2** The subject lands shall be removed from the Future Development Zone 10 ("FD-10") and be placed within a site-specific Parks and Recreational Zone Two ("PR-2") of the Municipality of North Perth Zoning Bylaw.
- FP** The subject lands shall be removed from the Future Development 10 ("FD-10") Zone and be wholly placed within a Floodplain Zone ("FP") of the Municipality of North Perth Zoning Bylaw.



D

Appendix D: Agricultural Policy Review

Agricultural Impact Brief

This Agricultural Impact Brief (“AIB”) has been prepared in support of the Draft Plan of Subdivision and Zoning Bylaw Amendment applications proposed for the lands legally described as PT lots 22 & 23, Concession 1 Wallace & PT PK LT 5 PL 173 as in R148861, save and except plan 483, parts 1&2, 44R542, & parts 1, 2, 3, 44R3212; Municipality of North Perth. This AIB is intended to be read in coordination with the associated Planning Justification Report (“PJR”) to provide complete context to the discussion herein.

Policy Analysis

The following provides an overview of the proposed development in the context of agriculture-related policies contained in the Provincial Planning Statement (the “PPS”), the in-force Perth County Official Plan (the “COP”) and the Council-adopted 2024 County Official Plan (the “2024 COP”).

Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) has authority under Section 3 of the Planning Act, R.S.O. 1990, c. P. 13 (“the Planning Act”) to require that planning matters be consistent with the direction provided therein.

Agricultural Impact Assessments

The PPS provides direction on agricultural impact assessments by noting their requirement where a new settlement area or settlement area boundary expansion is proposed (2.3.2.1 f), or where non-agricultural uses are proposed within a prime agricultural area (4.3.5.2). An agricultural impact assessment is intended to evaluate potential impacts of non-agricultural uses on the agricultural system, and where potential impacts are unavoidable, recommend options to minimize or mitigate adverse impacts. The PPS defines ‘agricultural system’ as:

"Agricultural system: means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and

b) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.”

The subject lands are not within a prime agricultural area or specialty crop area (see below), and are not considered to be rural lands. The subject lands are entirely located within the Listowel settlement area and, as set out in the PJR, are designated for residential uses. The proposed applications seek to implement the residential designation of the subject lands through facilitating residential development. The proposed applications will not result in a settlement area boundary expansion or a non-agricultural use in a rural area. As such, the PPS does not require preparation of an AIA.

Further, the Agriculture policies of the PPS, set out at Section 2.3 relate to lands considered to be prime agricultural areas. The subject lands are within a Settlement Area and are not considered to be prime agricultural lands. Therefore Section 2.3 of the PPS does not apply.

As set out in the PJR, the proposed development is consistent with the PPS.

2024 County of Perth Official Plan

The County of Perth’s Council-adopted 2024 Official Plan identifies that the subject lands are within the Serviced Urban Area and are designated *Neighbourhood*. This designation is discussed in detail in the PJR. The subject lands are not designated as prime agricultural area or rural lands, and are not adjacent to prime agricultural area or rural lands. Undeveloped lands to the north, east and south are also within the Serviced Urban Area and are designated *Neighbourhoods*.

The Serviced Urban Area designation is intended to be prime locations for a range of land uses, densities, and mixed housing forms (2.5.1). Per policy 2.6 (a), it is the policy of the County that, “*the County’s settlement areas will be the focus of growth and the location of the majority of new development. Growth is encouraged in serviced built-up areas to maximize public and private infrastructure investment and to preserve the agriculture lands and conserve natural environment features.*”

The *Neighbourhood* designation is intended to support the development of complete communities by permitting residential, neighbourhood commercial, institutional, and park uses (3.1.1). This designation is discussed in detail in the Planning Justification Report.

The 2024 COP designates prime agricultural areas as *Agriculture* on Schedule B. Specifically, Section 3.5 provides that all lands within the County except the settlement areas are considered

to be prime agricultural areas. These lands are to be protected for agriculture uses. There are no specialty crop areas or rural lands within the County of Perth (3.5, 3.5.3 (c)).

Agriculture-related policies are set out at Section 3.5 of the 2024 COP. These policies apply to lands designated *Agriculture* on Schedule B. As such, these policies do not apply to the proposed applications. There are no prime agricultural areas within settlement area boundaries. The 2024 COP identifies the need for an AIA in limited circumstances, none of which apply to residential development within a Serviced Settlement Area. As such, an AIA is not required in support of the applications.

As set out in the PJR, the proposed applications conform to the 2024 COP.

In-force County Official Plan

The in-force COP designates the subject lands *Serviced Urban Area* which is within a settlement area boundary. This designations are discussed in detail in the PJR. The subject lands are not designated as prime agricultural area or rural lands, and are not adjacent to prime agricultural area or rural lands. Prime Agricultural Areas are designated *Agricultural* on Schedule A.

