



Municipality of North Perth

NORTH PERTH MASTER GROWTH PLAN

FINAL REPORT

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1. EXECUTIVE SUMMARY

1.1 Introduction

One of the challenges that many municipalities face is the Provincial legislative requirements to define through Official Plans potential areas of growth to meet up to a 20 year planning horizon. What often complicates this limitation of 20 years are existing historical land use designations that were inherited and have existed for many years. In addition, the Province requires better utilization of existing infrastructure through infill, intensification and adaptive reuse prior to expanding the urban boundary. There is also greater reliance on limiting Official Plan designations to new growth areas that can be municipally serviced economically through extensions of logical infrastructure planning. There is also a priority to plan for and support the development of complete communities. These complete communities provide the opportunity for a broad range of land uses, a variety of densities, and all on full municipal services. It is through these challenges that the Municipality of North Perth has undertaken a Master Growth Plan.

1.2 Purpose of the Project

The purpose of the North Perth Master Growth Plan is to assist in defining and evaluating future growth areas for up to a 20 year planning horizon within the Municipality. The North Perth Master Growth Plan is a strategy which upon acceptance by North Perth Council, is to be utilized as:

- The background technical policy basis for future Official Plan Amendments (whether municipally or privately initiated);
- A strategy to identify future Capital Works related to Municipal infrastructure planning and expenditures; and
- A guide to the community to identify potential future growth patterns.

The Growth Plan was completed in coordination with a comprehensive community participation program to ensure an opportunity for consultation and an understanding of the progress and evolution of the Growth Strategy, prior to it's adoption for information and as a background to future Official Plan Amendments.

1.3 Principles of the Strategy

The following principles were utilized during the technical review and preparation of the North Perth Master Growth Plan.

- That recommendations for implementation are consistent with the policies of the Provincial Policy Statement.
- That land supply appropriately addresses the land demand requirements within the Municipality for up to a 20 year planning horizon.
- That rationalized settlement boundaries reflect property boundaries where practical and reasonable and provide for the preservation of agricultural areas and areas of natural heritage.

- That there is a priority to provide for housing choice and affordability recognizing the priority to focus on the development of complete communities with existing municipal servicing or the logical extension of municipal servicing.
- Where appropriate, Future Urban Expansion Areas will be identified to identify potential directions of possible future growth beyond the 20 year planning horizon settlement area boundary subject to detailed evaluation and justification.

1.4 Outline of Report

The North Perth Master Growth Plan consists of five interrelated parts.

- Background: The review and evaluation of existing and current land uses, policies, opportunities and constraints (Official Plans and Zoning By-Laws);
- Supply and Demand: The review of existing land supply and anticipated land demand;
- Settlement Areas: The review and analysis of the Official Plans and Zoning By-Laws related to existing settlement area boundaries, to refine settlement designations and to identify potential settlement area boundaries to be considered to accommodate the 20 year planning horizon;
- Servicing: The review and evaluation of existing municipal servicing and infrastructure; and
- Recommended Growth Plan Strategy: The implementation through recommended Amendments to County and/or Municipal Official Plan and Zoning By-Law, potential modification/revision to the boundaries of settlement areas and the review of potential opportunities for future growth as a result.

1.5 Focus of Analysis

The focus of analysis for the North Perth Master Growth Plan is to the evaluation of the existing settlement areas and settlement hierarchy within the three Municipal Wards, as identified within the County of Perth Official Plan (Sections 6 through 9 of the County Official Plan) and as shown in Table 1 below.

Table 1: Settlement Areas in the Municipality of North Perth

Settlement Areas <i>(County OP Section 6, 7, 8 & 9)</i>	Listowel Ward	Wallace Ward	Elma Ward
Serviced Urban Area	Listowel		
Village		Gowanstown	Atwood, Monkton & Trowbridge
Hamlet		Kurtzville & Molesworth	Britton, Donegal & Newry
Special Policy Area			South East of Listowel
Mobile/Modular Home Park			East of Listowel
Urban Fringe		North of Listowel, West of Listowel & West of Palmerston	East of Listowel & West of Listowel
Infilling		Brotherston, Wallace, Trecastle & Lots 23-24 Concession 2	Lot 26 Concession 1, Lots 48-49 Concession 1, Lot 15 Concession 5, Lot 15 Concession 6, Lot 19 Concession 4 & Lots 56-57 Concession 1

Source: IBI Group

1.6 Public Consultation Process

The public consultation process and participation was an important part of the development of the Growth Plan. There were three Public Information Centres held at the North Perth Municipal Offices and the Gowanstown Municipal Building throughout the Growth Plan process, as follows:

- Public Information Centre No. 1, December 1, 2009, Municipal Council Chambers, Listowel;
- Public Information Centre No. 2, March 10, 2010, Municipal Council Chambers, Listowel; and
- Public Information Centre No. 3, June 22, 2010, Gowanstown Municipal Building, Gowanstown.

The purpose of the Public Information Centres was to provide residents, stakeholders and staff with preliminary findings and recommendations, and to obtain input and comments from the public and stakeholders. The presentation Boards displayed at the three Public Information Centres are attached as Appendices A, B, and C, respectively.

1.7 Land Supply: Methodology

The first task is to calculate the existing land supply for the entire municipality.

To determine the existing land supply within the settlement areas of the Municipality of North Perth, the following analysis was undertaken. The information with respect to the existing land supply is provided in Appendix I.

1.7.1 IDENTIFICATION OF 'POTENTIAL DEVELOPMENT' PARCELS

Potential development parcels were identified from the Municipal Official Plans and/or Zoning By-Laws and evaluated utilizing aerial photography, review of existing or previous planning/development applications, relevant information from the Municipality, local community knowledge and previous studies (Municipal and Private). An inventory of potential development parcels was developed.

1.7.2 REVIEW AND ANALYSIS OF 'POTENTIAL DEVELOPMENT' PARCELS

The potential development parcels were reviewed and analyzed utilizing the existing Official Plan designations and zoning categories. In addition, parcel size, available frontage and potential environmental hazards or constraints on each property was also analyzed and summarized in a chart.

1.7.3 CALCULATION OF AVAILABLE LAND SUPPLY

The existing Land Supply was calculated for residential, commercial and industrial lands. A potential residential unit count was also reviewed as a component of the land supply through the use of existing planning applications and applying assumptions based on existing planning policies.

1.8 Land Demand: Methodology

The second task is to calculate the land demand anticipated to be required for the next 20 years.

There are typically two different methodologies that can be utilized to estimate future land demand. They are the Population Approach Method and the Absorption Approach Method. The following explains how the two different approaches were used in determining the 20 year land demand for the Municipality of North Perth.

1.8.1 POPULATION APPROACH METHOD

The Population Approach Method requires a review of population growth comparisons against surrounding counties, against other municipalities within Perth County, including a review of historic trends in population growth. From this review, persons per residential unit were determined as well as the anticipated number of units required each year, which was extrapolated over the next 20 years.

The concern with this methodology is it is limited to population projections and therefore provides only a residential land demand. Also, the rate of land absorption cannot be determined through this methodology.

1.8.2 ABSORPTION APPROACH METHOD

The Absorption Approach Method utilizes historical absorption rates of land and forecasts this into the future on the basis of changing economic circumstances. This involved a review of historic building permit values by land use between 1989 and 2008 as well as the historic rates of absorption within the municipality. From this analysis, the average annual historic land needs for residential, commercial and industrial lands were determined. Therefore, the land area requirement for the next 20 years was projected for residential, commercial and industrial land.

This methodology is preferred as it provides a projection for all land uses and relies on historic building and absorption activity and the municipality can obtain information to update the findings of the Growth Plan.

1.9 Preliminary Sanitary Infrastructure Assessment

A Comparative Serviceability Assessment was conducted for the Listowel Ward, Special Policy Area, Urban Fringe Areas and the Village of Atwood. This assessment provides a comparative approach for each “potential development” parcel which identifies if the parcel has a high, medium or low potential of serviceability. Serviceability is based on a “first order” evaluation of the ability to provide sanitary servicing to a particular area by reviewing its proximity to existing sewers and the relative size of the collector sewers to which an area would be tributary.

Generally:

- “High” serviceability is where municipal sanitary sewers of sufficient size and depth are within close proximity;
- “Medium” serviceability requires some level of extension to the existing municipal infrastructure; and
- “Low” requires extensive extension of external servicing works.

1.10 Preliminary Findings – Existing Conditions

Based on the analysis of the existing Land Supply available for development against the Land Demand anticipated to accommodate growth for the next 20 years within the Municipality of North Perth the findings are as follows:

The Population Approach Method identifies:

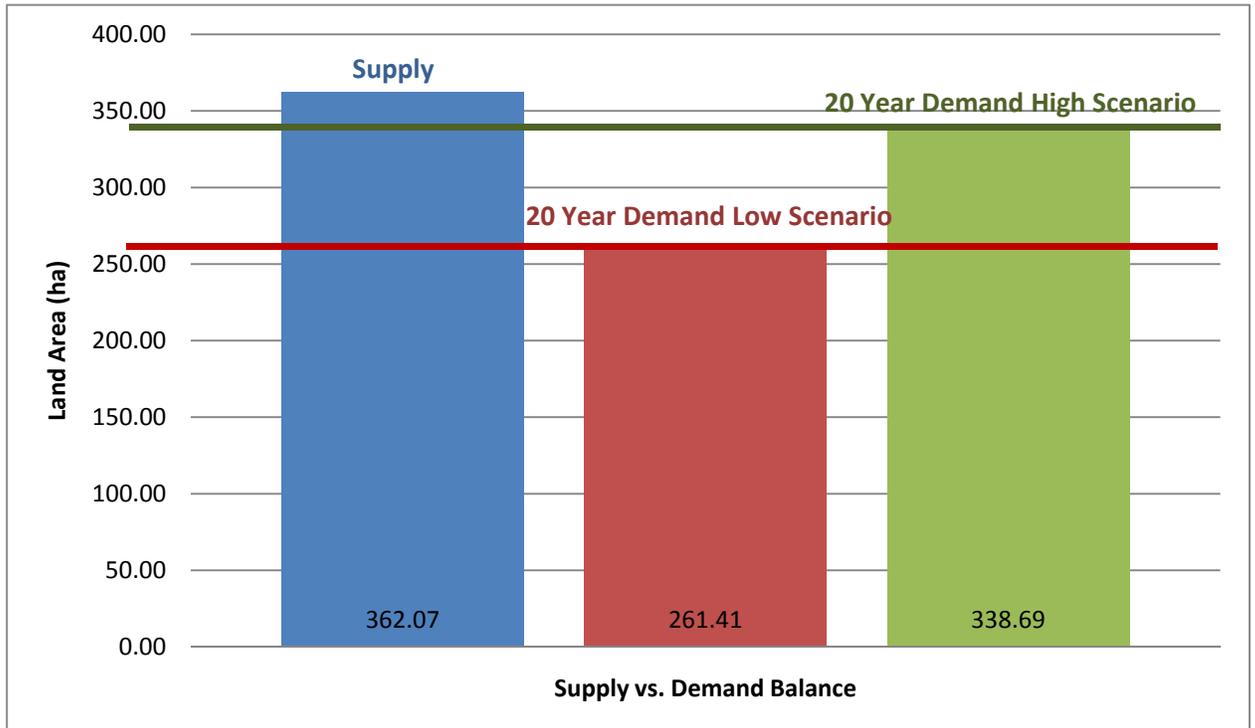
- Over supply of Residential units exist when compared to the Residential unit demand for the next 20 years.

The Absorption Approach Method identifies:

- Under supply of Residential land when compared to the Residential land demand required over the next 20 years. However, this approach provides for a quantitative approach and not a qualitative analysis. Therefore, the purpose of the Growth Plan was to undertake a qualitative approach and analysis to evaluate the existing land use designations to determine how they comply with Provincial, County, Municipal planning policies and practices.
- The supply of Commercial land is relatively stable when compared to the Commercial land demand required over the next 20 years.
- Over supply of Industrial land when compared to the Industrial land demand required over the next 20 years.
- In addition to the supply of Residential, Commercial and Industrial land, an additional 100 hectares of “other lands” exist for potential development (i.e., Institutional, Future Development, Parks & Recreation and Agriculture).

The total supply of land compared to the anticipated demand (both high and low scenario) is shown below as Chart 1, which demonstrates an over supply of land exists to accommodate growth within the Municipality over the next 20 years.

Chart 1: Supply (Existing Conditions)



Source: IBI Group

1.11 Evaluation Criteria

One of the priorities of the Growth Plan was to critically analyze the existing available land supply as identified in the Official Plan/Zoning By-Law. The purpose of the evaluation is to better understand the existing land supply and to determine if the land supply is appropriately located to promote appropriate future growth. The analysis utilized the following evaluation criteria:

Applicable Planning Policies:

- Provincial Policy Statement (PPS)
- County of Perth Official Plan
- Listowel Ward Official Plan
- Municipality of North Perth Zoning By-Law

The Environment:

- Protection of Natural Environmental Features (woodlots, wetlands, etc.)
- Protection of Natural Heritage
- Protection of Prime Agricultural Land and Avoid Fragmentation of Agricultural Land
- Topographical Features/Constraints

Infrastructure:

- Municipal Operated Versus Private Servicing
- Logical Extension of Existing Servicing
- Capacity of Existing Systems
- Logical Extension of Transportation Networks

Planning Principles:

- Land Use Compatibility
- Broad Range and Mix of Uses
- Broad Range and Mix of Housing
- Logical Access to Development and Land Parcels
- Logical and Progressive Patterns of Development
- Opportunities for Infilling, Intensification and/or Redevelopment
- Health and Safety
- Connectivity and Accessibility
- Efficiency
- Represents Good Planning

Public Consultation:

- Comments from the Public Including Local Residents and Stakeholders

1.12 Recommended Boundary Changes

After utilizing the above noted evaluation criteria to analyze the existing land supply, proposed boundary adjustments were identified to existing settlement areas and are shown in Appendix J. The implementation of the recommended boundary changes would be undertaken through Official Plan Amendments and Zoning By-Law Amendments in accordance with the Planning Act, as amended.

These proposed settlement area boundary adjustments and rationalizations included the deletion of agricultural land from the existing settlement area boundaries together with significant areas of Future Development land. Generally, these areas would require additional road construction and private servicing to be implemented if they remained within the settlement areas and if proposed for development. In addition, large parcels of land were removed from Hamlets as existing policies prohibit new development in Hamlets through plans of Subdivision, and given that strip development is discouraged, therefore the likelihood of these parcels proceeding with the development of these lands would be minimal. Chart 2 identifies the available land supply subsequent to the changes and adjustments made to the settlement area boundaries.

Chart 2: Supply (Following Recommended Boundary Adjustments)

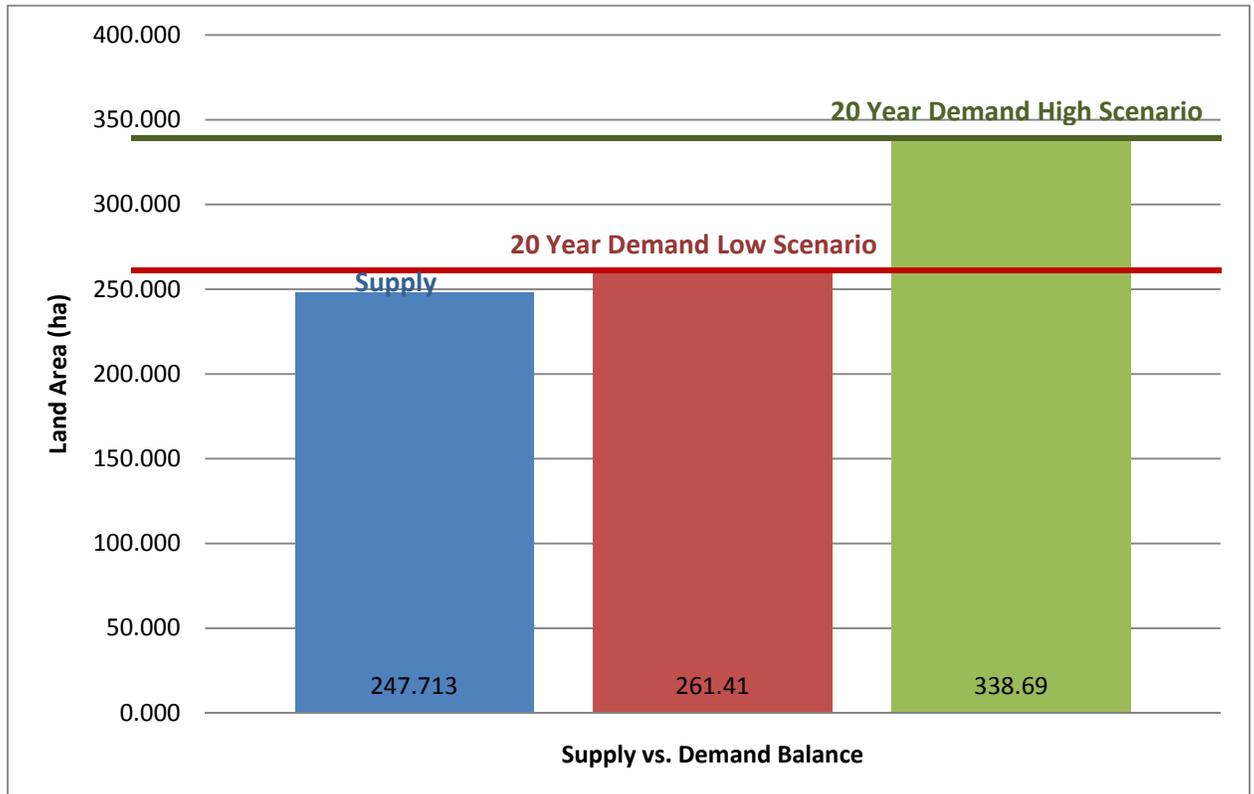
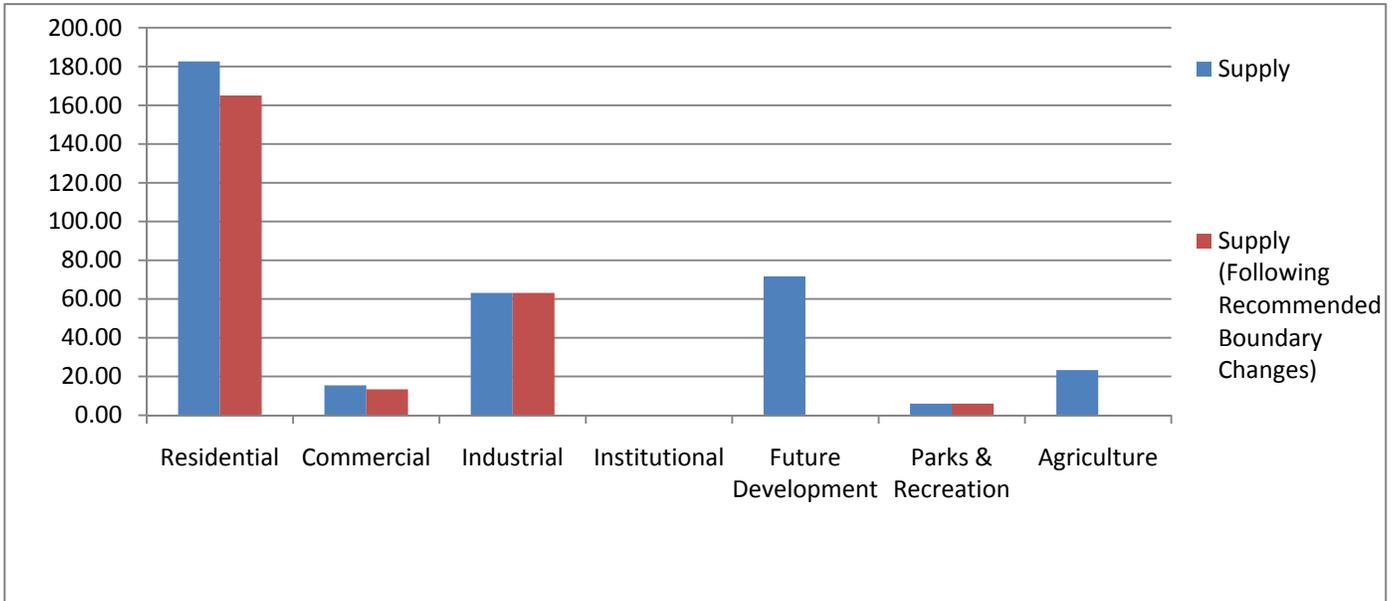


Chart 2 demonstrates that after re-evaluating the available land supply and after implementing recommended boundary changes (evaluation criteria) to the existing settlement areas the available land supply is below the 20 Year Demand Low Scenario and constitutes approximately 248 hectares of land.

Chart 3 provides a breakdown of land use, showing the total land supply within settlement areas prior to the recommended boundary changes against the total land supply following the recommended boundary changes.

Chart 3: Supply By Land Use (Following Recommended Boundary Changes)



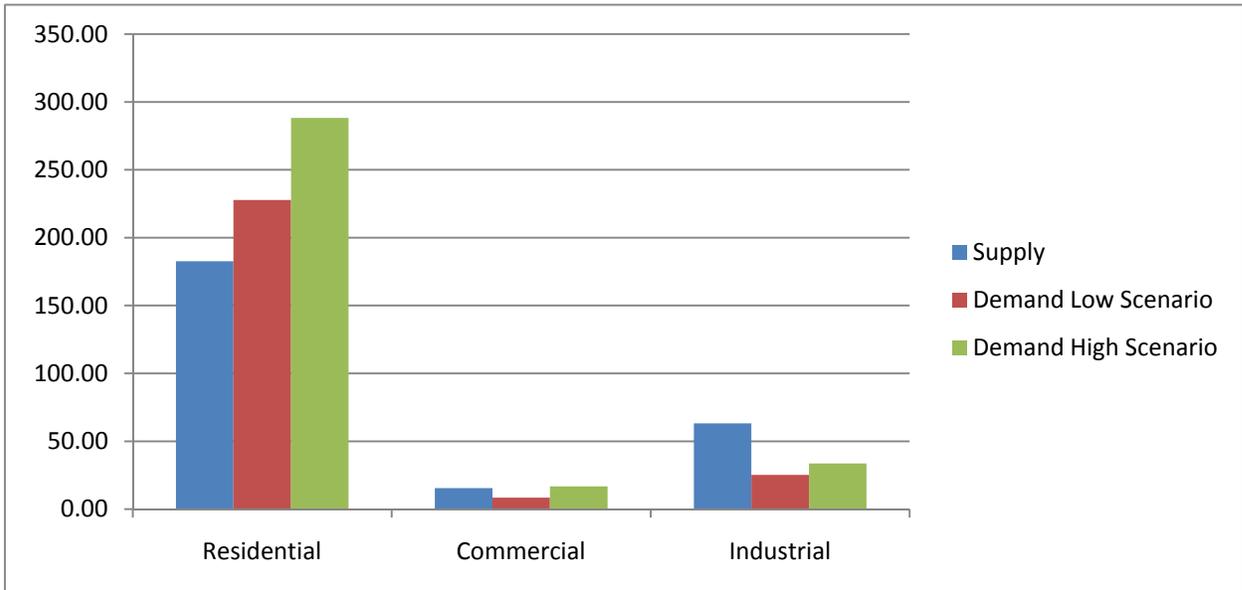
To achieve the recommended settlement boundaries Chart 3 shows a significant and appropriate amount of land is recommended to be deleted from the existing settlement areas. However, as shown above, this land recommended for deletion is primarily Future Development and Agricultural land.

With the recommended settlement area boundaries as shown in Appendix C the resultant supply to accommodate growth within the next 20 years is below the demand anticipated. Therefore the Municipality has the opportunity to add additional land based on the evaluation criteria.

Following implementation of the recommended settlement boundaries through Official Plan and Zoning By-Law amendments as shown in Chart 4:

- The residential supply will be insufficient to accommodate demand;
- The commercial land supply will be relatively sufficient compared to the demand anticipated, and
- The industrial land supply will exceed the industrial land demand.

Chart 4: Land Supply vs. Land Demand (Low and High), By Land Use



After implementation of the recommended boundary changes through Official Plan Amendments and Zoning By-Law Amendments as recommended and in accordance with the Planning Act, as amended there is an opportunity to further evaluate potential site specific settlement boundary expansions (limited to residential) up to the Land Demand projections (approximately 90 hectares). These potential additional areas are shown on Figures 1 and 2. It is important to note that although these areas are identified as A-D, no priority or preferred staging of development has been given to these parcels.

It is recommended that any consideration for additional settlement expansions should be limited to Listowel and Atwood given that both of these communities have the potential for full municipal services and have the greatest opportunity for a complete community. The Provincial Policy Statement generally defines “complete communities” as settlement areas that manage and direct land use patterns. Efficient land use and development patterns support strong, liveable, and healthy communities; protect the natural environment and public health and safety; and facilitate economic growth. These communities meet the daily living needs throughout an entire lifetime by providing convenient access to appropriate mix of employment, local services, a full range of housing and community infrastructure including affordable housing, schools, recreation and open space for the residents, providing full municipal services.

1.12.1 RESIDENTIAL

For Listowel, Areas B and C have been identified as potential areas for settlement expansion considerations. Area B has a gross area of approximately 50 hectares and Area C has a gross area of approximately 25 hectares. Both areas can connect to the community through the extension of municipal streets and services. Area B would have to address land use compatibility with the existing adjacent industrial land uses. Area C would have to address land use compatibility with the future commercial land uses.

For Atwood, Area D has a gross area of approximately 6 hectares. It should be noted that this Area is currently designated within the settlement area. Through the rationalization of the settlement boundaries it is recommended to delete Area D. This area should only be included once Council is satisfied that this Area could accommodate sufficient development to rationalize (financially feasible and viable) extending full municipal services to the community and in particular municipal water.

Figure 1: Potential Growth Areas in the Listowel Settlement Area

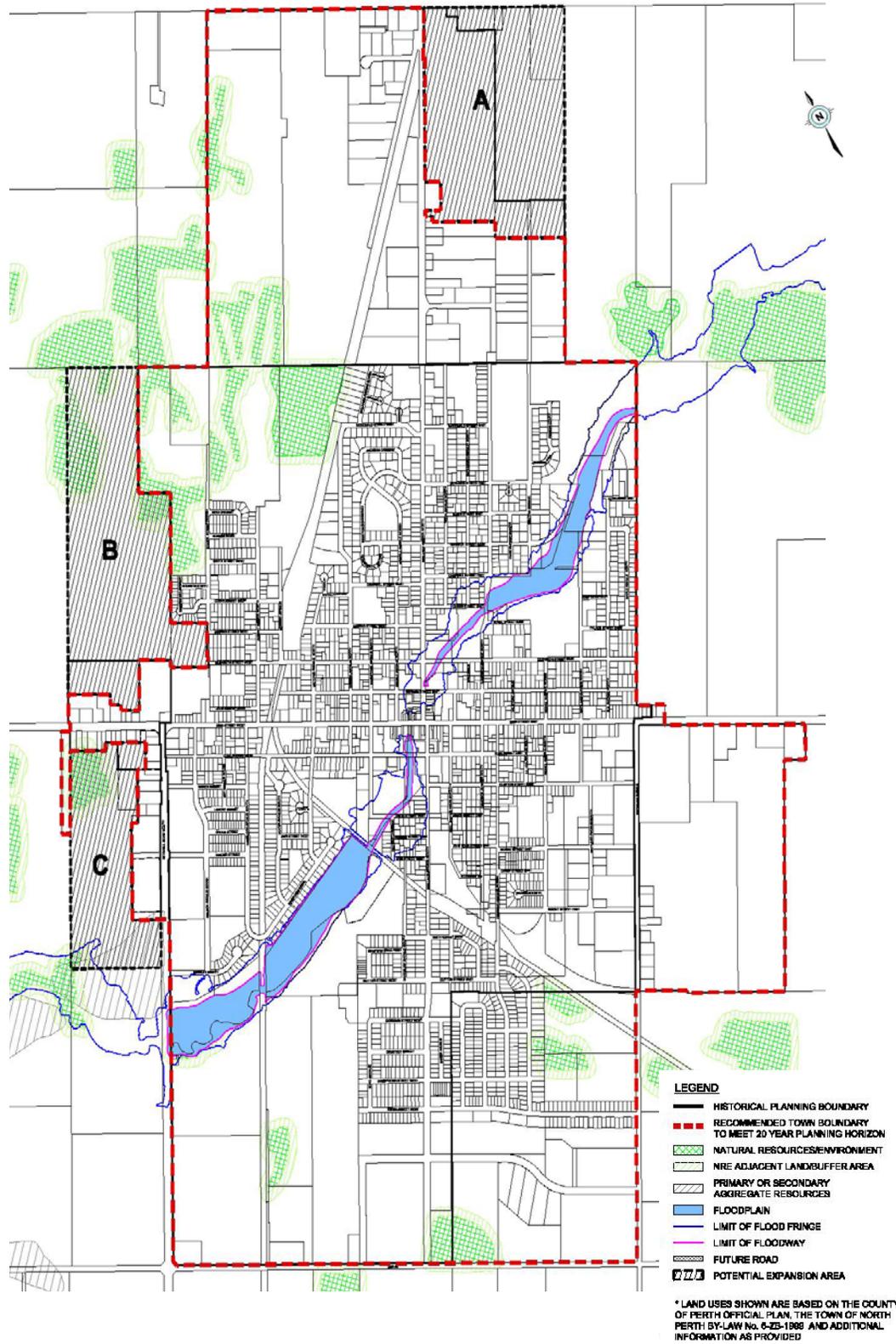
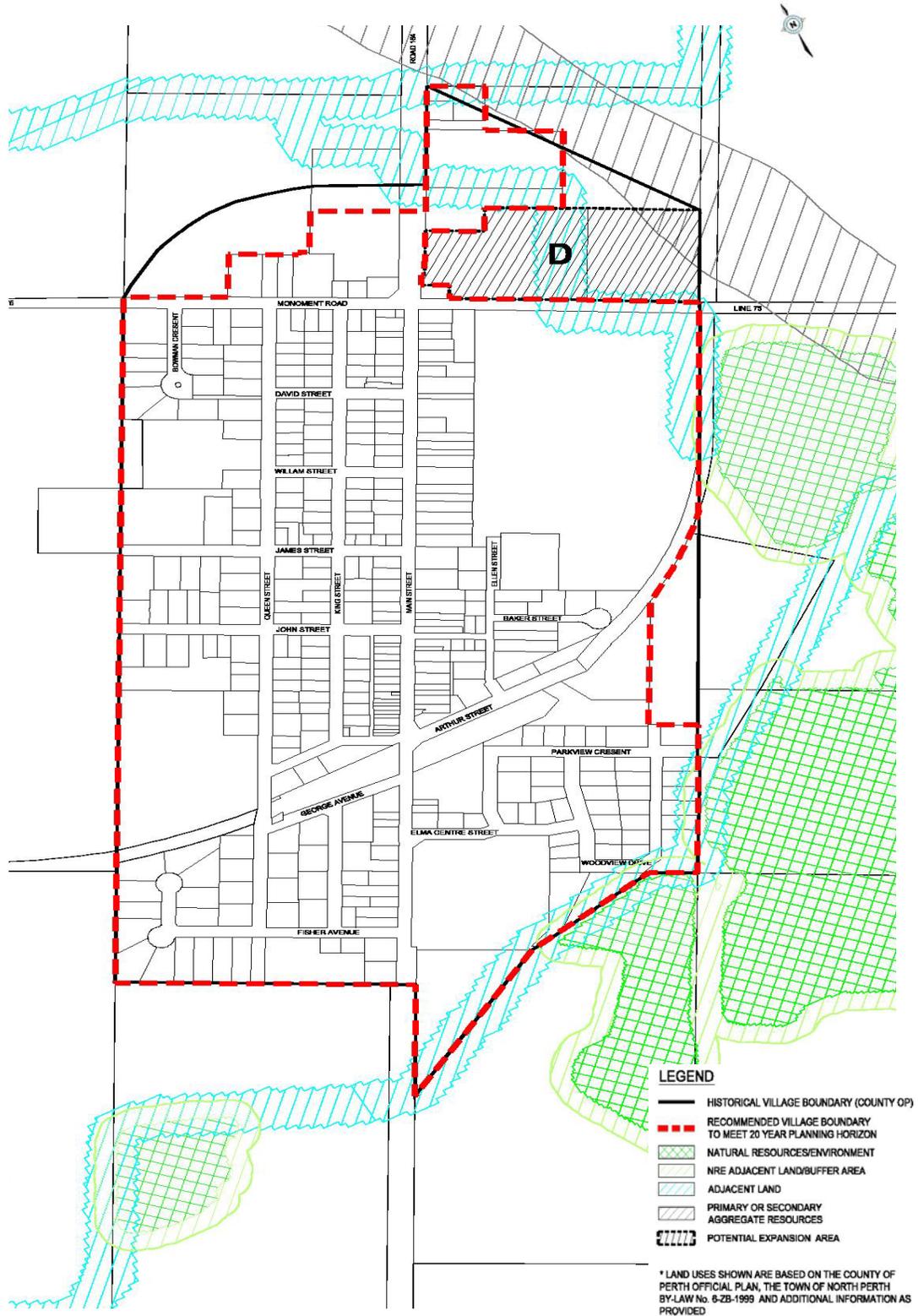


Figure 2: Potential Growth Areas in Atwood



There is insufficient justification to include all areas for residential development. Upon further detailed technical review and municipal priorities the Council could include up to 90 hectares for residential purposes.

1.12.2 COMMERCIAL

At this time, no justification or rationale exists to add any additional designations for commercial land uses. There are existing designated commercial lands available that are currently under utilized and provide opportunities for additional commercial development prior to the consideration of any urban expansion. In addition, the commercial core area of Listowel provides opportunity for additional commercial development through redevelopment, infill and intensification. The vitality and feasibility of the commercial core should be protected from any additional commercial areas not already located within the urban area.

1.12.3 INDUSTRIAL

At this time, no justification or rationale exists to add any additional designed land for industrial purposes within the municipality. In the future, and subject to the appropriate justification at that time, a potential area in northeast Listowel has been identified (Area A). This area has potential for industrial development in the future given the proximity to the designated settlement area, adjacent compatible land uses and servicing opportunities. Area A has a gross land area of approximately 50 hectares.

1.13 Conclusions

The conclusions of the North Perth Master Growth Plan are as follows:

- The North Perth Master Growth Plan dated July 12, 2010 as prepared by IBI Group appropriately addresses the Terms of Reference as outlined by the Municipality of North Perth;
- The Absorption Approach Method is recommended to define the 20 year planning horizon land use requirements of the Municipality of North Perth;
- That to appropriately plan for and to provide for a 20 year planning horizon the Municipality of North Perth must focus the majority of future urban growth to the consolidated Listowel and Atwood Settlement Areas;
- Through the next Official Plan Review the Official Plan should establish policies that provide for the priority of new development through infilling, intensification, adaptive reuse of existing buildings and brownfield redevelopment before urban expansions;
- That many of the historical land use designations through existing planning policies and servicing are not viable nor feasible and therefore inhibit the municipality to appropriately focus growth to appropriate settlement areas;
- The proposed consolidation of Listowel, Special Policy Area, Urban Fringe, Mobile/Modular into one planning policy unit and the rationalization of settlement boundaries of the designated Villages, Hamlets and Infilling should be redefined to appropriately recognize existing land uses, protect environmental features, protect agricultural resources, limit farm fragmentation, delete infilling policies and provide that or no settlement expansions be implemented in the future through Official Plan and Zoning By-Law Amendments;

- There is no justification to add additional designated lands for commercial or industrial land purposes;
- That no additional expansions to Listowel Settlement Area for residential be supported until the Official Plan and Zoning By-Law Amendments have been approved with regard to the settlement area boundaries. These site specific amendments are to be the subject of further detailed review, evaluation and justification;
- There is sufficient municipal water and sanitary services available in Listowel to support the North Perth Master Growth Plan and that the Municipality initiate a Master Servicing Study and update the study regularly.

1.14 Recommendations

As a result of the above noted conclusions, it is recommended that the Municipality of North Perth Council approve the North Perth Master Growth Plan as background information and planning basis for a future amendment to the Official Plans to redefine the settlement boundaries consistent with the Growth Plan;

1. Identify Settlement Area Boundaries to Provide for a 20 Year Planning Horizon
 - To be “consistent with” Provincial Policy Statement (PPS 2005).
 - To focus future growth to settlement areas, preserve agricultural land and environmental features.
 - For Hamlets, to remove parcels of land that cannot, by policy, be developed through Plans of Subdivision and would otherwise require communal or private servicing.
 - To focus development opportunities to Serviced Urban Areas.
 - To assist the Municipality in making development decisions and to provide a better understanding of the logical phasing of development and infrastructure planning.
2. Consolidate Listowel, Urban Fringe and Special Policy Area Official Plan Policies (Listowel Settlement Area)
 - To provide a consistent policy approach for all lands identified for settlement within and adjacent to the Listowel Ward.
 - Given proximity to one another, these areas should be treated the same way and function the same way from a land use policy, servicing and staging prospective.
3. Atwood Official Plan Policies: Redesignate Village to Serviced Urban Area
 - Under the Settlement Area policies of the County Official Plan, Atwood is to be considered a Serviced Urban Area and no longer to be considered under the provisions and policies of a Village (consistent with current Official Plan Review currently underway).

4. Delete Infilling Policies
 - Delete the Section pertaining to Infilling within the County of Perth Official Plan. Infilling outside of a settlement area on prime agricultural land is not consistent with the Provincial Policy Statement.
5. Infrastructure Planning
 - Requirement for eventual municipal and water servicing in Listowel Settlement Area and Atwood to all areas within these settlements.
 - Completion of a Master Servicing Study to review downstream collections systems and the evaluation of pumping stations, as required and to update regularly.
 - Stormwater Management Ponds to continue to be provided on a Regional basis to limit the number of ponds required.
6. Special Policy Area Exception
 - There is a rationalization to include the Special Policy Area within the Recommended 20 Year Planning Boundary, given the existing land use patterns, the extension of municipal services and road, the minimal impact on agricultural and natural environmental resources, even though the industrial land supply exceeds the 20 year industrial land demand requirements.
7. Recreational Land Supply for Recreational Use
 - The land supply identified in Trowbridge and Monkton as Parks & Recreational Land are to be permitted only for the continued use of Parks & Recreational in the future (i.e., expansion of existing use, etc.)
8. Review Opportunities for Potential Growth
 - Review possible opportunities for boundary expansion limited to residential in Listowel and Atwood subject to site specific evaluation of land use patterns, road networks, servicing, capacity, etc.
9. That the Municipality of North Perth continue to update the detailed information within the Absorption Approach Method on an annual basis.

PART I: BACKGROUND

2. INTRODUCTION

One of the challenges that many municipalities face is the Provincial legislative requirements to define through Official Plans potential areas of growth to meet up to a 20 year planning horizon. What often complicates this limitation of 20 years is the existing historical land use designations that were inherited and have existed for many years. In addition, the Province requires better utilization of existing infrastructure through infill, intensification and adaptive reuse prior to expanding the urban boundary. There is also greater reliance on limiting Official Plan designations to areas identified for new growth that can be municipally serviced and economically extended through logical infrastructure planning. There is also a priority to plan for and support the development of complete communities. These complete communities provide the opportunity for a broad range of land uses, a variety of densities, all on full municipal services. It is through these challenges that the Municipality of North Perth has undertaken the Master Growth Plan.

IBI Group was retained by the Municipality of North Perth to complete (based on accepted Terms of Reference) a Master Growth Plan to identify long-term land use requirements for the Municipality based on population growth projections up to a 20 year planning horizon.

The North Perth Master Growth Plan when adopted will guide the Municipality to ensure future growth occurs in an efficient, strategic pattern while fulfilling environmental responsibilities, establish a secure future by encouraging responsible economic development and appropriately addressing Provincial legislated requirements. The North Perth Master Growth Plan will also reinforce a sense of community within the Municipality by ensuring community values are maintained through the process of making growth management decisions. The Growth Plan will also review and ensure a system of effective and efficient municipal servicing systems that provide the opportunity for a good quality of life and is in the best interest of the community.

The objectives of the North Perth Master Growth Plan are as follows:

- To **ensure sufficient land** is available to meet projected growth up to the 20 year planning horizon;
- **Compliance with existing policies and regulations**, including the Provincial Policy Statement (2005), County of Perth Official Plan, Listowel Ward Official Plan, and Municipality of North Perth Zoning By-Law;
- **Protection of the Environment** such as Natural Resources, Environmental Features, Natural Heritage, Agricultural Land, Topographical Features;
- To **direct growth** to areas with existing municipal servicing and infrastructure;
- To **ensure good planning principles** for the community through efficient growth patterns, land use compatibility and improved public health and safety; and
- To **encourage community** involvement.

3. PRINCIPLES OF THE STRATEGY

The following principles were utilized during the technical review and preparation of the North Perth Master Growth Plan.

- That recommendations for implementation are consistent with the policies of the Provincial Policy Statement.
- That land supply appropriately addresses the land demand requirements within the Municipality for up to a 20 year planning horizon.
- That rationalized settlement boundaries reflect property boundaries where practical and reasonable and provide for the preservation of agricultural areas and areas of natural heritage.
- That there is a priority to provide for housing choice and affordability recognizing the priority to focus on the development of complete communities with existing municipal servicing or the logical extension of municipal servicing.
- Where appropriate, Future Urban Expansion Areas will be identified to identify potential directions of possible future growth beyond the 20 year planning horizon settlement area boundary subject to detailed evaluation and justification.

4. STUDY AREA

The Municipality of North Perth is made up of three different Wards, being the Wallace Ward, the Listowel Ward and the Elma Ward. The limits of the Listowel Ward contain the Town of Listowel, which is located centrally within the Municipality. The Wallace Ward and the Elma Ward are both primarily rural with some settlement areas, including Villages, Hamlets, Urban Fringe and Infilling areas, located throughout. The North Perth Master Growth Plan is applicable to the entire Municipality but with a primary focus on these settlement areas as shown in Table 2.

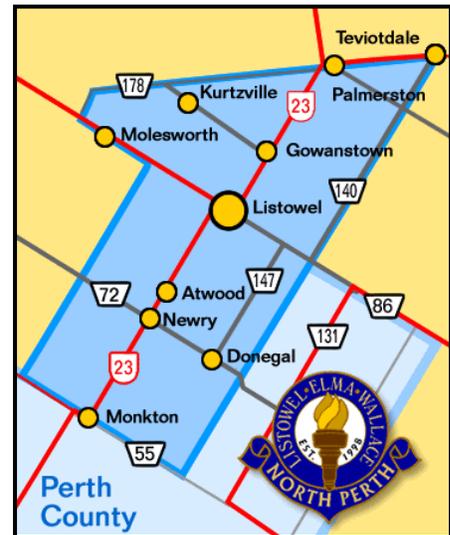


Table 2: Settlement Areas in the Municipality of North Perth

	Listowel Ward	Wallace Ward	Elma Ward
Town	Listowel		
Village		Gowanstown	Atwood, Monkton & Trowbridge
Hamlet		Kurtzville & Molesworth	Britton, Donegal & Newry
Urban Fringe		North & West of Listowel, West of Palmerston	East & West of Listowel
Infilling		Brotherston, Wallace, Trecastle & Lot 23-24, Conc. 2	Lot 26 Conc. 1, Lots 48-49 Conc. 1, Lot 15 Conc., Lot 15 Conc. 6, Lot 19 Conc. 4 & Lots 56-57 Conc. 1
Special Policy Area			Lots 37-40, Conc. 1

Source: IBI Group

5. PUBLIC CONSULTATION

5.1 Public Information Centres

One of the priorities for the Growth Plan from the Council of North Perth was to ensure that a comprehensive public consultation process was undertaken throughout the study. Therefore, the community had the opportunity to participate at the three scheduled Public Information Centres, the consultants were available for individual meetings and to respond to written and verbal inquiries. Municipal staff were also available and were an integral part of the review. The local media profiled the project on a regular basis throughout the study. The community also had two opportunities to attend a presentation to Council and Committee; the first on preliminary findings and lastly when the final report and recommendations were presented to Council on July 12, 2010.

Information related to the Public Information meetings were advertised locally, promoted on the Municipal website and featured by the local media. Three Public Information Centres were held to provide an opportunity for residents to participate by obtaining information regarding the purpose of the project, project timeline, process, provide their comments and observations and the study preliminary findings. Display Boards were prepared which detailed the technical information being presented together with a handout for attendees. Comments sheets were available as another alternative to secure comments.

5.1.1 PUBLIC INFORMATION CENTRE NO. 1 – DECEMBER 1, 2009

The First Public Information Centre was held on the evening of December 1, 2009 in the Municipality of North Perth Council Chambers. Notice of the Public Information Centre (attached as Appendix D), was published in the local newspaper (Listowel Banner), was advertised on the local radio station (CKNX AM920) and was posted on the Municipality's website. A Handout was provided to those individuals in attendance providing preliminary information on the project findings (attached as Appendix E). The Public Information Centre was attended with approximately 20 people in attendance.

The purpose of Public Information Centre No. 1 was to highlight the first phase of the project, which involved reviewing the existing land inventory within the existing settlement areas of the Municipality. The display boards presented at Public Information Centre No. 1 are attached as Appendix A.

5.1.2 PUBLIC INFORMATION CENTRE NO. 2 – MARCH 10, 2010

The second Public Information Centre was held on the evening of March 10, 2010 in the Municipality of North Perth Council Chambers. Notice of the Public Information Centre (attached as Appendix F), was published in the local newspaper (Listowel Banner), was advertised on the local radio station (CKNX AM920) and was posted on the Municipality's website. The Public Information Centre was attended with approximately 15 people in attendance.

The purpose of Public Information Centre No. 2 was to highlight the second phase of the project, which involved determining both the land supply and the land demand requirements of the Municipality, as well as the comparative serviceability of each 'potential development' land parcel. The display boards presented at Public Information Centre No. 2 are attached as Appendix B.

5.1.3 PUBLIC INFORMATION CENTRE NO. 3 – JUNE 22, 2010

The third and final Public Information Centre was held on the evening of June 22, 2010 in the Gowanstown Municipal Building. Notice of the Public Information Centre (attached as Appendix H),

was published in the local newspaper (Listowel Banner), was advertised on the local radio station (CKNX AM920) and was posted on the Municipality's website. The Public Information Centre was attended with approximately 14 people in attendance.

The purpose of Public Information Centre No. 3 was to review project findings and recommendations, to review the proposed settlement area boundaries required to accommodate potential growth up to a 20 year planning horizon as per the Provincial Policy Statement (2005). In addition, the purpose was to further review the evaluation criteria and the serviceability of the potential development parcels. The display boards presented at Public Information Centre No. 3 are attached as Appendix C.

6. EXISTING POLICY FRAMEWORK

The North Perth Master Growth Plan is a strategy to be adopted by a resolution of Council. The implementation of the recommendations is to be completed through an independent process. Upon adoption, the Growth Plan will provide the background and policy basis for future Official Plan Amendments in accordance with the Planning Act, as amended. All municipal Official Plan and Zoning By-Law Amendments are to "consistent with" the Provincial Policy Statement. Therefore, it is appropriate to evaluate the existing policy commitments as provided through Municipal Official Plans and Zoning By-Laws. It is acknowledged that many of the settlement designations are the result of historical commitments that have not been evaluated based on a 20 year planning horizon.

Therefore, the existing policy framework includes the Provincial Policy Statement, the County of Perth Official Plan, the Listowel Official Plan and the Zoning By-law. The purpose of this section is to identify the relevant policies and demonstrate compliance and conformity which can provide direction on determining appropriate settlement area boundaries.

6.1 Provincial Policy Statement

Effective March 1, 2005 the Province of Ontario in accordance with Section 3 of the Planning Act, issued a new Provincial Policy Statement, to be considered in all planning decisions. The new Provincial Policy Statement provides policy direction on matters of Provincial interest related to land use planning and development. The primary direction of the Provincial Policy Statement is to provide for appropriate development while protecting resources, public health and safety, and the natural environment, while supporting improved land use planning and management. The improved land use planning and management is intended to contribute to a more effective and efficient land use planning system to cater to long-term economic growth. The principle implementation of the Provincial Policy Statement is through the Municipal Official Plan and any decisions related to settlements.

6.1.1 EFFICIENT DEVELOPMENT AND LAND USE PATTERNS

Part V, Section 1.0 of the Provincial Policy Statement includes policies for building strong communities, as well as managing and directing land use to achieve efficient development and land use patterns. Specifically, Section 1.1.3 of the Provincial Policy Statement states that, "*settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted*". Growth is directed to "settlement areas" and away from significant or sensitive resources and natural or human made hazards. As stated in Part IV, Vision for Ontario's Land Use Planning System:

"Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, employment, parks and open spaces, and transportation choices that facilitate pedestrian mobility and other modes of travel. They also support the financial well-being of the Province"

and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. Strong liveable and healthy communities enhance social well-being and are economically and environmentally sound.”

The Provincial Policy Statement directs the focus of growth to settlement areas in support of efficient development patterns and to optimize land, resources and investments in public services and infrastructure. This provides the municipality the opportunity to review existing and historic settlement boundaries to refocus future urban growth to those settlements that can provide a mix of housing, employment, parks and open space and transportation choices that facilitate pedestrian mobility and other modes of transportation. It is noted that the current Municipal planning policies directs urban land uses to a broad range and form of settlement areas (serviced urban area, village, hamlet, special policy area, mobile/modular home park, urban fringe and infilling) but only Listowel and potentially Atwood are best suited to meet these diverse criteria.

Section 1.1.3.9 of the Provincial Policy Statement provides the framework and requirements for a municipality to allow the expansion of a settlement area boundary. Section 1.1.3.9 of the Provincial Policy Statement reads as follows:

1.1.3.9 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;*
- c) in prime agricultural areas:*
 - 1. the lands do not comprise specialty crop areas;*
 - 2. there are no reasonable alternatives which avoid prime agricultural areas; and*
 - 3. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and*
- d) Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.*

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

The Provincial Policy Statement has stringent criteria to support expansions to settlement area boundaries and although the Growth Plan is comprehensive and provides the technical justification to rationalize the boundaries it does not provide the technical justification to rationalize the expansion of settlements into new areas. As such, a more detailed site specific evaluation would be required. In addition, the Official Plan should also provide specific policies to encourage infill,

intensification and redevelopment prior to supporting urban settlement expansions. Through the rationalization of the settlement boundaries the protection of prime agricultural areas and protection of new and expanding agricultural operations is to be provided for.

The Provincial Policy Statement encourages development within settlement areas serviced by municipal water and wastewater servicing but does permit small scale development on private servicing, so long as site conditions are suitable.

6.1.2 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

Section 1.6 of the Provincial Policy Statement pertains to infrastructure and public service facilities. Subsection 1 identifies that “*infrastructure and public service facilities shall be provided in a coordinated, efficient, and cost effective manner to accommodate projected needs*”. A full range of infrastructure and public services enables settlement areas to be the focus for growth, thereby discouraging growth in rural areas with significant or sensitive natural heritage, water, agricultural and cultural heritage resources.

With respect to municipal servicing, Section 1.6.4.2 states that “*municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible*”. Alternatively, Section 1.6.4.4 states that “*individual on-site sewage services and individual on-site water services shall be used for a new development of five or less lots or private residences where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where site conditions are suitable for the long-term provision of such services*”.

The municipality has significantly invested in full municipal services (water, sanitary, stormwater management facilities and roads) in Listowel and most recently in Atwood. To maximize the municipal investment this is where the municipality should focus new residential growth. Existing planning policies for Villages and Hamlets would not support the density of development that would require communal servicing (water and sanitary) and therefore the planning boundaries should be modified to reflect this. In addition, the municipality would be responsible (legislated) to own and operate these servicing systems. Limited residential development on private water and sanitary services could be supported.

6.1.3 LONG-TERM ECONOMIC PROSPERITY

The proposed Master Growth Plan for the Municipality of North Perth will review proposed development patterns and development needs over the next 20 year planning horizon along with ensuring that the economic vitality and viability of the Municipality is promoted over this same planning period. Section 1.7.1 of the Provincial Policy Statement states that long term economic prosperity should be supported by the following:

- a) *Optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*
- b) *Maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*
- c) *Promoting the redevelopment of brownfield sites;*

- d) *Providing for an efficient, cost-effective, reliable multi-modal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs;*
- e) *planning so that major facilities (such as airports, transportation/transit/rail infrastructure and corridors, intermodal facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries and resource extraction activities) and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety;*
- f) *Providing opportunities for sustainable tourism development;*
- g) *Promoting the sustainability of the agri-food sector by protecting agricultural resources and minimizing land use conflicts; and*
- h) *Providing opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable energy systems.*

The municipality has significantly invested in full municipal services (water, sanitary, stormwater management facilities and roads) in Listowel and most recently in Atwood. To maximize the municipal investment this is where the municipality should focus new growth.

The above noted Section of the PPS will help structure the Evaluation Criteria used in the evaluation of "potential development" parcels and future development patterns within the Municipality, to ensure the long term economic prosperity of the Municipality is maintained.

6.1.4 AGRICULTURE

Section 2.3 of the Provincial Policy Statement provides policies related to agricultural land uses. The Municipality of North Perth consists primarily of prime agricultural land and as such, the policies pertaining to lot creation, specifically Section 2.3.4.1 of the PPS states:

2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) *agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*
- b) *agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*
- c) *A residence surplus to a farming operation as a result of farm consolidation provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. This approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and*
- d) *Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.*

Similarly, and more specifically, Section 2.3.4.3 of the Provincial Policy Statement states:

- 2.3.4.3 The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c).*

The definition of prime agricultural land within the PPS is identified in Section 6.0 as:

Prime agricultural land: means land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

The Provincial Policy Statement discourages new lot creation on lands that are considered prime agricultural lands. Given that much of the land within the Municipality of North Perth is considered prime agricultural land according to the Canada Land Inventory Mapping, proposed lot creation in agricultural areas may be reviewed in more detail throughout this report to ensure proposed development is consistent with the policies of the Provincial Policy Statement. Therefore, the current infilling policies are in conflict with this policy of the County Official Plan.

6.1.5 COORDINATION

Section 1.2.1 of the Provincial Policy Statement discusses the importance of a coordinated, integrated and comprehensive approach which should be used when dealing with planning matters within the municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:

- a) Managing and/or promoting growth and development;*
- b) Managing natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources;*
- c) Infrastructure, public service facilities and water management systems;*
- d) Ecosystem, shoreline and watershed related issues;*
- e) Natural and human-made hazards; and*
- f) Population, housing and employment projections, based on regional market areas.*

Section 1.2.2 states that where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities shall;

- a) identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist;*
- b) identify areas where growth will be directed, including the identification of nodes and the corridors linking these nodes;*
- c) identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.9;*
- d) where transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.9; and*

e) *identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.*

1.2.3 *Where there is not upper-tier municipality, planning authorities shall ensure that policy 1.2.2 is addressed as part of the planning process and should coordinate these matters with adjacent planning authorities.*

North Perth is a municipality within the County of Perth. The County of Perth Official Plan serves as an upper-tier Plan to the Municipality of North Perth. However, North Perth continues to have a coordinated approach to growth and development which will be evaluated and further discussed in this Master Growth Plan.

6.2 County of Perth Official Plan

The County Official Plan serves as both the upper tier and lower tier Plan for these areas and affects the local Official Plans for the serviced urban areas in the County such as the Listowel Ward (Town of North Perth), Milverton Ward (in the Township of Perth East), or the Mitchell Ward (in the Municipality of West Perth).

6.2.1 AGRICULTURAL LAND BASE

Section 2.2 of the County Official Plan identifies Agricultural land use activities as the predominant activity in Perth County as a result of a good land base, suitability of the soil, favourable climatic conditions and a skilled work force. The Canada Land Inventory identifies approximately 90 per cent of the total land area in the County either as a Class 1, 2 or 3 agricultural soil capability rating. Agriculture and farming is an important element to the County as this provides a livelihood for a significant portion of the rural population, is an important source of employment, contributes to the economy and produces significant amounts of agricultural produce for local, regional, provincial, and international consumption. As a result Section 2.2 concludes that it is critical that the preservation and protection of the agricultural resource base of the County is maintained by restricting or prohibiting land uses which are incompatible with agricultural or farming activities on agricultural lands, as well as by focusing or concentrating new non-farm growth and development in settlement areas, particularly those with full municipal services.

6.2.2 SETTLEMENT AREAS

Section 2.3 of the County Official Plan provides a review of the settlement areas within the geographic boundaries of the County. Primary settlement areas are serviced with a full range of municipal services and accommodate the vast majority of non-agricultural or non-farm related land uses, accommodating a large percentage of the County's population and functioning as important business and commerce centres within the County. Section 2.3 also states it is intended that these serviced settlement areas will accommodate most of the non-farm related growth that is to occur in the County during the planning period of this Official Plan and beyond. Smaller settlement areas also exist within the County where their size, mix of land uses, and functions vary considerably. While these smaller settlement areas may be limited and constrained due to the lack of available municipal services, these smaller settlement areas, being Villages and Hamlets, play an important role for its residents and surrounding area populations by providing commercial and industrial uses as well as local services and employment opportunities.

6.2.3 NATURAL RESOURCES AND THE ENVIRONMENT

Section 2.4 of the County Official Plan takes a strong position in the protection, preservation, enhancement, and improvement of the natural resource features and areas within the County. Where development is proposed in the vicinity of a natural resource feature or area, impact

assessment and/or justification studies may be required in order to give due consideration to the ecological and hydrological functions which create and maintain the natural resource feature or area.

6.2.4 MINERAL AGGREGATE RESOURCE BASE

Mineral aggregate resources in Perth County consist primarily of gravel, sand and limestone. Section 2.5 of the County Official Plan states the importance of protecting and preserving both the operating and potential gravel, sand and limestone resource areas in order that these aggregate materials can be used to serve local and County demands for aggregate material.

6.2.5 LAND USE PLANNING PRIORITIES

Section 3 of the County Official Plan outlines basic land use planning priorities established by County Council, which include the following:

- *“The need to direct and focus urban and non-farm related growth to the designated settlement areas, particularly serviced urban settlement areas, and to allow for the logical and orderly growth of the serviced settlement areas;*
- *The need to preserve and protect the excellent agricultural land resource base in the County and to create a land use and policy environment that supports the continuation of the agricultural industry and farming operations in the County;*
- *The need to protect, preserve, and enhance the natural resource features and their functions; and*
- *The need to develop and maintain a complete and comprehensive planning strategy/program that takes into account Provincial policy, local interests, economic development, and the roles and responsibilities of the various parties.”*

One of the Growth Plan evaluation criteria was the existing planning policies and the settlement areas as defined through the County of Perth Official Plan. These settlement boundaries reflect the historical designations and should be rationalized based on the evaluation criteria and the priorities to primarily focus new residential growth to fully serviced urban settlements. In addition, to provide for the appropriate protection of agricultural and natural environmental resources the settlement and property boundaries should be considered to avoid fragmentation.

6.3 Listowel Ward Official Plan

The Listowel Ward, formerly the Town of Listowel, was established on January 1, 1998 as a part of the re-structuring of municipalities in the County of Perth. The Listowel Ward Official Plan applies to the lands and area that are within the Listowel Ward of the Municipality of North Perth and does not apply to any of the lands in the abutting Elma and Wallace Wards that are considered to be within the Listowel servicing area and that are future growth areas for the Listowel settlement area. The planning period for the Listowel Ward Official Plan is intended to be 20 years, in accordance with the Provincial Policy Statement.

The existing land use designation within the Listowel Ward Official Plan is outlined in the following Sections along with their respective goals and objectives.

6.3.1 RESIDENTIAL

The goals and objectives for the Residential land use designation form part of Section 5.2 of the Listowel Ward Official Plan and include, but are not limited to, the following:

- (i) *To encourage and promote the provision for new housing developments and the rehabilitation of the existing housing stock to meet the current future needs of the residents of North Perth;*
- (ii) *To promote the efficient use of the infrastructure and public service facilities while fostering a stable, mature residential environment which minimizes the potential for land use conflicts by preventing the indiscriminate mixing of non-compatible uses;*
- (iii) *To encourage and promote a wide range of housing types, styles, and choices which respond to the varying needs of the North Perth community;*
- (iv) *To continue to provide an attractive, enjoyable, safe and healthy living environment for the residents of the Listowel Ward;*
- (vi) *To ensure that residential development occurs in a cost-effective manner which is consistent with the Municipality's infrastructure and public service facilities growth development strategy and with the resources of the municipality;*
- (xi) *To encourage and promote additional housing through intensification and redevelopment; and*
- (xii) *To maintain at least a 10 year supply of land that is designated and available for residential uses and land with servicing capacity to provide a 3 year supply of residential units zoned to facilitate residential intensification and redevelopment, and in draft and registered plans."*

6.3.1.1 Staging of Development

The Staging of Development policies within the Residential policies of the Listowel Ward Official Plan are outlined in Section 5.5.20 and apply to the lands designated for development beyond the existing built-up area of the Listowel Ward. These policies are listed as follows:

- (a) *"The staging of development in the Listowel Ward shall be regulated in order to facilitate an orderly and efficient land use pattern;*
- (b) *Generally, new development shall be located close to the existing built up areas and moving outwardly towards the Listowel Ward boundaries. Generally, strip development shall be avoided and a compact "cluster" development within the Ward is encouraged;*
- (c) *The land proposed for development shall have frontage on an opened and maintained municipal road in accordance with the policies of this Plan;*
- (d) *New development will not interfere with any existing development nor restrict the future development of remnant or adjacent lands (i.e., landlocking); and*
- (e) *To minimize the high cost of servicing, the staging of development is contingent upon the sewage capacity for the Listowel Ward."*

New lot creation will be conducted through the form of Consent or a Plan of Subdivision within the Listowel Ward. New lot creation through consent will only be granted in those situations where the

lots being created can be adequately and appropriately serviced by the municipal sewer system and water supply system and must front on and have access to an existing public road which is maintained on a year-round basis and is of a reasonable standard of construction.

6.3.2 COMMERCIAL

The goals and objectives for the Central Commercial and Highway Commercial land use designation form part of Section 6 and 7 of the Listowel Ward Official Plan and include, but are not limited to, the following:

- *To provide for a range of commercial goods and services which are needed on a regular basis by residents of the Listowel Ward and its surrounding market area;*
- *To promote the continued development of commercial and business activities in a compact, attractive, and well defined central commercial/core area;*
- *To establish policies and performance standards to guide and maintain a desirable level of commercial development;*
- *To minimize potential for land use conflicts between uses by ensuring compatibility among commercial and business uses and with adjacent land uses;*
- *To preserve and enhance the character of the Listowel Ward's central commercial/core area;*
- *To provide different location options in the central commercial area to suit the different locational needs of commercial and business use activities;*
- *To provide a suitable location for those uses requiring locations along heavily traveled roadways and/or large areas of land;*
- *To encourage highway commercial uses to locate in groups in designated areas outside of the central commercial/core area; and*
- *To encourage the conversion of non-highway commercial type uses in "Highway Commercial/Service" areas to highway commercial type uses.*

6.3.3 INDUSTRIAL

The goals and objectives for the Industrial land use designation form part of Section 8 of the Listowel Ward Official Plan and include, but are not limited to, the following:

- *To ensure that sufficient land is designated for industrial purposes to accommodate the industrial growth needs of North Perth for the Listowel Ward area;*
- *To encourage the diversification of the Municipality of North Perth's industrial base;*
- *To encourage industrial development which will not make excessive demands on the water supply and sanitary sewage systems serving the Listowel Ward area;*

- *To ensure that areas are available which are highly suited to meeting the modern day requirements for industry;*
- *To minimize the potential adverse effects of industrial areas on neighbouring non-industrial uses;*
- *To protect existing industrial development areas and future industrial development areas from intrusion by those non-industrial uses which are incompatible with an industrial use area;*
- *To maintain an adequate industrial land reserve in order to provide for the expansion of existing industries, to facilitate industrial relocations and to provide for new industrial growth; and*
- *To expand the employment opportunities available to the residents of the Listowel Ward and the Municipality of North Perth.*

6.3.4 MAJOR INSTITUTIONAL

The goals and objectives for the Major Institutional land use designation form part of Section 9 of the Listowel Ward Official Plan and include, but are not limited to, the following:

- *To recognize, designate, and provide land use policy for significant public service uses and facilities that are located in the Listowel Ward;*
- *To facilitate the provision and maintenance of a level of public services and facilities that are required to meet the needs of the Listowel Ward community;*
- *To ensure that public service uses and facilities are located and designated in such a way as to be compatible with and, where possible, enhance surrounding land uses; and*
- *To recognize, designate, and provide land use policy for uses and facilities that serve the recreational needs of Listowel Ward residents and North Perth residents.*

6.3.5 NATURAL RESOURCE/ENVIRONMENT

The goals and objectives for the Natural Resource/Environment land use designation form part of Section 10 of the Listowel Ward Official Plan and include, but are not limited to, the following:

- *To identify the remaining natural resource/environment features in the Listowel Ward;*
- *To ensure the long-term protection, preservation, conservation, and enhancement of the identified "Natural Resource/Environment" areas;*
- *To encourage the re-establishment or naturalization of "Natural Resource/Environment" areas;*
- *To promote the wise stewardship and management of "Natural Resource/Environment" areas; and*
- *To protect water resources, the Municipality will encourage rehabilitation through stormwater management and stewardship initiatives.*

6.3.6 FLOODPLAIN

The goals and objectives for the Floodplain land use designation form part of Section 11 of the Listowel Ward Official Plan and include, but are not limited to, the following:

- To provide a suitable flood plain/land use management framework in order to permit controlled development and re-development of lands within flood plain areas in the Listowel Ward;
- To prevent the needless destruction of property from flooding, to prevent the loss of life, to minimize property damage, and minimize social disruption by providing a reasonable level or degree of flood protection for the flood plain areas in the Listowel Ward;
- To permit, in accordance with recognized Provincial policy, controlled development and re-development within the flood plain areas that have been identified for the Middle Maitland River;
- To encourage and promote a co-ordinated approach to the use of flood plain lands in the Listowel Ward and when dealing with proposals for development involving lands in and adjacent to the identified floor plain areas; and
- To preserve, conserve, and enhance the natural environment associated with identified flood plain areas.

6.3.7 SUMMARY

The policy framework of the Listowel Official Plan is structured towards consistency with the Provincial Policy Statement by defining land uses, broad range of housing and densities within an urban context on full municipal services and would be considered a “complete” community. The Growth Plan should build on this framework and encourage appropriate infill, intensification, brownfield redevelopment and adaptive reuse as a priority before expanding the urban boundaries. In addition, the adjacent Special Policy Area, Mobile/Modular Home and the Urban Fringe should be consolidated within the Listowel Official Plan. This would ensure a common policy framework and efficient coordination of municipal services and infrastructure.

6.4 Town of North Perth Zoning By-Law

The Corporation of the Town of North Perth By-Law No. 6-ZB-1999 was approved by the Ontario Municipal Board on November 16, 1999.

The North Perth Zoning By-Law provides various zoning categories for the various settlement areas within the Municipality. For example, a residential zone within the Listowel Ward (i.e., Residential Zone Three (R3), etc.) differs from the residential zone within rural areas (i.e., Rural Residential (RR)) and differs still from the residential zone within Villages or Hamlets (i.e., Hamlet/Village Residential (HVR)). This is also the case for the commercial zoning categories within the Zoning By-Law.

Zoning By-Laws implement Official Plan designations and therefore the boundaries must be the same. There are inconsistencies within the Zoning By-Laws that affect the standards and regulations guiding lot creation and use of properties for the broad range of settlements. The permitted uses and regulations also must be consistent.

PART II: SUPPLY VS. DEMAND

7. EXISTING LAND INVENTORY

7.1 Methodology

To determine the total supply of vacant and developable residential, commercial and industrial lands within the Municipality of North Perth, land within each settlement boundary was reviewed.

The review included:

- A thorough investigation of existing land uses, constraints and infrastructure within each existing settlement areas.
- A review of the existing County Official Plan designations (as well as Local Official Plan designations in the case of the Listowel Ward), and the applicable Zoning By-Law.
- The review of the aerial photography of each settlement area to better understand the existing use of each land parcel and to evaluate existing vacant lands.

7.1.1 POTENTIAL DEVELOPMENT LAND PARCELS

Upon review and analysis of the land area and land uses within each settlement area, and prior to Public Information Centre No. 1, certain land parcels were identified as “potential development”. Areas identified as “potential development” typically were parcels of vacant land and/or parcels subject to existing planning applications.

Please refer to Appendix I for the complete parcel identification analysis that was conducted for the Listowel Ward along with the Villages, Hamlets, Urban Fringe, Special Policy Area and Infilling areas within the Wallace, Listowel and Elma Ward using the criteria outlined in Section 7.1.3 of this report and the settlement area policies within the County Official Plan. Each area is shown in Figures 1 through 16 of Appendix I.

Each parcel identified as “potential development” was given a Parcel ID number and was reviewed based on the following aspects:

- Size;
- Location;
- Existing land use, designation and/or zoning category;
- If a residential land use, potential number of residential units planned to be developed or could be developed;
- If residential, status of development application (registered plan, draft plan, pending plan, existing lot of record, etc.)
- Existing constraints or hazards on the subject property, if any; and
- Availability of municipal servicing.

The purpose of the Land Supply analysis was to review the total existing residential unit supply within the Municipality that is currently available for potential development. All lands designated and/or zoned residential within each settlement area were analyzed and an approximate number of units to be developed was calculated. This included existing lots of record which are vacant (i.e.,

G4 = one residential unit (Figure 3, Appendix I) or other residential parcels which are currently draft approved for a predetermined number of residential units (i.e., L1 (31T-92002) = 124 residential units (Figure 1, Appendix I)). However, throughout the review the determination of an approximate residential unit count on a particular block may not have been as obvious and for these parcels best judgement to determine an appropriate density of units to be developed on that particular parcel was utilized. For example it was assumed that Parcel MK8 in Monkton could be severed to mirror the lots to which it backs onto thereby creating a total of 5 residential units (refer to Figure 6, Appendix I).

It is important to note that for the purpose of this investigation, specifically as it relates to the residential land supply within the Municipality, only those lands designated residential were reviewed, with one exception. Parcel A3 in Atwood is currently zoned Future Development within the North Perth Zoning By-Law, however a current draft plan exists on the subject property for approximately 30 lots and given the recent implementation of municipal sanitary servicing in Atwood, a potential for at least 40 lots (refer to Figure 5, Appendix I). The lot area of Parcel A3 and the potential 40 residential units have been included within the residential land supply numbers within the Municipality. The total vacant supply of Future Development land is viewed separate from residential which is explained in more detail throughout this report. It is also important to note that residential subdivisions are not permitted within Hamlets as per Section 6.5.4.2 of the County of Perth Official Plan. Therefore, the determination of development potential within Hamlets did not consider residential plans of subdivision. Based on existing policies related to communal servicing a change to this restriction is not supported.

Although minimum lot areas are defined within the North Perth Zoning By-Law, these minimums were not always used to determine number of lots. For example, the minimum lot area within the Hamlet/Village Residential Zone (HVR) for a single detached dwelling is 1,850 square metres. Many of the existing lots within the Villages or Hamlets are much less than 1,850 square metres in size. This minimum lot area was originally based on the ability to accommodate private on-site septic services. Since the adoption of the North Perth Zoning By-Law (1999) changes in private wastewater treatment technology has made it potentially feasible (subject to specific study) to provide for adequate on-site septic services on lots that are smaller in size than 1,850 square metres. In our analysis it was assumed that potential future lot creation within Villages or Hamlets may consist of lots smaller in size than 1,850 square metres in order to maintain the existing lot fabric subject to the accommodation of on-site private servicing. It is also important to note that given Atwood's connection to municipal servicing (wastewater) and limited water service it would not be appropriate to assume that future lot creation will maintain a minimum lot area of 1,850 square metres. The municipality is currently undertaking an Official Plan and Zoning By-Law review to determine appropriate regulations governing lot size on municipal services.

7.1.2 OTHER FACTORS - COMMERCIAL LANDS

Currently, the only vacant commercial lands within the Municipality are located within the Listowel Ward and the Urban Fringe Area to the north and to the west of the Listowel Ward. It is important to note that other commercial lands exist which have potential for additional commercial space (i.e., lands which are not vacant, but could house additional square feet of commercial use). These instances where the land parcel is not vacant but has the potential for additional commercial space was not included in the total existing land supply, only vacant parcels were evaluated throughout the municipality.

7.1.3 EVALUATION CRITERIA FOR GROWTH PLAN STRATEGY

After the identification of the “potential development” parcels, each settlement area within the Wallace Ward, Listowel Ward and Elma Ward were reviewed individually and analyzed based on the following evaluation criteria.

Applicable Planning Policies:

- Provincial Policy Statement (PPS)
- County of Perth Official Plan
- Listowel Ward Official Plan
- Municipality of North Perth Zoning By-Law

The Environment:

- Protection of Natural Environmental Features (woodlots, wetlands, etc.)
- Protection of Natural Heritage
- Protection of Prime Agricultural Land and Avoid Fragmentation of Agricultural Land
- Topographical Features/Constraints

Infrastructure:

- Municipal Operated Versus Private Servicing
- Logical Extension of Existing Servicing
- Capacity of Existing Systems
- Logical Extension of Transportation Networks

Planning Principles:

- Land Use Compatibility
- Broad Range and Mix of Uses
- Broad Range and Mix of Housing
- Logical Access to Development and Land Parcels
- Logical and Progressive Patterns of Development
- Opportunities for Infill, Intensification and/or Redevelopment
- Public Health and Safety
- Connectivity and Accessibility
- Efficiency
- Represents Good Planning

Public Consultation:

- Comments from the Public Including Local Residents and Stakeholders.

7.2 Land Supply Summary

Based on our investigations as noted above, the following Table summarizes the findings with respect to the vacant land supply within the Municipality of North Perth, as provided in Appendix I.

Table 3: Existing Land Supply Summary, Municipality of North Perth

		Residential		Commercial (ha)	Industrial (ha)	Other Vacant Lands Included Within Settlement Areas			Total (ha)	
		Area (ha)	Dwellings			Institutional (ha)	Future Development (ha)	Agricultural or P&R (ha)		
Town										
1	Listowel	69.457	953 - 967	2.88	28.547	0	0	0	100.884	
2	SP Area	23.775	332 - 358	0	31.882	0	0	0	55.657	
	Total	93.311	1285 - 1325	2.88	60.429	0	0	0	156.62	
Village										
3	Gowanstown	0.351	2	0	0	0	15.520	0	15.871	
4	Trowbridge	10.282	37 - 39	0	0	0.050	0	2.748	13.080	
5	Atwood	29.023	117	0	0.863	0	5.403	3.931	39.220	
6	Monkton	2.682	16 - 22	0	0	0	5.481	3.220	11.383	
	Total	42.338	172 - 180	0	0.863	0.05	26.404	9.899	79.554	
Hamlet										
7	Kurtzville	0	0	0	0	0	0	9.621	9.621	
8	Molesworth	0	0	0	0	0	0	9.732	9.732	
9	Britton	5.850	6 - 9	0	0	0	0	0	5.850	
10	Newry	0.208	1	0	0	0	14.253	0	14.461	
11	Donegal	3.077	5	0	0	0	0	0	3.077	
	Total	9.135	12 - 15	0	0	0	14.253	19.353	42.741	
Urban Fringe										
12	UF North	0	4	9.071	1.856	0	25.985	0	36.912	
13	UF East	33.923	397 - 443	0	0	0	0	0	33.923	
14	UF West	0	0	3.495	0	0	4.999	0	8.494	
	Total	33.923	401 - 447	12.566	1.856	0	30.984	0	79.329	
Infilling										
15	IA	0.666	2	0	0	0	0	0	0.666	
15	IB	0.165	1	0	0	0	0	0	0.165	
15	IC	0.461	1	0	0	0	0	0	0.461	
15	ID	0.992	4	0	0	0	0	0	0.992	
16	IE	0.174	1	0	0	0	0	0	0.174	
16	IF	0.257	1	0	0	0	0	0	0.257	
16	IG	0.331	1	0	0	0	0	0	0.331	
16	IH	0.854	1	0	0	0	0	0	0.854	
	Total	3.900	12	0	0	0	0	0	3.900	
TOTAL		182.528	1882 - 1979	15.446	63.148	0.050	71.641	29.252	362.065	

Source: IBI Group

As a result of Table 3 above, the following conclusions have been made:

- Currently, over 182 hectares of vacant Residential lands exist within the Municipality of North Perth with the majority of these lands located within the Listowel Ward, the Special Policy Area and Atwood.
- The 182 hectares of vacant Residential lands within the Municipality could accommodate the development of between approximately 1,882 and 1,979 residential units.
- Currently, over 15 hectares of vacant Commercial lands exist within the Municipality, with the majority of these lands located in the Urban Fringe areas north and west of Listowel.
- Currently, over 63 hectares of vacant Industrial lands exist within the Municipality, with the majority of these lands located in the Listowel Ward and the Special Policy Area.
- Currently, a significant amount of other vacant lands are located within the settlement areas including 0.05 hectares of Institutional lands, over 71 hectares of Future Development lands, almost 6 hectares of Parks & Recreational, and over 23 hectares of Agricultural lands.

8. IDENTIFICATION OF LAND NEEDS

In order to determine the land needs for the 20 year planning horizon of the Municipality of North Perth the following investigations, review and analysis were conducted.

8.1 Methodology

There are typically two different methodologies that can be utilized to estimate future land demand. They are the Population Approach Method and the Absorption Approach Method. The following explains how the two different approaches were used in determining the 20 year land demand for the Municipality of North Perth.

8.1.1 POPULATION PROJECTION METHOD

The Population Projection Method requires a review of population growth comparisons against surrounding counties, against other municipalities within Perth County, including a review of historic trends in population growth. From this review, persons per residential unit were determined as well as the anticipated number of units required each year, which was extrapolated over the next 20 years.

The concern with this methodology is it is limited to population projections and therefore provides only a residential land demand. Also, the rate of land absorption cannot be determined through this methodology.

8.1.2 LAND ABSORPTION RATE METHOD

The Absorption Approach Method utilizes historical absorption rates of land and forecasts this into the future on the basis of changing economic circumstances. This involved a review of historic building permit values by land use between 1989 and 2008 as well as the historic rates of absorption. From this analysis, the average annual historic land needs for residential, commercial

and industrial lands were determined. Therefore, the land area requirement for the next 20 years was projected for residential, commercial and industrial land.

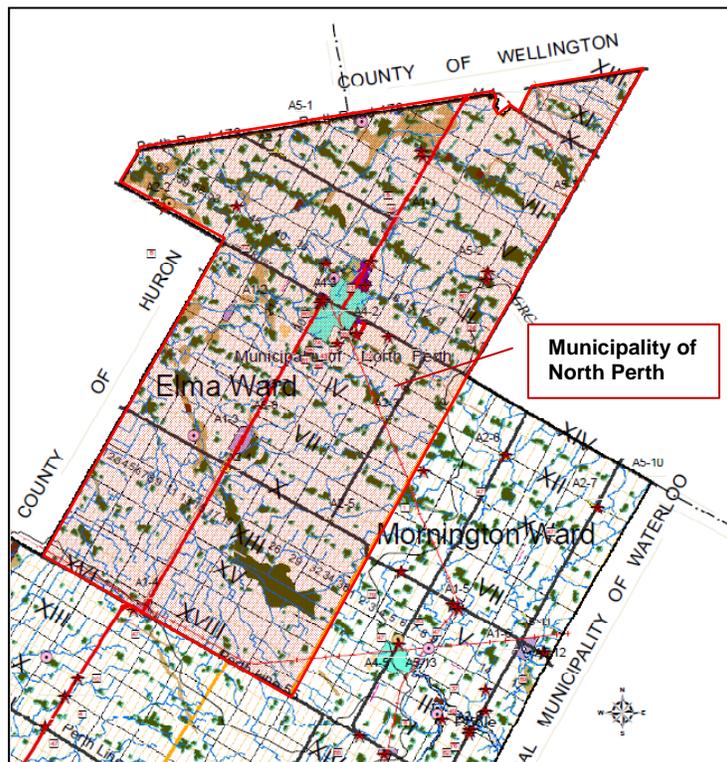
This methodology is preferred as it provides a projection for all land uses and relies on historic building and absorption activity for this municipality and the municipality can obtain information to update the findings of the Growth Plan.

This approach undertakes a quantitative approach and not a qualitative approach to the existing land use designations. Therefore, the purpose of the Growth Plan is to evaluate the existing land use designation in compliance with the Provincial, County, Municipal, and good planning policies and practices.

8.2 Population Profiles

8.2.1 SURROUNDING COUNTIES

The Municipality of North Perth is situated at the north western edge of the County of Perth and adjacent to Wellington County to the north and Huron County to the west. This section will review the population profiles for the County of Perth and surrounding Counties, review the historic trends of the County, and calculate projected growth of the municipality utilizing the Population Projection Method.



Source: County of Perth Official Plan

The ability of the surrounding counties to draw population growth is a factor which must be considered in the analysis of population projections in North Perth. As such, the following analysis compares historical population growth (between 2001 and 2006 census years) of Perth County to the surrounding counties of Wellington and Huron.

Table 4: Surrounding County Population Growth Comparison

County	2001 Population	Percentage of Total	2006 Population	Percentage of Total	Average Annual Growth Rate (2001 - 2006)
Perth County	73,675	22.97%	74,344	22.25%	0.18%
Wellington County	187,313	58.41%	200,425	59.99%	1.31%
Huron County	59,701	18.62%	59,325	17.76%	-0.13%
TOTAL	320,689	100.00%	334,094	100.00%	0.80%

Source: IBI Group based on Statistics Canada

Table 4 shows that the population growth of Perth County is stronger than that of Huron County, but slower than that of Wellington County.

8.2.2 COUNTY OF PERTH AND MUNICIPALITY OF NORTH PERTH

In order to define the potential population growth of North Perth within the context of the County, the analysis considers the relative size and historical growth (between 2001 and 2006 census years) of Municipalities within the County of Perth. It is important to evaluate member Municipalities (North Perth, Perth East, Perth South and West Perth) as separate from the Town of St Mary's and the City of Stratford, which are larger communities located within the geographic boundaries of Perth County. These communities are generally more urbanized, and in our opinion do not represent a reasonable comparison for North Perth.

Table 5: Perth County Population Growth Comparison

Municipality	2001 Population	Percentage of County Total	2006 Population	Percentage of County Total	Average Annual Growth Rate (2001 - 2006)
North Perth	12,055	16.36%	12,322	16.57%	0.43%
Perth East	12,218	16.58%	12,440	16.73%	0.36%
Perth South	4,304	5.84%	4,288	5.77%	-0.07%
West Perth	9,129	12.39%	9,379	12.62%	0.53%
Stratford and St. Marys	35,969	48.82%	35,915	48.31%	-0.03%
Perth County	73,675	100.00%	74,344	100.00%	0.18%

Source: IBI Group based on Statistics Canada

The written analysis which follows excludes consideration of the Town of St Mary's and the City of Stratford. The comparison in Table 5 above shows that the majority of population in Perth County is concentrated in the Municipalities of North Perth and Perth East. However West Perth has the strongest growth of member Municipalities. Perth South is the only member Municipality which experienced negative growth between 2001 and 2006. Given annual positive growth rates ranging from 0.36% to 0.53%, the difference in growth rates among Municipalities does not warrant significant attention. It is important to note that the average annual growth rate is not a compounded rate.

Table 6: North Perth Population Growth Projection (as a percentage of County)

LOW SCENARIO	2001	2006	2011	2016	2011	2026
Perth County	37,706	38,429	39,189	39,989	40,830	41,715
North Perth	12,055	12,322	12,598	12,884	13,181	13,489
North Perth as a percentage of County	31.97%	32.06%	32.15%	32.22%	32.28%	32.34%
HIGH SCENARIO	2001	2006	2011	2016	2011	2026
Perth County	37,706	39,071	40,419	41,922	43,536	45,270
North Perth	12,055	12,545	13,066	13,620	14,209	14,835
North Perth as a percentage of County	31.97%	32.11%	32.33%	32.49%	32.64%	32.77%

Source: IBI Group based on County of Perth

Table 6 above shows that as part of the five year review of the County of Perth Official Plan, the County estimated population projections to the year 2026 for each of the member Municipalities. The analysis in Table 6 above shows that North Perth is projected to remain at approximately 32% of the County population (analysis excludes Stratford and St. Mary's).

8.2.3 WARD CLASSIFICATION

The following analysis is based on Statistics Canada's dissemination of area boundaries from 2001 and 2006 in order to obtain ward area data, which we understand not to be available for 2006.

Table 7 below lists the dissemination areas (DA) by ward classification. The analysis is limited to classification by ward based on the given information, an accurate classification of the Municipality by settlement area (Villages and Hamlets) is not possible. A number of the settlement areas are situated on the borders which divide two dissemination areas (DA), and therefore the method of settlement classification by DA requires significant discretion, and is highly subject to inaccuracy.

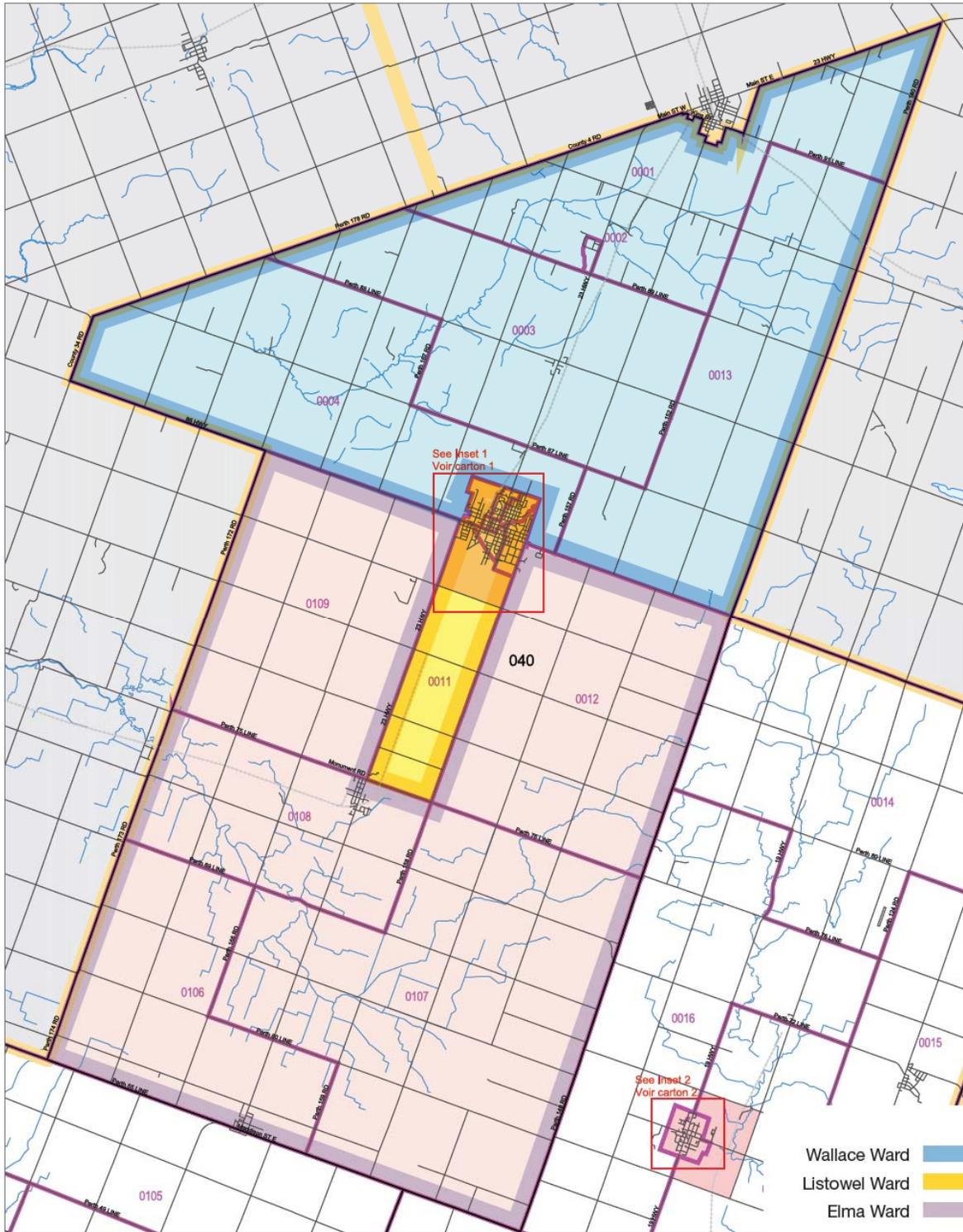
Table 7: Dissemination Areas

Ward	Dissemination Areas	
	2001	2006
Listowel	0005	310116
	0006	310117
	0007	310118
	0008	310119
	0009	310120
	0010	310121
	0011	310122
		310124
		310125
	310126	
	310127	
Wallace	0001	310112
	0002	310113
	0003	310114
	0004	310115
	0013	310231
Elma	0012	310123
	0106	310128
	0107	310129
	0108	310130
	0109	310131
		310132
	310230	

The following maps represent classification maps for the Municipality of North Perth, known as Census Subdivision (CSD) 3531040. The dissemination areas within the North Perth CSD have been divided to represent the three wards in the Municipality (Listowel, Wallace and Elma).

Source: IBI Group

Figure 3: Municipality of North Perth Dissemination Area Map 2001



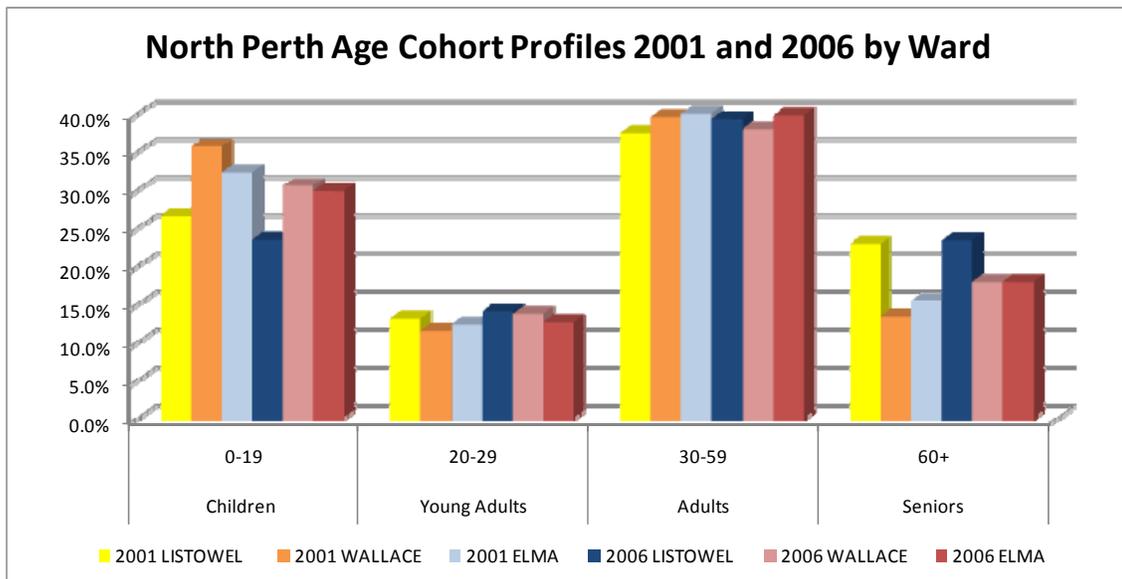
8.2.4 WARD CHARACTERISTICS AND TRENDS 2001-2006

The following section describes selected population characteristics based on the ward classifications defined by dissemination classification as determined previously. Note that Statistics Canada dissemination area boundaries do not precisely match Municipal ward area boundaries. In addition, the dissemination area boundaries change between census years 2001 and 2006. The analysis which follows recognizes these issues and provides only a general indication of demographic trends within the Municipality of North Perth.

8.2.4.1 Total Population by Age Cohort

The graphic below shows the age cohort proportions of the population of North Perth in 2001 and 2006. The proportions are calculated relative to each respective ward. It is clear from the analysis that the three wards within North Perth share a similar population profile, characterized by many families (a large adult and child population), and a deficit of young adults.

Chart 5: North Perth Age Cohort Profiles 2001 and 2006 by Ward

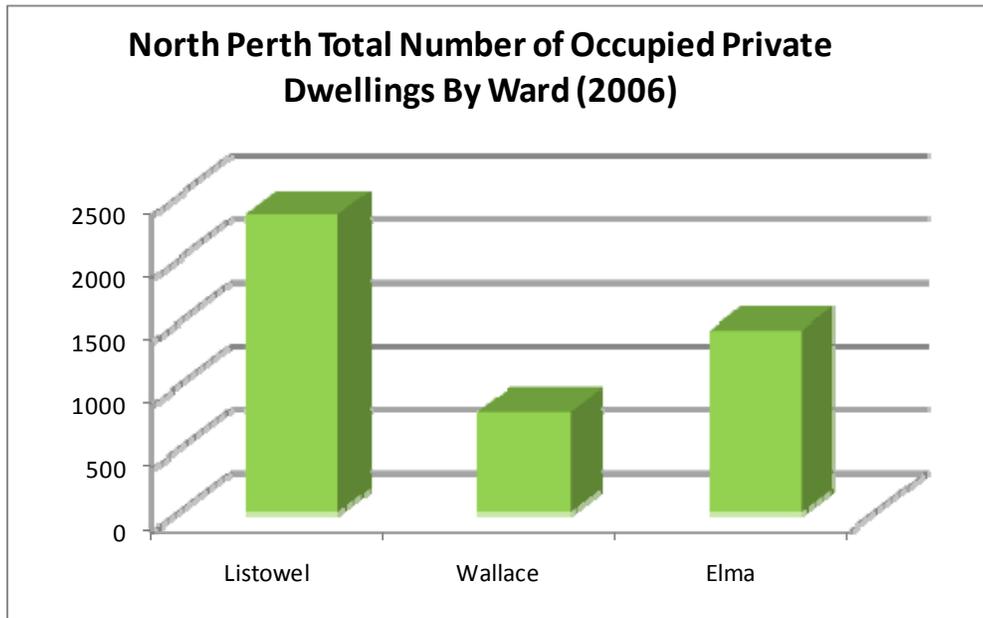


Source: IBI Group

8.2.4.2 Number of Occupied Private Dwellings

As indicated in the following graphic, the majority of dwellings in the Municipality of North Perth are concentrated in the Listowel Ward while the fewest are found in the Wallace Ward.

Chart 6: North Perth Total Number of Occupied Private Dwellings by Ward (2006)

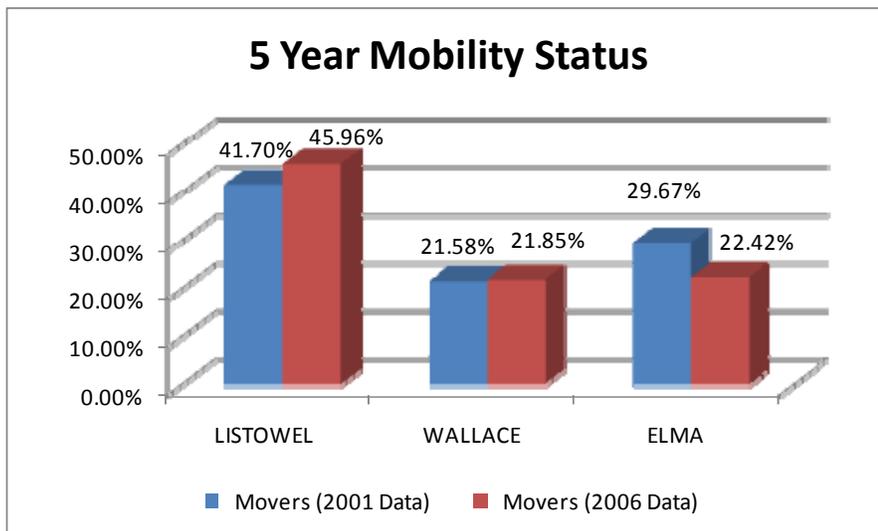


Source: IBI Group

8.2.4.3 Mobility Status

A review of the mobility of the North Perth population within five years of the 2001 census shows that the proportion of movers in the Municipality ranged from 22% to 42%, with the most mobile ward being Listowel. This figure represents the proportion of the population who changed their place of residence from 1996-2001, and includes both non-migrants and migrants. For comparison purposes, the National and Provincial averages for this time period are both approximately 42%. The analysis also shows that the five year mobility of the population has not changed significantly from the 2001 to 2006 census periods.

Chart 7: Five (5) Year Mobility Status

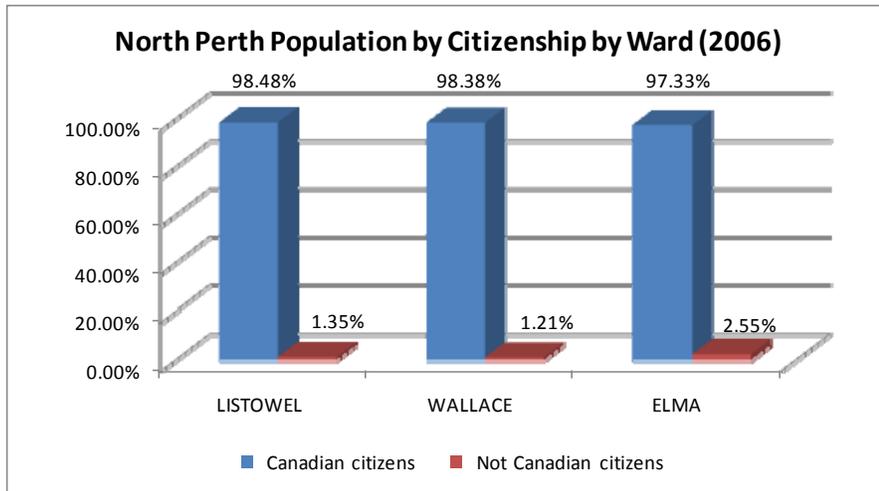


Source: IBI Group

8.2.4.4 Citizenship

The following chart shows the proportion of the population with Canadian citizenship versus the proportion of the population with Citizenship other than Canadian. The analysis gives an indication of the proportion of the population whom may be considered recent immigrants (as of 2006). As illustrated, a majority of the population is of Canadian Citizenship status, signifying that much of the incoming population to North Perth does not originate from foreign immigration.

Chart 8: North Perth Population by Citizenship by Ward (2006)



Source: IBI Group

8.3 Historic Trends

8.3.1 HISTORIC TRENDS IN POPULATION GROWTH – NORTH PERTH

The following tables and graph provide an analysis of the historical population figures in the Municipality of North Perth by ward. As 2006 population data is not available directly from Statistics Canada or the Municipality of North Perth, the 2006 population figures have been derived from the dissemination area classification described in Section 8.2.3.

Table 8: North Perth Historic Population 1966 – 2006

Ward	1966	1971	1976	1981	1986	1991	1996	2001	2006
Elma Ward	3,532	3,655	3,890	3,920	3,820	4,046	3,991	3,895	4,125
Listowel Ward	4,526	4,690	5,126	5,026	5,107	5,404	5,467	5,905	5,662
Wallace Ward	2,179	2,405	2,476	2,384	2,253	2,393	2,350	2,255	2,467
North Perth	10,237	10,750	11,492	11,330	11,180	11,843	11,808	12,055	12,254

Note: 2006 Population figures derived from IBI Group dissemination area classification

Table 9: North Perth Historic Population Percentage Change

WARD	1966-1971	1971-1976	1976-1981	1981-1991	1986-1991	1991-1996	1996-2001	2001-2006	%age Change 1966 - 2006	Compound Annual Growth Rate 1966-2006
Elma Ward	3.48%	6.43%	0.77%	-2.55%	5.92%	-1.36%	-2.41%	5.91%	16.79%	0.39%
Listowel Ward	3.62%	9.30%	-1.95%	1.61%	5.82%	1.17%	8.01%	-4.12%	25.10%	0.56%
Wallace Ward	10.37%	2.95%	-3.72%	-5.49%	6.21%	-1.80%	-4.04%	9.40%	13.22%	0.31%
North Perth	5.01%	6.90%	-1.41%	-1.32%	5.93%	-0.30%	2.09%	1.65%	17.76%	0.45%

Note: 2006 Population figures derived from IBI Group dissemination area classification

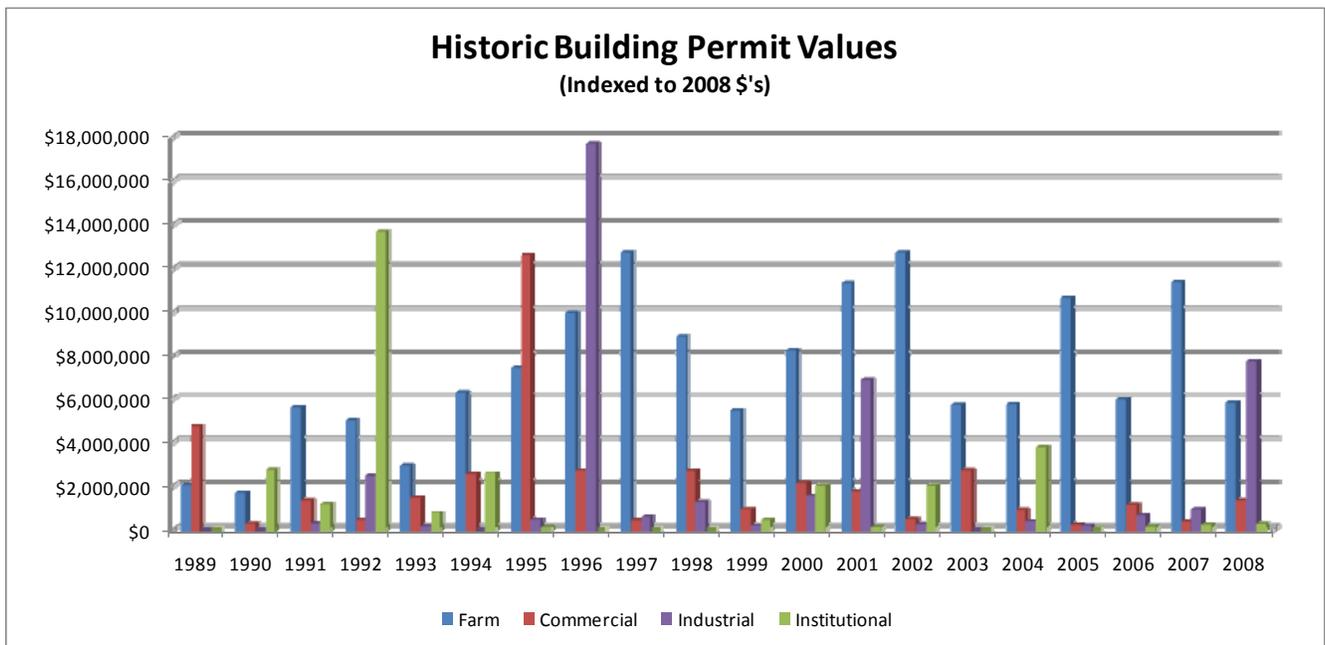
Source: IBI Group based on Municipality of North Perth

The Listowel Ward has experienced the highest annual growth rate during the period of analysis (1966-2006). The analysis shows slight negative growth in Listowel between 2001 and 2006, likely owing to the method of ward classification by dissemination area which best matches ward boundaries but does not represent ward boundaries precisely or as they have been defined in the past.

8.3.2 HISTORIC RATES OF ABSORPTION

Under the following analysis, historic building permit values (1989-2008) in the Municipality of North Perth are charted by land use. Values have been indexed to 2008 dollars with use of the Statistics Canada price index for historical non-residential building construction (Statistics Canada Table 327-0043).

Chart 9: Historic Building Permit Values (Indexed to 2008 \$'s)



Source: IBI Group based on Municipality of North Perth and Statistics Canada

The analysis includes farm, commercial, industrial and institutional land uses. Residential absorption rates are analyzed separately by the annual number of dwellings created. Chart 9 above shows that the highest value of building permits from the 1989-2008 period are found within the “Farm” category. This figure confirms a prominent rural population in North Perth.

In the following sections, Gross Floor Area (GFA) calculations have been estimated for Commercial and Industrial land uses in order to project future land needs. All GFA estimations are derived from The Altus Group's 2008 Construction Cost Guide as follows:

- Commercial - \$139 per sq. ft. (Department Stores)
- Industrial - \$466.50 per sq. ft. (Light Engineering Light Factories and Warehouses 50k-100k sq. ft.)

Coverage ratios have been assumed at 0.25 for commercial uses and 0.3 for Industrial uses.

8.3.2.1 Institutional and Farm

The analysis does not proceed to project land needs for institutional or farm uses, as future land need projections of these uses are based on a multitude of determinants that cannot be determined by an analysis of historic absorption.

8.3.2.2 Commercial

Table 10 below summarizes the value of building permits dedicated to Commercial uses in the Municipality of North Perth from 1989-2008. These values have been converted to 2008 dollars and subsequently, an estimate of GFA and land requirements has been derived based on an assumed labour cost of 40%, construction cost of \$139 per sq. ft. and a coverage ratio of 0.25.

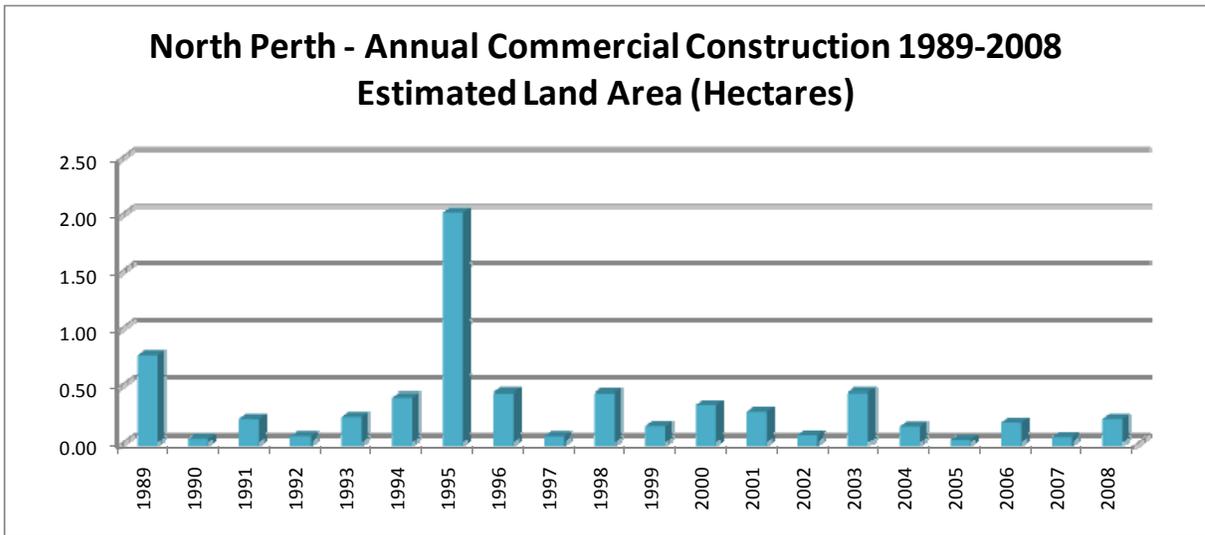
Table 10: North Perth – Building Permits – Commercial 1989-2008

Year	Total Annual Value of New Construction	Total Annual Value of New Construction (net 40% labour)	Total Annual Value of New Construction (2008 \$'s)	Estimated GFA (Sq. ft.)	Estimated Land Area (Sq. ft.)	Estimated Land Area (Hectares)	Estimated Land Area 5 Year Average (Hectares)
1989	\$2,490,900	\$1,494,540	\$2,834,975	20,396	81,582	0.76	0.26
1990	\$122,800	\$73,680	\$135,834	977	3,909	0.04	
1991	\$684,000	\$410,400	\$787,644	5,667	22,666	0.21	
1992	\$200,000	\$120,000	\$229,940	1,654	6,617	0.06	
1993	\$752,000	\$451,200	\$859,117	6,181	24,723	0.23	
1994	\$1,327,500	\$796,500	\$1,486,110	10,691	42,766	0.40	0.67
1995	\$6,932,500	\$4,159,500	\$7,525,764	54,142	216,569	2.01	
1996	\$1,520,400	\$912,240	\$1,621,820	11,668	46,671	0.43	
1997	\$216,400	\$129,840	\$225,910	1,625	6,501	0.06	
1998	\$1,593,000	\$955,800	\$1,620,027	11,655	46,619	0.43	
1999	\$551,000	\$330,600	\$553,661	3,983	15,933	0.15	0.25
2000	\$1,313,800	\$788,280	\$1,250,389	8,996	35,982	0.33	
2001	\$1,113,800	\$668,280	\$1,026,840	7,387	29,549	0.27	
2002	\$284,475	\$170,685	\$257,478	1,852	7,409	0.07	
2003	\$1,855,800	\$1,113,480	\$1,630,366	11,729	46,917	0.44	
2004	\$655,850	\$393,510	\$541,121	3,893	15,572	0.14	0.12
2005	\$136,100	\$81,660	\$106,285	765	3,059	0.03	
2006	\$925,100	\$555,060	\$670,383	4,823	19,292	0.18	
2007	\$295,000	\$177,000	\$195,143	1,404	5,616	0.05	
2008	\$1,318,300	\$790,980	\$790,980	5,691	22,762	0.21	
Average 1989-2008	\$1,214,436	\$728,662	\$1,217,489	8,759	35,036	0.33	

Source: IBI Group based on Municipality of North Perth

The following chart (Chart 10) shows the estimated land area required for commercial construction from 1989 to 2008.

Chart 10: Perth County Population Growth Comparison



Source: IBI Group based on Municipality of North Perth

8.3.2.3 Industrial

Table 11 summarizes the value of building permits dedicated to Industrial uses in the Municipality of North Perth from 1989-2008. These values have been converted to 2008 dollars and subsequently, an estimate of GFA and land requirements have been derived based on an assumed labour cost of 40%, construction cost of \$466.50 per sq ft and a coverage ratio of 0.3.

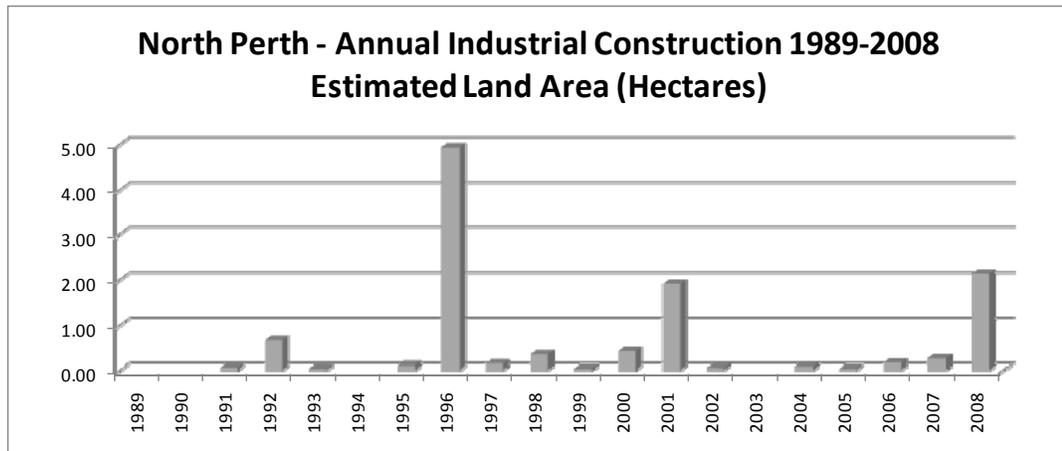
Table 11: North Perth – Building Permits – Industrial 1989-2008

Year	Total Annual Value of New Construction	Total Annual Value of New Construction (net 40% labour)	Total Annual Value of New Construction (2008 \$'s)	Estimated GFA (Sq. ft.)	Estimated Land Area (Sq. ft)	Estimated Land Area (Hectares)	Estimated Land Area (Hectares) (Where information available)
1989							0.26
1990							
1991	\$122,500	\$73,500	\$141,062	2,121	7,071	0.07	
1992	\$1,251,000	\$750,600	\$1,438,273	21,628	72,094	0.67	
1993	\$60,000	\$36,000	\$68,547	1,031	3,436	0.03	1.38
1994							
1995	\$220,000	\$132,000	\$238,827	3,591	11,971	0.11	
1996	\$9,926,403	\$5,955,842	\$10,588,553	159,226	530,755	4.93	
1997	\$300,000	\$180,000	\$313,183	4,710	15,698	0.15	0.61
1998	\$736,000	\$441,600	\$748,487	11,255	37,518	0.35	
1999	\$82,000	\$49,200	\$82,396	1,239	4,130	0.04	
2000	\$956,500	\$573,900	\$910,335	13,689	45,631	0.42	
2001	\$4,445,000	\$2,667,000	\$4,097,957	61,623	205,411	1.91	0.54
2002	\$133,000	\$79,800	\$120,378	1,810	6,034	0.06	
2003							
2004	\$240,000	\$144,000	\$198,016	2,978	9,926	0.09	
2005	\$100,000	\$60,000	\$78,093	1,174	3,914	0.04	0.71
2006	\$500,000	\$300,000	\$362,330	5,449	18,162	0.17	
2007	\$835,000	\$501,000	\$552,354	8,306	27,687	0.26	
2008	\$7,641,000	\$4,584,600	\$4,584,600	68,941	229,805	2.13	
Average 1989-2008	\$1,721,775	\$1,033,065	\$1,532,712	23,048	76,828	0.71	

Source: IBI Group Based on Municipality of North Perth

Chart 11 below shows the estimated land area required for industrial construction from 1989 to 2008.

Chart 11: North Perth – Annual Industrial Construction 1989-2008 Estimated Land Area



Source: IBI Group Based on Municipality of North Perth

8.3.2.4 Residential

The analysis of historical residential growth is examined on the basis of the total annual number of dwellings created. The following table (Table 12) lists the annual number of dwellings created in the Municipality of North Perth from 1989 to 2008 as well as the 5 year annual average.

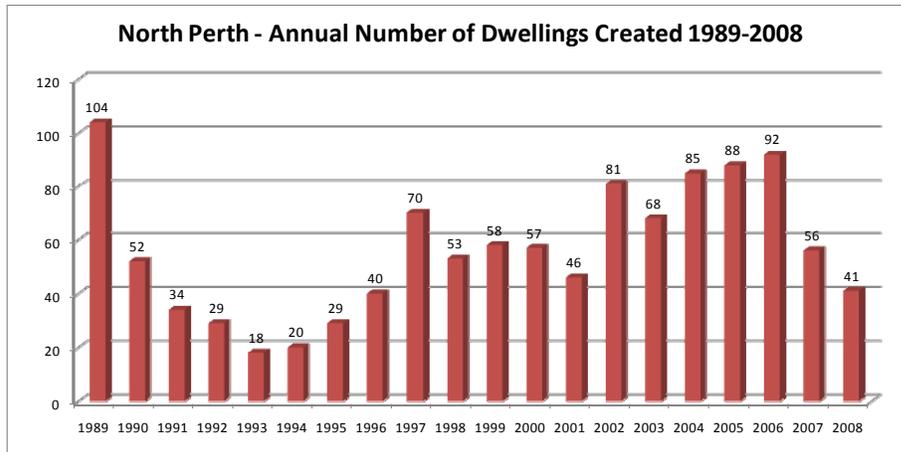
Table 12: North Perth – Dwellings Created 1989-2008

Year	Total Annual Number of Dwellings Created	5 Year Annual Average
1989	104	47
1990	52	
1991	34	
1992	29	
1993	18	
1994	20	42
1995	29	
1996	40	
1997	70	
1998	53	
1999	58	62
2000	57	
2001	46	
2002	81	
2003	68	
2004	85	72
2005	88	
2006	92	
2007	56	
2008	41	
Annual Average 1989-2008	56	

Source: IBI Group Based on Municipality of North Perth

Chart 12 below shows the annual number of dwellings created in the Municipality of North Perth in the form of a bar graph. This shows that housing demand has followed a cyclical pattern with peaks and valleys in approximately 10 year cycles.

Chart 12: North Perth – Annual Number of Dwellings Created 1989-2008



Source: IBI Group Based on Municipality of North Perth

Residential building permit data was also provided on a ward by ward basis for years 1999 and 2004. It is apparent from the analysis of this data that the majority of residential starts occurred in the Listowel Ward. As the density of housing differs significantly between Listowel and other wards in the Municipality, the application of differing assumptions with respect to densities will be important in the projection of residential land needs throughout this investigation.

Table 13: North Perth – Residential Building Permit Data (1999 and 2004)

Land Use	Unit	Ward	1999	2004	Average
Residential	Dwelling	Listowel	45	70	58
		Wallace / Elma	13	15	14

Source: IBI Group Based on Municipality of North Perth

8.3.3 KNOWN DEVELOPMENT CONSTRAINTS

It is our understanding based on the Residential and Industrial land needs study conducted in 2005 that sanitary servicing constraints existed in Listowel prior to 1997/1998.

Apart from this, it is our understanding that, in general, there are currently few development constraints in the Municipality. The analysis is projected on the basis that the same development constraints or level of development constraints will continue as they have in the past.

8.4 Background Review

8.4.1 REVIEW OF PREVIOUS STUDIES

8.4.1.1 County of Perth Official Plan Five Year Review Population Projections (2007)

In 2007, the County of Perth conducted a review of the County Official Plan. This review included an update of population projections by Municipality. The analysis for North Perth was based on 2001 census data due to the unavailability of 2006 data breakdown at ward level. A straight line projection methodology was used. The findings of the analysis are summarized as follows:

Table 14: Low and High Scenario Projected Population

Low Scenario Projected Population							
	Per Annum Growth (%)	2001	2006	2011	2016	2021	2026
Elma Ward	0.14%	3,895	3,922	3,950	3,978	4,006	4,034
Listowel Ward	0.79%	5,905	6,142	6,388	6,645	6,911	7,189
Wallace Ward	0.02%	2,255	2,257	2,260	2,262	2,264	2,266
North Perth	0.48%	12,055	12,322	12,598	12,884	13,181	13,489

High Scenario Projected Population							
	Per Annum Growth (%)	2001	2006	2011	2016	2021	2026
Elma Ward	0.29%	3,895	3,952	4,009	4,068	4,127	4,287
Listowel Ward	1.38%	5,905	6,324	6,772	7,253	7,767	8,318
Wallace Ward	0.13%	2,255	2,270	2,284	2,299	2,314	2,329
North Perth	0.92%	12,055	12,545	13,066	13,620	14,209	14,835

Source: County of Perth, 5 Year Official Plan Review

It should be noted that the Elma and Wallace Ward projections are based on historical averages from 1966-2001, while Listowel Ward projections are based on historical averages from 1986-2001.

8.4.1.2 MHBC Residential and Industrial Land Needs Study (2005)

In 2005, MHBC conducted a study of residential and industrial land needs for the Town of North Perth. The study is based on Perth County population projections (2001-2016) and extends population projections to the year 2024 using similar methodology. The analysis applies the same average annual growth rate determined by Perth County over the 2001-2016 period to derive the population projections for the 2021 and 2024 periods.

The study projects that the Town of North Perth will increase to 16,330 people by the year 2024.

Listowel has historically accounted for 47% of the Town's total population growth. Analysis assumes that the proportion would remain the same over the next 20 years.

The study also projects demand for housing in North Perth to be approximately 1,731 dwelling units by 2024, with the majority to be constructed in Listowel. This represents approximately 86 dwelling units per year over this time (2004-2024).

8.4.2 GENERAL TRENDS IMPACTING GROWTH IN NORTH PERTH

Several demographic trends will impact the future population growth in the Municipality of North Perth, the most prominent being:

- Competition from neighbouring Counties and Municipalities, specifically Wellington County which has been experiencing strong growth in the recent past;
- Population movement from rural areas to urban areas as evidenced by faster growth in the former urban settlements than rural areas in the County of Perth as noted in the Official Plan; and
- A declining average household size as a result of changing demographics of the populations as noted in the MHBC residential and industrial land needs study.

8.5 Projected Growth

8.5.1 PROJECTED GROWTH BY WARD – POPULATION APPROACH

8.5.1.1 Population Growth

An analysis of population growth has been conducted under a high and a low range scenario both of which employ the straight line growth rate methodology.

The **low scenario** is based on compound annual average growth rates from historic observations from 1966-2006. The population data from 1966-2001 was provided by the Municipality of North Perth while the 2006 population figures by ward are derived from the dissemination area boundaries determined previously in this analysis (Section 8.2.3). Given the analysis of historic population growth, the following annual growth rates have been determined for each ward:

- Elma Ward: annual growth rate of 0.39%
- Listowel Ward: annual growth rate of 0.56% (Listowel generally represents 46-47% of total municipal population, and remains at this proportion for the duration of the projections)
- Wallace Ward: annual growth rate of 0.31%

The analysis of population growth under the **high scenario** uses the same growth rates as stated above with the exception of the Listowel Ward which is projected to grow at an annual rate of 1.38% based on the County of Perth’s projected population growth rates for urban settlement areas. The following table summarizes the growth rates used under both the high and low scenarios.

Table 15: North Perth Low and High Scenario per Annum Growth Rates

<i>Ward</i>	<i>Low Scenario Per Annum Growth Rate</i>	<i>High Scenario Per Annum Growth Rate</i>
Elma	0.39%	0.39%
Listowel	0.56%	1.38%
Wallace	0.31%	0.31%

Based on the aforementioned rates of growth as determined through historical observation and the County of Perth’s projection for urban settlement areas, the following table (Table 16) represents the projected population of the Municipality of North Perth by ward under both the high and low scenarios.

Table 16: North Perth Population Projections – High and Low Scenario**NORTH PERTH POPULATION PROJECTIONS 2009-2029 (LOW SCENARIO)**

WARD	Per Annum % Growth	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Elma Ward	0.39%	4,173	4,190	4,206	4,222	4,239	4,255	4,272	4,288	4,305	4,322	4,338	4,423	4,510
Listowel Ward	0.56%	5,758	5,790	5,823	5,855	5,888	5,921	5,955	5,988	6,022	6,055	6,089	6,262	6,440
Wallace Ward	0.31%	2,490	2,498	2,506	2,513	2,521	2,529	2,537	2,545	2,553	2,561	2,569	2,609	2,650
North Perth	0.45%	12,421	12,478	12,534	12,591	12,648	12,705	12,763	12,821	12,879	12,938	12,996	13,294	13,600

Note: Based on Compound Growth Rate 1966-2006

NORTH PERTH POPULATION PROJECTIONS 2009-2029 (HIGH SCENARIO)

WARD	Per Annum % Growth	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Elma Ward	0.39%	4,173	4,190	4,206	4,222	4,239	4,255	4,272	4,288	4,305	4,322	4,338	4,423	4,510
Listowel Ward	1.38%	5,900	5,981	6,064	6,147	6,232	6,318	6,405	6,494	6,583	6,674	6,766	7,246	7,760
Wallace Ward	0.31%	2,490	2,498	2,506	2,513	2,521	2,529	2,537	2,545	2,553	2,561	2,569	2,609	2,650
North Perth	0.86%	12,563	12,668	12,775	12,883	12,992	13,102	13,214	13,327	13,441	13,556	13,673	14,278	14,920

Note: Listowel Based on County of Perth projection for serviced settlement area 1.38%, all others based on compound growth rate 1966-2006

Source: IBI Group

Table 16 above shows that in 2009 the Municipality of North Perth had a population of between 12,421 to 12,563, and is expected to have a population of between 13,600 to 14,920 by 2029.

On a regular basis, the Ontario Ministry of Finance generates and updates 30-year demographic projections for its 49 Census Divisions. The latest available projections were released in fall 2009 and are based on the 2006 census. Table 17 below shows the Ministry of Finance population projection for the County of Perth and the estimated population projection for North Perth based on the assumption of 16.57% proportion of the County population. This assumption is based on the comparison of population data from North Perth and the County of Perth in Section 8.1.2 of this report. The analysis acknowledges that, in reality, the population distribution within the County will change over time.

Table 17: Population Projection Comparison – Ministry of Finance

Year	Population Projections County of Perth (Ministry of Finance)	North Perth Population (assumed at 16.57% of County population)	IBI Group Projections (Low Scenario)	IBI Group Projections (High Scenario)
2009	77,040	12,766	12,421	12,563
2010	77,000	12,759	12,478	12,668
2011	77,010	12,761	12,534	12,775
2012	77,070	12,770	12,591	12,883
2013	77,170	12,787	12,648	12,992
2014	77,290	12,807	12,705	13,102
2015	77,410	12,827	12,763	13,214
2016	77,550	12,850	12,821	13,327
2017	77,690	12,873	12,879	13,441
2018	77,840	12,898	12,938	13,556
2019	78,000	12,925	12,996	13,673
2020	78,170	12,953	13,055	13,791
2021	78,340	12,981	13,115	13,911
2022	78,510	13,009	13,174	14,032
2023	78,680	13,037	13,234	14,154
2024	78,860	13,067	13,294	14,278
2025	79,030	13,095	13,355	14,404
2026	79,200	13,123	13,416	14,530
2027	79,360	13,150	13,477	14,659
2028	79,520	13,176	13,538	14,788
2029	79,660	13,200	13,600	14,920

Source: IBI Group based on Ministry of Finance, Ontario Population Projections, fall 2009

8.5.1.2 Residential Needs Projection – Population Approach

The following projection of housing demand is based on the population approach. The number of dwellings are projected from the 2006 census dwelling count figure, and updated to 2008 with actual annual new dwelling additions from 2006-2008, provided by the Municipality of North Perth. The number of new dwellings created in 2006 was pro-rated to reflect the net addition of new dwellings as of May, 2006. This is in consideration of the fact that the Census is conducted each census year in May.

Based on population projections (both high and low scenario), an estimated PPU (persons per unit) was derived, the basis of which being the 2006 PPU in North Perth of 2.6. The number of persons per unit is expected to decline over time from 2.6 in 2009 to 2.45 in 2024. This assumption is an estimate and not supported by data. The analysis also assumes a 1% vacancy factor. PPU generally refers to the number of persons per household; note that the analysis assumes that number of dwellings and the number of households are one in the same.

Table 18: North Perth Projected Housing Demand

YEAR	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Population (High Projection)	12,563	12,668	12,775	12,883	12,992	13,102	13,214	13,327	13,441	13,556	13,673	14,278	14,920
Population (Low Projection)	12,421	12,478	12,534	12,591	12,648	12,705	12,763	12,821	12,879	12,938	12,996	13,294	13,600
PPU (persons per unit)	2.60	2.59	2.58	2.57	2.56	2.55	2.54	2.53	2.52	2.51	2.50	2.45	2.45
Projected No. of Dwellings (High)	4,880	4,940	5,001	5,063	5,126	5,189	5,254	5,320	5,387	5,455	5,524	5,886	6,151
Projected No. of Dwellings (Low)	4,825	4,866	4,907	4,948	4,990	5,032	5,075	5,118	5,162	5,206	5,251	5,481	5,606
Projected Annual Dwelling Demand (High)	116	60	61	62	63	64	65	66	67	68	69	75	54
Projected Annual Dwelling Demand (Low)	61	41	41	41	42	42	43	43	44	44	45	47	25

Source: IBI Group

As such, Table 18 above shows that between 4,825 and 4,880 dwellings existed in 2009 within the Municipality and the anticipated number of dwellings to exist in 2029 is between 5,606 and 6,151. Therefore **between 781 and 1,271 dwellings are anticipated** to be required within the next 20 years within the Municipality of North Perth.

8.5.2 PROJECTED GROWTH BY WARD – ABSORPTION APPROACH

8.5.2.1 Projected Growth by Land Use – Absorption Approach

The following analysis of projected growth and land needs is based on the absorption approach. A range of net and gross additional land is estimated based on historical average land needs as determined by historic rates of absorption in the Municipality. Table 19 below summarizes the estimated historical average land needs, and range of net additional land required per annum for industrial and commercial land uses in both a high and low scenario.

Table 19: Estimated Historical Average Land Needs – Industrial and Commercial

Land Use	Unit	1989-1993	1994-1998	1999-2003	2004-2008	Average	Range
Industrial	Hectares	0.26	1.38	0.61	0.54	0.70	0.60-0.80
Commercial	Hectares	0.26	0.67	0.25	0.12	0.33	0.20-0.40

Source: IBI Group

In the case of residential land needs, this has been determined on the basis of anticipated annual dwellings constructed by ward. As shown in Table 20 below, this estimate is translated into a land

requirement based on a density of 25 units per hectare in the Listowel Ward, 5 units per hectare in the Wallace and Elma Wards¹ and a vacancy factor of 20%.

Table 20: North Perth Residential Building Permit Data (1999 and 2004)

Land Use	Unit	Ward	1999	2004	Average	Range
Residential	Dwelling	Listowel	45	70	58	53-63
		Wallace / Elma	13	15	14	12-16

Source: IBI Group

The following table (Table 21) shows the projected land needs for industrial, commercial and residential uses from 2009-2029 based in the absorption approach. The gross land need is calculated with an assumed conversion factor of 50% net to gross.

Table 21: North Perth Industrial, Commercial and Residential Land Need Projections

NORTH PERTH INDUSTRIAL, COMMERCIAL AND RESIDENTIAL NET LAND NEED PROJECTIONS

Land Use	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Industrial (High)	0.80	1.60	2.40	3.20	4.00	4.80	5.60	6.40	7.20	8.00	8.80	12.80	16.80
Industrial (Low)	0.60	1.20	1.80	2.40	3.00	3.60	4.20	4.80	5.40	6.00	6.60	9.60	12.60
Commercial (High)	0.40	0.80	1.20	1.60	2.00	2.40	2.80	3.20	3.60	4.00	4.40	6.40	8.40
Commercial (Low)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00	2.20	3.20	4.20
Residential (High)	6.86	13.73	20.59	27.46	34.32	41.18	48.05	54.91	61.78	68.64	75.50	109.82	144.14
Residential (Low)	5.42	10.85	16.27	21.70	27.12	32.54	37.97	43.39	48.82	54.24	59.66	86.78	113.90

NORTH PERTH INDUSTRIAL, COMMERCIAL AND RESIDENTIAL GROSS LAND NEED PROJECTIONS

Land Use	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Industrial (High)	1.60	3.20	4.80	6.40	8.00	9.60	11.20	12.80	14.40	16.00	17.60	25.60	33.60
Industrial (Low)	1.20	2.40	3.60	4.80	6.00	7.20	8.40	9.60	10.80	12.00	13.20	19.20	25.20
Commercial (High)	0.80	1.60	2.40	3.20	4.00	4.80	5.60	6.40	7.20	8.00	8.80	12.80	16.80
Commercial (Low)	0.40	0.80	1.20	1.60	2.00	2.40	2.80	3.20	3.60	4.00	4.40	6.40	8.40
Residential (High)	13.73	27.46	41.18	54.91	68.64	82.37	96.10	109.82	123.55	137.28	151.01	219.65	288.29
Residential (Low)	10.85	21.70	32.54	43.39	54.24	65.09	75.94	86.78	97.63	108.48	119.33	173.57	227.81

Source: IBI Group

As such, Table 21 above shows that **between 25.2 and 33.6 hectares of Industrial, between 8.4 and 16.8 hectares of Commercial and between 227.81 and 288.29 hectares of Residential land is anticipated** to be required within the next 20 years in the Municipality of North Perth.

8.6 Land Demand Summary

Therefore, the Municipality of North Perth requires the following to accommodate growth to a 20 year planning horizon.

Based on the Population Approach:

- Land to accommodate 781 to 1,271 **residential** dwelling units.

Based on the Land Absorption Approach:

¹ Based on *County Of Perth Official Plan – Office Consolidation April, 2008, Residential Density s.6.6.1.6 and Official Plan for the Listowel Ward – June, 2009 Draft, Residential Density s. 5.5.3*

- A land area of between 227.81 gross hectares to 288.29 gross hectares is required to accommodate **residential** growth;
- A land area of between 8.40 gross hectares to 16.80 gross hectares is required to accommodate **commercial** growth;
- A land area of between 25.20 gross hectares to 33.60 gross hectares is required to accommodate **industrial** growth; and

When comparing the land supply calculated in Section 7 and the land demand as shown in the above sections of this report, it is important to ensure that a proper comparison is achieved when looking at the difference between net and gross land demand numbers, as both net and gross land demand numbers are provided for the absorption approach. When analysing the supply of residential dwelling units, this was done on a net basis. When reviewing the land supply (i.e., hectares) of residential, commercial and industrial land within North Perth, this was calculated on a gross basis. As such, the above conclusions show the gross demand numbers for the land absorption approach.

9. LAND SUPPLY AND LAND DEMAND BALANCE

The following provides an analysis and comparison of both the land supply and land demand as noted in Section 7 and Section 8 above.

9.1 Key Findings

Based on the foregoing land supply and land demand calculations, the following provides a land supply and land demand balance for the various land types using the absorption approach for residential, commercial and industrial land demand in hectares, as well as the population approach for anticipated residential units. The difference between the calculated land supply and demand is shown below in Table 22.

Table 22: Land Supply and Land Demand Balance

	Residential (units)		Residential (ha)		Commercial (ha)		Industrial (ha)	
	High	Low	High	Low	High	Low	High	Low
Land Supply	1882	1979	184.53	184.53	13.45	13.45	63.15	63.15
Land Demand	781	1271	227.81	288.29	8.40	16.80	25.20	33.60
Difference	1101	708	-43.28	-103.76	5.05	-3.35	37.95	29.55

As a result of Table 22 above, the total available land supply for development exceed the anticipated land demand for Residential, Commercial and Industrial designated lands within the Municipality of North Perth. In addition to this land surplus, over 100 hectares of additional lands exist for development which consists of lands designated for Institutional, Future Development, Parks and Recreation and Agriculture located within the settlement area boundaries. The total additional lands are shown in Table 23 below.

Table 23: Additional Land Available For Development

Designated	Supply (ha)
Institutional	0.05
Future Development	71.64
Parks & Recreation	5.97
Agricultural	23.28
Total	101.94

9.2 Summary

Utilizing the calculations of Table 22 and Table 23 above the conclusions related to the land supply and land demand balance within the Municipality of North Perth are as follows:

- Based on the Population Approach, there is an over supply of **Residential units** exist within the Municipality of North Perth of between 708 and 1101 units.
- Based on the Land Absorption Approach, there is an under supply of **Residential land** exists of between 43 hectares and 104 hectares of land within the Municipality of North Perth to accommodate the anticipated residential growth over the next 20 years;
- The supply of **Commercial land** is relatively stable being within the low and high demand by -3.35 hectares and 5.05 hectares required to accommodate the anticipated commercial growth over the next 20 years;
- An over supply of **Industrial** lands exist of between 29 hectares and 38 hectares of land within the Municipality of North Perth to accommodate the anticipated industrial growth over the next 20 years;
- An additional 0.05 hectares of **Institutional** lands are available for development, forming part of the total land supply in addition to the residential, commercial and industrial land supply;
- An additional 71.64 hectares of **Future Development** lands are available for development, forming part of the total available land supply in addition to the residential, commercial and industrial land supply;
- An additional 5.97 hectares of **Parks and Recreational** lands are available for development, forming part of the total available land supply in addition to the residential, commercial and industrial land supply; and
- An additional 23.28 hectares of **Agricultural** lands are available for development, forming part of the total available land supply in addition to the residential, commercial and industrial land supply.

The Provincial Policy Statement identifies that municipalities may plan up to a 20 year planning horizon (as per Section 1.1.2). Based on the calculated land demand, the Municipality of North Perth has between 23 and 100 hectares of surplus land potentially available for development. Chart 13 identifies the land demand requirement to meet the 20 year growth horizon through either a low scenario or high scenario compared to the potential development land supply.

Chart 13: Potential Development Land Supply vs. 20 Year Demand (Low & High Scenario)

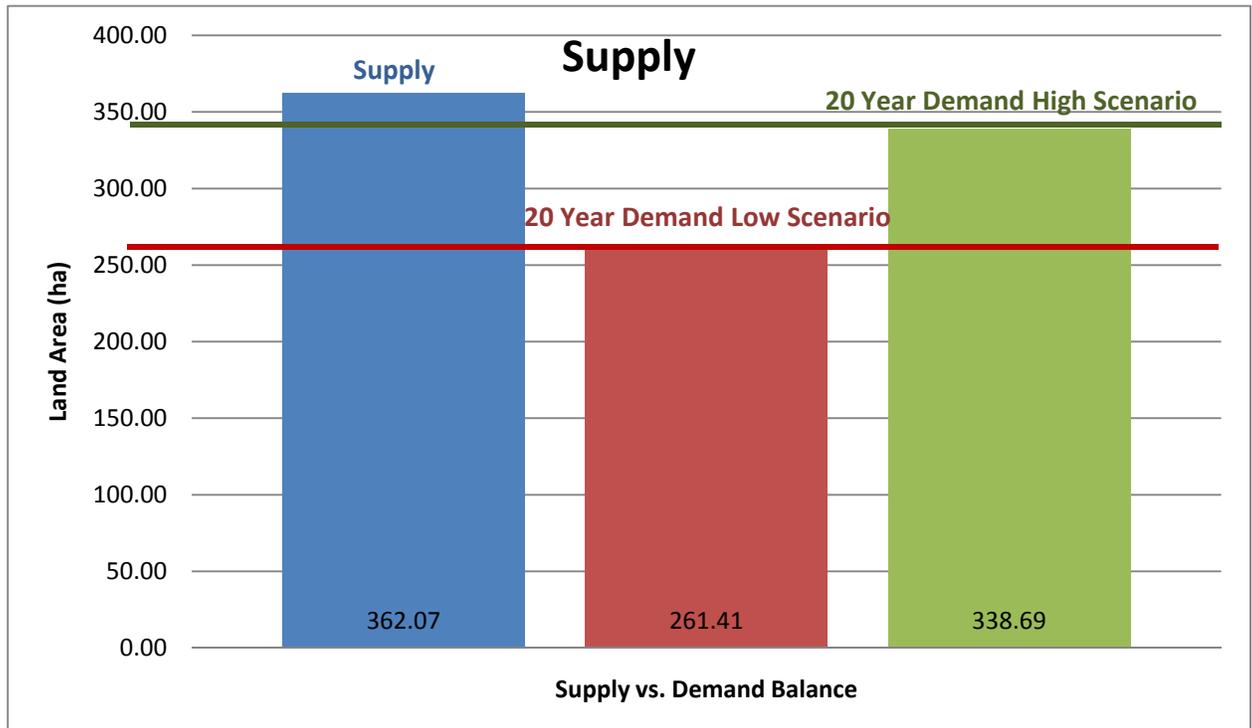


Chart 13 identifies that the land supply available within the Municipality is more than the required land demand at both the low or high scenario. As such, it can be assumed that the Municipality of North Perth has a land supply available to accommodate development greater than the 20 year planning horizon.

As previously stated, Section 1.1.2 of the Provincial Policy Statement requires that “sufficient land should be made available...to meet projected needs for a time horizon of **up to 20 years**” (emphasis added). As such, the available land supply to accommodate development within the Municipality of North Perth is greater than a 20 year planning horizon and this is not consistent with the Provincial Policy Statement. Through the analysis it is identified that the supply of available land is not necessarily appropriately located within the Municipality to accommodate adequate development that represents good planning principles. Therefore the next task of the Growth Plan involves the re-evaluation of the available land supply to determine its appropriateness for the development of the Municipality within the next 20 years.

PART III: SETTLEMENT AREAS

Section 6.0 of the County Official Plan addresses the settlement areas within the County. The hierarchy of settlement areas consist of Serviced Urban Areas, Villages and Hamlets. Within North Perth, the serviced urban area consists of the Listowel Ward, Villages include Gowanstown, Atwood, Trowbridge and Monkton and the Hamlets include Kurtzville, Molesworth, Britton, Donegal and Newry. Each of these settlement areas are described in more detail in the Sections below. Other areas of settlement within the Municipality of North Perth include Urban Fringe Areas, Special Policy Area, Infilling and Mobile/Modular Home Parks.

The protection and preservation of agricultural lands, protection and preservation of natural and heritage resources within the Municipality of North Perth is very important. In addition, the efficient use and development of lands is also a priority. It is therefore important that continued growth and development within the Municipality occur within the identified settlement areas. It is also important to recognize that many of the Municipalities' settlement areas have various limitations affecting the type and amount of growth that can reasonable occur given the absence or availability of municipal servicing.

10. SERVICED URBAN AREA: LISTOWEL WARD

10.1 Background

10.1.1 LAND USES

The Listowel Ward is considered a serviced urban area within Section 6.0 of the County Official Plan as it is serviced with a full range of municipal services and has accommodated a large portion of non-agricultural or non-farm related activity. Listowel consists of a broad range of land uses, including residential, commercial, industrial, institutional, recreational, utility uses, and other specific uses. The majority of non-farm related development in the Municipality of North Perth has occurred within the Listowel Ward. While agricultural land uses may be permitted, no new livestock or poultry operations or the expansion of existing livestock or poultry operations shall be permitted.

The serviced settlement areas of the County, including Listowel, are important residential centres in that they have accommodated and will continue to accommodate a large percentage of the County's population; are important business and commerce centres that serve their resident populations and surrounding rural populations; are important for their industrial activities in terms of production of goods and services and employment of area and surrounding residents; and have played an important role in the overall growth and economy of Perth County in the past and in the future. It is intended that Listowel, along with other serviced settlement areas in the County will accommodate most of the non-farm related growth that is to occur in the County during the planning period of this Official Plan and beyond.

10.1.2 NEW LOT CREATION

The current and intended form of development within the Listowel Ward is compact and efficient. New development is to encourage and maintain this form of development through opportunities for infill, redevelopment, and possible brownfield redevelopment as well as new residential neighbourhoods through draft plans of subdivision.

10.1.3 SERVICING

Currently within the Municipality only the community of Listowel has full municipal servicing. Water and wastewater servicing extends to the community limits with the ability to further extend these

services into the identified Urban Fringe areas (north, east and west of Listowel) or the Special Policy Area. Water supply in Listowel is provided from three municipal wells with a combined capacity of 9,817 cubic metres per day. The Listowel Wastewater Treatment Plan has a rated capacity of 9,030 cubic metres per day.

Full municipal servicing is a requirement for new development within all serviced urban areas. Originally, Listowel was considered the only settlement area with municipal wastewater servicing within the Municipality of North Perth, however the Village of Atwood has recently implemented municipal wastewater servicing within its boundaries.

10.1.4 GOALS

The established goals of the Serviced Urban Area, as outlined in Section 6.4.1 of the County Official Plan are as follows:

- To recognize the importance of serviced urban centres in the County and the role that they play in future growth and development opportunities within the County;
- 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;
- To provide for a wide range of housing types to satisfy the majority of the housing demand within the County;
- To continue in their role as the commerce and social focal points for the rural parts of the County;
- To preserve, conserve, and protect the natural features and attributes which exist in these areas; and
- To provide a friendly, healthy environment within which County residents can live and work.

10.2 Discussion

A total of approximately 30 properties have been identified as “development potential” within the Listowel Ward showing a significant available land supply with over 100 hectares identified. This land area is broken down in the following available land uses:

- Residential Supply: 69.46 hectares in Listowel (37.7% of Residential supply in North Perth).
- Commercial Supply: 2.88 hectares in Listowel (21.41% of Commercial supply in North Perth).

- Industrial Supply: 28.55 hectares in Listowel (45.21% of Industrial supply in North Perth).

No vacant Institutional, Future Development or Agricultural land supply exists within the Listowel Ward that are identified as “potential development”. The total land supply for the Town of Listowel is shown in Table 24 below and is depicted as Appendix I, Figure1.

Table 24: Listowel Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
L1		13.650	124	Albert Avenue North	Residential	N/A
L2		9.872	75	Pleasant View Drive	Residential	N/A
L3		0.434	1	Alder Street East	Residential	Limit of Flood Fringe
L4		1.007	22	Edgar Street West	Residential	N/A
L5		0.904	16	Elizabeth Street West	Residential	N/A
L6		0.0		Wallace Avenue North	Commercial	Limit of Flood Fringe
L7		0.441		Wallace Avenue South	Commercial	N/A
L8		1.227		Main Street East	Commercial	N/A
L9		0.485	4	Wallace Avenue South	Residential	N/A
L10		2.493	49	Victoria Avenue North	Residential	Limit of Flood Fringe
L11		0.821		Mitchell Road South	Commercial	N/A
L12		2.909	45	Nelson Avenue South	Residential	N/A
L13		0.321		Maitland Avenue South	Industrial	N/A
L14		0.313		Maitland Avenue South	Industrial	N/A
L15		1.971		Maitland Avenue South	Industrial	N/A
L16		0.315	7	Davidson Avenue South	Residential	N/A
L17		3.603	63	Wallace Avenue South	Residential	N/A
L18		1.217	20	Park Meadow Place	Residential	N/A
L19		0.422	6	Bamford Drive West	Residential	N/A
L20		8.633	160	Hutton Street West	Residential	N/A
L21		9.396	130	Basset Avenue	Residential	Limit of Flood Fringe
L22		8.945	147	Armstrong Street West	Residential	N/A
L23		0.490	14	Wallace Avenue South	Residential	N/A
L24		0.312		Wallace Avenue South	Commercial	N/A
L25		0.774	36	Wallace Avenue South	Residential	N/A
L26		1.790		Basset Avenue	Industrial	N/A
L27		8.118		Line 84	Industrial	N/A
L28		15.480		Line 84	Industrial	Natural Resources/Environment
	L28a	3.332				
	L28b	1.104				
	L28c	9.359				
	L28d	1.685				
L29		0.554		Line 84	Industrial	N/A
L30		3.987	34 - 48	Krotz Street	Residential	N/A
Total		100.88	953 - 967			

The policies of both the PPS and the County Official Plan encourage that growth and development be directed to settlement areas that are municipally serviced. This is done to ensure the preservation of agriculture land and other important, sensitive natural and heritage resources. As such, the available land supply located within the Listowel Ward should be looked at as a priority location to satisfy the land demand requirements that are anticipated within the next 20 years. This will ensure agricultural land is preserved, and will maintain and encourage densities which support transit, cost effective and efficient development patterns and will enhance the vitality and viability of the downtown core.

10.3 Recommendations

Based on the above, for the Listowel Ward it is recommended:

- The total available supply of residentially designated “potential development” land is made available to accommodate development up to the next 20 year planning horizon.
- The total available supply of commercially designated “potential development” land is made available to accommodate development up to the next 20 year planning horizon.
- The total available supply of industrially designated “potential development” land is made available to accommodate development up to the next 20 year planning horizon.
- That development within the Listowel Ward continues to be serviced by municipal services.

The recommended 20 year planning boundary in which development should be considered is shown as Appendix J, Figure 1, wherein all potential development parcels located in the Listowel Ward are included and therefore should be considered for future development and growth.

11. SPECIAL POLICY AREA

11.1 Background

11.1.1 LAND USES

A portion of land exists to the south east of the current limit of the Listowel Ward which is identified as a Special Policy Area (SPA). This area consists of both Special Policy Area B and Special Policy Area C as per Section 6.6.2 and 6.6.3 of the County Official Plan. The permitted uses in this Special Policy Area are to consist of a variety of residential dwelling types as well as for the use of manufacturing, fabrication, processing, assembly packing, printing, publishing, warehousing, wholesaling, storage of bulk goods, repairing, trades, servicing operations, and transportation terminals.

11.1.2 NEW LOW CREATION

New lot creation is to occur primarily through the plan of subdivision process.

11.1.3 SERVICING

All developments proposed within the Special Policy Area are to have full municipal servicing. Section 16.1 of the Listowel Ward Official Plan states as follow:

“Municipal infrastructure and services are a major component of the servicing strategies for growth and development in the Municipality of North Perth and in particular, in the Listowel Ward and its adjacent servicing areas....It is the intent of the Municipality...that the allocation of servicing capacity for the Listowel Ward and its adjacent servicing area be implemented through the applicable municipal planning approval process, the staging of growth..., and the ongoing monitoring of servicing capacity.”

As such, it is intended that municipal servicing be extended from the Listowel Ward into the adjacent Special Policy Area to service new developments.

11.1.4 GOALS

For the residential development of the Special Policy Area, the principal goals are:

- To promote and encourage the provision and rehabilitation of housing to meet the needs of residents;
- To foster a stable residential environment; and
- To minimize the potential for land use conflicts by preventing the indiscriminate mixing of non-compatible land uses.

For the area of the SPA to be developed for industrial uses, the principal goals are as follows:

- To encourage industrial development which will be beneficial to the Municipality;
- To ensure that industrial development occurs in a manner which is orderly and compatible with neighbouring land uses; and
- To ensure that future industrial development occurs in an orderly manner so as to avoid the undue extension of municipal services.

11.2 Discussion

A total of two properties have been identified as “development potential” within the Special Policy Area with a land supply of over 55 hectares. This land supply is broken down into the following available land uses:

- Residential Supply: 23.78 hectares in SPA (12.9% of Residential supply in North Perth)
- Industrial Supply: 31.88 hectares in SPA (50.5% of Industrial supply in North Perth)

No vacant Commercial, Institutional, Future Development or Agricultural land supply exists within the Special Policy Area. The total land supply for the Special Policy Area is shown below in Table 25 and attached as Appendix I, Figure 2.

Table 25: Special Policy Area

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
SP1		23.775		Tremaine Ave	Residential	Natural Resources/Environment; NRE Adjacent Land/Buffer Area NRE Adjacent Land/Buffer Area
	SP1a	19.808	290 - 316			
	SP1b	3.967	42			
SP2		31.882	0	Tremaine Ave	Industrial	Natural Resources/Environment; NRE Adjacent Land/Buffer Area
	SP2a	6.977				
	SP2b	3.775				
	SP2c	21.130				
Total SPA		55.66	332 - 358			

The policies of both the County Official Plan and the Listowel Ward Official Plan promote servicing and development beyond the existing Listowel Ward boundaries. The Special Policy Area provides a logical extension of development to provide additional land uses as well as additional choice in location and lot size. While the priority for development should remain within the boundaries of the Listowel Ward, the Special Policy Area provides an alternative location for development which is efficient, logical and appropriate, given its proximity to the Listowel Ward and the availability of municipal servicing.

11.3 Recommendations

Based on the above, for the Special Policy Area to the south east of the Listowel Ward it is recommended:

- The total available supply of residentially designated “potential development” lands is made available to accommodate development up to the next 20 year planning horizon.
- The total available supply of industrially designated “potential development” land is made available to accommodate development up to the next 20 year planning horizon.
- That all new development within the Special Policy Area be serviced by municipal services.

The recommended 20 year planning boundary in which development should be considered is shown as Appendix J, Figure 1, wherein all potential development parcels located in the Special Policy Area are included and therefore should be considered for future development and growth.

12. URBAN FRINGE

12.1 Background

12.1.1 LAND USES

In the Municipality of North Perth, the County of Perth Official Plan designates land adjacent to the existing Listowel Ward boundary as Urban Fringe lands. Permitted uses within the Urban Fringe designation include all uses existing at the date of adoption of this Official Plan. Permitted uses shall also include general commercial uses, highway commercial uses, light industrial uses, limited recreational/open space uses, and limited residential uses.

12.1.2 NEW LOT CREATION

New lot creation is to occur primarily through the consent/severance process, however the plan of subdivision process shall also be an acceptable means of lot creation where Council is satisfied in regard to matters such as the proposed use, the scale of the development, the provision of private water and sewage services, land use compatibility, and site suitability.

12.1.3 SERVICING

Many areas within the Urban Fringe areas have municipal servicing extended from Listowel areas

12.1.4 GOALS

The established goals of Urban Fringe areas, as outlined in Section 8.2 of the County Official Plan are as follows:

- To appropriately recognize those “fringe” areas throughout the County that have been previously designated in local Official Plan documents;
- To identify the limits of these “fringe” areas and to prevent the spread of non-farm related development beyond these limits;
- To permit existing non-farm development within these “fringe” areas and to permit very limited amounts of new non-farm development;
- To minimize the extent of new development on private services;
- To minimize potential for land use conflict between uses;
- To establish an appropriate policy basis for dealing with development issues within the “fringe” areas until such time that they are incorporated into the overall servicing and growth strategy from their neighbouring serviced urban area; and
- To encourage the further study and assessment of these areas from a servicing and development standpoint within a restructured municipal form.

12.2 Discussions

12.2.1 URBAN FRINGE NORTH OF LISTOWEL, WALLACE WARD

The Urban Fringe North of Listowel is the largest of the three Urban Fringe areas that surround Listowel. This area consists primarily of Commercial and Industrial and Recreational land uses, with some Future Development, Institutional and Residential land uses. The Urban Fringe Area North of Listowel is both municipally and privately serviced.

A total of seven properties have been identified as “development potential” within the Urban Fringe Area North of Listowel, totalling almost 37 hectares of available land supply. This land area is broken down into the following available land uses:

- Residential Supply: 1.992 hectares in Urban Fringe North (1.08% of Residential supply in North Perth)
- Commercial Supply: 9.07 hectares in Urban Fringe North (58.7% of Commercial supply in North Perth)

- Industrial Supply: 1.86 hectares in Urban Fringe North (2.9% of Industrial supply in North Perth)
- Future Development Supply: 25.985 hectares in Urban Fringe North (36.3% of Future Development supply in North Perth)

No vacant Institutional or Agricultural land supply exists within the Urban Fringe North of Listowel. The total land supply for the Urban Fringe North area is shown below in Table 26 and attached as Appendix I, Figure 12.

Table 26: Urban Fringe North of Listowel

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
UFN1		0.353		Line 87	Industrial	N/A
UFN2	UFN2a	22.014		Road 164 (Highway 23)	Future Development	Adjacent Land N/A
	UFN2b	1.930				
UFN3		1.503		Fairline Road	Industrial	Adjacent Land
UFN4		2.041		Walton Ave	Future Development	N/A
UFN5	UFN5a	2.540		Road 164 (Highway 23)	Commercial	N/A
	UFN5b	0.506				
	UFN5c	0.195				
	UFN5d	0.874				
UFN6		2.964		David Street	Commercial	N/A
UFN7		1.992	4	Walton Ave	Residential	N/A
Total Urban Fringe North		36.912	4			

Generally, the Urban Fringe North of Listowel is low lying area in comparison to the Listowel Ward. As such, issues of connecting to existing municipal servicing or extensions of municipal servicing may not easily be facilitated.

12.2.2 URBAN FRINGE EAST OF LISTOWEL, ELMA WARD

East of the Town of Listowel and directly adjacent to the existing Listowel Ward boundary are lands designated within the County of Perth Official Plan as Urban Fringe. The Urban Fringe East of Listowel consists primarily of Mobile/Modular Home Park, Residential, Commercial, Institutional and Agricultural/Commercial/Industrial land uses. The Urban Fringe Area east of Listowel is both municipally and privately serviced.

A total of three properties have been identified as “development potential” within the Urban Fringe East of Listowel, totalling almost 34 hectares of available land supply. This land area is broken down into the following available land uses:

- Residential Supply: 33.923 hectares in Urban Fringe East (18.4% of Residential supply in North Perth)

No vacant Commercial, Industrial, Institutional, Future Development or Agricultural land exists within the Urban Fringe East of Listowel. The total land supply for the Urban Fringe North area is shown below in Table 27 and attached as Appendix I, Figure 13.

Table 27: Urban Fringe East of Listowel

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
UFE1		17.172	239 - 285	Tremaine Avenue	Residential	N/A
MMH1		4.881	32	Tremaine Avenue	Mobile/Modular Home Park	N/A
MMH2		11.870	126	Perth Line 86	Mobile/Modular Home Park	N/A
Total Urban Fringe East		33.923	397 - 443			

12.2.3 URBAN FRINGE WEST OF LISTOWEL, WALLACE AND ELMA WARD

The Urban Fringe West of Listowel is the smallest of the three Urban Fringe areas that surround the Listowel Ward. This area consists primarily of Residential and Commercial with some Industrial, Future Development, Institutional and Agricultural. The Urban Fringe Area North of Listowel is both municipally and privately serviced.

A total of three properties have been identified as “development potential” within the Urban Fringe Area West of Listowel, totalling over 8 hectares of available land supply. This land area is broken down into the following available land uses:

- Commercial Supply: 3.495 hectares in Urban Fringe West (22.6% of Commercial supply in North Perth)
- Future Development Supply: 4.999 hectares in Urban Fringe West (7.0% of Future Development supply in North Perth)

No vacant Residential, Industrial, Institutional or Agricultural land supply exists within the Urban Fringe West of Listowel. The total land supply for the Urban Fringe West area is shown below in Table 28 and attached as Appendix I, Figure 14.

Table 28: Urban Fringe West of Listowel

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
UFW1		4.999		Perth Line 86	Future Development	N/A
UFW2		1.028		Mitchell Road S	Commercial	N/A
UFW3		2.467		Mitchell Road S	Commercial	N/A
Total Urban Fringe West		8.494	0			

12.2.4 SUMMARY

As a result of the above noted, the total land area with “development potential” in the three Urban Fringe areas that surround the Listowel Ward is summarized in Table 29 below.

Table 29: Total Supply – Urban Fringe Areas

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
UF North	4	1.992	9.071	1.856	0	25.985	0	38.904
UF East	397 - 443	33.923	0	0	0	0	0	33.923
UF West	0	0	3.495	0	0	4.999	0	8.494
Total	401 - 447	35.915	12.566	1.856	0	30.984	0	81.321

In summary, approximately 401 to 447 Residential units, 35.92 hectares of Residential land, 12.57 hectares of Commercial land, 1.86 hectares of Industrial land and 30.98 hectares of Future Development land is identified as “potential development” within the Urban Fringe Areas adjacent to the Listowel Ward within the Municipality of North Perth.

12.3 Recommendation

Based on the above, for the Urban Fringe Areas North, East and West of Listowel it is recommended:

- That the Urban Fringe North of Listowel be a future growth area for Commercial or Industrial uses subject to the extension of municipal servicing.
- That land designated for Residential, Commercial or Industrial be the focus of future growth specifically within the Listowel Ward.
- That the policy framework for Urban Fringe areas be consistent with the policies pertaining to the Listowel Ward (i.e., with respect to development, servicing, etc.)
- That lands designated Future Development be deleted from the recommended settlement area boundary to accommodate growth up to the next 20 years.

The recommended planning boundaries for each of the Urban Fringe Areas are shown in Appendix J, Figure 1, wherein all potential development parcels located within these recommended settlement area boundaries should be considered to accommodate future development up to the next 20 years.

13. VILLAGES: ATWOOD, GOWANSTOWN, TROWBRIDGE, MONKTON

13.1 Background

13.1.1 LAND USES

Villages are smaller settlement areas than serviced urban areas and are characterized as having a broad range of land uses and activities including residential, commercial, industrial and institutional, recreational, and utility uses. Villages may contain commercial uses which provide services to the local community, industrial operations that provide local employment opportunities and institutional uses that serve as focal points for the surrounding rural areas.

13.1.2 NEW LOT CREATION

Primarily new development in villages has occurred through individual consent, through plans of subdivision, through the conversion of land use process, or through the expansion of the existing built-up area. Any expansion of the existing built-up area within a Village must be based on a proven need. As a general rule, the County Official Plan states that should the boundary of a Village be expanded, the expansion of a village shall be in depth as opposed to being spread out along existing roadways in a linear fashion. The scale of development permitted will be dependent upon the type of servicing that is proposed and/or available.

13.1.3 SERVICING

Also, in the past development has been serviced by individual sewage disposal and water supply systems. However, some of the more recent subdivision development has been serviced by municipal water. The Village of Atwood has recently undergone works to include municipal sanitary servicing.

13.1.4 GOALS

The established goals of Villages, as outlined in Section 6.5.1 of the County Official Plan are as follows:

- To establish the village boundaries and to encourage logical, orderly growth within the identified boundaries. In establishing village boundaries, the need to take into account that limits to growth do exist has been recognized;
- To provide a local focus for non-farm development, including residential, commercial, industrial and institutional uses, for the surrounding rural area;
- To permit limited amounts of growth to occur, where appropriate. The amount of growth permitted in a particular village will be dependent upon its relative size and the extent of limitations to growth for that village. Ideally, the growth of a village area should be responsive to local needs as opposed to growth pressures from outside of the County;
- To encourage a level of growth consistent with the resources of the local municipality; and
- To preserve the natural setting and rural character of the village area.

13.2 Discussion

13.2.1 ATWOOD, ELMA WARD

The Village of Atwood is located within the Elma Ward and is the largest Village in the Municipality of North Perth. Atwood is located south of the Listowel Ward and is formed predominately south of the intersection of Road 164 (Main Street) and Line 75 (Monument Road). The Village of Atwood consists of a variety of different land uses including agricultural, residential, commercial, industrial, institutional, future development and parks and recreation. A large parcel of land, zoned as Future Development is located south of Line 75 (Monument Road). This parcel of land (A5) currently has an open Draft Plan on the subject property however no immediate plans exist for development. A small amount of natural hazard lands, as designated by the County of Perth Official Plan or the Municipality of North Perth Zoning By-Law, are located along the perimeter of the Village boundary to the north, east and south of Atwood. The North Perth Trail runs from north east to south west through Atwood.

Atwood has partial municipal servicing consisting of a full wastewater collection system which conveys wastewater to the Listowel treatment facility via a pumping station. Water supply is from a series of two municipal wells with a combined capacity of 589 cubic metres per day and a partially developed municipal water distribution network which provides servicing to approximately half of the community. Significant sections of Atwood are currently not serviced and are on private wells. Some of these unserviced areas include areas of proposed development.

A total of nineteen properties have been identified as “development potential” within the Village of Atwood. These nineteen properties have each been given a Parcel ID (A1, A2, etc.) which are shown in Appendix I, Figure 5 and are listed in detail in Table 30 below. Table 30 shows relevant property information which will be subject to further investigation to determine the actual development potential of each of the properties listed below. A number of these “development potential” parcels have future plans for or have undergone development. For example, registration of a recent Plan of Subdivision in the south west corner of the Village is complete (i.e., A12).

Table 30: Atwood, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazards
A1		2.773		Monument Road	Future Development & Agriculture	N/A
A2		0.581		Road 164	Agriculture	Adjacent Land
A3		3.350		Road 164	Agriculture	Adjacent Land
A4		2.630		Line 75	Future Development	Adjacent Land
A5		13.838	40	Monument Road	Future Development	NRE Adjacent Land/Buffer Area; Adjacent Land
A6		0.238	1	Main Street	Residential	N/A
A7		1.776	13	Queen Street	Residential	N/A
	A7a	1.405				
	A7b	0.371				
A8		1.241	unknown	James Street	Residential	N/A
A9		0.167	1	James Street	Residential	N/A
A10		0.176	1	Queen Street	Residential	N/A
A11		5.565	20	John Street	Residential	N/A
	A11a	0.186				
	A11b	0.775				
	A11c	4.604		Queen Street		
A12		2.538	11	Fisher Avenue	Residential	N/A
	A12a	0.963				
	A12b	0.670				
	A12c	0.684				
	A12d	0.221				
A13		0.801	4	Queen Street Queen Street King Street King Street	Residential	N/A
	A13a	0.198				
	A13b	0.195				
	A13c	0.199				
	A13d	0.209				
A14		0.969	14	Fisher Avenue	Residential	N/A
A15		0.202	1	Arthur Street	Residential	N/A
A16		0.150	1	Arthur Street	Residential	N/A
A17		0.553	2	Arthur Street	Residential	N/A
A18		0.809	8	Arthur Street	Residential	N/A
A19		0.863		Road 164	Industrial	Adjacent Land
Total Atwood		39.220	117			

As shown above, a total of 39.220 hectares of land within Atwood have been identified as “development potential”, which consists of Residential, Industrial, Future Development and Agriculture lands. This land area is broken down in the following available land uses:

- Residential Supply: 29.02 hectares in Atwood (15.7% of Residential supply in North Perth)
- Industrial Supply: 0.863 hectares in Atwood (1.4% of Industrial supply in North Perth)

- Future Development Supply: 5.40 hectares in Atwood (7.5% of Future Development supply in North Perth)
- Agricultural Supply: 3.93 hectares in Atwood (13.4% of Agricultural supply in North Perth)

No vacant Commercial or Institutional land supply exists within the Village of Atwood.

13.2.2 GOWANSTOWN, WALLACE WARD

The Village of Gowanstown is located within the Wallace Ward in the Municipality of North Perth just south of Wallace Public School. Gowanstown is formed around the intersection of Perth Line 88 and Road 164 and consists primarily of residential land uses. Gowanstown is the only Village within the Wallace Ward and is centrally located north of the Listowel Ward. A significant amount of Future Development land exists within Gowanstown as well as a few opportunities for infill development on existing residential lots. A large parcel of land in the south west corner of the Village is covered in a natural hazard, which impedes development on a portion of the existing land parcels. The Village of Gowanstown is currently serviced by a municipal water system and private wells and is also serviced privately by septic systems.

A total of seven properties have been identified as “development potential” within the Village of Gowanstown. These seven properties have each been given a Parcel ID (G1, G2, etc.) which are shown in Appendix I, Figure 3 and are listed in detail in Table 31 below, along with other relevant property information. These parcels of land will be subject to further investigation and analysis to determine the full extent of each property’s actual development potential.

Table 31: Gowanstown, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
G1		3.173		Line 88	Future Development	N/A
G2		0.424		Road 164	Future Development	N/A
G3		0.199	1	Line 88	Residential	N/A
G4		0.152	1	Line 88	Residential	N/A
G5	G5a 2.627 G5b 0.976	3.603		Road 164	Future Development	N/A
G6		3.940		Road 164	Future Development	N/A
G7		4.380		Road 164	Future Development	Adjacent Land
Total Gowanstown		15.871	2			

As shown above, a total of 15.871 hectares of land within Gowanstown have been identified as “development potential”, which consists of Residential and Future Development lands. This land area is broken down in the following available land uses:

- Residential Supply: 0.35 hectares in Gowanstown (0.2% of Residential supply in North Perth)
- Future Development Supply: 15.52 hectares in Gowanstown (21.7% of Future Development supply in North Perth)

No vacant Commercial, Industrial, Institutional or Agricultural land supply exists within the Village of Gowanstown.

13.2.3 TROWBRIDGE, ELMA WARD

The Village of Trowbridge is located in the northwest quadrant of the Elma Ward and is formed predominately south east of the intersection of Road 169 and Line 84. Trowbridge consists primarily of residential land uses, with some land parcels of commercial, institutional and parks and recreation. A small amount of natural features and/or hazard lands exist within the Village boundary and primary or secondary aggregate resources exist in the south east end of the Village, as designated in the County of Perth Official Plan. The Village of Trowbridge is currently serviced by both private well water and septic systems.

A total of twelve properties have been identified as “development potential” within the Village of Trowbridge, which are shown in Appendix I, Figure 4 and are listed in detail in Table 32 below. Table 32 also provides other relevant property information which will be subject to further investigation and analysis to determine the full extent of each property’s actual development potential.

Table 32: Trowbridge, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	
T1		1.197	3 - 5	Alice Street	Residential	N/A	
	T1a						0.592
	T1b						0.604
T2		0.602	2	Proposed Rd	Residential	N/A	
T3		1.110	4	Arthur Avenue	Residential	NRE Adjacent Land/Buffer	
T4		1.436	1	Arthur Avenue	Residential	N/A	
T5		0.532	2	West Street	Residential	Adjacent Land	
	T5a						0.218
	T5b						0.314
T6		0.191	2	West Street	Residential	N/A	
T7		0.246	1	George Street	Residential	N/A	
	T7a						0.124
	T7b						0.050
	T7c						0.072
T8		2.748		George Street	Parks and Recreation	N/A	
T9		4.292	18	Patrick Street	Residential	Primary or Secondary Aggregate Resource	
T10		0.204	1	Victoria Street	Residential	Primary or Secondary Aggregate Resource	
T11		0.208	1	West Street	Residential	N/A	
T12		0.314	1				
Total Trowbridge		13.080	37 - 39				

As such, a total of 13.08 hectares of land within Trowbridge have been identified as “development potential”, which consists of Residential, Institutional and Parks and Recreation lands. This land area is broken down in the following available land uses:

- Residential Supply: 10.28 hectares in Trowbridge (5.6% of Residential supply in North Perth)

- Institutional Supply: 0.05 hectares in Trowbridge (100% of Institutional supply in North Perth)
- Parks & Recreation Supply: 2.75 hectares in Trowbridge (46.1% of Parks & Recreation supply in North Perth)

No vacant Commercial, Industrial, Future Development or Agricultural land supply exists within the Village of Trowbridge.

13.2.4 MONKTON, ELMA WARD

The Village of Monkton is located at the south end of the Elma Ward adjacent to the boundary of the Municipality of North Perth and the Municipality of West Perth. Monkton is formed predominately north of the intersection of Perth Line 55 (Maddison Street) and Road 164 (Winstanley Street), and consists of a variety of land uses, including Residential, Future Development, Commercial, Industrial, Institutional, and Parks and Recreation. The Elma-Logan Recreation Complex is located south west corner of Monkton. An old registered Plan of Subdivision exists on property directly to the east, and outside of, the Monkton Village boundary with plans to extend existing streets to the east and to the north of the current village boundary however this Plan of Subdivision was never constructed. A former rail line right of way traverses the Village from east to west. No significant natural features exist within Monkton and no hazard lands as designated within the County of Perth Official Plan and zoned within the Municipality of North Perth Zoning By-Law. The Village of Monkton is currently serviced by both private well water and septic systems.

A total of twelve properties have been identified as “development potential” within the Village of Monkton, which are shown in Appendix I, Figure 6 and are listed in detail in Table 33 below. Table 33 also shows relevant property information which will be subject to further investigation to determine the actual development potential of each of the listed properties.

Table 33: Monkton, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
MK1		0.655	2 - 4	Brock Street	Residential	N/A
MK2		1.742		Winstanley Street	Future Development	N/A
MK3		1.399		Winstanley Street	Future Development	N/A
MK4	MK4a 0.898 MK4b 0.083	0.981		Shine Street	Residential Future Development	N/A
MK5		0.862	2 - 4	Brock Street	Residential	N/A
MK6		0.325	2	Brock Street	Residential	N/A
MK7		3.220		Nelson Street	Parks and Recreation	N/A
MK8		0.313	4 - 5	Nelson Street	Residential	N/A
MK9		0.323	4 - 5	Nelson Street	Residential	N/A
MK10		1.359		Fisleigh Street	Future Development	N/A
MK11		0.079	1	Smith Street	Residential	N/A
MK12		0.125	1	King Avenue	Residential	N/A
Total Monkton		11.383	16 - 22			

As such, a total of 11.38 hectares of land within Monkton have been identified as “development potential”, which consists of Residential, Future Development and Parks and Recreation lands. This land area is broken down in the following available land uses:

- Residential Supply: 2.68 hectares in Monkton (1.5% of Residential supply in North Perth)
- Future Development Supply: 5.48 hectares in Monkton (7.7% of Future Development supply in North Perth)
- Parks & Recreation Supply: 3.22 hectares in Monkton (54.0% of Parks & Recreation supply in North Perth)

No vacant Commercial, Industrial, Institutional or Agricultural land supply exists within the Village of Monkton.

13.2.5 SUMMARY

As a result of the above noted, the total land area with “development potential” in Gowanstown, Trowbridge, Atwood and Monkton is summarized in Table 34 below.

Table 34: Total Supply – Villages

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture or P&R (ha)	Total (ha)
Gowanstown	2	0.351	0	0	0	15.520	0	15.871
Trowbridge	37 - 39	10.282	0	0	0.050	0	2.748	13.080
Atwood	117	29.023	0	0.863	0	5.403	3.931	39.220
Monkton	16 - 22	2.682	0	0	0	5.481	3.220	11.383
Total	172 - 180	42.338	0	0.863	0.050	26.404	9.899	79.554

In summary, approximately 172 to 180 Residential units, 42.34 hectares of Residential land, 0.86 hectares of Industrial land, 0.05 hectares of Institutional land, 26.40 hectares of Future Development land, 3.93 hectares of Agricultural land and 5.97 hectares of Parks and Recreation land is identified as “potential development” within the Villages of the Municipality of North Perth.

13.3 Recommendations

Based on the above, for the Village of Atwood, Gowanstown, Trowbridge and Monkton it is recommended:

- That Atwood be considered a Serviced Urban Area within the County of Perth Official Plan and that Atwood be a secondary focus of growth after the Listowel Settlement Area and before any other Village.
- That given the ability to subdivide lands within the Village settlement areas through a plan of subdivision, residential lands are to be distinguished between existing lots of record, lands which may constitute a plan of subdivision, or lands that have no immediate plans for development. All residentially designated lots of record are included within the recommended settlement area boundary.
- That the majority of the lands designated residential have been included within the supply available for the next 20 years, however, some larger residential land parcels

that are dependent upon the construction of infrastructure (i.e., construction of a street) may not be feasible and should not be the focus of development of privately serviced lands. As such, these lands are not included within the recommended settlement area boundary to accommodate development up to the next 20 years.

- That the total available supply of industrially designated “potential development” land be made available to accommodate development up to the next 20 year planning horizon.
- That all lands designated Agricultural or Future Development (with the exception of A5 and G5b) be removed from the recommended settlement area boundary to accommodate growth up to the next 20 years as these parcels may cause the fragmenting of agricultural land. Also, many of these parcels do not follow existing property boundaries.
- That the supply of Parks & Recreation land be developed in the future only for Parks & Recreation purposes.

The recommended planning boundaries for each of the Villages are shown in Appendix J, Figures 2, 3, 4 and 5, wherein all “potential development” parcels located within these recommended settlement area boundaries should be considered to accommodate future development up to the next 20 years.

14. HAMLETS: KURTZVILLE, MOLESWORTH, BRITTON, DONEGAL, NEWRY

14.1 Background

14.1.1 LAND USE

Hamlets are the smallest of the settlement areas and are characterized as having a compact grouping of non-farm related development, including primarily single detached residential uses. Some hamlets have a very limited amount of commercial, industrial, institutional and recreational development.

14.1.2 NEW LOT CREATION

Primarily new development in hamlets has occurred through existing lots of record, through infilling, the conversion of land use process, or through the expansion of the existing built-up area. Any expansion of the existing built-up area within a Hamlet must be minor in nature and generally limited to rounding out or squaring off of the built-up area. The creation of new lot for proposed development shall only occur through the consent to server process, as per Section 6.5.4.2 of the County of Perth Official Plan and are not to be created through Plans of Subdivision.

14.1.3 SERVICING

Development in Hamlets has occurred on the basis of private sewage disposal and private water supply systems.

14.1.4 GOALS

The established goals of Hamlets, as outlined in Section 6.5.1 of the County Official Plan are as follows:

- To establish the hamlet boundaries and to encourage logical, orderly growth within the identified boundaries. In establishing hamlet boundaries, the need to take into account that limits to growth do exist has been recognized;
- To provide a local focus for non-farm development, including residential, commercial, industrial and institutional uses, for the surrounding rural area;
- To permit limited amounts of growth to occur, where appropriate. The amount of growth permitted in a particular hamlet will be dependent upon its relative size and the extent of limitations to growth for that hamlet. Ideally, the growth of a hamlet area should be responsive to local needs as opposed to growth pressures from outside of the County;
- To encourage a level of growth consistent with the resources of the local municipality; and
- To preserve the natural setting and rural character of the hamlet area.

14.2 Discussions

14.2.1 KURTZVILLE, WALLACE WARD

The Hamlet of Kurtzville is located within the Wallace Ward in the Municipality of North Perth and is located west of the Village of Gowanstown and in proximity to the Huron and Perth County limits. Kurtzville is formed predominately to the east of the intersection of Perth Line 88 and Road 175 and consists of a variety of land uses, including agricultural, residential, industrial, institutional, and commercial. No Future Development zoned lands exist within Kurtzville, however three rather large parcels of undeveloped agricultural lands are located within the Hamlet boundary. The Wallace Community Centre and Arena is located north of Perth Line 88. A large industrial operation (Boyd’s Elevators Ltd.) is located south of Perth Line 88 which, while the frontage of the property is located within the Kurtzville boundary, the overall property is primarily located outside of the Hamlet boundary. This is also the case with the three existing residential properties to the east. No natural hazard lands, as designated by the County of Perth Official Plan or the Municipality of North Perth Zoning By-Law, are located within the Hamlet of Kurtzville. The Hamlet of Kurtzville is currently serviced by both private well water and septic systems.

A total of three properties have been identified as “development potential” within the Hamlet of Kurtzville. These three properties have each been given a Parcel ID (K1, K2, etc.) which are shown in Appendix I, Figure 7 and are listed in detail in Table 35 below. Table 35 shows relevant property information which will be subject to further investigation to determine the actual development potential of each of the properties listed.

Table 35: Kurtzville, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
K1		6.877		Road 175	Agriculture	N/A
K2		1.359		Perth Line 88	Agriculture	N/A
K3		1.385		Road 175	Agriculture	N/A
Total Kurtzville		9.621	0			

As such, a total of 9.621 hectares of land within Kurtzville have been identified as “development potential”, which consists of Agriculture lands. This land area is broken down into the following available land supply:

- Agricultural Supply: 9.621 hectares in Kurtzville (41.3% of Agricultural supply in North Perth).

No vacant Residential lands have been identified within Kurtzville.

14.2.2 MOLESWORTH, WALLACE WARD

The Hamlet of Molesworth is located within the Wallace Ward in the Municipality of North Perth. Molesworth is formed north of Perth Line 86 where it intersects with Road 177 at the south west corner of the Wallace Ward, adjacent to the Huron and Perth County boundaries (Perth Line 86). Molesworth consists predominantly of agricultural and residential land uses with some industrial and institutional. No Future Development lands exist within Molesworth, however two large parcels of undeveloped agricultural lands are located within the Hamlet boundary. Molesworth is surrounded to the north by land identified within the County of Perth Official Plan as being a primary or secondary aggregate resource. While no natural hazard lands, as designated by the County of Perth Official Plan or Municipality of North Perth Zoning By-Law, are located within Molesworth, a small portion of ML2 is located within the buffer area of a natural resource. The Hamlet of Molesworth is currently on a municipal water system and is also serviced privately by well and septic systems.

Two properties have been identified as “development potential” within the Hamlet of Molesworth. These properties have each been given a Parcel ID (ML1, ML2, etc.) which are shown in Appendix I, Figure 8 and are listed in detail in Table 36 below. Table 36 also provides other relevant property information which will be subject to further investigation and analysis to determine the full extent of each property’s actual development potential.

Table 36: Molesworth, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
ML1		4.462		Road 175	Agriculture	N/A
ML2		5.270		Perth Line 88	Agriculture	NRE Adjacent Land/Buffer Area
Total Molesworth		9.732	0			

As such, a total of 9.732 hectares of land within Molesworth have been identified as “development potential”, which consists of Agriculture lands. This land area is broken down in the following available land supply:

- Agricultural Supply: 9.732 hectares in Molesworth (41.8% of Agricultural supply in North Perth).

No vacant residential lands have been identified within Molesworth.

14.2.3 BRITTON, ELMA WARD

The Hamlet of Britton is located within the Elma Ward in the Municipality of North Perth. Britton is formed south east of Listowel at the intersection of Perth Road 147 and Line 81. Britton consists of residential and institutional land uses, however although designated or zoned residential, the majority of the land within the settlement area boundary is currently within an agricultural use. An existing drain runs through Britton from the north to the south west. The Hamlet of Britton is privately serviced by both well and septic systems.

Three properties have been identified as “development potential” within the Hamlet of Britton. These properties have each been given a Parcel ID (B1, B2, etc.) which are shown in Appendix I, Figure 9 and are listed in detail in Table 37 below. Table 37 also provides other relevant property information which will be subject to further investigation and analysis to determine the full extent of each property’s actual development potential.

Table 37: Britton, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
B1		4.547	4 - 6	Line 81	Residential	Adjacent Land
B2		1.018	1	Perth Road 147	Residential	N/A
B3		0.285	1 - 2	Line 81	Residential	N/A
Total Britton		5.850	6 - 9			

As such, a total of 5.850 hectares of land within Britton have been identified as “development potential”, which consists of Residential lands. The Residential lands identified as “development potential” are shown as B1 to B3 and can accommodate approximately 6 to 9 residential units. The supply available is broken down as follows:

- Residential Supply: 5.850 hectares in Britton (3.2% of Residential supply in North Perth)

14.2.4 NEWRY, ELMA WARD

The Hamlet of Newry is located directly south of the Village of Atwood, at the intersection of Road 164 and Perth Line 72 within the Elma Ward in the Municipality of North Perth. Newry consists predominately of Future Development lands as zoned within the Municipality of North Perth Zoning By-Law with some residential and commercial land parcels fronting onto the main roads.

The Hamlet of Newry is currently serviced by both private well water and septic systems.

Four properties have been identified as “development potential” within the Hamlet of Newry. These properties have each been given a Parcel ID (N1, N2, etc.) which are shown in Appendix I, Figure 10 and are listed in detail in Table 38 below.

Table 38: Newry, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
N1		3.194		Perth Line 72	Future Development	N/A
N2	N2a	1.155		Road 164 (Highway 23)	Future Development	N/A Adjacent Land
	N2b	0.903				
N3	N3a	1.272	1	Road 164 (Highway 23)	Future Development & Residential	Adjacent Land N/A
	N3b	1.498*				
N4	N4a	3.671		Road 164 (Highway 23)	Future Development	N/A
	N4b	1.109				
	N4c	0.997				
	N4d	0.659				
Total Newry		14.461	1			

* 0.209 hectares = Residential (refer to Appendix I, Figure 10)

As such, a total of 14.461 hectares of land within Newry have been identified as “development potential”, which consists of 14.252 hectares of Future Development lands and 0.209 hectares of Residential. This land area is broken down in the following available land supply:

- Residential Supply: 0.209 hectares in Newry (0.1% of Residential supply in North Perth)
- Future Development Supply: 14.252 hectares in Newry (19.9% of Future Development supply in North Perth)

14.2.5 DONEGAL, ELMA WARD

The Hamlet of Donegal is located within the Elma Ward in the Municipality of North Perth. Donegal is located directly east of Newry and south of Britton, and is formed around the intersection of Perth Road 147 and Perth Line 72. The Hamlet of Donegal consists primarily of residential with some institutional and industrial land uses. No natural hazard lands as designated by the County of Perth Official Plan exist within this Hamlet. Donegal is currently serviced by private wells and by private septic systems.

Two properties have been identified as “development potential” within the Hamlet of Donegal. These properties have each been given a Parcel ID (D1, D2, etc.) which are shown in Appendix I, Figure 11 and are listed in detail in Table 39 below. Table 39 also provides other relevant property information which will be subject to further investigation and analysis to determine the full extent of each property’s actual development potential.

Table 39: Donegal, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
D1		2.333	3	Perth Road 147	Residential	N/A
D2		0.744	2	Perth Line 72	Residential	N/A
Total Donegal		3.077	5			

As such, a total of 3.077 hectares of land within Donegal have been identified as “development potential”, which consists of Residential lands. The Residential lands identified as “development potential” are shown as D1 and D2 and can accommodate approximately 5 residential units, given that development through a plan of subdivision is not permitted. The total land supply in Donegal is broken down by land use and is shown as follows:

- Residential Supply: 3.077 hectares in Donegal (1.7% of Residential supply in North Perth).

14.2.6 SUMMARY

As a result of the above noted, the total land area with “development potential” in the Villages of Kurtzville, Molesworth, Britton, Newry and Donegal is summarized in Table 40 below.

Table 40: Total Supply – Hamlets

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
Kurtzville	0	0	0	0	0	0	9.621	9.621
Molesworth	0	0	0	0	0	0	9.732	9.732
Britton	6 - 9	5.850	0	0	0	0	0	5.850
Newry	1	0.209	0	0	0	14.252	0	14.461
Donegal	5	3.077	0	0	0	0	0	3.077
Total	12 - 15	9.136	0	0	0	14.252	19.353	42.741

In summary, approximately 12 to 15 Residential units, 9.135 hectares of Residential land, 14.253 hectares of Future Development land and 19.353 hectares of Agricultural land is identified as “potential development” and forms a part of the overall available land supply within the Hamlets of the Municipality of North Perth.

14.3 Recommendations

Based on the above, for the Hamlet of Kurtzville, Molesworth, Britton, Newry and Donegal it is recommended:

- That all potential development parcels be removed from the recommended settlement area boundary to accommodate development up to the next 20 year planning horizon.
- That modifications be made to settlement area boundaries to follow actual property boundaries, such as in the case of the existing industrial parcel in Kurtzville.
- That Hamlets should not be the main focus of growth within the Municipality as they are privately serviced and cannot accommodate new development through the creation of plans of subdivision, as per the policies of the County Official Plan.

The recommended planning boundaries for each of the Hamlets are shown in Appendix J, Figures 6, 7, 8, 9 and 10, wherein all potential development parcels located within these recommended

settlement areas boundaries should be considered to accommodate future development up to the next 20 years.

15. INFILLING

15.1 Background

15.1.1 LAND USES

Currently within the County of Perth Official Plan, Section 9 provides policies for the provision of Infilling (refer to Appendix I, Figure 15 and 16). Infilling areas are described in the Official Plan as small concentration of residential units that have developed in certain locations within the agricultural areas of the County of Perth, generally developed as strip or ribbon development along public roadways, which to a great extent their development has predated the establishment of Official Plan and Zoning By-Law controls. This section of the Official Plan also goes on to explain that further development of residential lots could occur without the loss of productive farmland nor would it result in any significant additional impact on the surrounding farm operations.

Section 9.4 of the County Official Plan provides the definition and permitted uses of the Infilling designation. The "Infilling" designation shall mean that the permitted uses of land shall be limited to residential uses, home occupations, and bed and breakfast establishments. The only type of residential use permitted shall be single-detached dwellings.

15.1.2 NEW LOT CREATION

The only method by which new lots can be created, as noted in Section 9.5.2 of the County Official Plan is through the consent/severance process and must constitute a residential infilling situation, which is defined as a proposed residential lot/use located between two existing dwellings which are situated on the same side of a public street and which existing dwellings are separated by a distance of not more than 75 metres.

15.1.3 SERVICING

Infilling lots are to be generally serviced by individual sewage disposal systems and individual water supply systems as stated in Section 9.5.3 of the County Official Plan. Communal or municipal services may be appropriate in certain circumstances such as failed systems, physical constraints or municipal acceptance.

15.1.4 GOALS

The established goals of the Infilling areas, as outlined in Section 9.2 of the County of Perth Official Plan are as follows:

- To permit a limited amount of new residential development to occur within small concentrations of existing residential development in areas designated "Infilling"; and
- To confine the permitted infill development so as to minimize the impact on surrounding agricultural lands and farming operations.

15.2 Discussion

Currently, the total available land supply within the Infilling designations is 3.9 hectares which could accommodate the development of 12 residential dwelling units. These Infilling areas are identified as follows:

- Brotherston, Wallace Ward
- Wallace, Wallace Ward
- Trecastle, Wallace Ward
- Lot 26, Concession 1, Elma Ward
- Lots 48-49, Concession 1, Elma Ward
- Lot 15, Concession 5, Elma Ward
- Lot 15, Concession 6, Elma Ward
- Lot 19, Concession 4, Elma Ward
- Lots 23-24, Concession 2, Wallace Ward
- Lots 56-57, Concession 1, Elma Ward

It is important to note that while the impact of the creation of these residential units may be small in area and few in number, the implementation of infilling within agricultural areas is in question as this is not supported by the Provincial Policy Statement. Infilling based on good planning practices provides infilling within existing built up areas such as settlement areas that can accommodate higher densities and municipal servicing. Given that the total land supply within the Municipality exceeds the anticipated land demand (both high and low scenario) the focus of development should be toward serviced settlement areas, rather than strip development in agricultural areas.

Until the Official Plan is amended the land owners would have the opportunity to infill in accordance with the policies in effect.

15.3 Recommendation

Based on the above, for the Infilling areas within the Municipality of North Perth it is recommended:

- That all “potential development” parcels be removed from the Infilling designation.
- That no new lot creation be permitted in the Infilling areas as defined in Section 9 of the County Official Plan.
- That Section 9 is removed from the County Official Plan, as the creation of new lots within agricultural areas should not be the priority of the County or Municipality, and infilling in agricultural areas is not consistent with the policies of the Provincial Policy Statement (2005).

PART IV: SERVICING

16. WATER AND WASTEWATER SERVICING ASSESSMENT

16.1 General

Currently only the community of Listowel has full municipal servicing with water and wastewater servicing extending to the community limits with the ability to extend these services into the identified Urban Fringe areas.

Water supply in Listowel is provided from three municipal wells with a combined capacity of 9,817 cubic metres a day. The Listowel Wastewater Treatment Plan has a rated capacity of 9,030 cubic metres a day.

Atwood has partial municipal servicing consisting of full wastewater collection system which conveys wastewater to the Listowel treatment facility via a pumping station. Water supply is from a series of two municipal wells with a combined capacity of 589 cubic metres a day and a partially developed municipal water distribution network which provides servicing to approximately half of the community. Significant sections of Atwood are currently not serviced and are on private wells. Some of these unserviced areas include areas of proposed development.

Appendix K provides an analysis of population growth and projected water supply and wastewater treatment capacities for both high and low growth scenarios over the next 20 years. The table assumes that growth would be associated with those areas of the municipality which are fully serviced and applies the projected growth rate to the existing serviced population which includes Listowel and areas of Atwood. Going forward it is recognized that the growth will not be isolated to these areas and that growth would extend into the urban fringe areas as well.

Appendix K illustrates that the current water supply and wastewater treatment facilities have sufficient capacity to meet the projected 20 year needs of the community. It should be noted that the table includes both the total supply for Atwood and Listowel but does not provide a split in the demands for each area. The development of future water supplies for Atwood will need to have regard for the servicing not only of future development but also the extension of servicing to existing developed areas of the community which are currently not serviced.

Finally, the above analysis does not include a "capacity analysis" for either water or wastewater capacity which has regard for the number of current draft plan approved lots (as was completed in 2006 and 2008). Such an analysis should continue to be done on an annual basis.

16.2 Wastewater

A review of wastewater serviceability was made through an investigation of the municipal infrastructure mapping and an assessment was made with respect to the level of wastewater serviceability for vacant development parcels as being low, medium or high. This assessment was conducted for the Listowel Ward, the Urban Fringe Areas, Special Policy Area and the Village of Atwood. Generally, areas with "High" serviceability had municipal sanitary sewers of sufficient size and depth within close proximity to the development block. Areas of "Medium" serviceability required some level of extension to the existing municipal infrastructure and those with "Low" required extensive external works. The results of this assessment are shown Appendix K and in Figures 5 and 6.

Figure 5: Serviceability of Listowel and Surrounding Areas

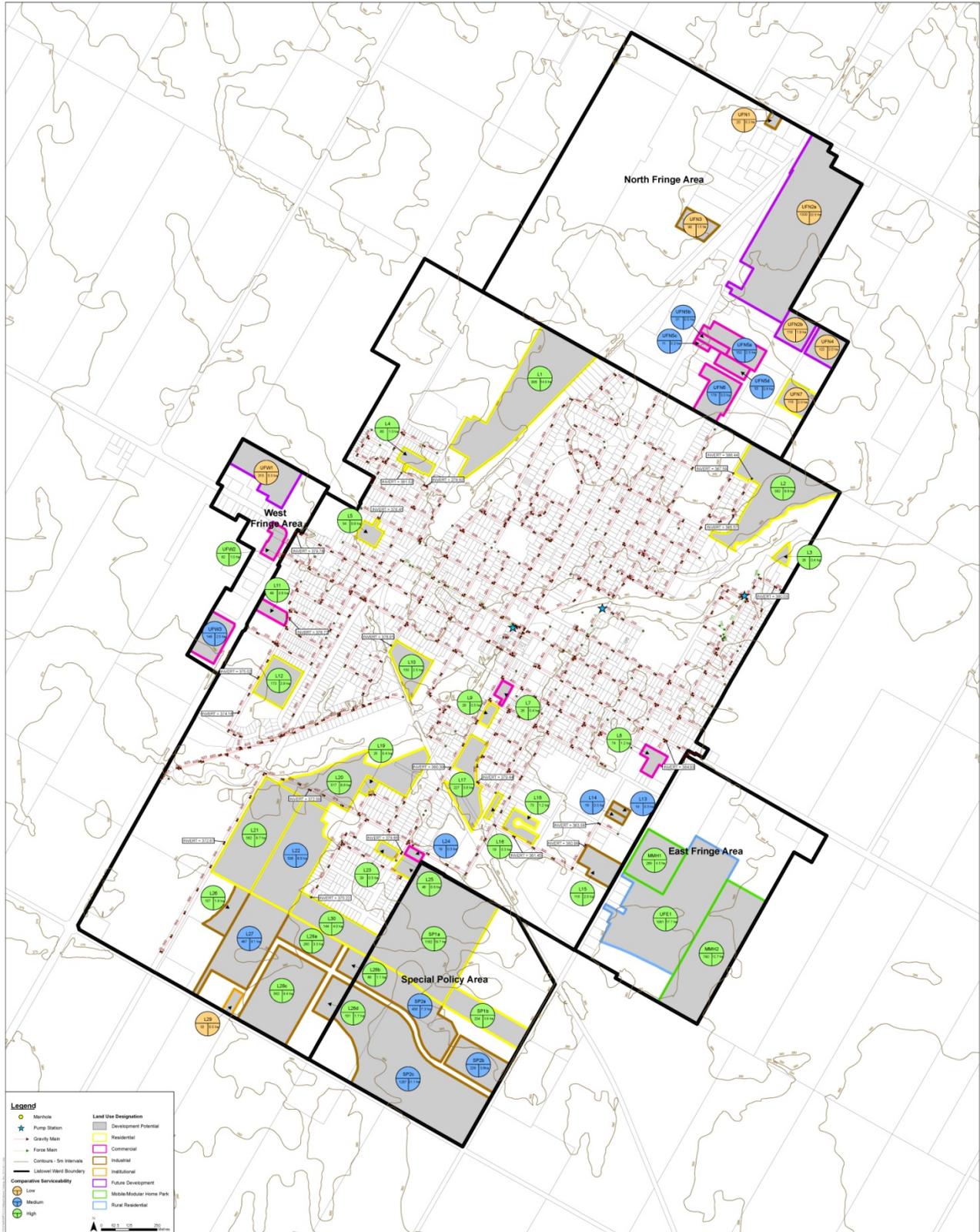
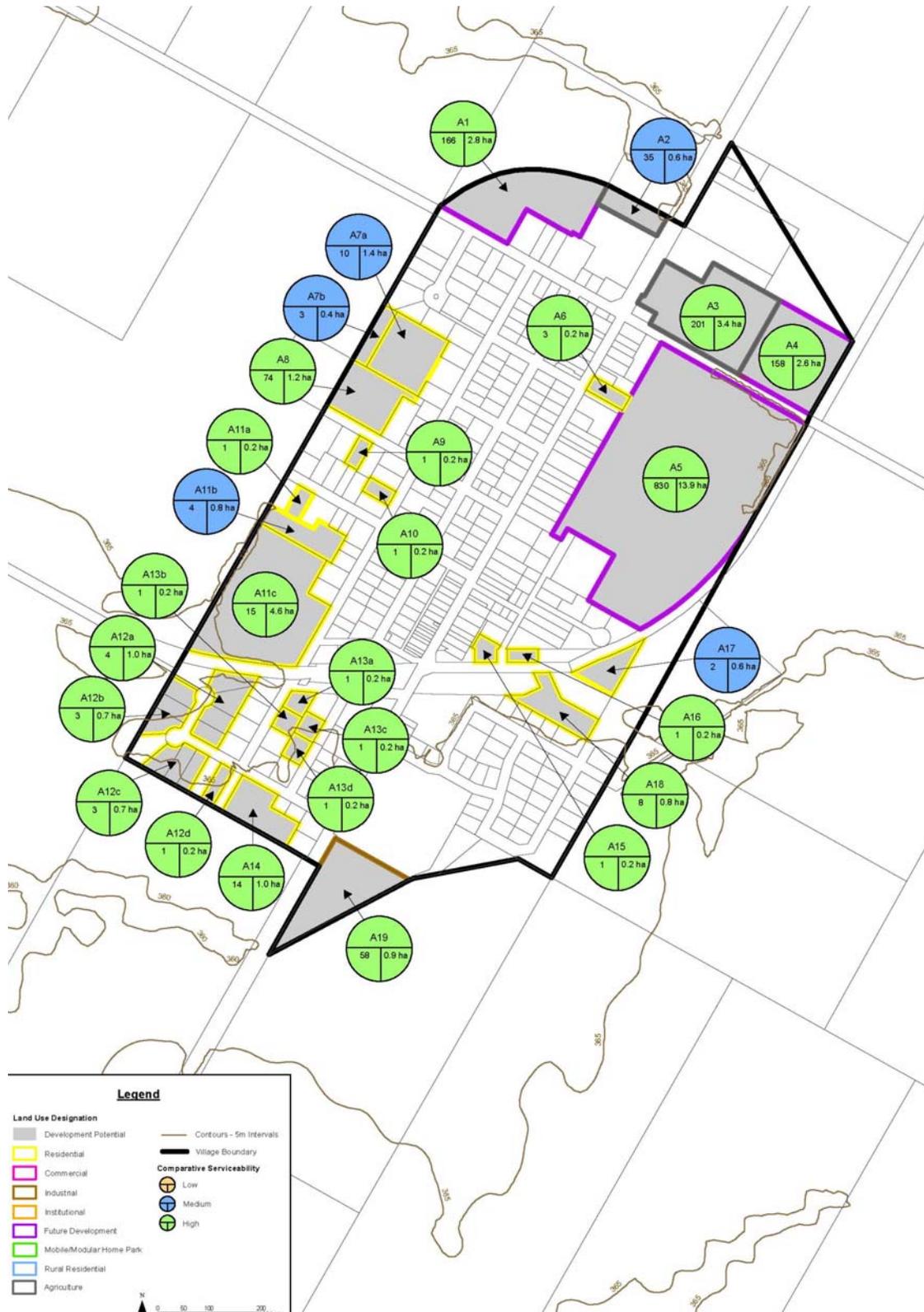


Figure 6: Serviceability of the Village of Atwood



Given the nature of this Study, the analysis required and completed did not include a capacity analysis of the entire downstream system nor did it have regard for existing capacity issues which might be related to high infiltration rates or aged or deteriorated systems. It should also be noted that Listowel has a number of wastewater pumping stations which are located downstream of potential development areas. The analysis did not include an evaluation of the capacity or opportunity or constraints to expand these facilities. It is recommended that the review of downstream collection systems and the evaluation of pumping stations should be the subject of a more comprehensive master servicing study to be completed for the entire community.

16.3 Water System

Generally the extension of pressurized water systems is not as limiting as gravity based wastewater collection systems or as costly. As such, the review of serviceability was generally limited to the wastewater system and a similar exercise was not completed for water distribution. Further the water system needs to be analyzed on a network basis to determine how the entire network functions under various supply scenarios, including fire flows – which are often the critical element in the design of the system.

All assumptions relating to growth have been based on new growth being on full water and wastewater servicing. It is understood that sections of Atwood remain on individual wells and that development proposals have been brought forward on the basis of individual or communal well systems. It is our recommendation that in order to provide safe and secure water supply to all individuals in Atwood that all new development be on full municipal servicing and not individual or communal systems. Further, as the opportunities present themselves, the municipality should be working towards full municipal water servicing even for existing developed areas. Any development on partial servicing will lessen the security of the overall system and will serve to aggravate any future efforts by the municipality to implement full municipal servicing for the community, resulting in additional costs.

16.4 Stormwater Management

As areas develop, stormwater management measures are required to mitigate the impact of both quantity and quality of storm runoff on downstream areas and receiving streams. Such measures are to be implemented in accordance with provincial guidelines and local conservation authority requirements. Historically within the community of Listowel, storm drainage has been provided through a network of storm sewers, channels and ditches which outlet to the Maitland River which cuts through the centre of the community. As growth continues to the north, west and east in particular, the natural topographical drainage boundaries which allow for direct outlet to the Maitland River will be pressed and drainage limits for new development will cross into adjacent sub-drainage areas. Accordingly, access to deep and hydraulically sufficient outlets will be a challenge.

Due to the nature of stormwater management, it is in municipal interest to limit the number of overall systems which will eventually be assumed and maintained by the municipality, therefore implementation of stormwater management facilities should be on a regional or sub-watershed basis. The type and design of stormwater management measures will be specific to local conditions and the planning and design of these measures needs to be comprehensive and completed at the earliest stages of development, either through area planning studies, secondary plans, or at a minimum, the draft plan stage.

Stormwater drainage and control measures will need to be assessed on an area by area basis and investigations relating to the requirements of future stormwater management measures lie beyond the scope of this study.

PART V: RECOMMENDED GROWTH STRATEGY

17. RECOMMENDED BOUNDARY CHANGES

After considering the Evaluation Criteria and to address the 20 year planning horizon it is recommend that boundary adjustments be made to existing settlement areas, as shown in Appendix J. These settlement area boundary adjustments propose the deletion of agricultural land from within the settlement area boundary and significant amount of Future Development land that would require additional road construction and private servicing to be implemented should these lands proceed with development. Large parcels of land are proposed to be deleted from Hamlets as existing policies prohibit new development in Hamlets through plans of Subdivision, therefore the likelihood of these parcels proceeding with the development of these lands would be minimal. Chart 14 below shows the available land supply subsequent to the proposed changes and adjustments to be made to the settlement area boundaries.

Chart 14: Supply (Following Recommended Boundary Changes)

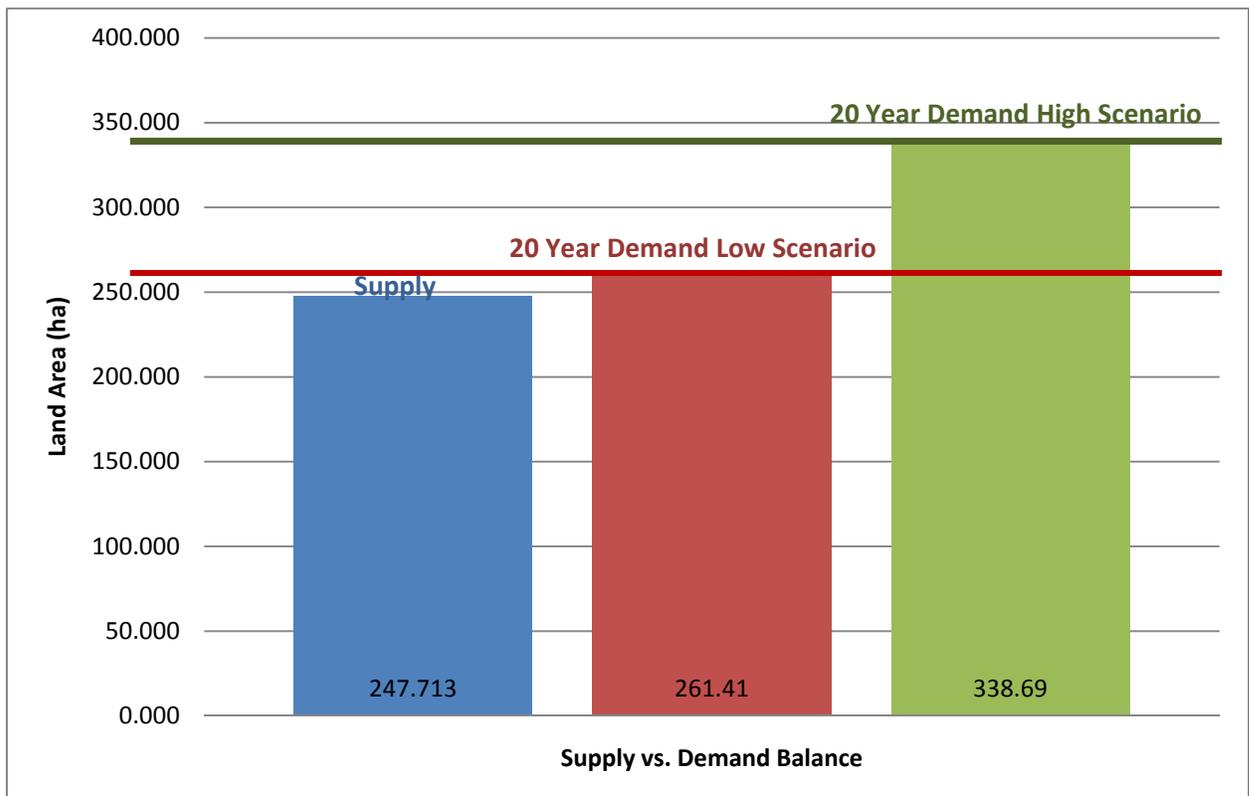


Chart 14 demonstrates that after re-evaluating the available land supply and after implementing the recommended boundary changes to the existing settlement areas within the Municipality of North Perth, the available land supply is below the 20 Year Demand Low Scenario and constitutes approximately 248 hectares of land.

Chart 15 provides the breakdown of land use, showing the total land supply within settlement areas prior to the recommended boundary changes and following the recommended boundary changes.

Chart 15: Supply By Land Use (Following Recommended Boundary Changes)

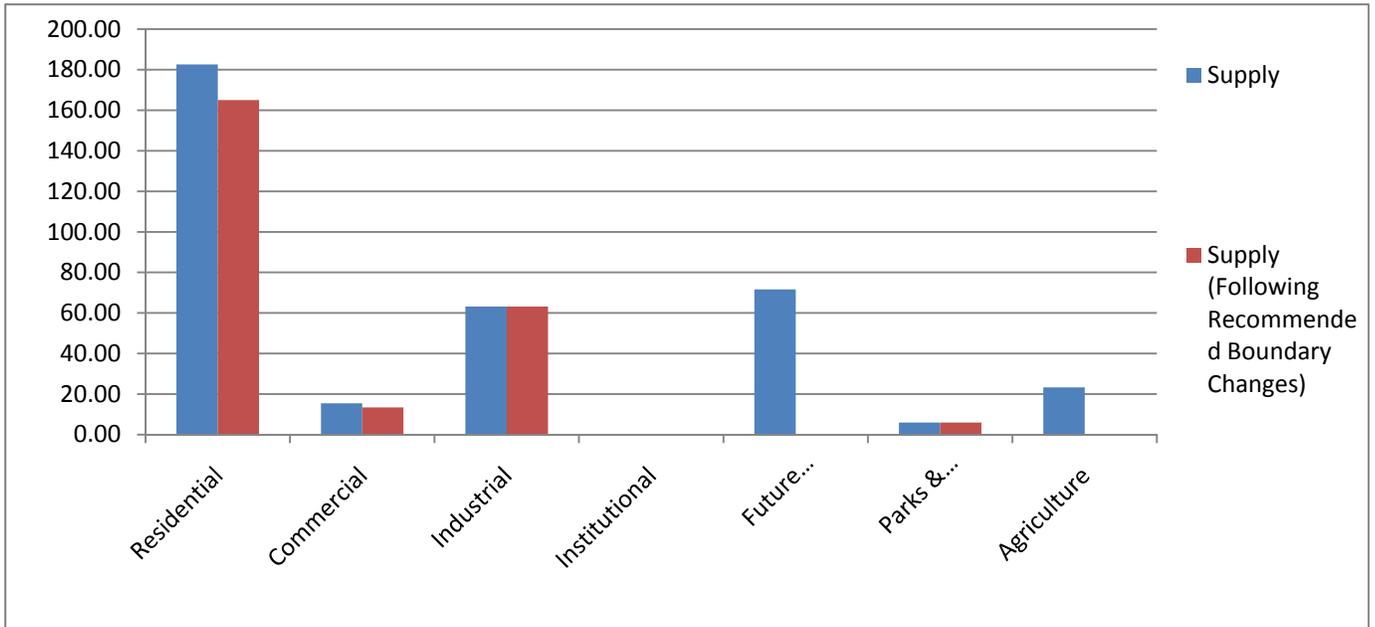
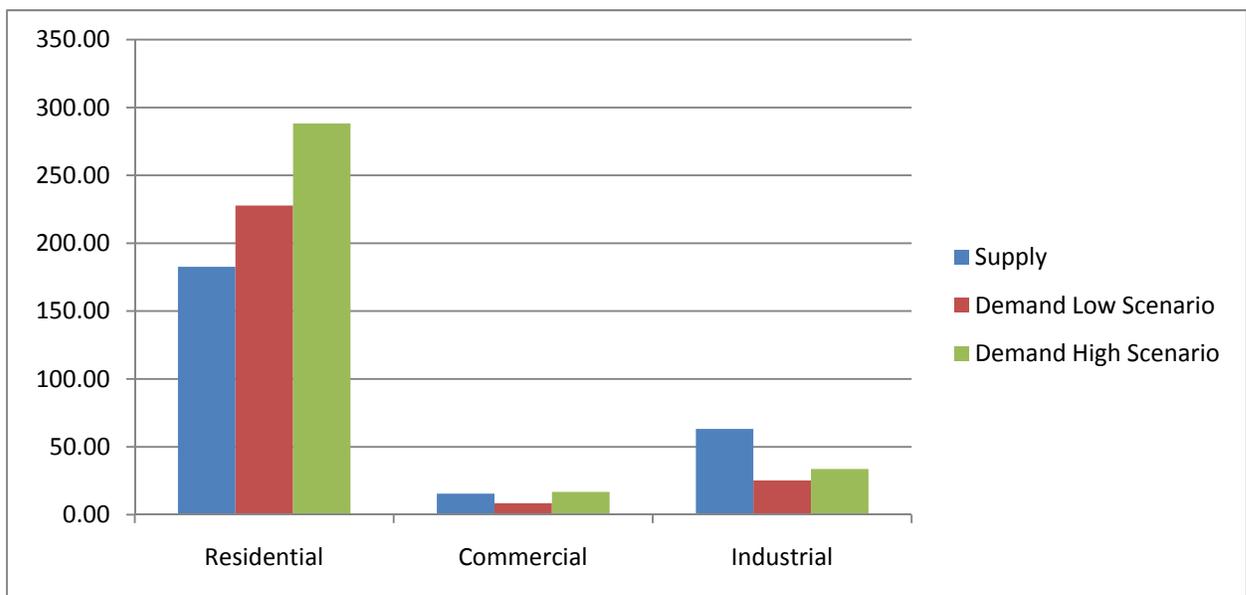


Chart 15 demonstrates that a significant and appropriate amount of land was removed from the existing settlement area boundaries through the recommended boundary adjustments, which consisted primarily of Future Development and Agricultural land. With the recommended changes to the settlement area boundaries as shown in Appendix J, the resultant supply to accommodate growth within the next 20 years is below the demand anticipated therefore the Municipality will require additional land. Once the recommended boundary changes have been implemented, the residential supply will be insufficient to accommodate demand, the commercial land supply will be relatively sufficient compared to the demand anticipated, and the industrial land supply will exceed the industrial land demand, as shown in Chart 16, below.

Chart 16: Land Supply vs. Land Demand (Low and High), By Land Use



The recommended boundary changes to the settlement areas are recommended for various reasons such as inconsistencies with the Provincial Policy Statement, inconformity with the County of Perth Official Plan and the fragmentation of agricultural land. The following table provides a matrix of the settlement areas against the reasoning for the recommended boundary changes.

Table 41: Settlement Area Matrix – Boundary Change Rationale

Type of Settlement Area	Name of Settlement Area	Inconsistent with PPS	Inconformity with County of Perth Official Plan	Fragmentation of Agricultural Land	Unavailability of Municipal Infrastructure	No Changes
Town	Listowel Ward					X
SPA	Special Policy Area					X
Urban Fringe	Urban Fringe North			X		
	Urban Fringe East					X
	Urban Fringe West			X		
Village	Atwood			X		
	Gowanstown			X	X	
	Trowbridge			X	X	
	Monkton			X	X	
Hamlet	Kurtzville		X	X	X	
	Molesworth		X	X	X	
	Britton		X	X	X	
	Donegal		X	X	X	
	Newry		X	X	X	
Infilling	Brotherston	X			X	
	Wallace	X			X	
	Trecastle	X			X	
	Lot 26, Conc. 1	X			X	
	Lots 48-49, Conc. 1					X*
	Lot 56-57, Conc. 1					X*
	Lot 15, Conc. 5	X			X	
	Lot 15, Conc. 6	X			X	
	Lot 19, Conc. 4	X			X	
Lot 24, Conc. 2	X			X		
* No "potential development" parcels identified						

Based on Table 41 above it can be concluded that the majority of the “potential development” parcels within the serviced settlement areas (including Listowel, Special Policy Area and Urban Fringe Areas) as well as the Villages have been removed from the settlement area boundary in attempt to avoid the fragmentation of Agricultural land. The boundary changes to the Hamlet settlement areas have resulted largely due to existing policies within the County of Perth Official Plan that prohibit the creation of lots through a draft plan of subdivision, as well as to avoid the fragmentation of Agricultural land. The recommended removal of the Infilling policies is justified as it is not consistent with the policies of the Provincial Policy Statement.

17.1 POTENTIAL ADDITIONAL LANDS

Following the implementation of the recommended boundary changes through an Official Plan Amendment as recommended and in accordance with the Planning Act, there is an opportunity to further evaluate potential boundary expansions to meet the 20 year planning horizon. These potential expansions should only occur in the two settlement areas identified as the focus for development: Listowel Settlement Area (Listowel and surrounding areas) and Atwood. The potential growth needs consist of 90 hectares for residential development and no justification for additional commercial or industrial designated lands at this time. Figures 7 and 8 identify the potential development areas.

Figure 7: Potential Growth Areas in the Listowel Settlement Area

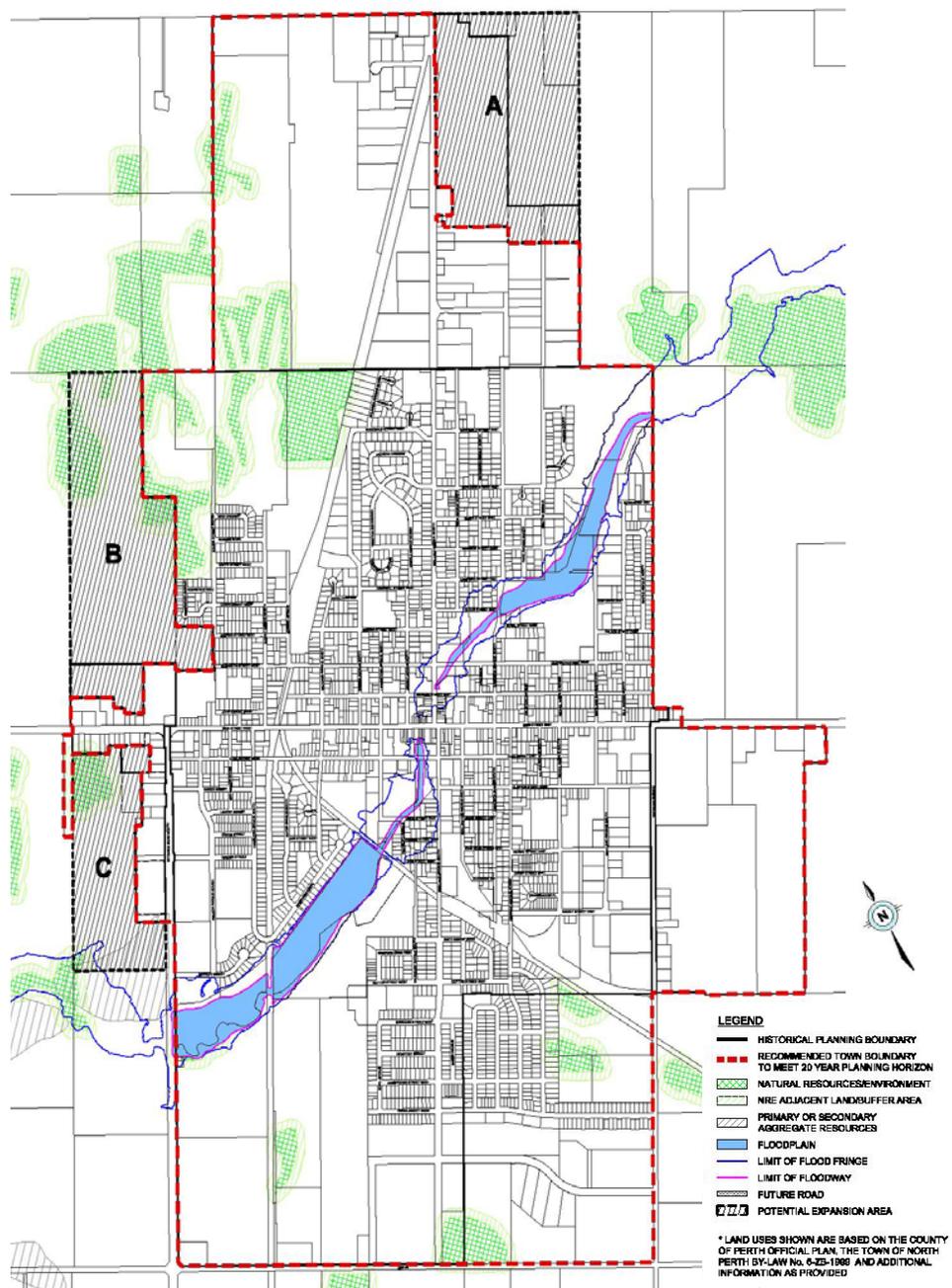
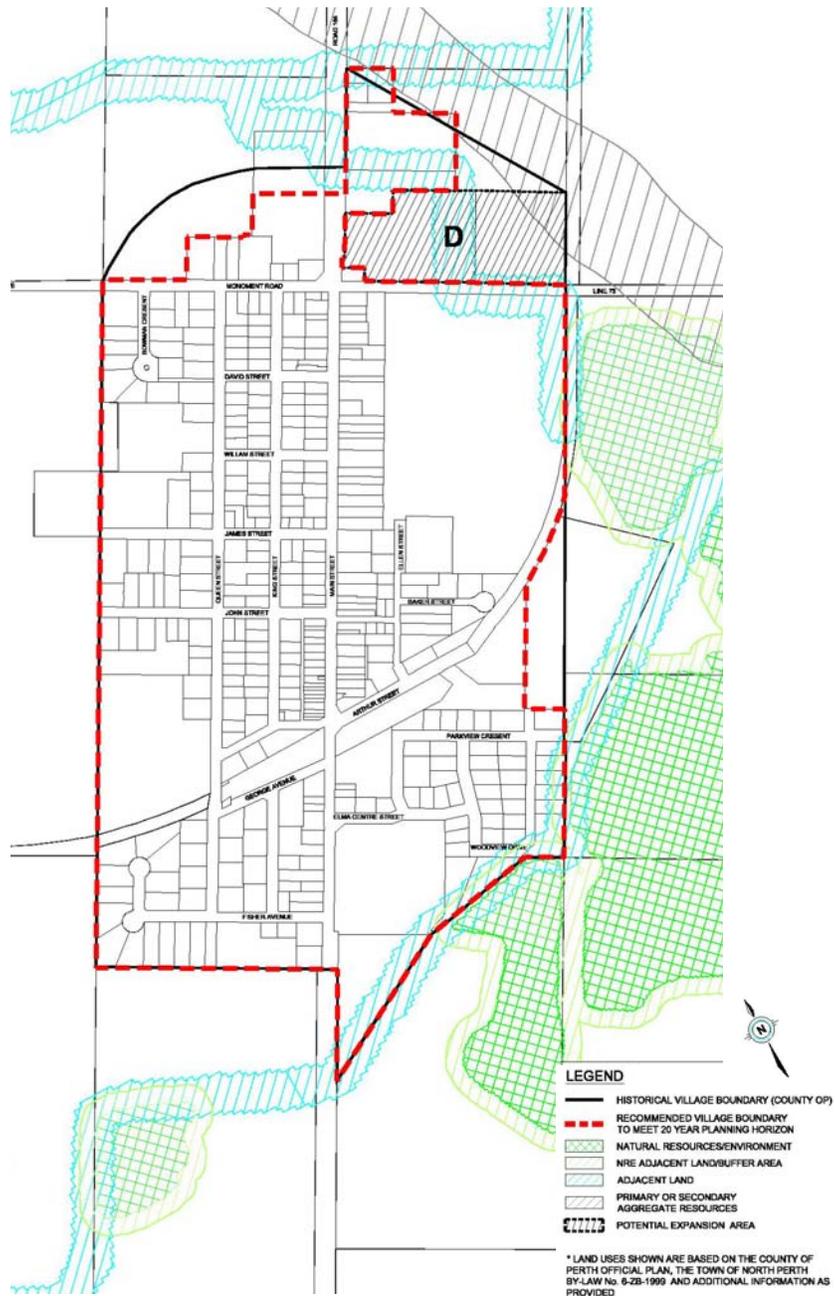


Figure 8: Potential Growth Areas in Atwood



Area A = 49.67 hectares

Area B = 49.49 hectares

Area C = 25.36 hectares

Area D = 5.98 hectares

Both Listowel and Atwood have or have the potential for full municipal services. Also, these settlement areas have the greatest opportunity for a complete community.

It is important to note that the above parcels are identified as A, B, C and D for reference purposes only, no priority has been given or preference of staging of development have been given to these parcels.

17.1.1 RESIDENTIAL

For Listowel, Areas B and C have been identified as potential areas for settlement expansion considerations. Area B has a gross area of approximately 50 hectares and Area C has a gross area of approximately 25 hectares. Both areas can connect to the community through the extension of municipal streets and services. Area B would have to address land use compatibility with the existing adjacent industrial land uses. Area C would have to address land use compatibility with the future commercial land uses.

For Atwood, Area D has a gross area of approximately 6 hectares. It should be noted that this Area is currently designated within the settlement area. Through the rationalization of the settlement boundaries it is recommended to delete Area D. This area should only be included once Council is satisfied that this Area provide sufficient development areas to rationalize (financially feasible and viable) extending full municipal services to the community and in particular municipal water.

There is insufficient justification to include all areas for residential development. Upon further detailed technical review and municipal priorities the Council could include up to 90 hectares for residential purposes.

17.1.2 COMMERCIAL

At this time, no justification or rationale exists to add any additional designations for commercial land uses. There are existing designated commercial lands available that are currently under utilized and provide opportunities for additional commercial development prior to the consideration of any urban expansion. In addition, the commercial core area of Listowel provides opportunity for additional commercial development through redevelopment, infill and intensification. The vitality and feasibility of the commercial core should be protected from any additional commercial areas not already located within the urban area.

17.1.3 INDUSTRIAL

At this time, no justification or rationale exists to add any additional designations land for industrial purposes within the municipality. In the future, and subject to the appropriate justification at that time, a potential area in northeast Listowel has been identified (Area A). This area has potential for industrial development in the future given the proximity to the designated settlement area, adjacent compatible land uses and servicing opportunities. Area A has a gross land area of approximately 50 hectares.

18. CONCLUSIONS OF GROWTH PLAN STRATEGY

As such, the conclusions of the Growth Plan Strategy are as follows:

- The North Perth Master Growth Plan dated July 12, 2010 as prepared by the IBI Group appropriately addresses the Term of Reference as outlined by the Municipality of North Perth;

- The Absorption Approach Method is recommended to define the 20 year planning horizon land use requirements of the Municipality of North Perth;
- That to appropriately plan for and to provide for a 20 year planning horizon the Municipality of North Perth must focus the majority of future urban growth to the consolidated Listowel and Atwood Settlement Areas;
- Through the next Official Plan Review the Official Plan should establish policies that provide for the priority of new development through infilling, intensification, adaptive reuse of existing buildings and brownfield redevelopment before urban expansions;
- That many of the historical land use designations through existing planning policies and servicing are not viable nor feasible and therefore inhibit the municipality to appropriately focus growth to appropriate settlement areas;
- The proposed consolidation of Listowel, Special Policy Area, Urban Fringe, Mobile/Modular into one planning policy unit and the rationalization of settlement boundaries of the designated Villages, Hamlets and Infilling should be redefined to appropriately recognize existing land uses, protect environmental features, protect agricultural resources, limit farm fragmentation, delete infilling policies and provide that no settlement expansions be implemented in the future through Official Plan and Zoning By-Law Amendments;
- There is no justification to add additional designated lands for commercial or industrial land purposes;
- That no additional expansions to Listowel Settlement Area for residential be supported until the Official Plan and Zoning By-Law Amendments have been approved with regard to the settlement area boundaries. These site specific amendments are to be the subject of further detailed review, evaluation and justification;
- There is sufficient municipal water and sanitary services available in Listowel to support the North Perth Master Growth Plan and that the Municipality initiate a Master Servicing Study and update the study regularly.

19. RECOMMENDATIONS OF GROWTH PLAN STRATEGY

As a result of the above noted conclusions, it is recommended:

That the Municipality of North Perth Council approve the North Perth Master Growth Plan as background information and planning basis for a future amendment to the Official Plans to redefine the settlement boundaries consistent with the Growth Plan;

1. Identify Settlement Area Boundaries to Provide for a 20 Year Planning Horizon

- To be “consistent with” Provincial Policy Statement (PPS 2005).
- To focus future growth to settlement areas, preserve agricultural land and environmental features.
- For Hamlets, to remove parcels of land that cannot, by policy, be developed through Plans of Subdivision and would otherwise require communal or private servicing.
- To focus development opportunities to Serviced Urban Areas.

- To assist the Municipality in making development decisions and to provide a better understanding of the logical phasing of development and infrastructure planning.
2. Consolidate Listowel, Urban Fringe and Special Policy Area Official Plan Policies (Listowel Settlement Area)
 - To provide a consistent policy approach for all lands identified for settlement within and adjacent to the Listowel Ward.
 - Given proximity to one another, these areas should be treated the same way and function the same way from a land use policy, servicing and staging prospective.
 3. Atwood Official Plan Policies: Redesignate Village to Serviced Urban Area
 - Under the Settlement Area policies of the County Official Plan, Atwood is to be considered a Serviced Urban Area and no longer to be considered under the provisions and policies of a Village (consistent with current Official Plan Review currently underway).
 4. Delete Infilling Policies
 - Delete the Section pertaining to Infilling within the County of Perth Official Plan. Infilling outside of a settlement area on prime agricultural land is not consistent with the Provincial Policy Statement.
 5. Infrastructure Planning
 - Requirement for eventual municipal and water servicing in Listowel Settlement Area and Atwood to all areas within these settlements.
 - Completion of a Master Servicing Study to review downstream collections systems and the evaluation of pumping stations, as required and to update regularly.
 - Stormwater Management Ponds to continue to be provided on a Regional basis to limit the number of ponds required.
 6. Special Policy Area Exception
 - There is a rationalization to include the Special Policy Area within the Recommended 20 Year Planning Boundary, given the existing land use patterns, the extension of municipal services and road, the minimal impact on agricultural and natural environmental resources, even though the industrial land supply exceeds the 20 year industrial land demand requirements.
 7. Recreational Land Supply for Recreational Use
 - The land supply identified in Trowbridge and Monkton as Parks & Recreational Land are to be permitted only for the continued use of Parks & Recreational in the future (i.e., expansion of existing use, etc.)
 8. Review Opportunities for Potential Growth
 - Review possible opportunities for boundary expansion limited to residential in Listowel and Atwood subject to site specific evaluation of land use patterns, road networks, servicing, capacity, etc.

- 9. That the Municipality of North Perth continue to update the detailed information within the Absorption Approach Method on an annual basis.

Prepared By:

IBI GROUP

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Associate, Senior Planner

Natalie Hardacre

Natalie Hardacre, BES, MCIP, RPP
Planner



I hereby certify that this Master Growth Plan was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Institute Act, 1994.

I hereby certify that this Master Growth Plan was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Institute Act, 1994.

July 8, 2010 *Douglas W. Stewart*
Date Douglas W. Stewart MCIP, RPP

July 8/10 *Natalie Hardacre*
Date Natalie Hardacre, BES, MCIP, RPP

DWS/NNH/baw

APPENDIX A

DISPLAY BOARDS FROM PUBLIC INFORMATION CENTRE NO. 1



PUBLIC INFORMATION CENTRE NO. 1

North Perth Master Growth Plan



North Perth Municipal Offices
330 Wallace Avenue North
Municipality of North Perth, Ontario
3:00 p.m. to 8:00 p.m.



Purpose of Today's Public Information Centre

- To introduce the North Perth Master Growth Plan project;
- To review existing land uses and infrastructure within the Municipality of North Perth;
- To provide an opportunity for public input; and
- To present next steps and project timing.

Please...

- Ask us any questions you may have about the project.
- Participate and provide direction for consideration by the Project Team.

How...

- Fill out a comment sheet and leave it with us – or take it home and return it later to the contact provided.
- Add your name and contact information to the mailing list to receive project updates.



Project Goals and Objectives

The North Perth Master Growth Plan will help to define future growth areas within the Municipality, to be considered over the next twenty years. The North Perth Master Growth Plan is a strategy which will be considered by North Perth Council for adoption, to be utilized by the Municipality as:

- The technical policy basis for future Municipal Plan Amendments whether municipal or privately initiated;
- A strategy used to identify future Capital Works related to infrastructure expenditures; and
- A community guide related to future growth patterns for the Municipality.

The North Perth Master Growth Plan will consist of four parts:

What is Existing?	Review and evaluation of existing and current land use, infrastructure and development patterns.
What is Required?	Anticipated growth projections up to the next 20 years.
What Will be Considered?	Review of existing settlement area boundaries, Official Plans and Zoning By-Law to evaluate where growth is to occur or if more land exists than what is required.
How Will it be Implemented?	Potential Amendments to County and Municipal Official Plans and Zoning By-Law.



Study Area

Municipal wide with a focus on the Listowel Ward and all Hamlets and Villages within the Municipality.



	Listowel Ward	Wallace Ward	Elma Ward
Towns	Listowel		
Villages		Gowanstown	Atwood, Monkton & Trowbridge
Hamlets		Kurtzville & Molesworth	Britton, Donegal & Newry
Urban Fringe		North & West of Listowel, West of Palmerston	East & West of Listowel
Infill		Brotherston, Wallace, Trecastle & Lot 23-24 Conc. 2	Lot 26, Conc. 1; Lots 48-49, Conc. 1; Lot 15, Conc.5 & Lot 19, Conc. 4
Special Policy Area			Lots 37-40, Conc. 1



Aerial Photo: Listowel



Listowel Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes	Yes			

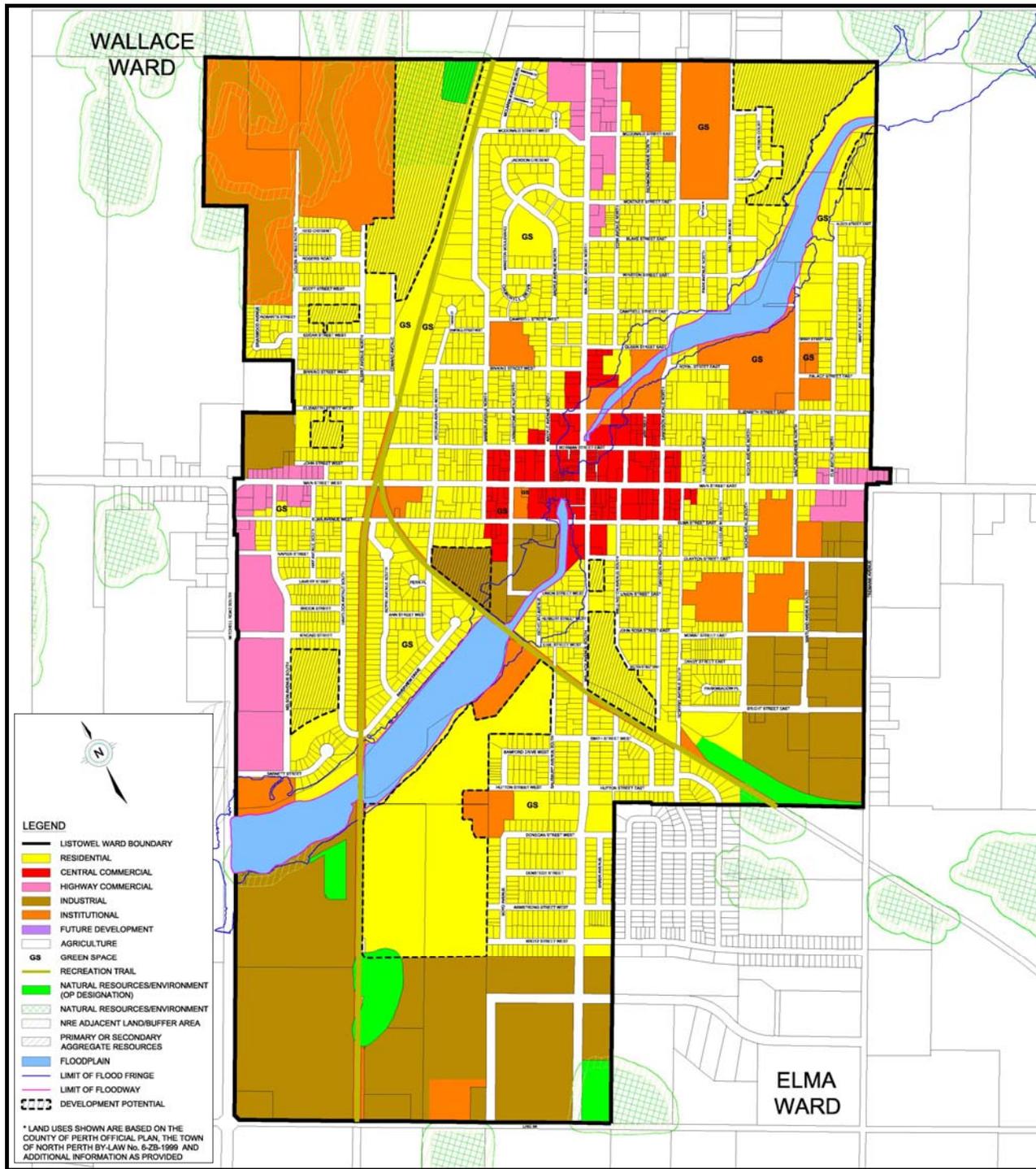


Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 1
December 1, 2009



Land Use Map: Listowel



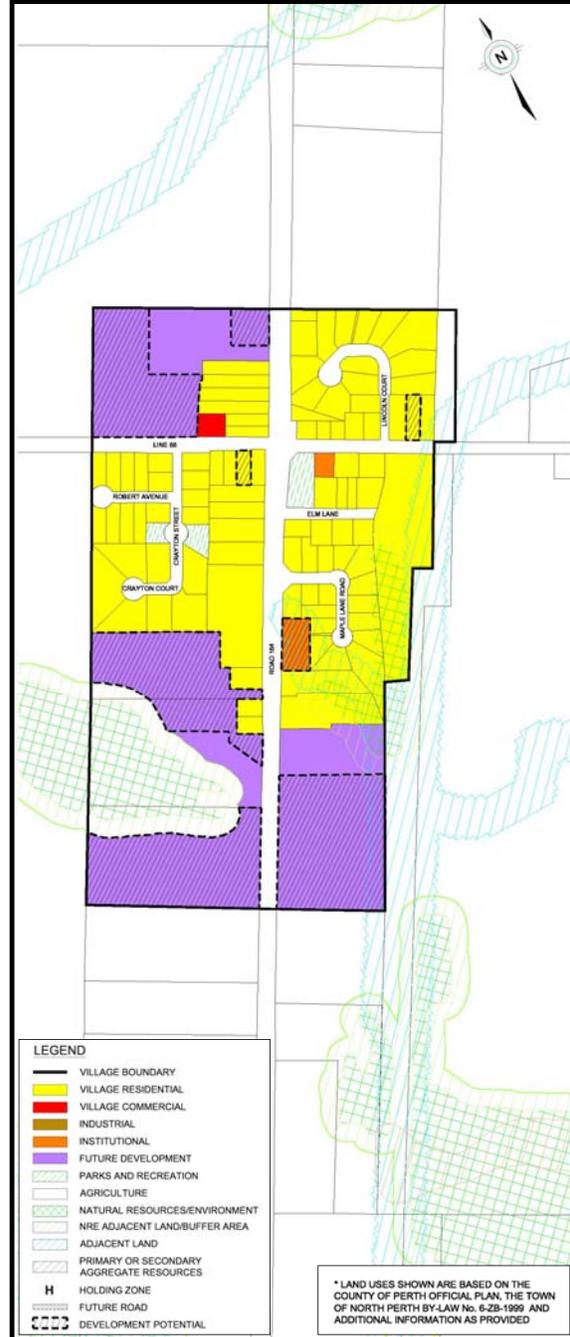
Wallace Ward – Gowanstown (Village)



Aerial Photo: Gowanstown



Land Use Map: Gowanstown



Gowanstown Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes			Yes	Yes



Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 1
December 1, 2009

Wallace Ward – Kurtzville (Hamlet)



Aerial Photo: Kurtzville



Land Use Map: Kurtzville



Kurtzville Existing Servicing:

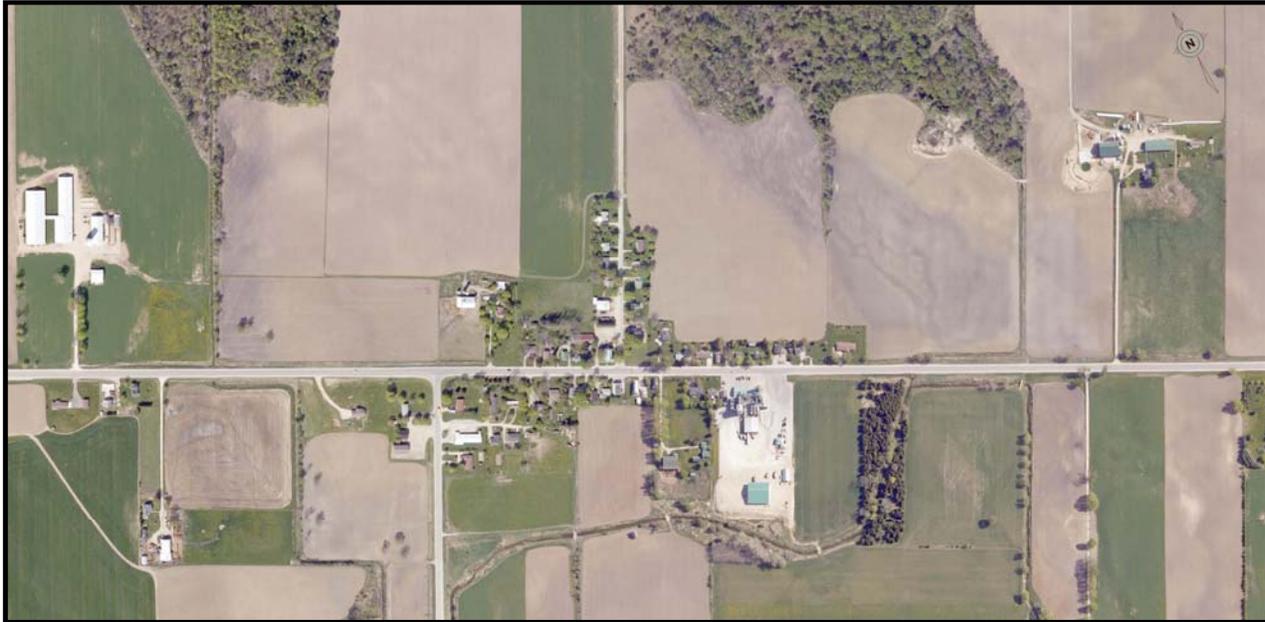
Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes



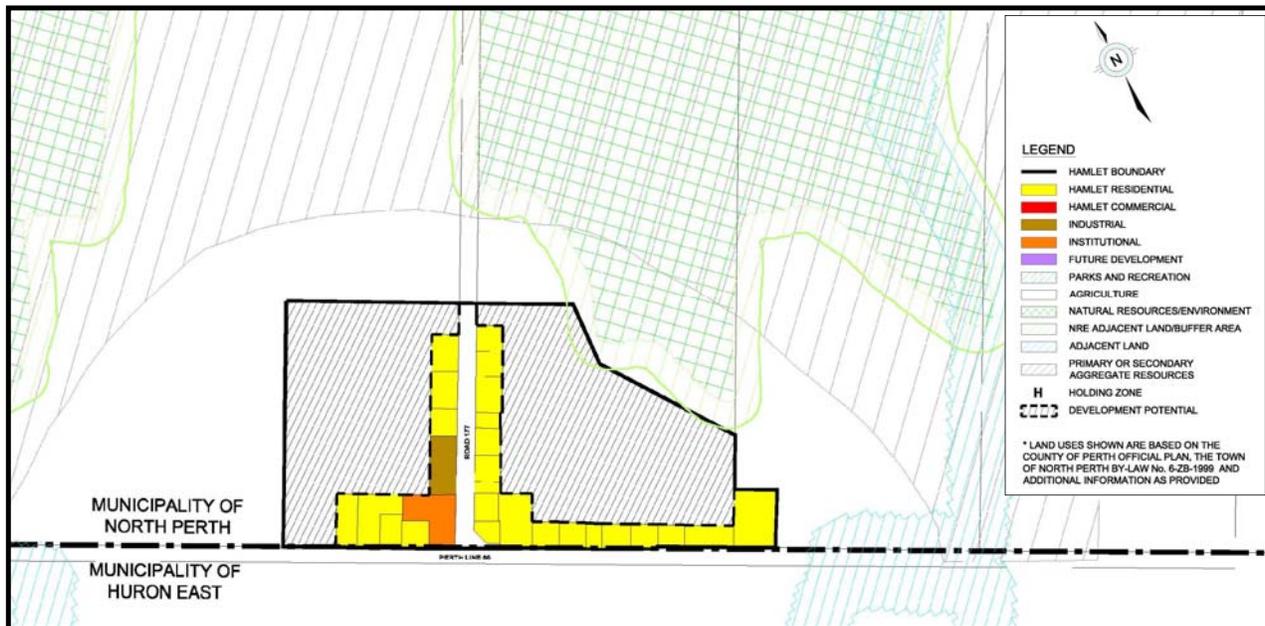
Wallace Ward – Molesworth (Hamlet)



Aerial Photo: Molesworth



Land Use Map: Molesworth



Molesworth Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes			Yes	Yes



Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 1
December 1, 2009

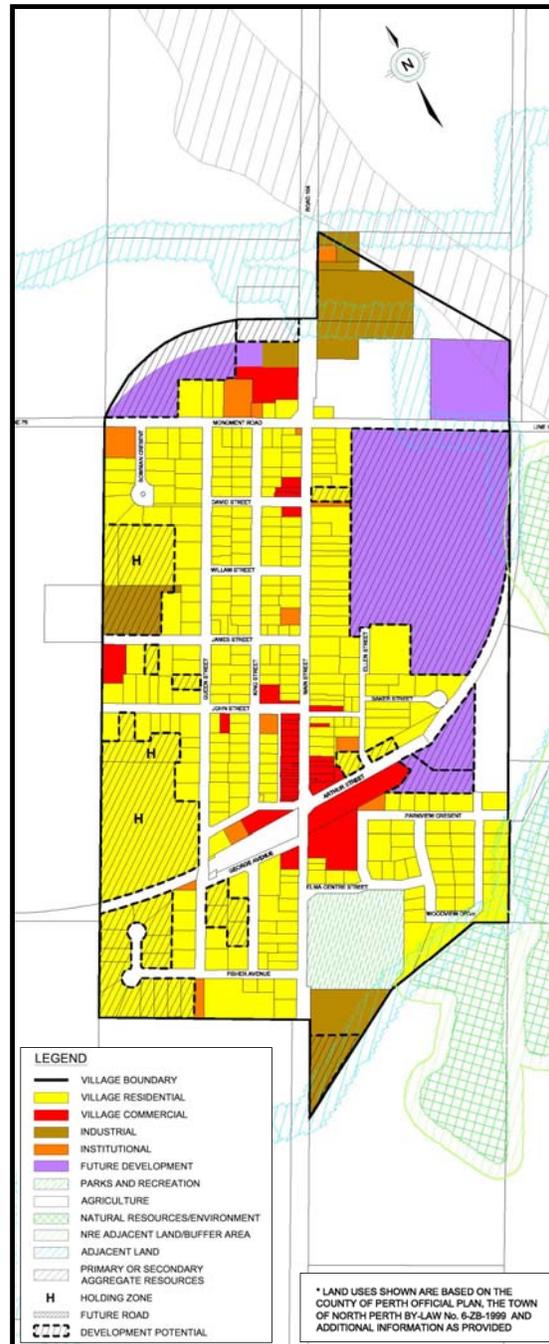
Elma Ward – Atwood (Village)



Aerial Photo: Atwood



Land Use Map: Atwood



Atwood Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes	Yes		Yes	Yes



Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 1
December 1, 2009



Aerial Photo: Monkton



Land Use Map: Monkton



Monkton Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes





Aerial Photo: Trowbridge



Land Use Map: Trowbridge



Trowbridge Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes





Aerial Photo: Newry



Land Use Map: Newry



Newry Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes





Aerial Photo: Britton



Land Use Map: Britton



Britton Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes





Aerial Photo: Donegal



Land Use Map: Donegal



Donegal Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

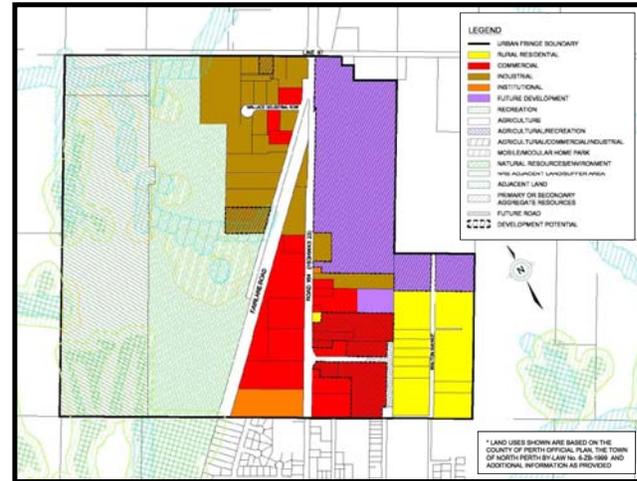




Aerial Photo: North of Listowel



Land Use Map: North of Listowel



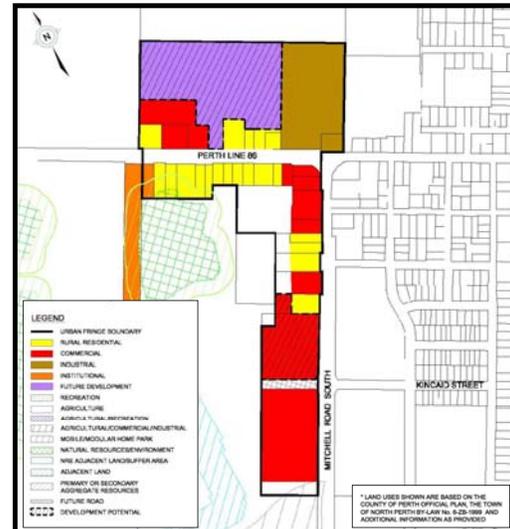
North Listowel Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes	Yes		Yes	Yes

Aerial Photo: West of Listowel



Land Use Map: West of Listowel



West Listowel Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

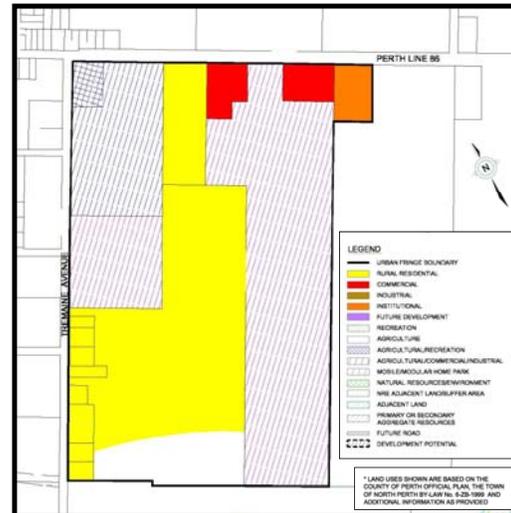




Aerial Photo: East of Listowel



Land Use Map: East of Listowel



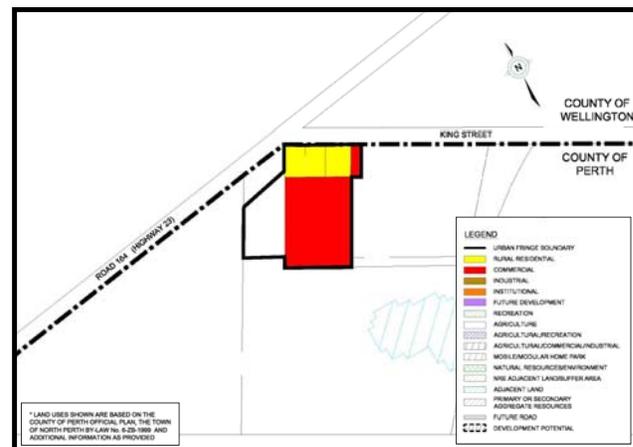
East of Listowel Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes	Yes		Yes	Yes

Aerial Photo: West of Palmerston



Land Use Map: West of Palmerston



West of Palmerston Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes



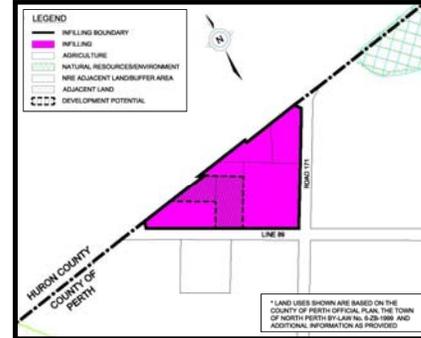
Infill – Wallace Ward



Aerial Photo: Brotherston



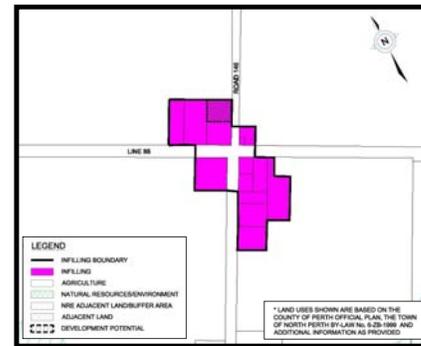
Land Use Map: Brotherston



Aerial Photo: Wallace



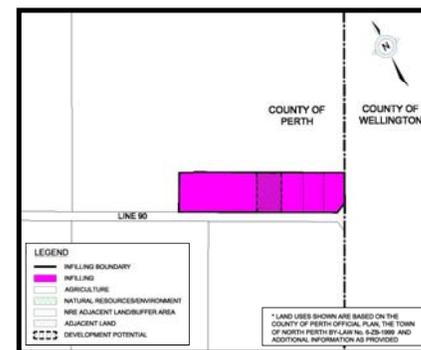
Land Use Map: Wallace



Aerial Photo: Trecastle



Land Use Map: Trecastle



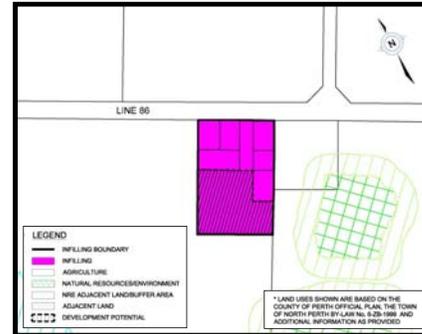
Infill – Elma Ward



Aerial Photo: Lot 26, Conc. 1



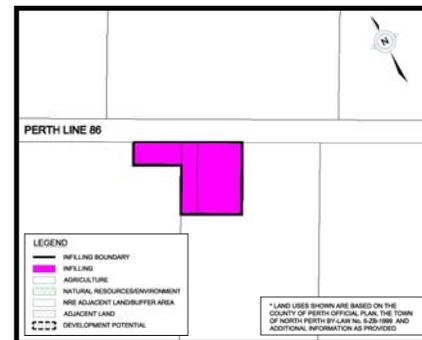
Land Use Map: Lot 26, Conc. 1



Aerial Photo: Lot 48-49, Conc. 1



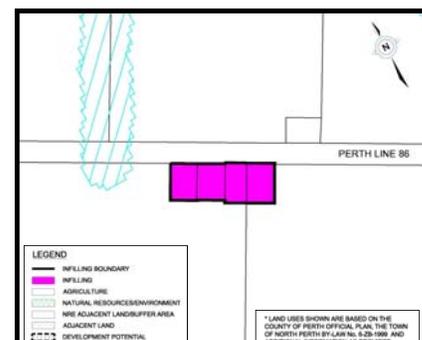
Land Use Map: Lot 48-49, Conc. 1



Aerial Photo: Lot 56-57, Conc. 1



Land Use Map: Lot 56-57, Conc. 1



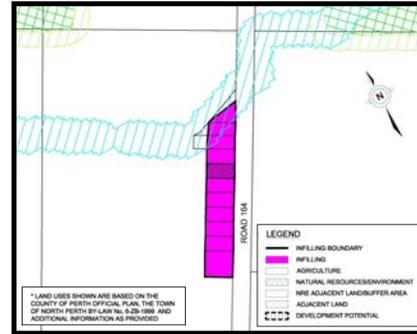
Infill – Elma Ward



Aerial Photo: Lot 15, Conc. 5



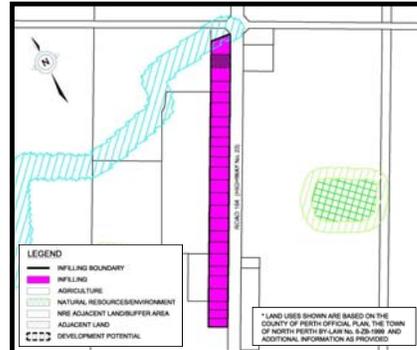
Land Use Map: Lot 15, Conc. 5



Aerial Photo: Lot 15, Conc. 6



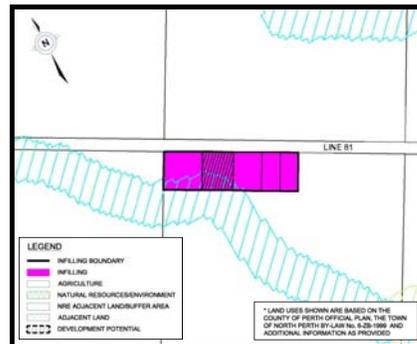
Land Use Map: Lot 15, Conc. 6



Aerial Photo: Lot 19, Conc. 4



Land Use Map: Lot 19, Conc. 4



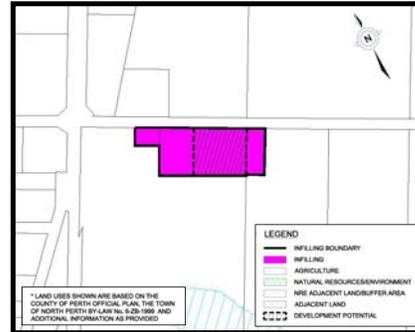
Infill (Wallace Ward) & Special Policy Area (Elma Ward)



Aerial Photo: Lot 23-24, Con. 2



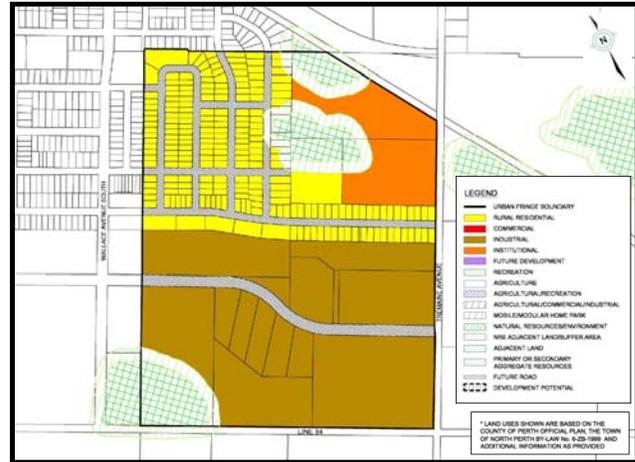
Land Use Map: Lot 23-24 Con. 2



Aerial Photo: Special Policy Area



Land Use Map: Special Policy Area



Special Policy Area Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes	Yes		Yes	Yes





Evaluation Criteria for Growth Plan Strategy

1. Applicable Planning Policies

- Provincial Policy Statement (PPS)
- County of Perth Official Plan
- Listowel Ward Official Plan
- Municipality of North Perth Zoning By-Law

2. The Environment

- Protection of Natural Resources
- Protection of Environmental Features (woodlots, wetlands, etc.)
- Protection of Natural Heritage
- Protection of Agricultural Land
- Topographical Features/Constraints

3. Infrastructure

- Municipal Versus Private Servicing
- Capacity of Existing Systems
- Logical Extension of Transportation Networks

4. Planning Principles

- Land Use Compatibility
- Broad Range and Mix of Uses
- Broad Range and Mix of Housing
- Logical Access to Development and Land Parcels
- Logical and Progressive Patterns of Development
- Opportunities for Infill, Intensification and/or Redevelopment
- Health and Safety
- Connectivity and Accessibility
- Efficiency

5. Public Consultation

- Comments from the Public Including Local Residents and Stakeholders



Next Steps

- Review feedback from this Public Information Centre.
- Define existing growth up to a twenty year planning horizon and infrastructure requirements to support growth.
- Identify and analyze all potential development areas based on Evaluation Criteria.
- On-going public consultation is encouraged.
- Next Public Information Centre is anticipated for February, 2010.

Opportunities for Involvement

Public and government agency involvement are integral components of the project development process. To become involved, please:

- Participate in the Public Information Centres.
- Communicate your comments, questions and concerns through our Comment Forms.
- Contact the project team via phone, fax or e-mail.
- Add your name to the project mailing list.
- Monitor public media.

Thank you for Attending
Public Open House No. 1



APPENDIX B

DISPLAY BOARDS FROM PUBLIC INFORMATION CENTRE NO. 2



PUBLIC INFORMATION CENTRE NO. 2

North Perth Master Growth Plan



North Perth Municipal Offices
330 Wallace Avenue North
Municipality of North Perth, Ontario
5:00 p.m. to 8:00 p.m.





Purpose of Today's Public Information Centre

- To provide an update of the North Perth Master Growth Plan project;
- To review existing land uses and municipal infrastructure (water, sanitary sewer) within the Municipality of North Perth;
- To review the existing designated land supply and anticipated land demand within the Municipality of North Perth for the next twenty year planning horizon, as per the Provincial Policy Statement;
- To review the municipal serviceability of potential development properties using a comparative approach;
- To provide an opportunity for public input; and
- To present next steps and project timing.

Please...

- Ask us any questions you may have about the project.
- Participate and provide direction for consideration by the Project Team.
- Fill out a comment sheet and leave it with us – or take it home and return it later to the contact provided.
- Add your name and contact information to the mailing list to receive project updates.



Project Goals and Objectives

The North Perth Master Growth Plan will help to define future growth areas within the Municipality, to be considered over the next twenty years. The North Perth Master Growth Plan is a strategy which will be considered by North Perth Council for adoption, to be utilized as:

- The technical policy basis for future Official Plan Amendments whether municipally or privately initiated;
- A strategy used to identify future Capital Works related to infrastructure expenditures; and
- A community guide related to future growth patterns for the Municipality.

The North Perth Master Growth Plan consist of four parts:

What is Existing?	Review and evaluation of existing and current land use, infrastructure and development patterns.
What is Required?	Review of existing land supply and anticipated land demand, and to review municipal serviceability.
What Will be Considered?	Review of existing settlement area boundaries, Official Plans and Zoning By-Law to evaluate where growth is to occur or if more land exists than what is required.
How Will it be Implemented?	Potential Amendments to County and Municipal Official Plans and Zoning By-Law.

WE ARE HERE →

Study Area

Municipal wide with a focus on the settlement areas within the Municipality.





Settlement Areas (Section 6)

Policy Criteria for Evaluation of Future Development Areas

	Listowel Ward	Wallace Ward	Elma Ward
Serviced Urban Area	Listowel		
Village		Gowanstown	Atwood, Monkton & Trowbridge
Hamlet		Kurtzville & Molesworth	Britton, Donegal & Newry
Special Policy Area			Lots 37 to 40, Conc. 1
Urban Fringe		North & West of Listowel, West of Palmerston	East & West of Listowel
Mobile/Modular Home Park			East of Listowel
Infilling		Brotherston, Wallace, Trecastle & Lot 23-24 Conc. 2	Lot 26, Conc. 1; Lots 48-49, Conc. 1; Lot 15, Conc.5; Lot 15, Conc. 6; Lot 19, Conc. 4 & Lot 56-57, Conc. 1

Serviced Urban Area:

- To provide for a broad range of land uses.
- Full municipal servicing is available and is a requirement for new development.
- Intended to be the principal location for new non-farm related growth in the County.

Village:

- To provide for a broad range of uses.
- New development will occur through the infilling process, the expansion of the existing built up area or through the conversion of use process.
- Servicing shall be in the form of municipal services, private communal services or individual on-site services.
- The creation of new lots shall occur through either the consent/severance process or the registered plan of subdivision process.

Hamlet:

- To be used and developed primarily for residential uses.
- New development will occur through the infilling process, the expansion of the existing built up area or through the conversion of use process.

- Expansion of existing built up area in the Hamlet designation must be minor in nature and shall generally be limited to the rounding out or squaring off of the built up area.
- Servicing shall be in the form of municipal services, private communal services or individual on-site services.
- The creation of new lots in the Hamlet designation shall occur only through the consent/severance process.

Special Policy Area:

- The primary use of land will be for a variety of residential dwelling types.
- To promote and encourage the provision and rehabilitation of housing to meet the needs of residents while fostering a stable residential environment which minimizes the potential for land use conflicts by preventing the indiscriminate mixing of non-compatible uses.
- New lot creation will occur primarily through the plan of subdivision process.
- It is the intention of the County Official Plan that all development will have full municipal servicing within the Special Policy Area.





Settlement Areas, Urban Fringe & Infilling (Sections 6 to 9) *Policy Criteria for Evaluation of Future Development Areas*

Mobile/Modular Home Park:

- Permitted use of land shall be for mobile and/or modular homes located within a mobile/modular home park as well as recreational and/or community facilities to serve the residents of the park.
- New development within Mobile/Modular Home Park designation shall be permitted in accordance with the relevant Official Plan policies.
- Where the expansion of an existing mobile/modular home park within an area currently designated is proposed, consideration shall be given to municipal water and sewage services or private communal water and sewage services. Where this is not feasible, private on-site services may be considered.

Urban Fringe:

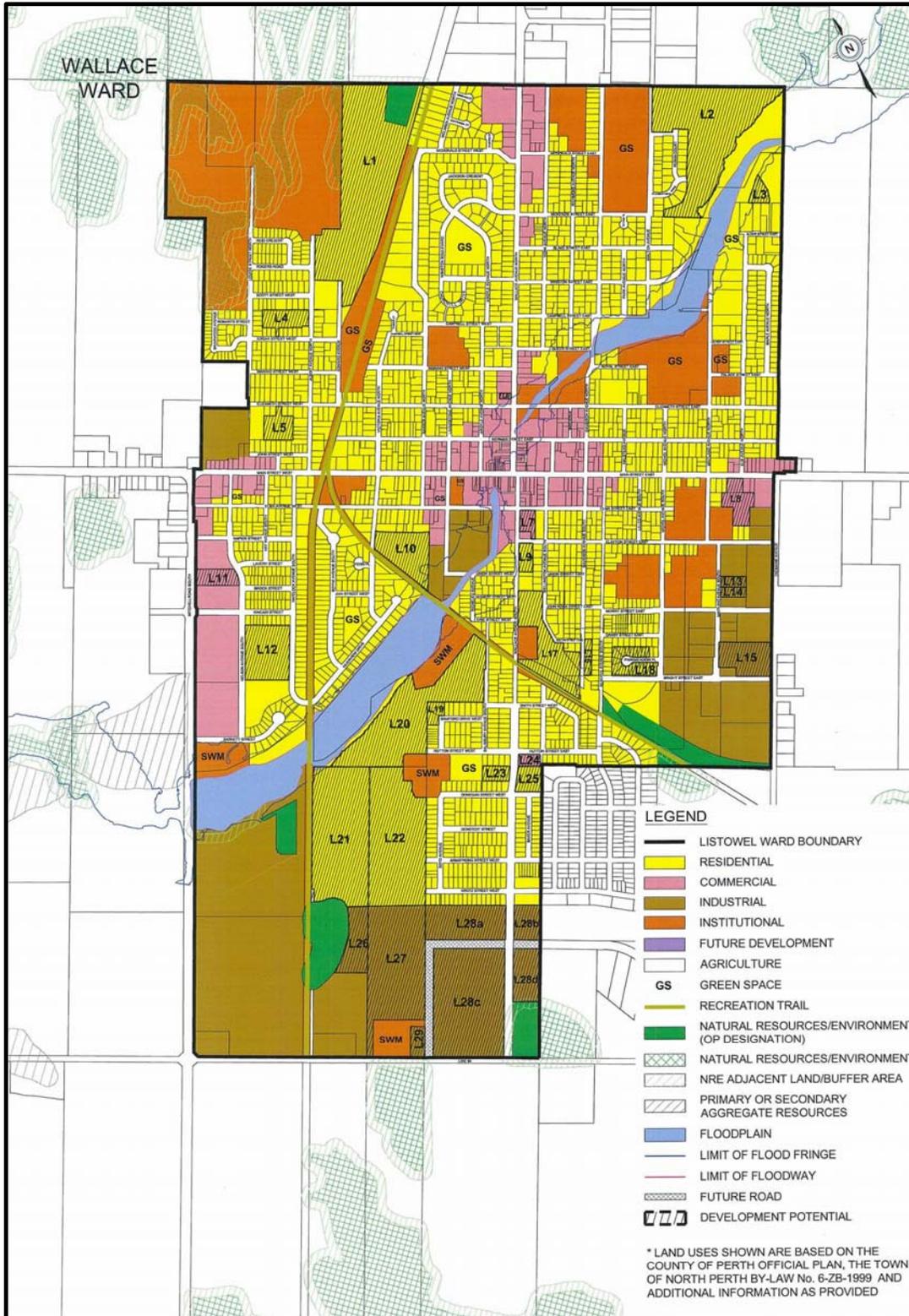
- Permitted uses in the Urban Fringe north and east of Listowel, shall be general commercial uses, highway commercial uses, light industrial uses, limited recreational/open space uses, and limited residential uses.
- Permitted uses in the Urban Fringe west of Listowel, shall be existing general commercial uses, existing highway commercial uses, conversion of existing general and/or highway commercial uses to similar type uses, light industrial uses, limited recreational/open space uses, and limited residential uses. New business or professional offices shall also be permitted.
- New development will occur through the infilling process, extensions of built up areas in the designated area, or the conversion of uses.
- Lot creation will occur primarily through the consent/severance process. The plan of subdivision process may also be an acceptable means of lot creation in the Urban Fringe north and east of Listowel, so long as Council is satisfied with matters related to development, compatibility, servicing, etc.

Infilling:

- Permitted uses to be limited to residential uses, home occupations, and bed and breakfast establishments. The only type of residential use permitted shall be single-detached dwellings.
- The only method by which to create new lots is the consent/severance process and must constitute a residential infilling situation, being a proposed residential lot/use location between two existing dwellings which are situated on the same side of the public street and which are separated by a distance of not more than 75 metres.



Listowel: Land Use Map



Listowel Ward



Listowel: Aerial Photo



Listowel: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
L1		13.650	124	Albert Avenue North	Residential	N/A
L2		9.872	25	Pleasant View Drive	Residential	N/A
L3		0.434	1	Alder Street East	Residential	Limit of Flood Fringe
L4		1.007	22	Edgar Street West	Residential	N/A
L5		0.904	16	Elizabeth Street West	Residential	N/A
L6		0.079		Wallace Avenue North	Commercial	Limit of Flood Fringe
L7		0.441		Wallace Avenue South	Commercial	N/A
L8		1.227		Main Street East	Commercial	N/A
L9		0.485	4	Wallace Avenue South	Residential	N/A
L10		2.493	49	Victoria Avenue North	Residential	Limit of Flood Fringe
L11		0.821		Mitchell Road South	Commercial	N/A
L12		2.895	unknown	Nelson Avenue South	Residential	N/A
L13		0.321		Maitland Avenue South	Industrial	N/A
L14		0.313		Maitland Avenue South	Industrial	N/A
L15		1.971		Maitland Avenue South	Industrial	N/A
L16		0.315	7	Davidson Avenue South	Residential	N/A
L17		3.603	63	Wallace Avenue South	Residential	N/A
L18		1.217	20	Park Meadow Place	Residential	N/A
L19		0.422	6	Bamford Drive West	Residential	N/A
L20		8.633	160	Hutton Street West	Residential	
L21		9.396	130	Basset Avenue	Residential	Limit of Flood Fringe
L22		8.945	147	Armstrong Street West	Residential	
L23		0.490	14	Wallace Avenue South	Residential	N/A
L24		0.312		Wallace Avenue South	Commercial	N/A
L25		0.774	36	Wallace Avenue South	Residential	N/A
L26		1.790		Basset Avenue	Industrial	N/A
L27		8.118		Line 84	Industrial	N/A
L28		15.480		Line 84	Industrial	
	L28a	3.332				
	L28b	1.104				
	L28c	9.359				
	L28d	1.685				
L29		0.554		Line 84	Industrial	Natural Resources/Environment
						N/A
Listowel Total		96.96	824			

* Hazard Lands identified may affect all or a portion of the land parcel.

Information provided above may be subject to change at any time.



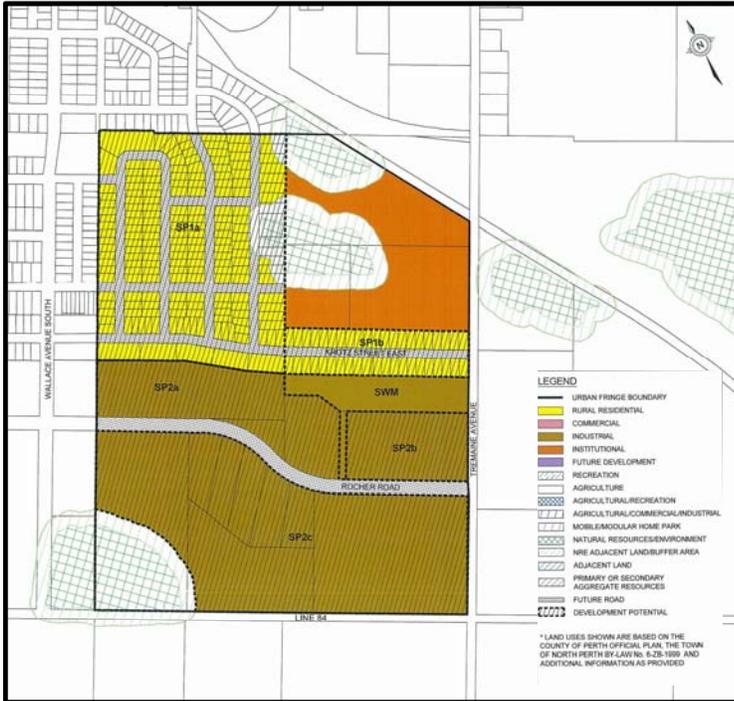
Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 2
March 10, 2010

Special Policy Area (Elma Ward)



Special Policy Area: Land Use Map



Special Policy: Aerial Photo



Special Policy Area Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes	Yes		Yes	Yes

Special Policy Area: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
SP1	SP1a	19.808	290 - 316	Tremain Avenue	Residential	Natural Resources/Environment; NRE Adjacent Land/Buffer Area
	SP1b	3.967	42			
SP2	SP2a	6.977	0	Tremain Avenue	Industrial	Natural Resources/Environment; NRE Adjacent Land/Buffer Area
	SP2b	3.775				
	SP2c	21.130				
Total SPA		55.66	332 - 358			

* Hazard Lands identified may affect all or a portion of the land parcel.

Information provided above may be subject to change at any time.



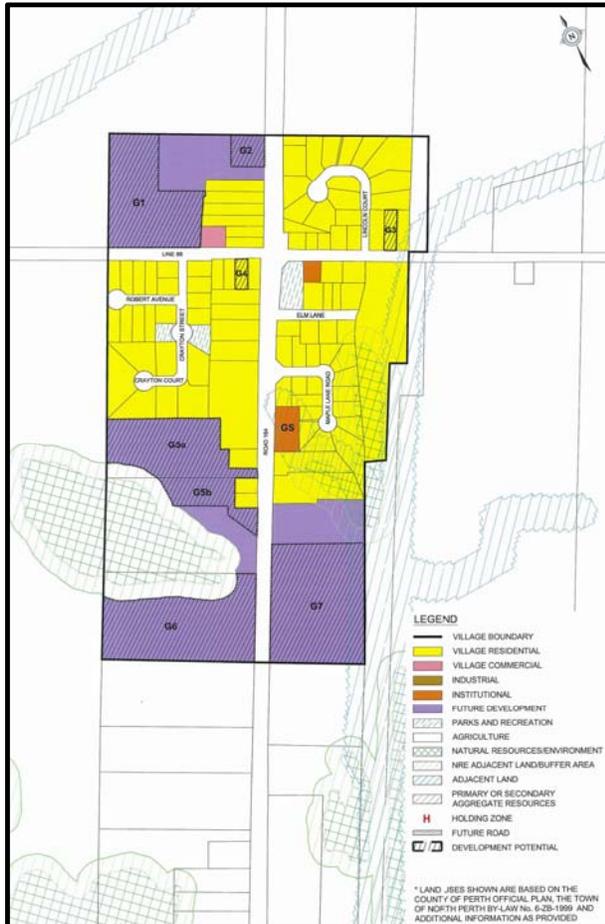
Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 2
March 10, 2010

Village of Gowanstown (Wallace Ward)



Gowanstown: Land Use Map



Gowanstown: Aerial Photo



Gowanstown Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes			Yes	Yes

Gowanstown: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
G1		3.173		Line 88	Future Development	N/A
G2		0.424		Road 164	Future Development	N/A
G3		0.199	1	Line 88	Residential	N/A
G4		0.152	1	Line 88	Residential	N/A
G5	G5a	2.627		Road 164	Future Development	N/A
	G5b	0.976				
G6		3.940		Road 164	Future Development	N/A
G7		4.380		Road 164	Future Development	Adjacent Land
Total Gowanstown		15.871	2			

* Hazard Lands identified may affect all or a portion of the land parcel.

Information provided above may be subject to change at any time.



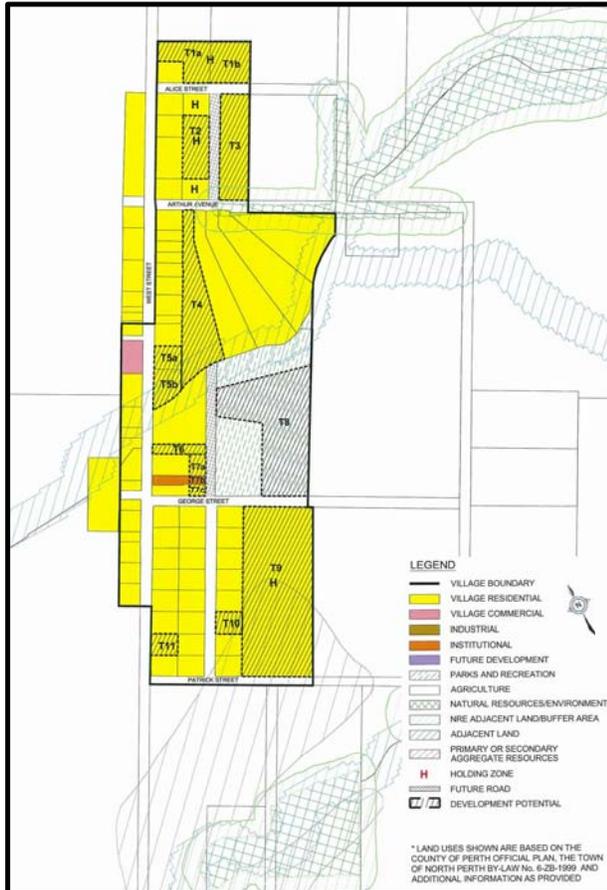
Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 2
March 10, 2010

Village of Trowbridge (Elma Ward)



Trowbridge: Land Use Map



Trowbridge: Aerial Photo



Trowbridge Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Trowbridge: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	
T1		1.197	3 - 5	Alice Street	Residential	N/A	
	T1a						0.593
	T1b						0.604
T2		0.602	2	Proposed Road	Residential	N/A	
T3		1.110	4	Arthur Avenue	Residential	NRE Adjacent Land/Buffer Area	
T4		1.436	1	Arthur Avenue	Residential	N/A	
T5		0.532	2	West Street	Residential	Adjacent Land	
	T5a						0.218
	T5b						0.314
T6		0.191	2	West Street	Residential	N/A	
T7		0.246	1	George Street	Residential	N/A	
	T7a						0.124
	T7b						0.050
	T7c						0.072
T8		2.748	18	George Street	Parks and Recreation	N/A	
T9		4.292	18	Patrick Street	Residential	Primary or Secondary Aggregate Resource	
T10		0.204	1	Victoria Street	Residential	Primary or Secondary Aggregate Resource	
T11		0.208	1	West Street	Residential	N/A	
Total Trowbridge		12.766	36 - 38				

* Hazard Lands identified may affect all or a portion of the land parcel.

Information provided above may be subject to change at any time.



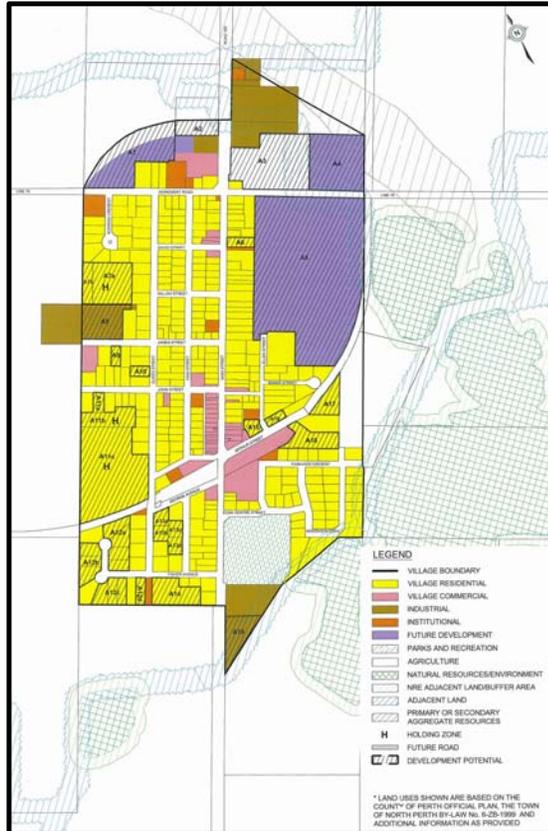
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North Perth Master Growth Plan

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March 10, 2010

Village of Atwood (Elma Ward)



Atwood: Land Use Map



Atwood: Aerial Photo



Atwood Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes	Yes		Yes	Yes

Atwood: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazards
A1		2.773		Monument Road	Future Development & Agriculture	N/A
A2		0.581		Road 164	Agriculture	Adjacent Land
A3		3.350		Road 164	Agriculture	Adjacent Land
A4		2.630		Line 75	Future Development	Adjacent Land
A5		13.838	40	Monument Road	Future Development	NRE Adjacent Land/Buffer Area; Adjacent Land
A6		0.238	1	Main Street	Residential	N/A
A7		1.776	13	Queen Street	Residential	N/A
	A7a	1.405				
	A7b	0.371				
A8		1.241		James Street	Industrial	N/A
A9		0.167	1	James Street	Residential	N/A
A10		0.176	1	Queen Street	Residential	N/A
A11		5.565	20	John Street	Residential	N/A
	A11a	0.186				
	A11b	0.775				
	A11c	4.604				
A12		2.538	11	Queen Street Fisher Avenue	Residential	N/A
	A12a	0.963				
	A12b	0.670				
	A12c	0.684				
	A12d	0.221				
A13		0.801	4	Queen Street Queen Street King Street King Street	Residential	N/A
	A13a	0.198				
	A13b	0.195				
	A13c	0.199				
	A13d	0.209				
A14		0.969	14	Fisher Avenue	Residential	N/A
A15		0.202	1	Arthur Street	Residential	N/A
A16		0.150	1	Arthur Street	Residential	N/A
A17		0.553	2	Arthur Street	Residential	N/A
A18		0.809	8	Arthur Street	Residential	N/A
A19		0.863		Road 164	Industrial	Adjacent Land
Total Atwood		39.220	117			

* Hazard Lands identified may affect all or a portion of the land parcel.

** Approximate unit count may be subject to change given the availability of municipal servicing.



Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 2
March 10, 2010

Village of Monkton (Elma Ward)



Monkton: Land Use Map



Monkton: Aerial Photo



Monkton Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Monkton: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
MK1		0.655	2 - 4	Brock Street	Residential	N/A
MK2		1.742		Winstanley Street	Future Development	N/A
MK3		1.399		Winstanley Street	Future Development	N/A
MK4		0.981		Shine Street	Future Development	N/A
	MK4a	0.898			Residential	
	MK4b	0.083			Future Development	
MK5		0.862	2 - 4	Brock Street	Residential	N/A
MK6		0.325	2	Brock Street	Residential	N/A
MK7		3.220		Nelson Street	Parks and Recreation	N/A
MK8		0.313	5	Nelson Street	Residential	N/A
MK9		0.323	5	Nelson Street	Residential	N/A
MK10		1.359		Fishleigh Street	Future Development	N/A
MK11		0.079	1	Smith Street	Residential	N/A
MK12		0.125	1	King Avenue	Residential	N/A
Total Monkton		11.383	18 - 22			

* Hazard Lands identified may affect all or a portion of the land parcel.

Information provided above may be subject to change at any time.



Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 2
March 10, 2010

Hamlet of Kurtzville (Wallace Ward)



Kurtzville: Land Use Map



Kurtzville: Aerial Photo



Kurtzville Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Kurtzville: Land Supply

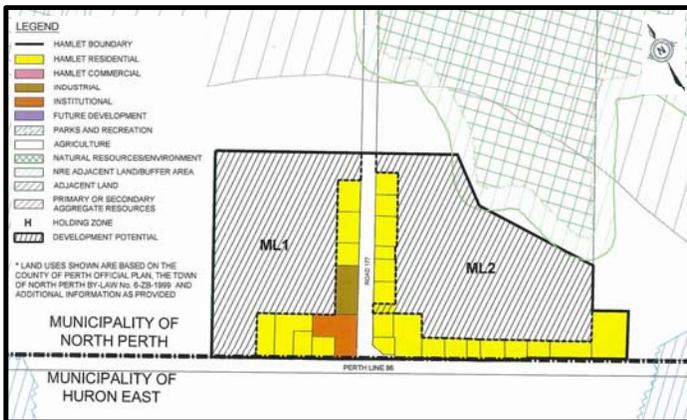
Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
K1		6.877		Road 175	Agriculture	N/A
K2		1.359		Perth Line 88	Agriculture	N/A
K3		1.385		Road 175	Agriculture	N/A
Total Kurtzville		9.621	0			

* Hazard Lands identified may affect all or a portion of the land parcel.

Information provided above may be subject to change at any time.

Hamlet of Molesworth (Wallace Ward)

Molesworth: Land Use Map



Molesworth: Aerial Photo



Molesworth Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes			Yes	Yes

Molesworth: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
ML1		4.462		Road 175	Agriculture	N/A
ML2		5.270		Perth Line 88	Agriculture	NRE Adjacent Land/Buffer Area
Total Molesworth		9.732	0			

* Hazard Lands identified may affect all or a portion of the land parcel.

Information provided above may be subject to change at any time.



Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 2
March 10, 2010

Hamlet of Britton (Elma Ward)



Britton: Land Use Map



Britton: Aerial Photo



Britton Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Britton: Land Supply

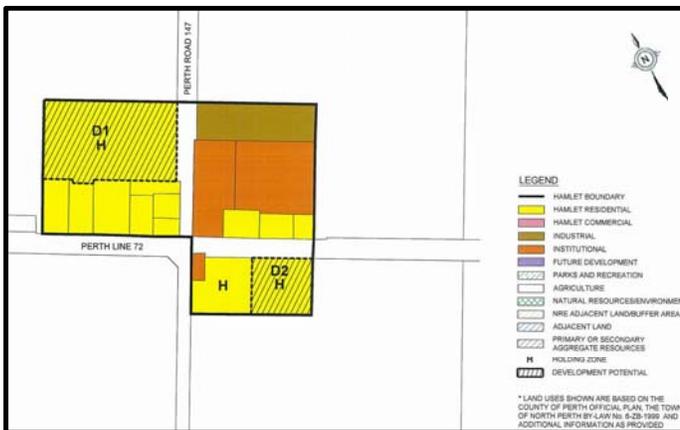
Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
B1		4.547	4 - 6	Line 81	Residential	Adjacent Land
B2		1.018	1	Perth Road 147	Residential	N/A
B3		0.285	1 - 2	Line 81	Residential	N/A
Total Britton		5.850	6 - 9			

* Hazard Lands identified may affect all or a portion of the land parcel.

Information provided above may be subject to change at any time.

Hamlet of Donegal (Elma Ward)

Donegal: Land Use Map



Donegal: Aerial Photo



Donegal Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Donegal: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
D1		2.333	3	Perth Road 147	Residential	N/A
D2		0.744	2	Perth Line 72	Residential	N/A
Total Donegal		3.077	5			

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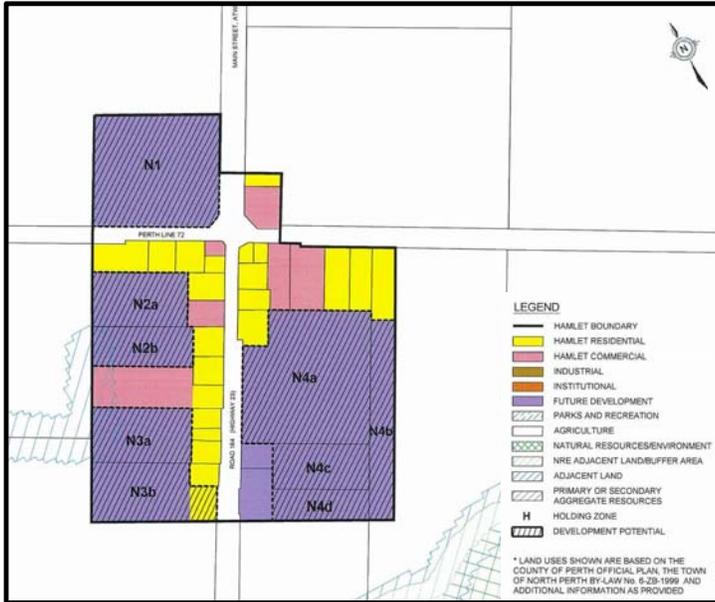
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Hamlet of Newry (Elma Ward)



Newry: Land Use Map



Newry: Aerial Photo



Newry Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Newry: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
N1		3.194		Perth Line 72	Future Development	N/A
N2	N2a	1.155		Road 164 (Highway 23)	Future Development	N/A Adjacent Land
	N2b	0.903				
N3	N3a	1.272		Road 164 (Highway 23)	Future Development	Adjacent Land N/A
	N3b	1.498				
N4	N4a	3.671		Road 164 (Highway 23)	Future Development	N/A
	N4b	1.109				
	N4c	0.997				
	N4d	0.659				
Total Newry		14.461	0			

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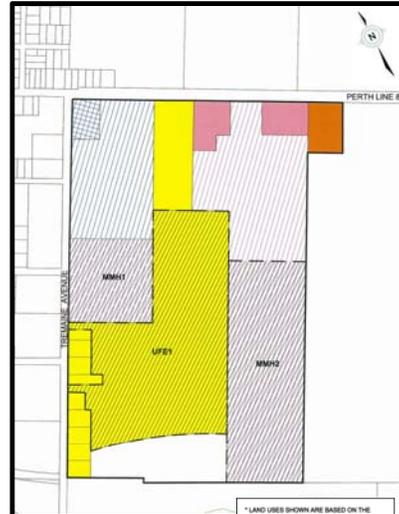
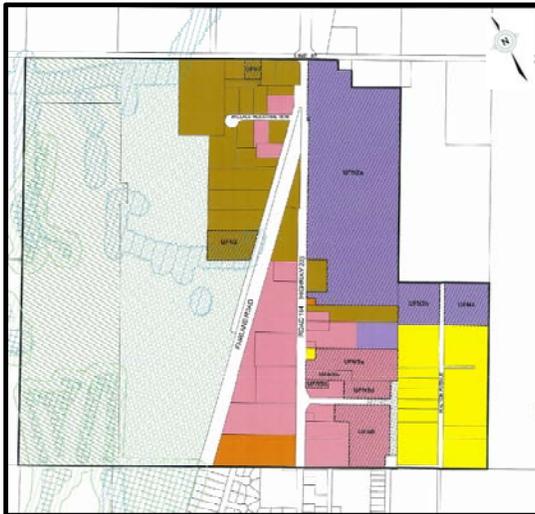
Urban Fringe & Mobile/Modular Home Park



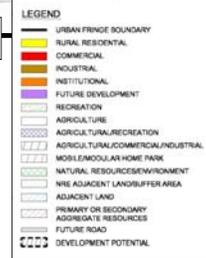
North of Listowel

East of Listowel

West of Listowel



*LAND USES SHOWN ARE BASED ON THE COUNTY OF PERTH OFFICIAL PLAN, THE TOWN OF NORTH PERTH BY-LAW NO. 8-20-1998 AND ADDITIONAL INFORMATION AS PROVIDED.



Urban Fringe & Mobile/Modular Home Park: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
Urban Fringe North (UFN)						
UFN1		0.353		Line 87	Industrial	N/A
UFN2	UFN2a	22.014		Road 164 (Highway 23)	Future Development	Adjacent Land
	UFN2b	1.930				
UFN3		1.503		Fairline Road	Industrial	Adjacent Land
UFN4		2.041		Walton Avenue	Future Development	N/A
UFN5	UFN5a	2.540		Road 164 (Highway 23)	Commercial	N/A
	UFN5b	0.506				
	UFN5c	0.195				
	UFN5d	0.874				
UFN6		2.964		David Street	Commercial	N/A
Total Urban Fringe North		34.920	0			
Urban Fringe East (UFE) & Mobile/Modular Home Park						
UFE1		17.172	239 - 285	Tremaine Avenue	Residential	N/A
MMH1		4.881	32	Tremaine Avenue	Mobile/Modular Home Park	N/A
MMH2		11.870	126	Perth Line 86	Mobile/Modular Home Park	N/A
Total Urban Fringe East & Mobile/Modular Home Park		33.923	397 - 443			
Urban Fringe West (UFW)						
UFW1		4.999		Perth Line 86	Future Development	N/A
UFW2		1.028		Mitchell Road S	Commercial	N/A
UFW3		2.467		Mitchell Road S	Commercial	N/A
Total Urban Fringe West		8.494	0			
Total		77.337	397 - 443			

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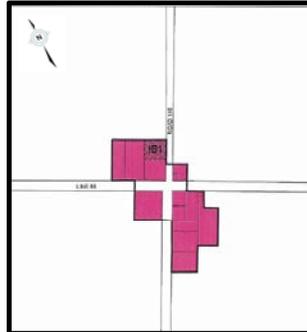
Infilling



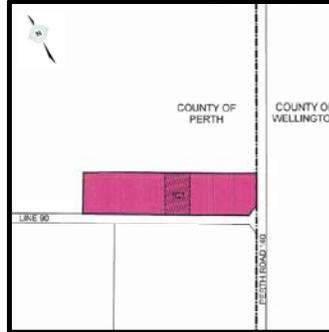
Brotherston



Wallace



Trecastle



Lot 26, Con 1



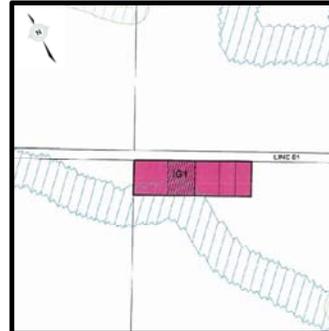
Lot 15, Con 5



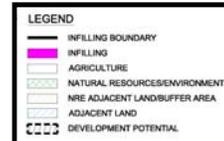
Lot 15, Con 6



Lot 19, Con 4



Lot 24, Con 2



Infilling: Land Supply

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands
Brotherston, Wallace Ward (IA)						
IA1		0.666	2	Perth Road 178 Line 89	Residential	N/A
	IA1a	0.228				
	IA1b	0.438				
Wallace, Wallace Ward (IB)						
IB1		0.165	1	Road 146	Residential	N/A
Trecastle, Wallace Ward (IC)						
IC1		0.461	1	Line 90	Residential	N/A
Lot 26, Concession 1, Elma Ward (ID)						
ID1		0.992	4	Line 86	Residential	N/A
Lot 15, Concession 5, Elma Ward (IE)						
IE1		0.174	1	Road 164 (Highway 23)	Residential	N/A
Lot 15, Concession 6, Elma Ward (IF)						
IF1		0.257	1	Road 164 (Highway 23)	Residential	N/A
Lot 19, Concession 4, Elma Ward (IG)						
IG1		0.331	1	Line 81	Residential	Adjacent Land
Lot 24, Concession 2, Wallace Ward (IH)						
IH1		0.854	1	Line 87	Residential	N/A
Total		3.900	12			

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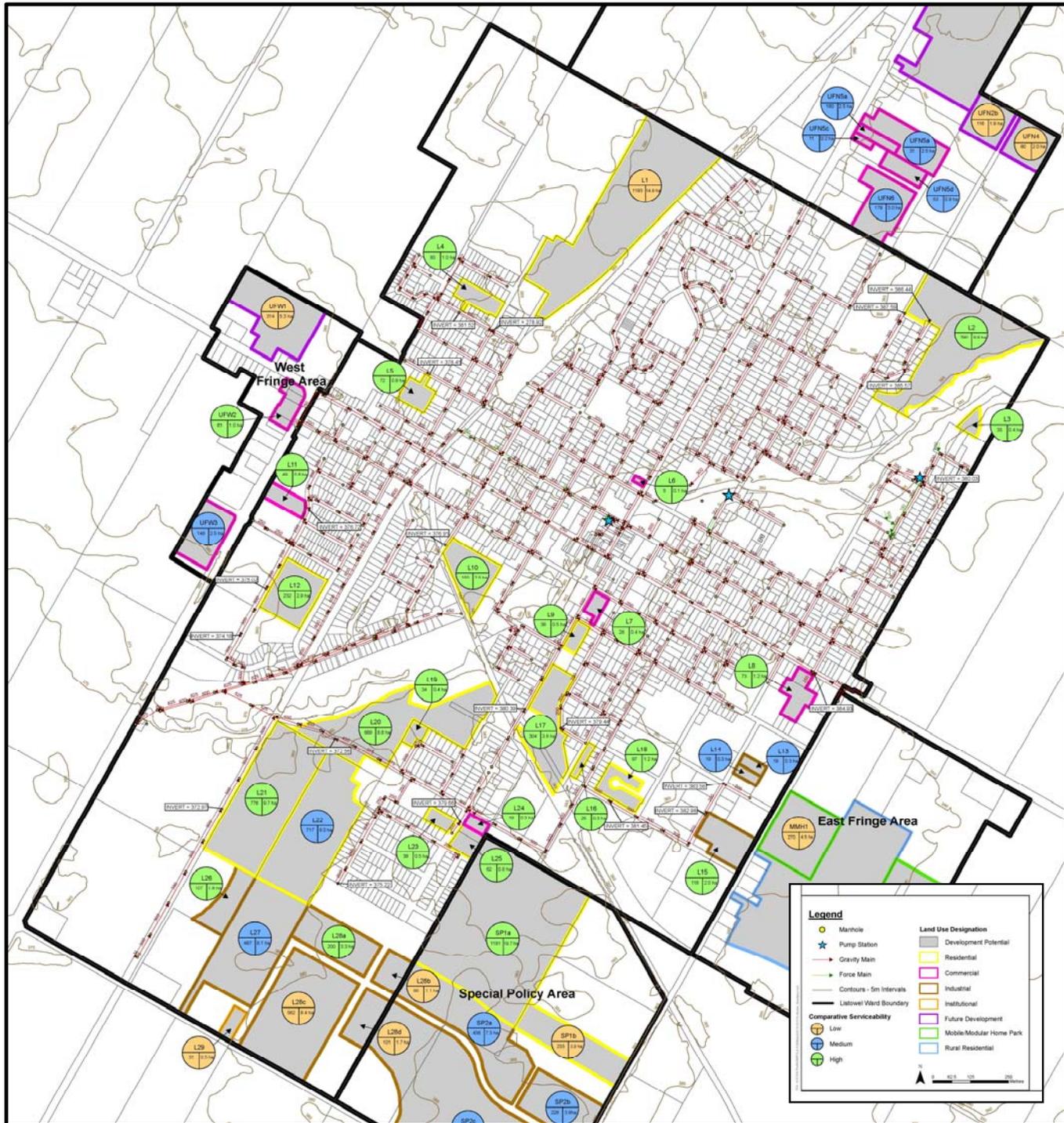
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Listowel – Serviceability



Preliminary Sanitary Infrastructure Assessment



Preliminary Comparative Serviceability:

A preliminary sanitary infrastructure assessment was conducted for the Listowel Ward, the Urban Fringe Areas, the Special Policy Area and the Village of Atwood. This assessment reviewed the comparative serviceability of each land parcel with "development potential" from either a high, medium or low potential of serviceability. The focus of the "serviceability" at this stage has been on wastewater collection and it is based on a "first order" evaluation of ability to provide sanitary servicing to a particular area based on either or both of proximity to existing sewers and the relative size of the collector sewers to which an area would be tributary. As work develops and a priority system is developed for future development areas downstream systems will be investigated in greater detail having regard for system capacity and the depth of the collection system relative to the topography of the area to be serviced. As the plan develops, other considerations will be pumping capacity constraints within existing pumping stations that may be downstream of future development areas as well as water distribution, storm drainage, water supply and wastewater treatment constraints.



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Urban Fringe & SPA – Serviceability



Preliminary Sanitary Infrastructure Assessment



Preliminary Comparative Serviceability:

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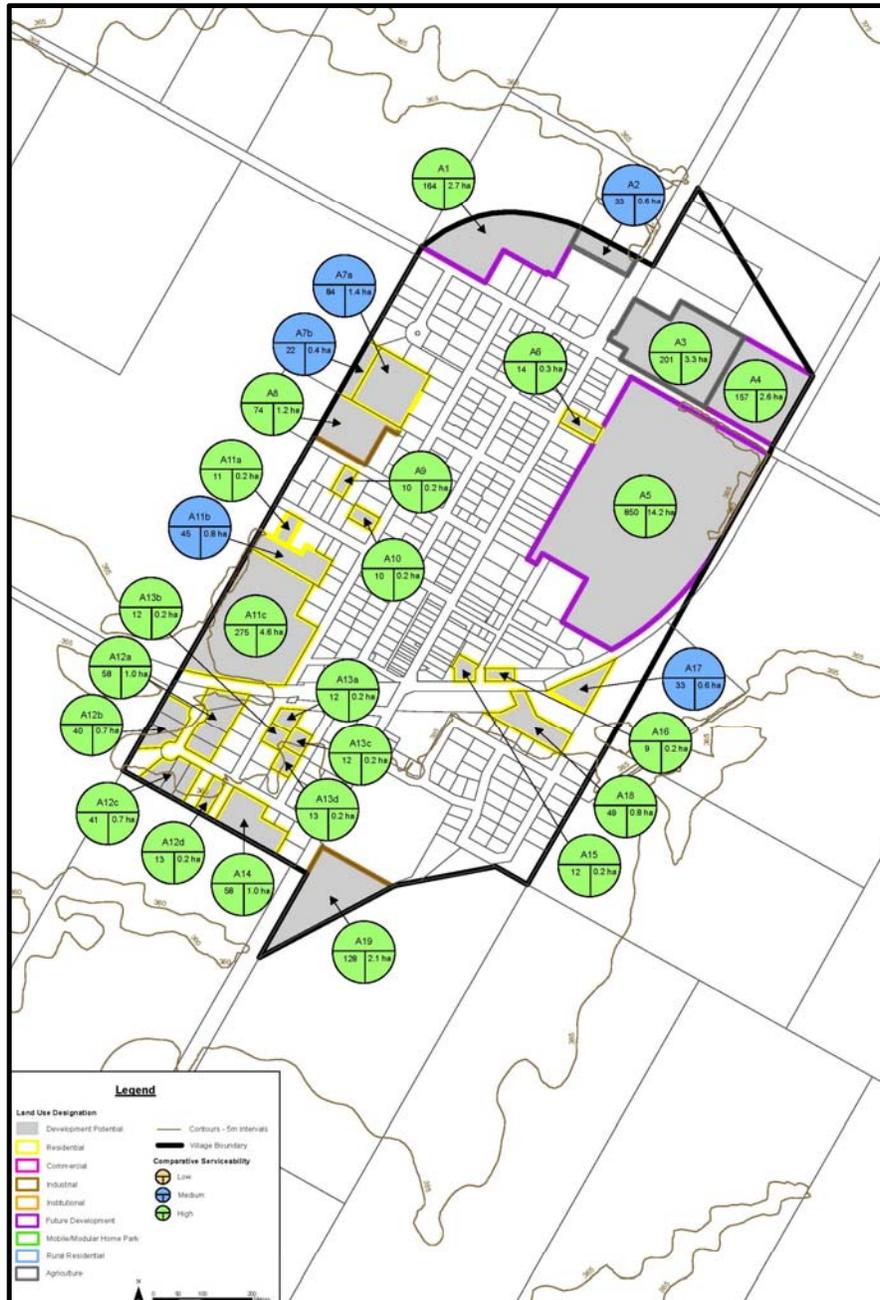


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Preliminary Sanitary Infrastructure Assessment



Preliminary Comparative Serviceability:

A preliminary sanitary infrastructure assessment was conducted for the Listowel Ward, the Urban Fringe Areas, the Special Policy Area and the Village of Atwood. This assessment reviewed the comparative serviceability of each land parcel with "development potential" from either a high, medium or low potential of serviceability. The focus of the "serviceability" at this stage has been on wastewater collection and it is based on a "first order" evaluation of ability to provide sanitary servicing to a particular area based on either or both of proximity to existing sewers and the relative size of the collector sewers to which an area would be tributary. As work develops and a priority system is developed for future development areas downstream systems will be investigated in greater detail having regard for system capacity and the depth of the collection system relative to the topography of the area to be serviced. As the plan develops, other considerations will be pumping capacity constraints within existing pumping stations that may be downstream of future development areas as well as water distribution, storm drainage, water supply and wastewater treatment constraints.



North Perth – Land Demand



Population Growth Comparisons

SURROUNDING COUNTY POPULATION GROWTH COMPARISON

County	2001 Population	Percentage of Total	2006 Population	Percentage of Total	Average Annual Growth Rate (2001 - 2006)
Perth County	73,675	22.97%	74,344	22.25%	0.18%
Wellington County	187,313	58.41%	200,425	59.99%	1.31%
Huron County	59,701	18.62%	59,325	17.76%	-0.13%
TOTAL	320,689	100.00%	334,094	100.00%	0.80%

Of the three Counties under analysis, the population growth of Perth County is stronger than that of Huron County, but slower than that of Wellington County.

PERTH COUNTY POPULATION GROWTH COMPARISON

Municipality	2001 Population	Percentage of County Total	2006 Population	Percentage of County Total	Average Annual Growth Rate (2001 - 2006)
North Perth	12,055	16.36%	12,322	16.57%	0.43%
Perth East	12,218	16.58%	12,440	16.73%	0.36%
Perth South	4,304	5.84%	4,288	5.77%	-0.07%
West Perth	9,129	12.39%	9,379	12.62%	0.53%
Stratford and St. Marys	35,969	48.82%	35,915	48.31%	-0.03%
Perth County	73,675	100.00%	74,344	100.00%	0.18%

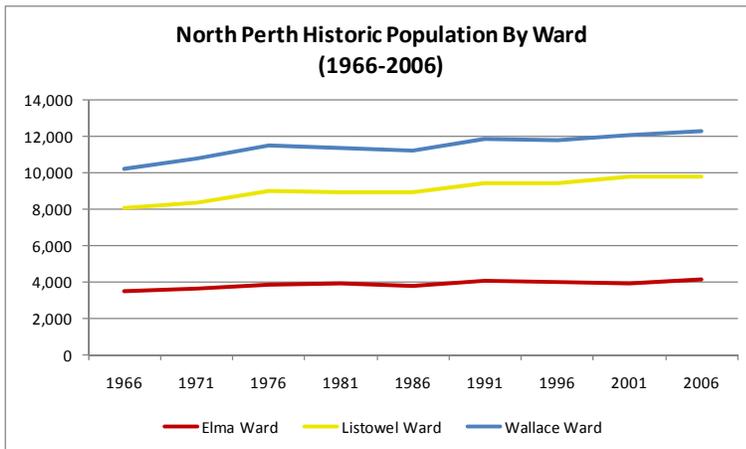
The majority of population in Perth County is concentrated in the Municipalities of North Perth and Perth East, with the exception of St. Marys and Stratford. Other than St. Marys and Stratford, West Perth shows the strongest growth and Perth South is the only Municipality which experienced negative growth between 2001 and 2006.

North Perth – Historic Trends

NORTH PERTH HISTORIC POPULATION 1966-2006

Ward	1966	1971	1976	1981	1986	1991	1996	2001	2006
Elma Ward	3,532	3,655	3,890	3,920	3,820	4,046	3,991	3,895	4,125
Listowel Ward	4,526	4,690	5,126	5,026	5,107	5,404	5,467	5,905	5,662
Wallace Ward	2,179	2,405	2,476	2,384	2,253	2,393	2,350	2,255	2,467
North Perth	10,237	10,750	11,492	11,330	11,180	11,843	11,808	12,055	12,254

Note: 2006 Population figures derived from IBI Group dissemination area classification



The Listowel Ward has experienced the highest annual growth rate during the period of analysis (1966-2006). The analysis shows slight negative growth in Listowel between 2001 and 2006, likely owing to the method of ward classification by dissemination area which best matches ward boundaries but does not represent ward boundaries precisely or as they have been defined in the past.

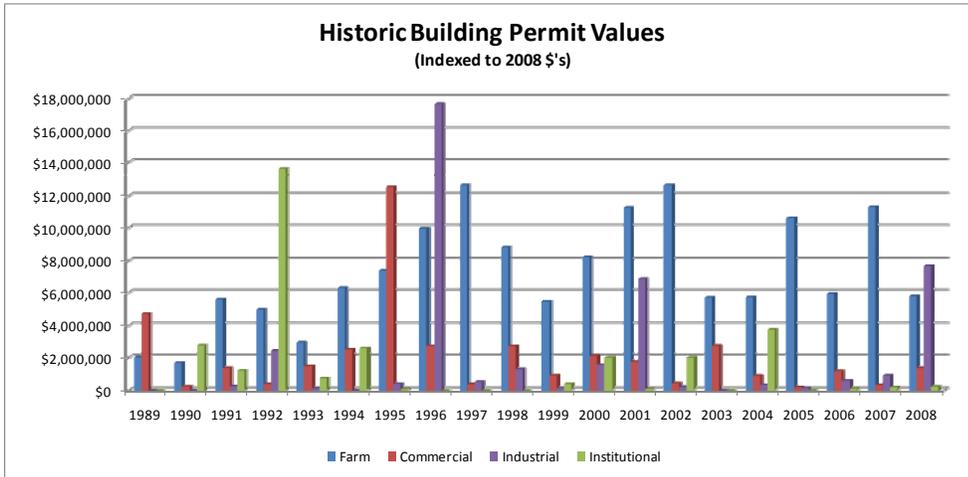


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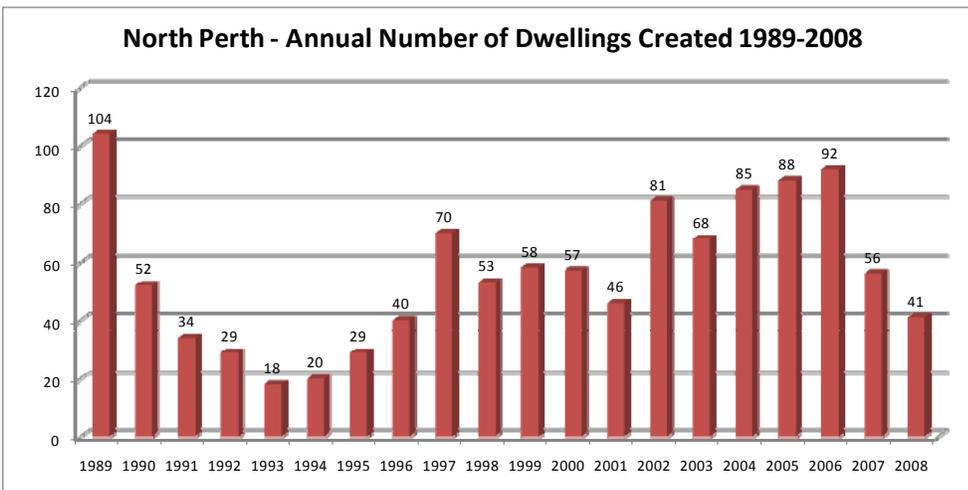


North Perth – Historic Absorption



Under the following analysis, historic building permit values (1989-2008) in the Municipality of North Perth are charted by land use. The analysis includes farm, commercial, industrial and institutional land uses. Residential absorption rates are analyzed separately by the annual number of dwellings created. The graph left shows that the highest value of building permits from the 1989-2008 period are found within the "Farm" category. This figure confirms a prominent rural population in North Perth.

North Perth – Historic Absorption (Residential)



The analysis of historical residential growth is examined on the basis of the total annual number of dwellings created in the Municipality of North Perth from 1989 to 2008 and a 5 year annual average. The following bar graph shows the annual number of dwellings created in the Municipality of North Perth. This shows that housing demand has followed a cyclical pattern with peaks and valleys in approximately 10 year cycles.

North Perth – General Trends Impacting Growth

Several demographic trends will impact the future population growth in the Municipality of North Perth, the most prominent being:

- Competition from neighbouring Counties and Municipalities, specifically Wellington County which has been experiencing strong growth in the recent past;
- Population movement from rural areas to urban areas as evidenced by faster growth in the former urban settlements than rural areas in the County of Perth as noted in the Official Plan; and
- A declining average household size as a result of changing demographics of the populations as noted in the MHBC residential and industrial land needs study.





Projected Growth by Land Use – Absorption Approach

ESTIMATED HISTORICAL AVERAGE LAND NEEDS

Land Use	Unit	1989-1993	1994-1998	1999-2003	2004-2008	Average	Range
Industrial	Acre	1.05	5.70	2.50	2.22	2.94	2.75 - 3.25
Commercial	Acre	1.07	2.75	1.04	0.51	1.34	1.25-1.75
Residential	Dwelling	47	42	62	72	56	60-75

NORTH PERTH INDUSTRIAL, COMMERCIAL AND RESIDENTIAL NET LAND NEED PROJECTIONS

Land Use	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Industrial (High)	3.25	6.50	9.75	13.00	16.25	19.50	22.75	26.00	29.25	32.50	35.75	52.00	68.25
Industrial (Low)	2.75	5.50	8.25	11.00	13.75	16.50	19.25	22.00	24.75	27.50	30.25	44.00	57.75
Commercial (High)	1.75	3.50	5.25	7.00	8.75	10.50	12.25	14.00	15.75	17.50	19.25	28.00	36.75
Commercial (Low)	1.25	2.50	3.75	5.00	6.25	7.50	8.75	10.00	11.25	12.50	13.75	20.00	26.25
Residential (High)	11.12	22.24	33.36	44.48	55.60	66.72	77.84	88.96	100.08	111.20	122.32	177.92	233.51
Residential (Low)	8.90	17.79	26.69	35.58	44.48	53.37	62.27	71.17	80.06	88.96	97.85	142.33	186.81

NORTH PERTH INDUSTRIAL, COMMERCIAL AND RESIDENTIAL GROSS LAND NEED PROJECTIONS

Land Use	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Industrial (High)	6.50	13.00	19.50	26.00	32.50	39.00	45.50	52.00	58.50	65.00	71.50	104.00	136.50
Industrial (Low)	5.50	11.00	16.50	22.00	27.50	33.00	38.50	44.00	49.50	55.00	60.50	88.00	115.50
Commercial (High)	3.50	7.00	10.50	14.00	17.50	21.00	24.50	28.00	31.50	35.00	38.50	56.00	73.50
Commercial (Low)	2.50	5.00	7.50	10.00	12.50	15.00	17.50	20.00	22.50	25.00	27.50	40.00	52.50
Residential (High)	22.24	44.48	66.72	88.96	111.20	133.44	155.68	177.92	200.16	222.39	244.63	355.83	467.03
Residential (Low)	17.79	35.58	53.37	71.17	88.96	106.75	124.54	142.33	160.12	177.92	195.71	284.67	373.62

The above analysis of projected growth and land needs is based on the absorption approach. A range of net and gross additional land (or dwellings in the case of residential) is estimated based on historical average land needs as determined by historic rates of absorption in the Municipality. As such and based on the Absorption Approach, the net land need projections to the year 2029 are as follows:

Industrial (High) = 68.25 acres (27.62 hectares) OR Industrial (Low) = 57.75 acres (23.37 hectares)

Commercial (High) = 36.75 acres (14.87 hectares) OR Commercial (Low) = 26.25 acres (10.62 hectares)

Residential (High) = 233.51 acres (94.5 hectares) OR Residential (Low) = 186.81 acres (75.60 hectares)

Residential Needs Projections – Population Approach

NORTH PERTH PROJECTED HOUSING DEMAND

YEAR	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Population (High Projection)	12,563	12,668	12,775	12,883	12,992	13,102	13,214	13,327	13,441	13,556	13,673	14,278	14,920
Population (Low Projection)	12,421	12,478	12,534	12,591	12,648	12,705	12,763	12,821	12,879	12,938	12,996	13,294	13,600
PPU (persons per unit)	2.60	2.59	2.58	2.57	2.56	2.55	2.54	2.53	2.52	2.51	2.50	2.45	2.45
Projected No. of Dwellings (High)	4,880	4,940	5,001	5,063	5,126	5,189	5,254	5,320	5,387	5,455	5,524	5,886	6,151
Projected No. of Dwellings (Low)	4,825	4,866	4,907	4,948	4,990	5,032	5,075	5,118	5,162	5,206	5,251	5,481	5,606
Projected Annual Dwelling Demand (High)	116	60	61	62	63	64	65	66	67	68	69	75	54
Projected Annual Dwelling Demand (Low)	61	41	41	41	42	42	43	43	44	44	45	47	25

The above projection of housing demand is based on the population approach. The number of dwellings are projected from the 2006 census dwelling count figure, and updated to 2008 with actual annual new dwelling additions from 2006-2008, provided by the Municipality of North Perth. Based on population projections (both high and low scenario), an estimated PPU (persons per unit) was derived, the basis of which being the 2006 PPU in North Perth of 2.6. The number of persons per unit is expected to decline over time from 2.6 in 2009 to 2.45 in 2024. As such and based on the Population Approach, the projected housing demand between 2009 to the year 2029 is as follows:

Projected Housing Demand (High) = 1,271 dwellings

Projected Housing Demand (Low) = 781 dwellings



Land Supply vs. Land Demand



North Perth: Land Supply

	Residential		Commercial (ha)	Industrial (ha)	Other Vacant Lands Included Within Settlement Areas			Total (ha)
	Area (ha)	Dwellings			Institutional (ha)	Future Development (ha)	Agricultural or P&R (ha)	
Town								
Listowel	65.535	824	2.88	28.547	0	0	0	96.962
SP Area	23.775	332 - 358	0	31.882	0	0	0	55.657
Total	89.31	1156 - 1182	2.88	60.429	0	0	0	152.619
Village								
Gowanstown	0.351	2	0	0	0	15.520	0	15.871
Trowbridge	9.968	36 - 38	0	0	0.050	0	2.748	12.766
Atwood	13.944	117	0	2.104	0	19.241	3.931	39.220
Monkton	2.682	18 - 22	0	0	0	5.481	3.220	11.383
Total	26.945	173 - 179	0	2.104	0.05	40.242	9.899	79.240
Hamlet								
Kurtzville	0	0	0	0	0	0	9.621	9.621
Molesworth	0	0	0	0	0	0	9.732	9.732
Britton	5.850	6 - 9	0	0	0	0	0	5.850
Newry	0	0	0	0	0	14.461	0	14.461
Donegal	3.077	5	0	0	0	0	0	3.077
Total	8.927	11 - 14	0	0	0	14.461	19.353	42.741
Urban Fringe								
UF North	0	0	7.079	1.856	0	25.985	0	34.920
UF East	33.923	397 - 443	0	0	0	0	0	33.923
UF West	0	0	3.495	0	0	4.999	0	8.494
Total	33.923	397 - 443	10.574	1.856	0	30.984	0	77.337
Infilling								
IA	0.666	2	0	0	0	0	0	0.666
IB	0.165	1	0	0	0	0	0	0.165
IC	0.461	1	0	0	0	0	0	0.461
ID	0.992	4	0	0	0	0	0	0.992
IE	0.174	1	0	0	0	0	0	0.174
IF	0.257	1	0	0	0	0	0	0.257
IG	0.331	1	0	0	0	0	0	0.331
IH	0.854	1	0	0	0	0	0	0.854
Total	3.900	12	0	0	0	0	0	3.900
TOTAL	163.005	1749 - 1830	13.454	64.389	0.050	85.687	29.252	355.837

* Information provided above and below may be subject to change at any time.

North Perth: Land Supply and Demand Balance

Designated:	Residential (units)		Residential (ha)		Commercial (ha)		Industrial (ha)	
	Low	High	Low	High	Low	High	Low	High
Land Supply	1749	1830	163.01	163.01	13.45	13.45	64.39	64.39
Land Demand	781	1271	75.60	94.50	10.62	14.87	23.37	27.62
Difference	968	559	87.41	68.51	2.83	-1.42	41.02	36.77

Additional Land Available for Development	
Designated	Supply (ha)
Institutional	0.05
Future Development	85.69
Agricultural or P&R	29.25
Total	114.99



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Evaluation Criteria for Growth Plan Strategy

All land parcels will be further evaluated based on the following criteria in determining appropriate staging of development.

1. Applicable Planning Policies

- Provincial Policy Statement (PPS)
- County of Perth Official Plan
- Listowel Ward Official Plan
- Municipality of North Perth Zoning By-Law

2. The Environment

- Protection of Natural Resources
- Protection of Environmental Features (woodlots, wetlands, etc.)
- Protection of Natural Heritage
- Protection of Agricultural Land
- Topographical Features/Constraints

3. Infrastructure

- Municipal Versus Private Servicing
- Logical Extension of Existing Services
- Capacity of Existing Systems
- Logical Extension of Transportation Networks

4. Planning Principles

- Land Use Compatibility
- Broad Range and Mix of Uses
- Broad Range and Mix of Housing
- Logical Access to Development and Land Parcels
- Logical and Progressive Patterns of Development
- Opportunities for Infilling, Intensification and/or Redevelopment
- Health and Safety
- Connectivity and Accessibility
- Efficiency

5. Public Consultation

- Comments from the Public Including Local Residents and Stakeholders



Next Steps

- Review feedback from this Public Information Centre.
- Further review of land supply and demand balance.
- Identify and analyze all potential development areas based on Evaluation Criteria.
- Further review of potential serviceability and servicing needs to accommodate growth on a site by site basis and available capacity at the sewage treatment plant.
- Preparation of staging of development plan based on the assessment of each parcel against the Evaluation Criteria.
- Review of settlement area boundaries.
- Ongoing public consultation.

Opportunities for Involvement

Public and government agency involvement are integral components of the project development process. To become involved, please:

- Participate in the Public Information Centres.
- Communicate your comments, questions and concerns through our Comment Form.
- Comment on Evaluation Criteria.
- Contact the project team via phone, fax or e-mail.
- Add your name to the project mailing list.
- Monitor public media.

Thank you for Attending Public Open House No. 2



APPENDIX C

DISPLAY BOARDS FROM PUBLIC INFORMATION CENTRE NO. 3



PUBLIC INFORMATION CENTRE NO. 3

North Perth Master Growth Plan



Gowanstown Municipal Building
5983 Line 88, Gowanstown
Municipality of North Perth, Ontario
June 22, 2010 – 5:00 pm to 8:00 pm





Purpose of Today's Public Information Centre

- To provide an opportunity for public involvement and input;
- To provide an update of the Master Growth Plan project;
- To review project findings and recommendations;
- To review the proposed settlement area boundaries required to accommodate potential growth up to a twenty year planning horizon as per the Provincial Policy Statement (2005);
- To review the evaluation criteria used in evaluating “potential development” parcels;
- To review the municipal serviceability of “potential development” properties using a comparative approach;
- To review possible growth opportunities; and
- To provide a final opportunity for input before a draft report is prepared and considered by Committee and Council.

Please...

- Ask us any questions you may have about the project.
- Participate and provide direction for consideration by the Project Team.
- Fill out a comment sheet and leave it with us – or take it home and return it later to the contact provided.
- Add your name and contact information to the mailing list to receive project updates.





Project Goals and Objectives

The North Perth Master Growth Plan will define future growth areas within the Municipality, for a twenty year planning horizon. The North Perth Master Growth Plan is a strategy which will be considered by North Perth Council for adoption, to be utilized as:

- The technical policy basis for future Official Plan Amendments whether municipally or privately initiated;
- A strategy used to identify future Capital Works related to infrastructure expenditures; and
- A community guide related to future growth patterns for the Municipality.

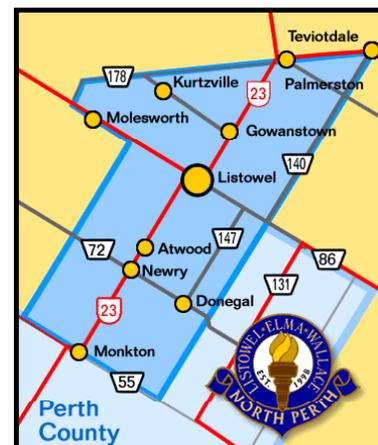
The North Perth Master Growth Plan consist of four parts:

What is Existing?	Review and evaluation of existing and current land use, infrastructure and development patterns.
What is Required?	Review of existing land supply and anticipated land demand, and to review municipal serviceability.
What Will be Considered?	Review of existing settlement area boundaries, Official Plans and Zoning By-Law to evaluate where growth is to occur or if more land exists than what is required.
How Will it be Implemented?	Adopted as a Background Report for Potential Amendments to County and Municipal Official Plans and Zoning By-Law.

WE ARE HERE →

Study Area

Municipal wide with a focus on the settlement areas within the Municipality.





Land Supply

To determine the existing land supply within the settlement areas of the Municipality of North Perth, the following steps were undertaken:

1. Identification of 'Potential Development' Parcels

- Aerial Photography
- Existing or previous applications in various stages of the planning process
- Relevant information from the Municipality
- Local knowledge
- Previous studies

2. Review and Analysis of 'Potential Development' Parcels

- Existing Official Plan designation and Zoning categories
- Parcel size and available frontage
- Potential environmental hazards or constraints on the subject property

3. Calculation of Available Land Supply

- Total calculation of residential, commercial and industrial land supply
- Review of total potential residential units available for development

Land Demand

To determine the existing land demand for the Municipality of North Perth the following steps were undertaken:

1. Population Approach Method

- Review of population growth comparisons (against surrounding Counties, Municipalities)
- Review of historic trends in population growth
- Determine average persons per residential unit
- Determine anticipated number of residential units required each year and over the next twenty years

2. Absorption Approach Method

- Review of historic Building Permit values by land use between 1989 to 2008
- Review of historic rates of absorption
- Determine average annual historic land needs for residential, commercial and industrial lands
- Project residential, commercial, industrial land area required over the next twenty years

Absorption Approach is the recommended method as it is the more accurate of the two.

Public Consultation

To date, two Public Information Centres have been held. This is the third and final Public Information Centre.

First PIC (December 1, 2009):

- Introduction of the project and the identification of "potential development" parcels within settlement areas.

Second PIC (March 10, 2010):

- Preliminary analysis of "potential development" parcels for land use, servicing and constraints. Review of supply and demand numbers to a twenty year horizon.





Land Supply and Land Demand

Land Supply:

Our preliminary findings with respect to the Land Supply available for development is shown in the chart below.

Municipality of North Perth: Land Supply

	Residential		Commercial (ha)	Industrial (ha)	Other Vacant Lands Included Within Settlement Areas			Total (ha)	
	Area (ha)	Dwellings			Institutional (ha)	Future Development (ha)	Agricultural or P&R (ha)		
Town									
1	Listowel	69.536	953 - 967	2.88	28.547	0	0	0	100.963
2	SP Area	23.775	332 - 358	0	31.882	0	0	0	55.657
	Total	93.311	1285 - 1325	2.88	60.429	0	0	0	156.62
Village									
3	Gowanstown	0.351	2	0	0	0	15.520	0	15.871
4	Trowbridge	10.282	37 - 39	0	0	0.050	0	2.748	13.080
5	Atwood	29.023	117	0	0.863	0	5.403	3.931	39.220
6	Monkton	2.682	16 - 22	0	0	0	5.481	3.220	11.383
	Total	42.338	172 - 180	0	0.863	0.05	26.404	9.899	79.554
Hamlet									
7	Kurtzville	0	0	0	0	0	0	9.621	9.621
8	Molesworth	0	0	0	0	0	0	9.732	9.732
9	Britton	5.850	6 - 9	0	0	0	0	0	5.850
10	Newry	0.208	1	0	0	0	14.253	0	14.461
11	Donegal	3.077	5	0	0	0	0	0	3.077
	Total	9.135	12 - 15	0	0	0	14.253	19.353	42.741
Urban Fringe									
12	UF North	0	4	9.071	1.856	0	25.985	0	36.912
13	UF East	33.923	397 - 443	0	0	0	0	0	33.923
14	UF West	0	0	3.495	0	0	4.999	0	8.494
	Total	33.923	401 - 447	12.566	1.856	0	30.984	0	79.329
Infilling									
15	IA	0.666	2	0	0	0	0	0	0.666
15	IB	0.165	1	0	0	0	0	0	0.165
15	IC	0.461	1	0	0	0	0	0	0.461
15	ID	0.992	4	0	0	0	0	0	0.992
16	IE	0.174	1	0	0	0	0	0	0.174
16	IF	0.257	1	0	0	0	0	0	0.257
16	IG	0.331	1	0	0	0	0	0	0.331
16	IH	0.854	1	0	0	0	0	0	0.854
	Total	3.900	12	0	0	0	0	0	3.900
TOTAL		182.607	1882 - 1979	15.446	63.148	0.050	71.641	29.252	362.144

Land Supply vs. Land Demand:

Our preliminary findings with respect to Residential, Commercial and Industrial Land Supply against the Land Demand for the next twenty years is shown in the chart below.

Designated:	Residential (units)		Residential (ha)		Commercial (ha)		Industrial (ha)	
	Low	High	Low	High	Low	High	Low	High
Land Supply	1882	1979	182.61	182.61	15.45	15.45	63.15	63.15
Land Demand	781	1271	227.81	288.29	8.40	16.80	25.20	33.60
Difference	1101	708	-45.20	-105.68	7.05	-1.35	37.95	29.55





Land Supply vs. Land Demand

Preliminary Study Findings of Existing Conditions:

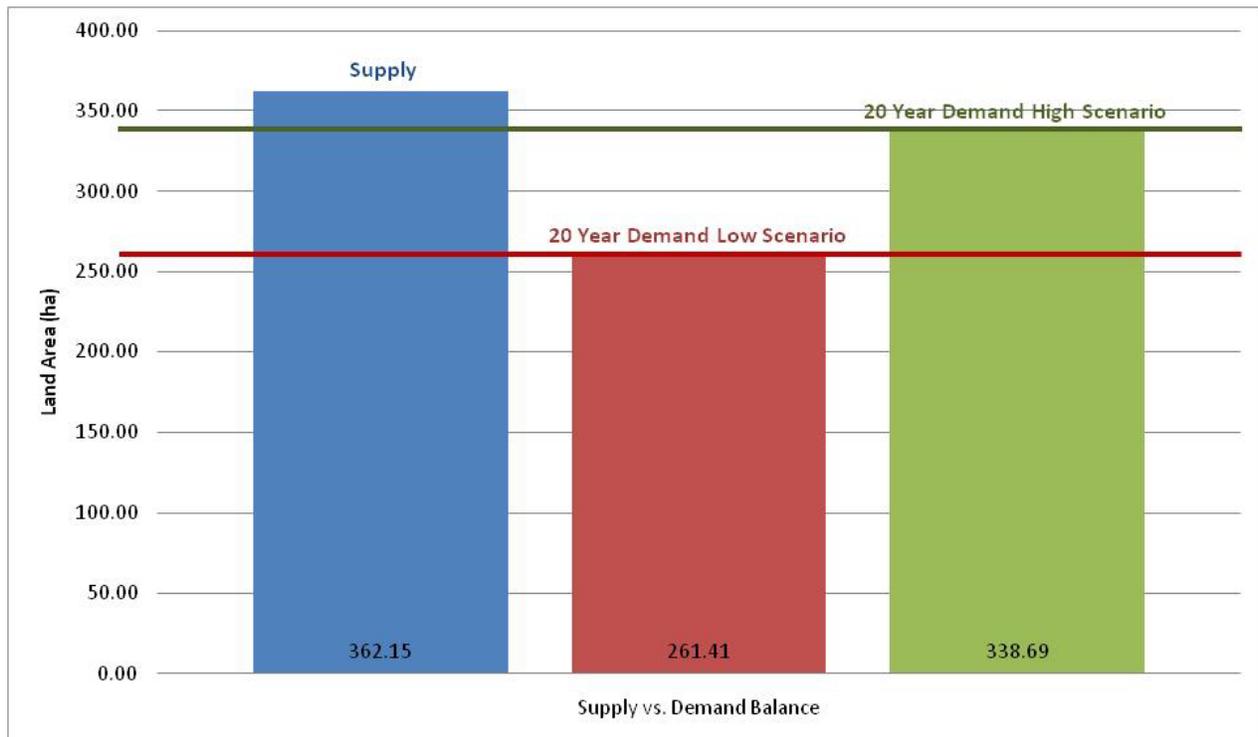
Our preliminary findings with respect to the Land Supply available for development against the Land Demand anticipated to accommodate growth for the next twenty years, are as follows:

Using Population Approach Method:

- **Over supply of Residential units** exist when compared to the Residential unit demand for the next twenty years.

Using Absorption Approach Method:

- **Under supply of Residential land** when compared to the Residential land demand for the next twenty years.
- The **supply of Commercial land is relatively stable** when compared to the Commercial land demand for the next twenty years.
- **Over supply of Industrial land** when compared to the Industrial land demand for the next twenty years.
- AND...
- In addition to the supply of Residential, Commercial and Industrial land, an additional **100 hectares of "other lands"** exist for potential development (i.e., Institutional, Future Development, Parks and Recreational and Agricultural).



CHALLENGE: TO ENSURE EXISTING LAND SUPPLY IS ADEQUATELY LOCATED TO PROMOTE APPROPRIATE FUTURE GROWTH OF THE MUNICIPALITY.



Evaluation Criteria for Growth Plan Strategy

All land parcels included within the Land Supply were further evaluated based on the following criteria:

1. Applicable Planning Policies

- Provincial Policy Statement (PPS)
- County of Perth Official Plan
- Listowel Ward Official Plan
- Municipality of North Perth Zoning By-Law

2. The Environment

- Protection of Natural Resources
- Protection of Environmental Features (woodlots, wetlands, etc.)
- Protection of Natural Heritage
- Protection of Agricultural Land
- Topographical Features/Constraints
- Avoid Fragmentation of Agricultural Land

3. Infrastructure

- Municipal Versus Private Servicing
- Logical Extension of Existing Municipal Services
- Available Capacity of Existing Municipal Systems
- Logical Extension of Transportation Networks

4. Planning Principles

- Land Use Compatibility
- Broad Range and Mix of Uses
- Broad Range and Mix of Housing
- Logical Public Access to Development and Land Parcels
- Logical and Orderly Patterns of Development
- Opportunities for Infilling, Intensification and/or Redevelopment
- Health and Safety
- Connectivity and Accessibility
- Efficiency
- Represents Good Planning

5. Public Consultation

- Comments from the Public Including Local Residents and Stakeholders





Listowel & Surrounding Areas...

Must Be “Consistent With” Provincial Policy Statement (PPS)

- Section 1.1.2 requires that Municipalities ensure sufficient land is available to meet projected land needs for a time horizon of up to 20 years.
- Section 1.1.3.1 requires that settlement areas be the focus of growth and their vitality and regeneration shall be promoted.
- Section 1.1.1.g) requires that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Must Conform to County of Perth Official Plan Policies:

Listowel:

- Permitted Uses = Broad range of land uses.
- Servicing = Full municipal servicing is a requirement for new development.
- Intended to be the principal location for new non-farm related growth in the County.

Urban Fringe:

- Permitted Uses = General commercial, highway commercial, light industrial, limited recreational/open space, limited residential and business or professional offices.
- New Development = Infilling process, extensions of built up areas, conversion of uses.
- Lot Creation = Primarily consent/ severance process with some plans of subdivision.

Mobile/Modular Home Park:

- Permitted Uses = Mobile and/or modular homes and recreational/community facilities.
- New Development = As permitted in relevant Official Plan policies.
- Servicing = For expansion of park, municipal water and sewage services or private communal water and sewage services. If not feasible, private on-site services may be considered.

Special Policy Area:

- Permitted Uses = Variety of residential.
- Lot Creation = Primarily plan of subdivision.
- Servicing = All new development to have full municipal servicing.

Was Evaluated Using Evaluation Criteria:

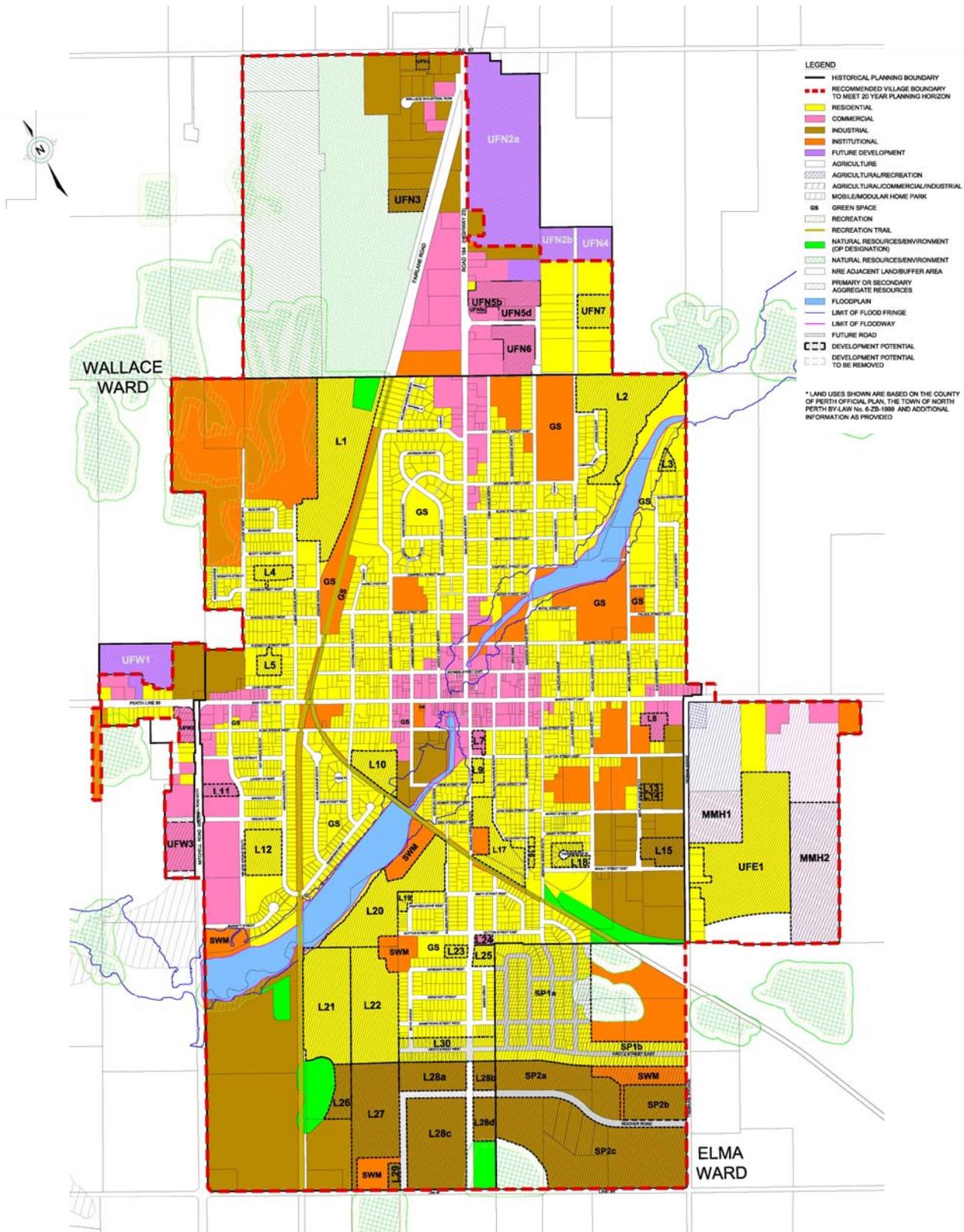
Including (but not limited to):

- Priority to Municipal Servicing
- Preservation and Avoid Fragmentation of Agricultural Land
- Preservation of Environmental Resources
- Opportunities for Infilling, Intensification and/or Redevelopment
- Land Use Compatibility
- Logical and Orderly Patterns of Development
- Connectivity and Accessibility
- Good Planning Principles

Listowel Ward & Surrounding Areas



Recommended 20 Year Planning Boundary



Listowel Ward & Surrounding Areas



Aerial Photo



Land Supply

Supply: Listowel	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	953 - 967	69.536	2.880	28.547	0	0	0	100.963
Recommended 20 Year Planning Boundary	953 - 967	69.536	2.801	28.547	0	0	0	100.884
Difference	0	0	0.079	0	0	0	0	0.079

Information provided above may be subject to change at any time.

Supply: Special Policy Area	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	332 - 358	23.775	0	31.882	0	0	0	55.657
Recommended 20 Year Planning Boundary	332 - 358	23.775	0	31.882	0	0	0	55.657
Difference	0	0	0	0	0	0	0	0

Information provided above may be subject to change at any time.

Supply: Urban Fringe Areas	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	401 - 447	35.915	10.574	1.856	0	30.984	0	79.329
Recommended 20 Year Planning Boundary	401 - 447	35.915	10.574	1.856	0	0	0	48.345
Difference	0	0	0	0	0	30.984	0	30.984

Information provided above may be subject to change at any time.

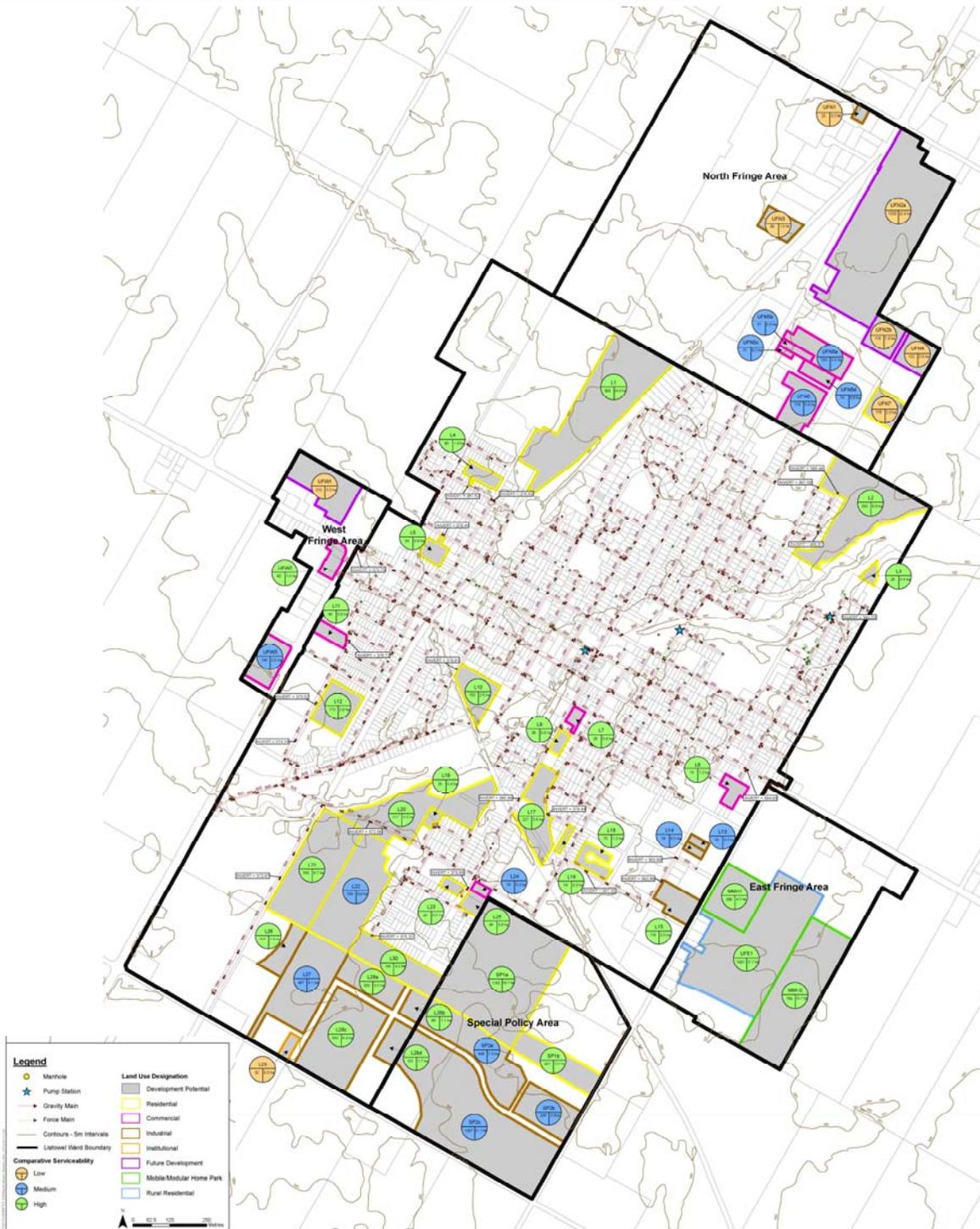


Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 3
June 22, 2010



Preliminary Sanitary Infrastructure Assessment



Preliminary Comparative Serviceability:

A preliminary sanitary infrastructure assessment was conducted for the Listowel Ward, the Urban Fringe Areas and the Special Policy Area. This assessment reviewed the comparative serviceability of each land parcel with “development potential” from a high, medium or low potential of serviceability. The focus of the “serviceability” has been on wastewater collection and is based on a “first order” evaluation of the ability to provide sanitary servicing to a particular area based on the proximity to existing sewers and the relative size of the collector sewers to which an area would be tributary.





Villages, Hamlets and Infilling Settlement Areas...

Must Be Consistent With Provincial Policy Statement (PPS)

- Section 1.1.2 requires that Municipalities ensure sufficient land is available to meet projected land needs for a time horizon of up to 20 years.
- Section 1.1.3.1 requires that settlement areas be the focus of growth and their vitality and regeneration shall be promoted.
- Section 1.1.1.g) requires that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Must Conform to County of Perth Official Plan Policies:

Village:

- Permitted Uses = Broad range of uses.
- New Development = Infilling, expansion of the existing built up area or conversion of use.
- Servicing = Municipal, private communal or individual on-site services.
- Lot Creation = Consent/severance or registered plan of subdivision.

Hamlet:

- Permitted Uses = Primarily residential.

- New Development = Infilling, the expansion of the existing built up area or conversion of use.
- Servicing = Municipal, private communal or individual on-site services.
- Lot Creation = Consent/severance only.

Infilling:

- Permitted Uses = Residential (single detached), home occupations, and bed & breakfasts.
- Lot Creation = Consent/severance (residential infilling situation).

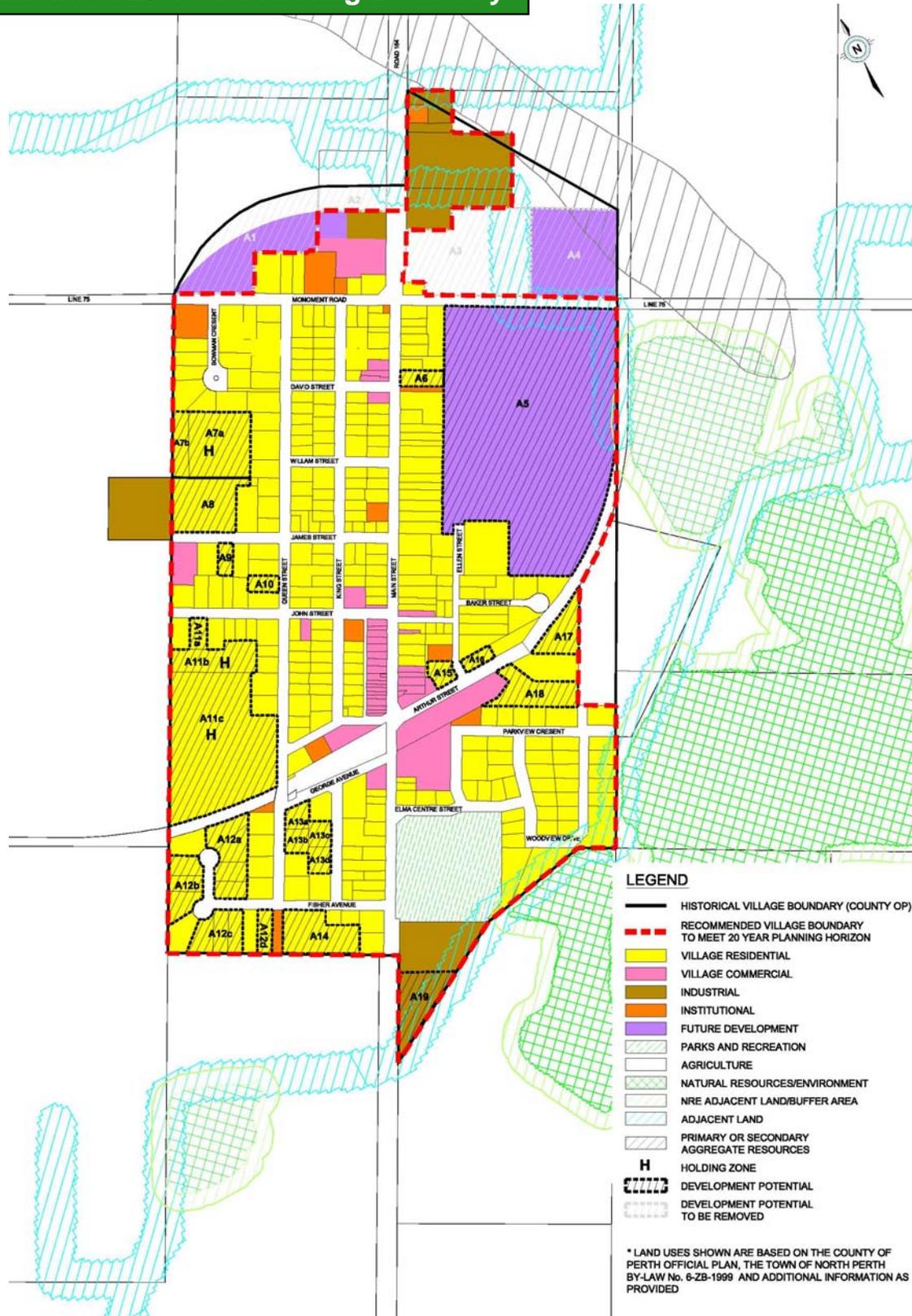
Were Evaluated Using Evaluation Criteria:

- Including (but not limited to):
 - Priority to Municipal Servicing
 - Preservation of and Avoid Fragmentation of Agricultural Land
 - Preservation of Environmental Resources
 - Opportunities for Infilling, Intensification and/or Redevelopment
 - Land Use Compatibility
 - Logical and Progressive Patterns of Development
 - Connectivity and Accessibility
 - Good Planning Principles

Village of Atwood (Elma Ward)

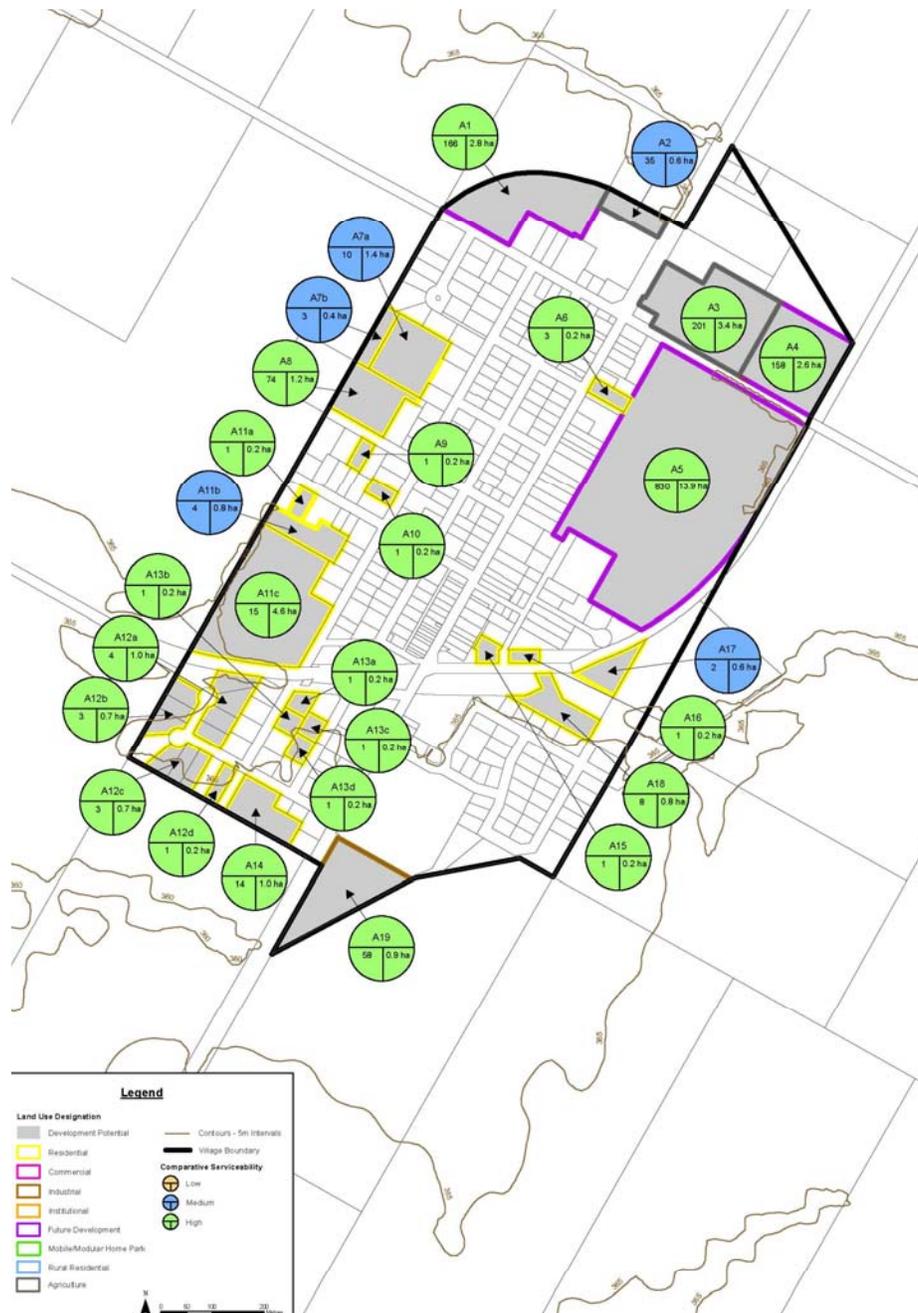


Recommended 20 Year Planning Boundary





Preliminary Sanitary Infrastructure Assessment



Servicing for the entire community of Atwood is based on the anticipated eventual connection of the existing water system to the municipal water system to ensure sufficient water quality and quantity.

Preliminary Comparative Serviceability:

A preliminary sanitary infrastructure assessment was conducted for the Village of Atwood. This assessment reviewed the comparative serviceability of each land parcel with “development potential” from a high, medium or low potential of serviceability. The focus of the “serviceability” has been on wastewater collection and is based on a “first order” evaluation of the ability to provide sanitary servicing to a particular area based on the proximity to existing sewers and the relative size of the collector sewers to which an area would be tributary.





Atwood: Aerial Photo



Atwood Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes	Yes		Yes	Yes

Land Supply

Supply: Atwood	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	117	29.023	0	0.863	0	5.403	3.931	39.220
Recommended 20 Year Planning Boundary	117	29.023	0	0.863	0	0	0	29.886
Difference	0	0	0	0	0	5.403	3.931	9.334

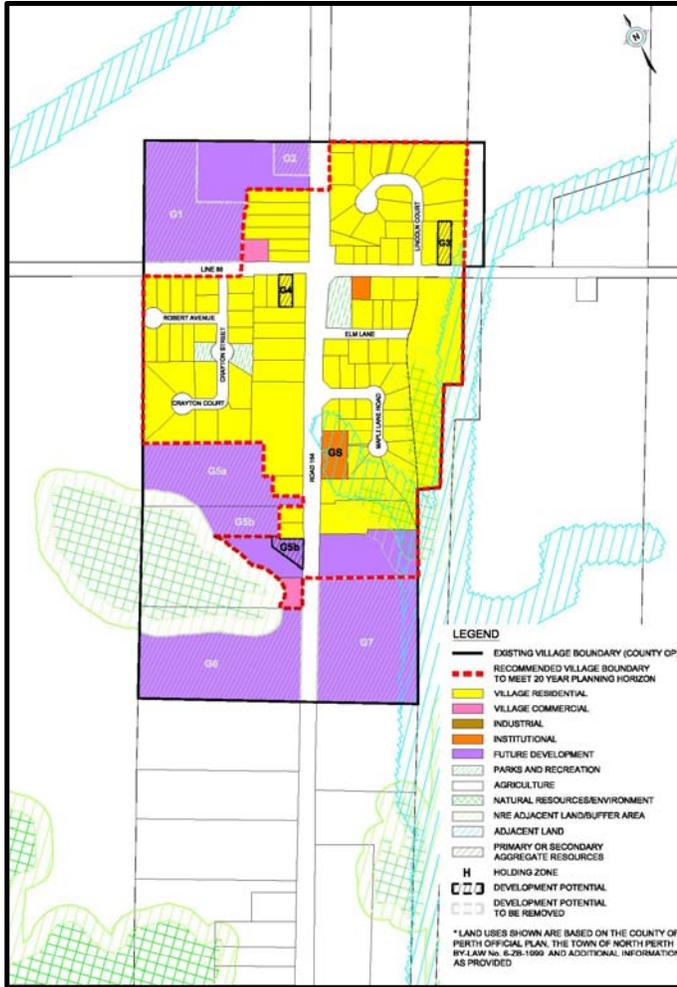
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Village of Gowanstown (Wallace Ward)



Recommended 20 Year Planning Boundary



Aerial Photo



Gowanstown Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes			Yes	Yes

Land Supply

Supply: Gowanstown	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	2	0.351	0	0	0	15.520	0	15.871
Recommended 20 Year Planning Boundary	2	0.351	0	0	0	0.212	0	0.563
Difference	0	0	0	0	0	15.308	0	15.308

Information provided above may be subject to change at any time.



Municipality of North Perth
North Perth Master Growth Plan

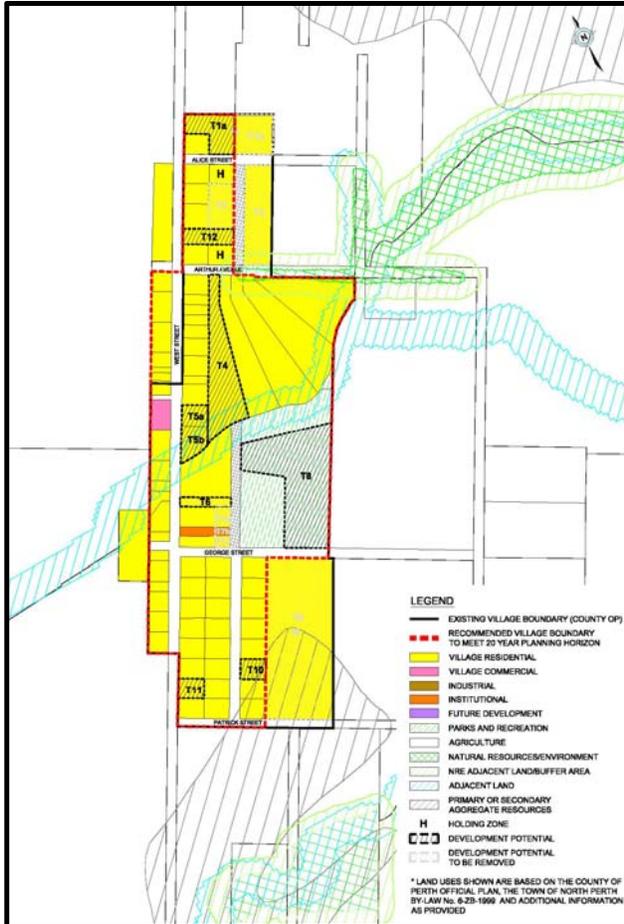
Public Information Centre No. 3
June 22, 2010

Village of Trowbridge (Elma Ward)



Recommended 20 Year Planning Boundary

Aerial Photo



Trowbridge Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Land Supply

Supply: Trowbridge	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total Area (ha)
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	
Current Settlement Area Boundary	37 - 39	10.282	0	0	0.050	0	2.748	13.080
Recommended 20 Year Planning Boundary	8 - 9	3.477	0	0	0	0	2.748	6.225
Difference	29 - 30	6.805	0	0	0.05	0	0	6.855

Information provided above may be subject to change at any time.



Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 3
June 22, 2010

Village of Monkton (Elma Ward)



Recommended 20 Year Planning Boundary



Aerial Photo



Monkton Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Land Supply

Supply: Monkton	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	16 - 22	2.682	0	0	0	5.481	3.220	11.383
Recommended 20 Year Planning Boundary	15 - 21	2.682	0	0	0	0	3.220	5.902
Difference	1	0	0	0	0	5.481	0	5.481

Information provided above may be subject to change at any time.



Municipality of North Perth
North Perth Master Growth Plan

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Hamlet of Kurtzville (Wallace Ward)



Recommended 20 Year Planning Boundary



Aerial Photo



Kurtzville Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Land Supply

Supply: Kurtzville	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	0	0	0	0	0	0	9.621	9.621
Recommended 20 Year Planning Boundary	0	0	0	0	0	0	0	0
Difference	0	0	0	0	0	0	9.621	9.621

Information provided above may be subject to change at any time.

Hamlet of Molesworth (Wallace Ward)

Recommended 20 Year Planning Boundary



Aerial Photo



Molesworth Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
Yes			Yes	Yes

Land Supply

Supply: Molesworth	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	1	0.042	0	0	0	0	9.690	9.732
Recommended 20 Year Planning Boundary	1	0.042	0	0	0	0	0	0.042
Difference	0	0	0	0	0	0	9.690	9.690

Information provided above may be subject to change at any time.



Municipality of North Perth
North Perth Master Growth Plan

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Hamlet of Britton (Elma Ward)



Recommended 20 Year Planning Boundary



Aerial Photo



Britton Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Land Supply

Supply: Britton	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	6 - 9	5.850	0	0	0	0	0	5.85
Recommended 20 Year Planning Boundary	0	0	0	0	0	0	0	0
Difference	6 - 9	5.850	0	0	0	0	0	5.85

Information provided above may be subject to change at any time.

Hamlet of Donegal (Elma Ward)

Recommended 20 Year Planning Boundary



Aerial Photo



Donegal Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Land Supply

Supply: Donegal	Residential		Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	5	3.077	0	0	0	0	0	3.077
Recommended 20 Year Planning Boundary	0	0	0	0	0	0	0	0
Difference	5	3.077	0	0	0	0	0	3.077

Information provided above may be subject to change at any time.



Municipality of North Perth
North Perth Master Growth Plan

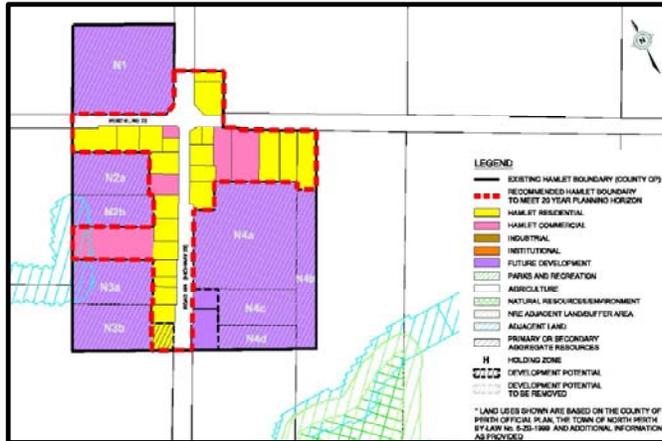
Public Information Centre No. 3
June 22, 2010

Hamlet of Newry (Elma Ward)



Recommended 20 Year Planning Boundary

Aerial Photo



Newry Existing Servicing:

Municipal Water	Municipal Sewer	Communal Water	Private Water	Private Septic
			Yes	Yes

Land Supply

Supply: Newry	Residential	Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	1	0.208	0	0	14.253	0	14.461
Recommended 20 Year Planning Boundary	1	0.209	0	0	0	0	0.209
Difference	0	0	0	0	14.253	0	14.252

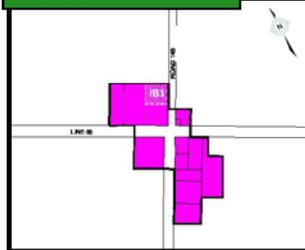
Information provided above may be subject to change at any time.

Infilling

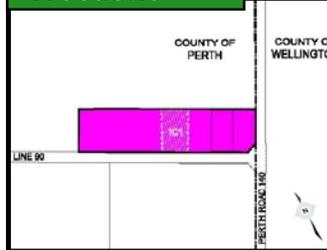
Brotherston



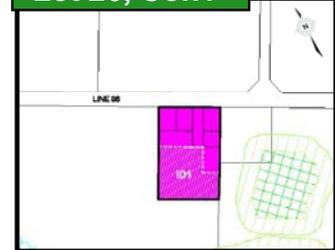
Wallace



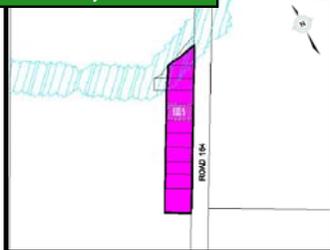
Trecastle



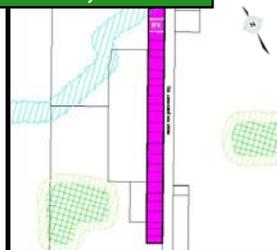
Lot 26, Con 1



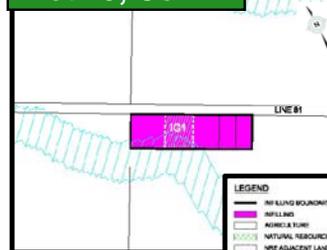
Lot 15, Con 5



Lot 15, Con 6



Lot 19, Con 4



Lot 24, Con 2



Land Supply



Supply: Infilling	Residential	Commercial	Industrial	Institutional	Future Development	Agriculture or P&R	Total
	Units	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Current Settlement Area Boundary	12	3.900	0	0	0	0	3.900
Recommended 20 Year Planning Boundary	0	0	0	0	0	0	0
Difference	12	3.900	0	0	0	0	3.900

Information provided above may be subject to change at any time.



Municipality of North Perth
North Perth Master Growth Plan

Public Information Centre No. 3
June 22, 2010



Land Supply vs. Land Demand

Land Supply:

Our preliminary findings with respect to the Land Supply available for development following the recommended boundary changes is shown in the chart below.

Municipality of North Perth: Land Supply Following Recommended Boundary Changes

	Residential		Commercial (ha)	Industrial (ha)	Other Vacant Lands Included Within Settlement Areas			Total (ha)	
	Area (ha)	Dwellings			Institutional (ha)	Future Development (ha)	Agricultural or P&R (ha)		
Town									
1	Listowel	69.5361	953 - 967	2.801	28.547	0	0	0	100.8841
2	SP Area	23.775	332 - 358	0	31.882	0	0	0	55.657
	Total	93.311	1285 - 1325	2.801	60.429	0	0	0	156.5411
Village									
3	Gowanstown	0.351	2	0	0	0	0.212	0	0.563
4	Trowbridge	3.477	8 - 9	0	0	0	0	2.748	6.225
5	Atwood	29.023	117	0	0.863	0	0	0	29.886
6	Monkton	2.682	15 - 21	0	0	0	0	3.220	5.902
	Total	35.533	142 - 149	0	0.863	0	0.212	5.968	42.576
Hamlet									
7	Kurtzville	0	0	0	0	0	0	0	0
8	Molesworth	0.042	1	0	0	0	0	0	0.042
9	Britton	0.000	0	0	0	0	0	0	0
10	Newry	0.209	1	0	0	0	0	0	0.209
11	Donegal	0	0	0	0	0	0	0	0
	Total	0.251	2	0	0	0	0	0	0.251
Urban Fringe									
12	UF North	1.992	4	7.079	1.856	0	0	0	10.927
13	UF East	33.923	397 - 443	0	0	0	0	0	33.923
14	UF West	0	0	3.495	0	0	0	0	3.495
	Total	35.915	401-447	10.574	1.856	0	0	0	48.345
Infilling									
15	A	0	0	0	0	0	0	0	0
15	B	0	0	0	0	0	0	0	0
15	C	0	0	0	0	0	0	0	0
15	D	0	0	0	0	0	0	0	0
16	E	0	0	0	0	0	0	0	0
16	F	0	0	0	0	0	0	0	0
16	G	0	0	0	0	0	0	0	0
16	H	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0
TOTAL		165.010	1830 - 1923	13.375	63.148	0.000	0.212	5.968	247.713

Land Supply vs. Land Demand:

Following the recommended boundary changes, our preliminary findings with respect to the Land Supply against the Land Demand is shown in the chart below.

Designated:	Residential (units)		Residential (ha)		Commercial (ha)		Industrial (ha)	
	Low	High	Low	High	Low	High	Low	High
Land Supply	1830	1923	165.01	165.01	13.38	13.38	63.15	63.15
Land Demand	781	1271	227.81	288.29	8.40	16.80	25.20	33.60
Difference	1049	652	-62.80	-123.28	4.98	-3.43	37.95	29.55

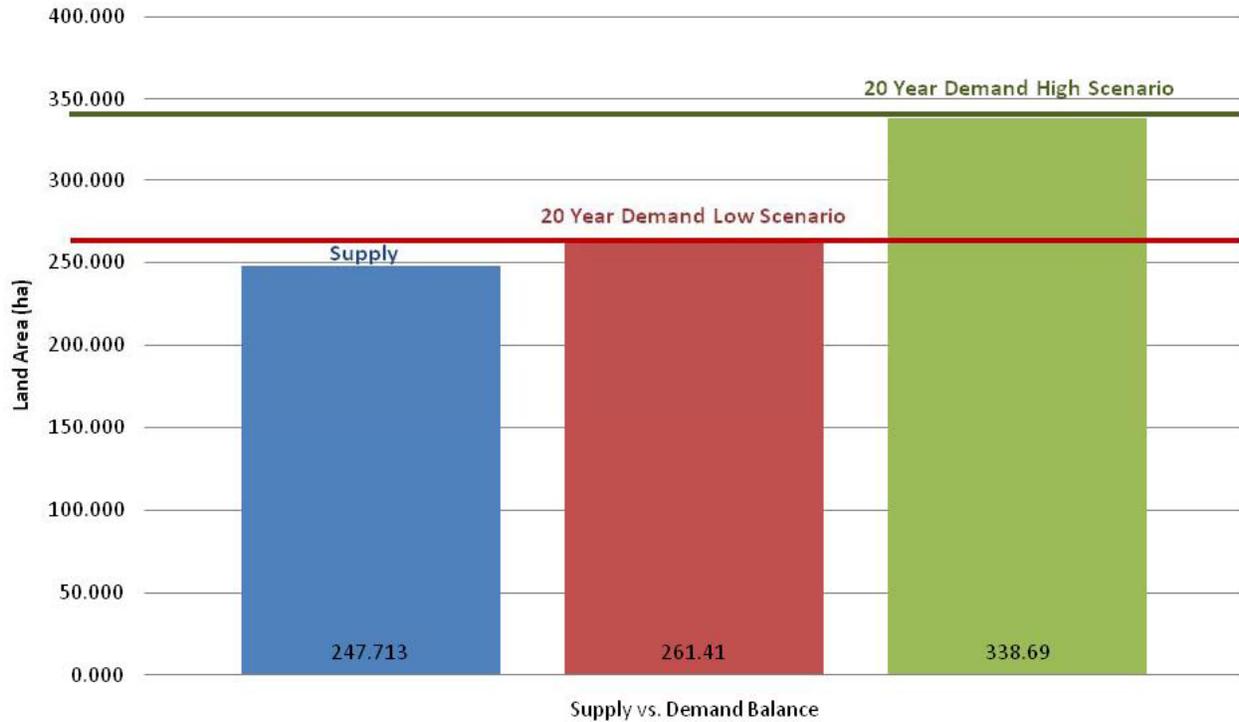
RESULTS: RATIONALIZATION OF LAND SUPPLY TO ADEQUATELY PROMOTE APPROPRIATE FUTURE GROWTH.





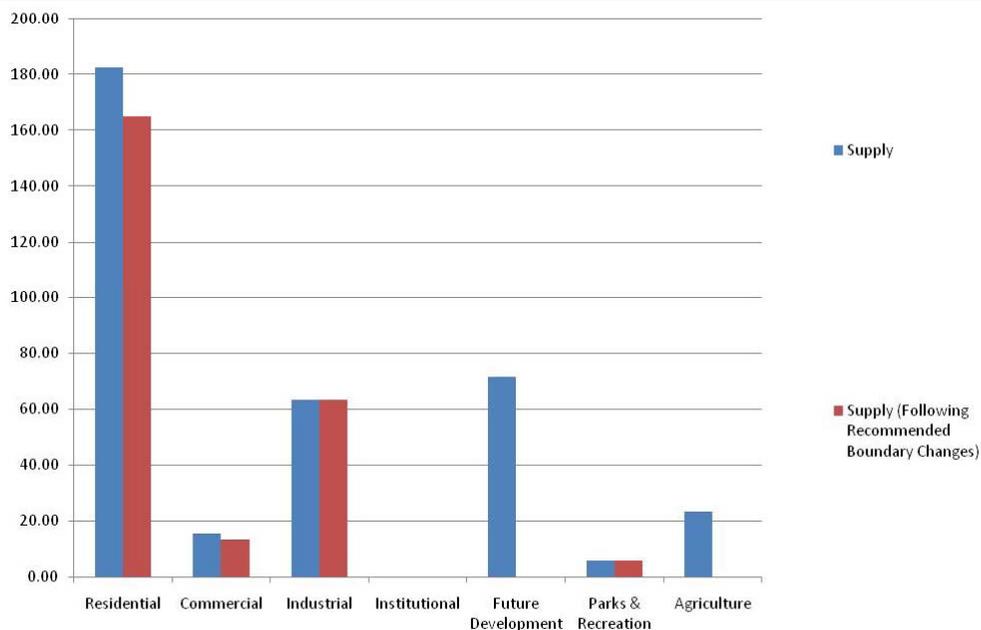
Land Supply vs. Land Demand

Following Recommended Boundary Changes



OBSERVATIONS OF RECOMMENDED CHANGES:

A significant and appropriate amount of land within Settlement Area Boundaries, consisting primarily of Future Development lands and Agricultural Lands, were removed.



North Perth Servicing

Wastewater Review:

- The review of wastewater serviceability was made through an investigation of the municipal infrastructure mapping and an **assessment of the level of wastewater serviceability** for vacant development parcels as being low, medium or high.
 - “High” = municipal sanitary sewers of sufficient size and depth in close proximity.
 - “Medium” = requires some level of extension to existing municipal infrastructure.
 - “Low” = requires extensive external works.
- The **Listowel Wastewater Treatment Plant** has a rated capacity of **9,030 cu.m./day**.
- **Atwood** has partial **municipal servicing** consisting of full wastewater collection system which conveys wastewater to the Listowel Treatment Plant via a pumping station.
- **The current wastewater treatment facility has sufficient capacity to meet the projected 20 year needs of the community.**

Water Systems:

- All **assumptions relating to growth include full water and wastewater servicing**. Sections of Atwood remain on individual wells and new development proposals have been brought forward with individual or communal well systems.
- **Listowel water** supply is provided from 3 municipal wells with a combined capacity of **9,817 cu.m./day**.
- **Atwood Water** supply is from 2 municipal wells with a combined capacity of **589 cu.m./day** and a partially developed municipal water distribution network which provides servicing to approximately half of the community. Significant sections of Atwood are currently not serviced and are on private wells.
- **The current water supply of Listowel has sufficient capacity to meet the projected 20 year needs of the community.**
- It is our recommendation that in order to provide safe and secure water supply to all individuals in Atwood **all new development must be on full municipal water servicing** and not individual or communal systems. Any development on partial servicing will lessen the security of the overall system and will serve to aggravate any future efforts by the municipality to implement full municipal servicing for the community.

Stormwater Management (SWM):

- It is in the municipality's best interest to limit the number of overall systems which will eventually be assumed and maintained by the municipality. Therefore, the **implementation of SWM facilities should be on a regional or subwatershed basis**.
- Stormwater drainage and control measures will need to be assessed on an area by area basis, through the review of development applications.



Recommendations of Growth Plan Strategy

1. Identify Settlement Area Boundaries to Provide for a 20 Year Planning Horizon

- To be “consistent with” Provincial Policy Statement (PPS 2005).
- To focus future growth to settlement areas, preserve agricultural land & environmental features.
- For Hamlets, to remove parcels of land that cannot, by policy, be developed through Plans of Subdivision and would otherwise require communal or private servicing.
- To focus development opportunities to Serviced Urban Areas.
- To assist the Municipality in making development decisions and to provide a better understanding of the logical phasing of development and infrastructure planning.

2. Consolidate Listowel, Urban Fringe and Special Policy Area Official Plan Policies (Listowel Settlement Area)

- To provide a consistent policy approach for all lands identified for settlement within and adjacent to the Listowel Ward.
- Given proximity to one another, these areas should be treated the same way and function the same way from a land use policy, servicing and staging perspective.

3. Atwood Official Plan Policies: Redesignate Village to Serviced Urban Area

- Under the Settlement Area policies of the County Official Plan, Atwood is to be considered a Serviced Urban Area and no longer to be considered under the provisions and policies of a Village (consistent with Official Plan Review currently underway).

4. Delete Infilling Policies

- Delete the Section pertaining to Infilling within the County of Perth Official Plan. Infilling outside of a settlement area on prime agricultural land is not consistent with the PPS.

5. Recommendations Relating to Infrastructure

- Requirement for eventual municipal and water servicing in Listowel Settlement Area & Atwood.
- Completion of a Master Servicing Study to review downstream collections systems and the evaluation of pumping stations, as required.
- Stormwater Management Ponds to continue to be provided on a Regional basis to limit the number of ponds required.

6. Special Policy Area Exception

- There is a rationalization to include the Special Policy Area within the Recommended 20 Year Planning Boundary, given the existing land use patterns, the extension of municipal services and road, the minimal impact on agricultural and natural environmental resources; even though the industrial land supply exceeds the 20 year industrial land demand requirements.

7. Recreational Land Supply for Recreational Uses

- The land supply identified in Trowbridge and Monkton as Parks & Recreational Land are to be permitted only for the continued use of Parks & Recreational in the future (i.e., expansion).

8. Review Opportunities for Potential Growth

- Review possible opportunities for boundary expansion in serviced settlement areas, subject to site specific detailed evaluation of land use patterns, road networks, servicing, capacity, etc.



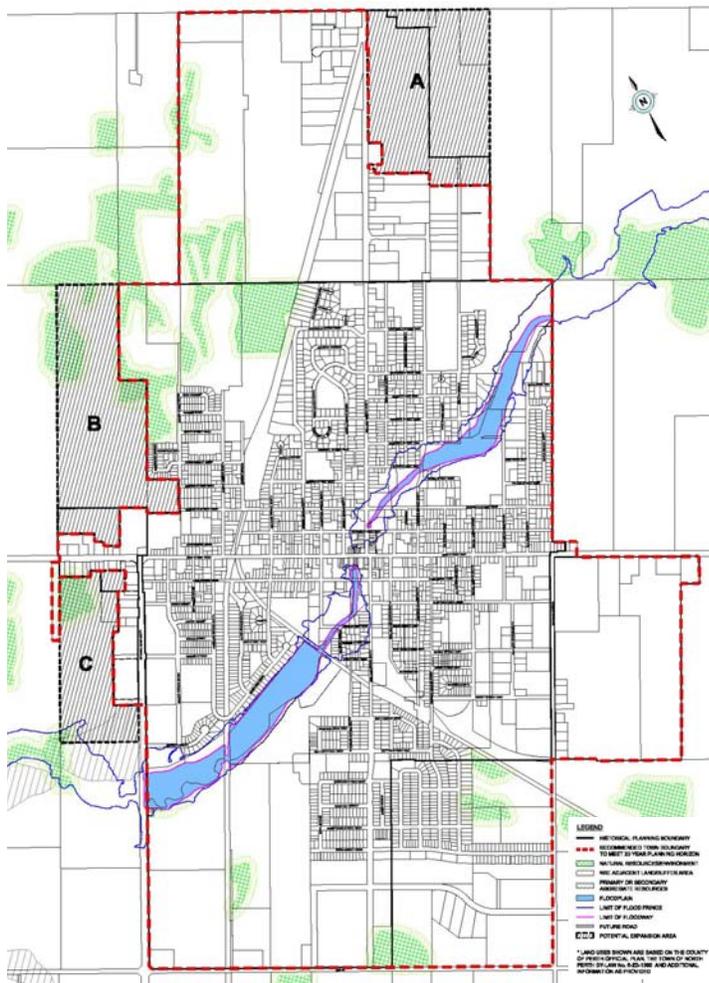
Opportunities for North Perth

1. Municipality to Implement Revisions to the Official Plan as recommended and in accordance with the Planning Act.
2. After completion of the implementation of No. 1, there is an opportunity to further Evaluate Potential Boundary Expansions.

Growth only to be directed to the Listowel Settlement Area and Atwood.
 Potential Growth Needs = 90 ha of Residential and 0 ha of Employment.
 Locations for growth include:

- Area A in Listowel = 49.67 hectares
- Area B in Listowel = 49.49 hectares
- Area C in Listowel = 25.36 hectares
- Area D in Atwood = 5.98 hectares

All subject to site specific detailed evaluation of land use pattern, road networks, servicing and capacity.





Next Steps

- Review feedback from this Public Information Centre.
- Finalize first draft of North Perth Master Growth Plan Report.
- Presentation of findings and recommendations to Council.
- Following presentation to Council and Committee, obtain further feedback from public/staff/Council Meeting.
- Finalize and submit North Perth Master Growth Plan Report.
- Project completed.

Opportunities for Involvement

Public and government agency involvement are integral components of the project development process. Please note however, that we are nearing completion of the North Perth Master Growth Plan project. Therefore, should you have any comments or concerns, please provide them via the comment form provided or contact the project team immediately following this Open House. We would be pleased to meet with you on a one-on-one basis. Other ways to stay involved include:

- Communicate your comments, questions and concerns through our Comment Form.
- Contact the project team via phone, fax or e-mail.
- Add your name to the project mailing list.
- Monitor public media.

Thank you for Attending Public Open House No. 3



APPENDIX D

NOTICE OF PUBLIC INFORMATION CENTRE NO. 1



MUNICIPALITY OF NORTH PERTH



Notice of Public Information Centre No. 1

OPPORTUNITY TO PROVIDE COMMENTS ON THE

North Perth Master Growth Plan

The Municipality of North Perth is currently undergoing the preparation of the North Perth Master Growth Plan. The North Perth Master Growth Plan will be utilized as a policy background study for future Official Plan Amendments by the Municipality of North Perth and will assist in making sound decisions related to future development patterns.

You are invited to participate in the first Public Information Centre scheduled for:

Date: Tuesday, December 1, 2009
Time: 3:00 p.m. to 8:00 p.m.
Location: North Perth Municipal Office
330 Wallace Avenue North, Listowel

The purpose of Public Information Centre No. 1 is to review existing land uses and infrastructure within the Listowel Ward and the Villages, Hamlets and Fringe Areas within the Wallace and Elma Wards. The purpose is also to identify and consider potential areas for development and redevelopment within the study area. Following this Public Information Centre the next step is to identify the long term planning needs of the Municipality and to evaluate these development and redevelopment areas for adequate servicing and infrastructure, proper and orderly development patterns and land use compatibility. The second Public Information Centre will be scheduled in early 2010.

Any person or organization wishing further information on the above matter may attend the Public Information Centre or contact one of the following individuals:

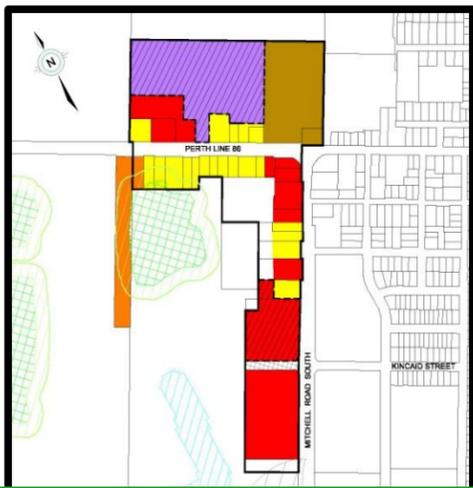
Patricia Berfelz
Clerk
Municipality of North Perth
330 Wallace Avenue
Listowel, ON, N4W 1L3
T: (519) 292-2062
E: pberfelz@northperth.ca

Natalie Hardacre
Planner
IBI Group
379 Queen Street South
Kitchener, ON, N2G 1W6
T: (519) 745-9455 x: 1105
E: natalie.hardacre@ibigroup.com

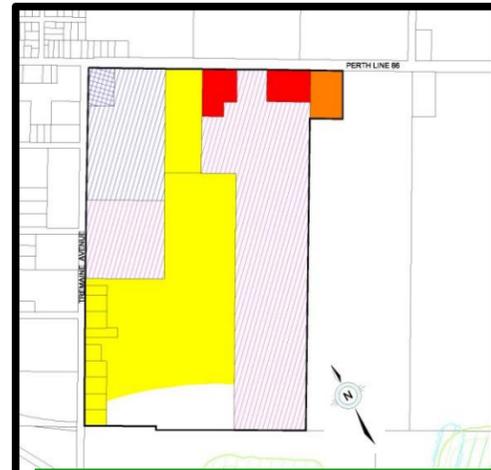
APPENDIX E

HANDOUT FROM PUBLIC INFORMATION CENTRE NO. 1

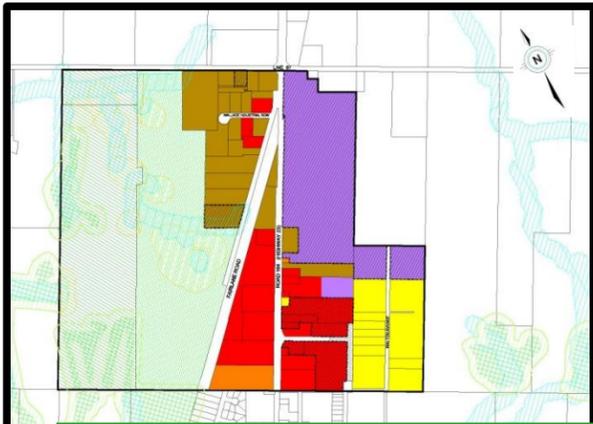
Municipality of North Perth North Perth Master Growth Plan



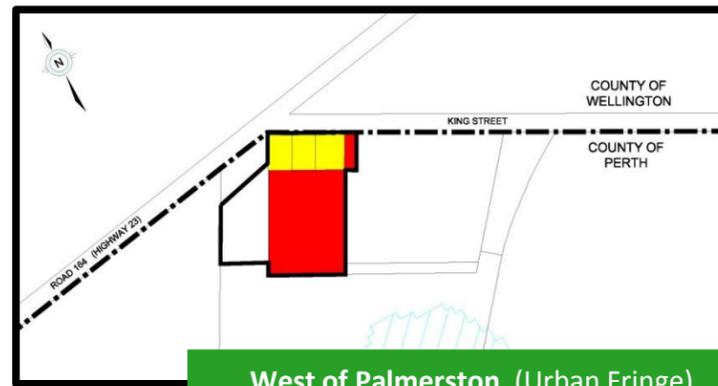
West of Listowel (Urban Fringe)



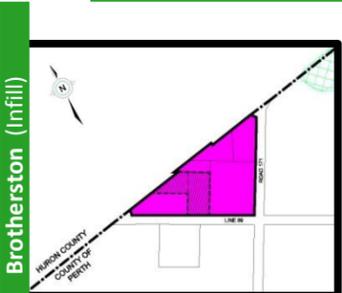
East of Listowel (Urban Fringe)



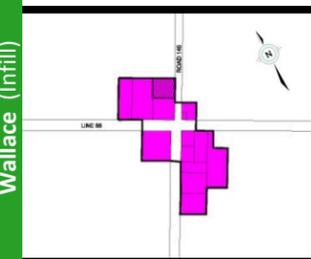
North of Listowel (Urban Fringe)



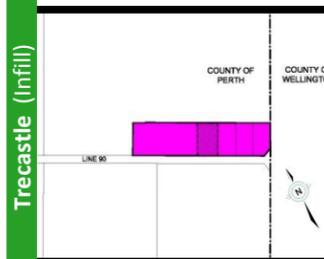
West of Palmerston (Urban Fringe)



Brotherston (Infill)



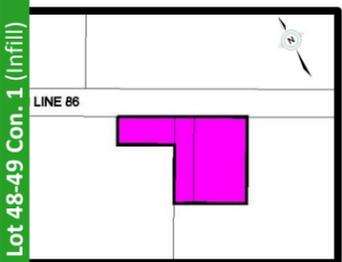
Wallace (Infill)



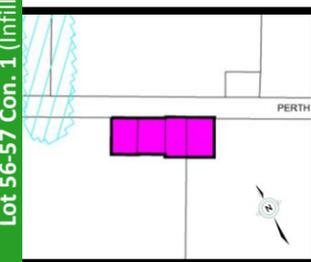
Trecastle (Infill)



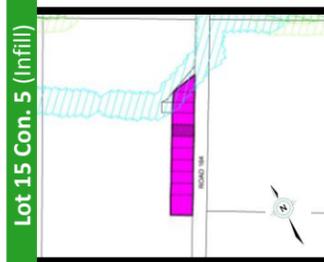
Lot 26 Con. 1 (Infill)



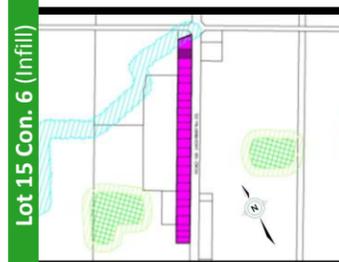
Lot 48-49 Con. 1 (Infill)



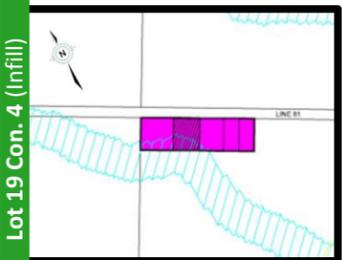
Lot 56-57 Con. 1 (Infill)



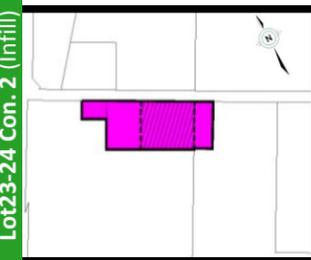
Lot 15 Con. 5 (Infill)



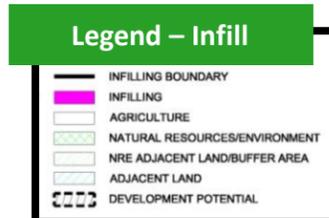
Lot 15 Con. 6 (Infill)



Lot 19 Con. 4 (Infill)



Lot 23-24 Con. 2 (Infill)



Welcome to the first Public Information Centre for the North Perth Master Growth Plan – December 1, 2009.

This is the first of three Open Houses to be scheduled for the North Perth Master Growth Plan.

On behalf of the Council of North Perth, we appreciate your participation in helping to define the future growth areas within the municipality to be considered over the next twenty years. The North Perth Master Growth Plan is a strategy which will be considered for adoption by North Perth Council and upon adoption will be utilized by the Municipality as:

- The technical policy basis for future Municipal Plan Amendments whether municipal or privately initiated;
- A strategy used to identify future Capital Works related to infrastructure expenditures (water, sanitary sewers, stormwater); and
- A community guide related to future growth patterns for the Municipality.

Therefore, the purpose of this Open House is to seek your comments to assist the Project Team in:

- Defining existing municipal commitments through the County Official Plan, Municipal Official Plans and Zoning By-laws;
- Defining existing municipal sanitary and water services; and
- Identifying potential areas to accommodate growth.

Within this handout and as shown on the various Display Boards are a series of maps outlining the various urban areas with existing commitments to urban growth: Listowel, Atwood, Gowanstown, Trowbridge, Monkton, Kurtzville, Molesworth, Britton, Newry, Donegal, Urban Fringe Areas and Infill Areas, and the type of servicing that currently exists. In addition, potential areas of future growth have been identified which will be evaluated further in the Study together with opportunities for additional public consultation.

If you wish to be notified directly of future meetings related to the North Perth Master Growth Plan please ensure that you have provided your name and address at the sign in desk. Please do not hesitate to contact the Project Team directly should you wish to meet one-on-one with a member of the Project Team.

The insert in this handout is your opportunity to provide written comments that will be considered as the North Perth Master Growth Plan evolves. Please forward comments in response to Public Information Centre No. 1 no later than Wednesday, January 6, 2010 to the following:

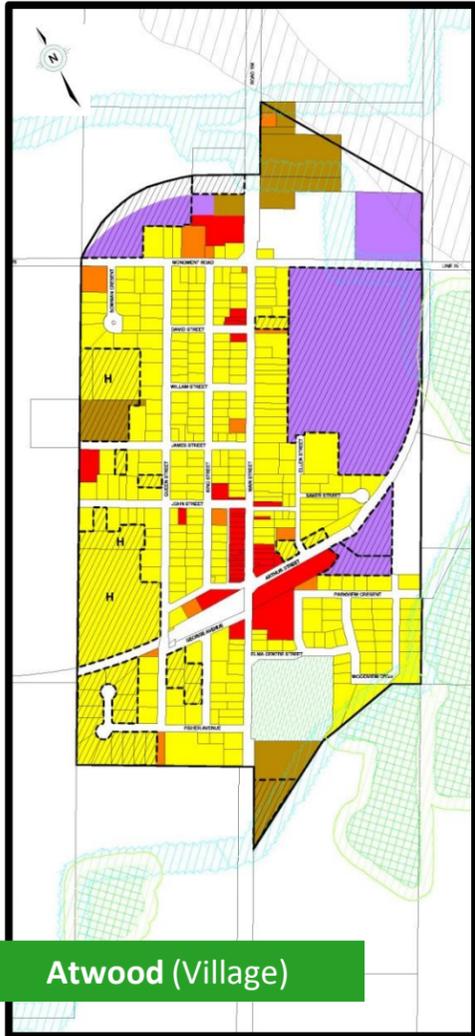
IBI Group
Attn: Natalie Hardacre, BES, MCIP, RPP
(North Perth Master Growth Plan)
 379 Queen Street South
 Kitchener, ON, N2G 1W6
 Tel: 519.745.9455
 Fax: 519.745.7647
 Email: natalie.hardacre@ibigroup.com

The second Public Information Centre is anticipated to be scheduled for February, 2010 and will review the following:

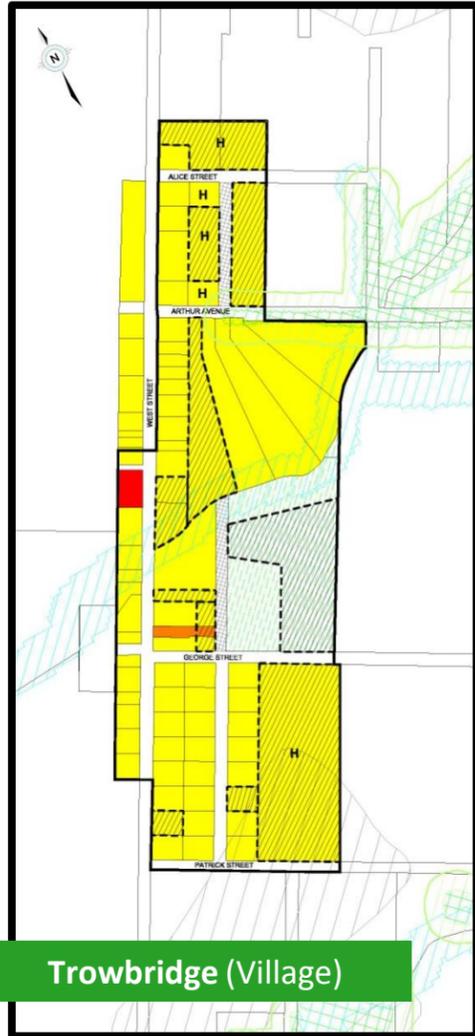
- Anticipated growth requirements up to a twenty year growth horizon.
- Detailed evaluation of Potential Development areas.
- Summary of comments received from Public Information Centre No. 1.



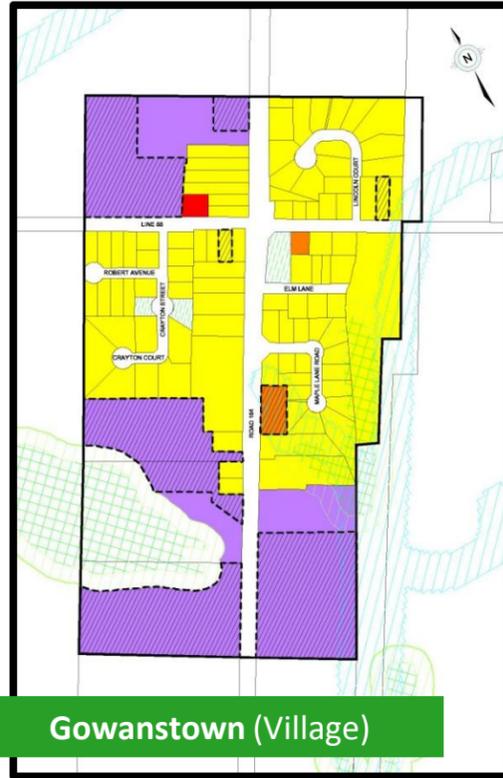
Municipality of North Perth North Perth Master Growth Plan



Atwood (Village)



Trowbridge (Village)



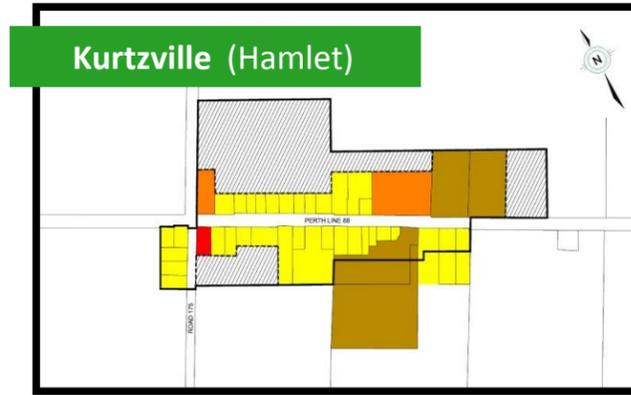
Gowanstown (Village)

Legend – Village

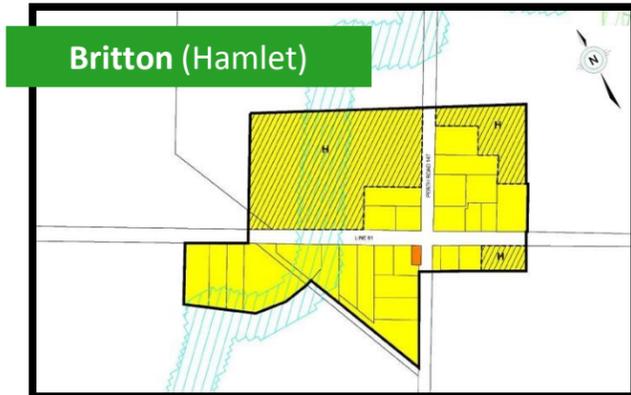
- VILLAGE BOUNDARY
- VILLAGE RESIDENTIAL
- VILLAGE COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- FUTURE DEVELOPMENT
- PARKS AND RECREATION
- AGRICULTURE
- NATURAL RESOURCES/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- PRIMARY OR SECONDARY AGGREGATE RESOURCES
- HOLDING ZONE
- FUTURE ROAD
- DEVELOPMENT POTENTIAL

Legend – Hamlet

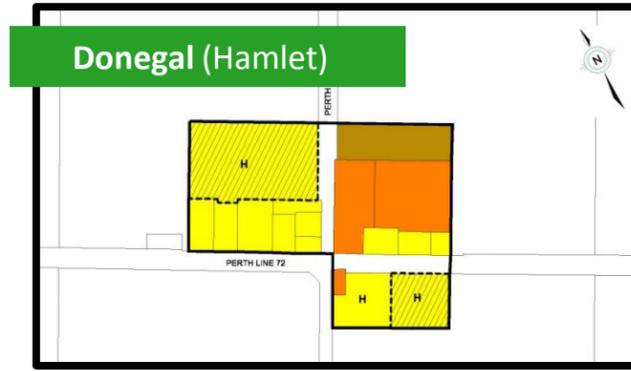
- HAMLET BOUNDARY
- HAMLET RESIDENTIAL
- HAMLET COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- FUTURE DEVELOPMENT
- PARKS AND RECREATION
- AGRICULTURE
- NATURAL RESOURCES/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- PRIMARY OR SECONDARY AGGREGATE RESOURCES
- HOLDING ZONE
- DEVELOPMENT POTENTIAL



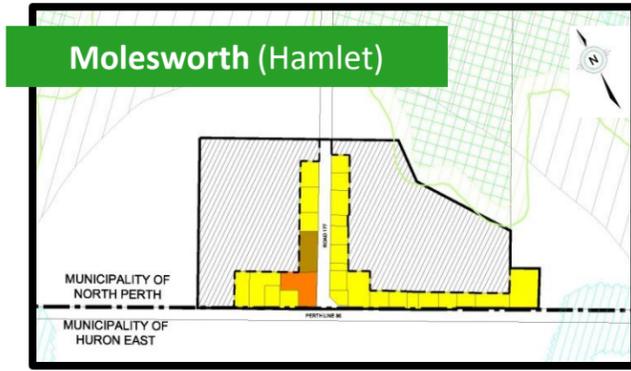
Kurtzville (Hamlet)



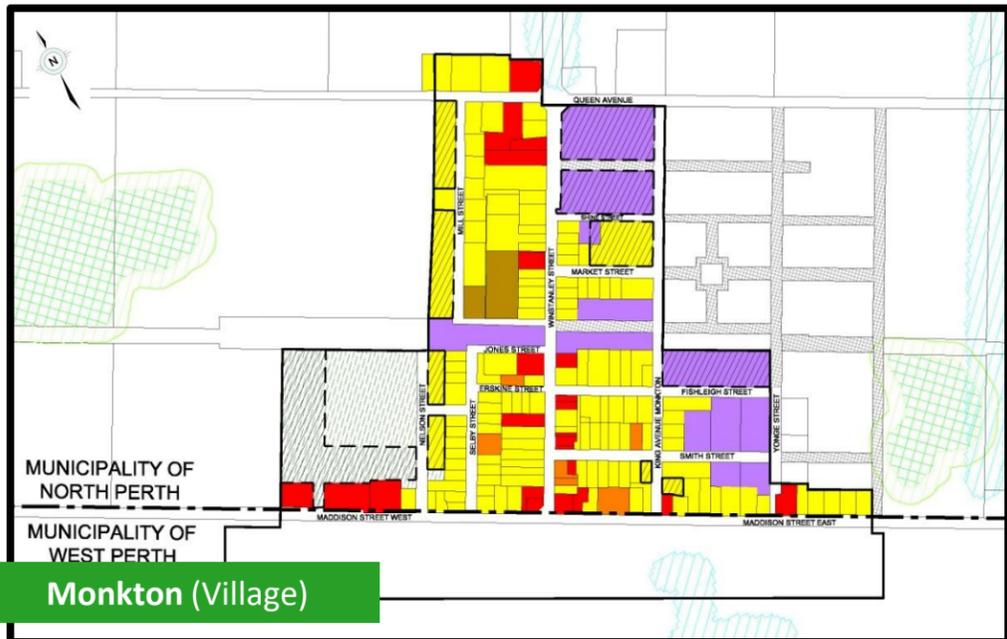
Britton (Hamlet)



Donegal (Hamlet)