Generally, permitted uses in the *Serviced Urban Area* include a variety of residential, commercial, industrial, natural resource, environment, institutional, public utility, recreation, and open space uses among others (6.4.3). No new livestock or poultry operations or the expansion of existing livestock or poultry operations shall be permitted. These permitted uses reflect the intent of the Serviced Urban Area to include community development and growth. Further, the Serviced Urban Area is intended to serve as the primary growth area for the surrounding rural and agricultural areas (6.2.1)

Agriculture-related policies are set out at Section 5 of the COP. These policies aim to protect agricultural lands for the long term. As set out at Section 5.3, these policies apply to lands designated *Agriculture* on Schedule A. As the subject lands are within the Serviced Urban Area, these policies do not apply.

North Perth Zoning Bylaw

The subject lands are currently zoned as Future Development with Site Specific Provision 10 ("FD-10") and Floodplain ("FP") in the Municipality of North Perth's Zoning Bylaw. The current zoning does not permit new development and is discussed in detail in the Planning Justification Report. However, Future Development zones are typically established as transitional areas within settlement areas where the future development type and form are not yet known. The nature of this designation allows existing uses to continue—such as the existing agricultural

operation on the subject lands—but does not intend for the existing use to be the long-term use of the lands.

Impact Analysis and Mitigation Opportunities

The subject lands are within a settlement area and are designated to permit residential development. As such, an Agricultural Impact Assessment is not required. Although presently used for agricultural purposes, the long-term vision for the subject lands is to develop with residential uses. As such, it is not anticipated that the development of the subject lands in accordance with the *Neighbourhood* designation permissions afforded by the 2024 COP would have a negative impact on prime agricultural lands or prime agricultural areas. Further, the subject lands do not abut the settlement area urban boundary, per the 2024 COP. All adjacent lands, with the exception of those within the floodplain, are within the Serviced Urban Area and designated *Neighbourhoods* by the 2024 COP. These areas are those where urban growth is anticipated to occur.

In recognition that the subject lands and some adjacent lands are presently used for agricultural uses, a number of design features have been considered in order to reduce potential land use conflicts while agricultural uses remain active. The considerations outlined below recognize that the existing agricultural uses are located within the settlement area urban boundary and are ultimately intended to be developed in accordance with the *Neighbourhoods* designation of the 2024 COP.

Buffer Lands

The lands designated floodplain and the balance of natural features along the northeast corner of the subject lands are protected by the policies of the 2024 COP. The presence of these features provides buffer space between the proposed subdivision and any active agricultural uses to the east.

Physical Separation

The lots proposed along the northern and eastern property limits can install fencing and landscaping to provide a more defined separation between the residential lots and the adjacent agricultural activities.

Low Density Abutting Uses

Lower density residential forms are proposed along the northern lot line to limit the number of dwellings abutting agricultural lands. This quantitatively reduces the potential for land use conflicts between the proposed residential uses and existing agricultural uses while ensuring the subject lands are designed and used efficiently. When lands to the immediate north and

east are developed in accordance with the *Neighbourhoods* designation, this lotting pattern will be a complimentary use.

Looped Road Network

The proposed road network has been looped internal to the site. One future development block has been included to accommodate a future road and servicing connection at such time as the adjacent lands develop. As a result there are no proposed roads that would direct traffic towards agricultural lands. This design omits direct access to adjacent agricultural lands and limits potential scenarios where residents may trespass on the agricultural lands.

Disclosure and Education

The Owner of the subject lands remains open to discussing the implementation of signage to advise residents of adjacent agricultural uses.

Summary

This analysis has found that the subject lands are intended to be developed in accordance with the applicable policy framework, which permits the proposed residential plan of subdivision. While neighbouring properties may be used agriculturally, all properties adjacent to the subject lands are either partially or wholly within the settlement area urban boundary and are ultimately intended to be developed as part of the Listowel settlement area. A number of design considerations have been implemented to mitigate potential land use conflicts in the interim. The proposal is appropriate in proximity to adjacent agricultural uses for the following reasons:

- The subject lands are not prime agricultural lands, prime agricultural areas, rural areas, or specialty crop areas, and the development is consistent with the Provincial Planning Statement, 2024;
- The proposal implements the intent of the applicable Official Plan designations of the in-force COP and the 2024 COP;
- The proposal seeks to rezone the subject lands to permit residential development as permitted within the Listowel settlement area;
- The subject lands and those adjacent are within the Serviced Urban Area and are designated *Neighbourhoods* by the 2024 COP. The subject lands and adjacent lands are ultimately intended to be developed as part of the Listowel Settlement Area; and
- The proposed mitigation measures are effective in the short term to reduce potential land use conflicts, and in the long term, allow adjacent development to occur in a coordinated and orderly manner.

We trust that the above satisfies the requirement for an Agricultural Impact Analysis as outlined in the Pre-Submission Consultation comments. Should you require any additional information, please feel free to contact the undersigned.

Sincerely,

MHBC



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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE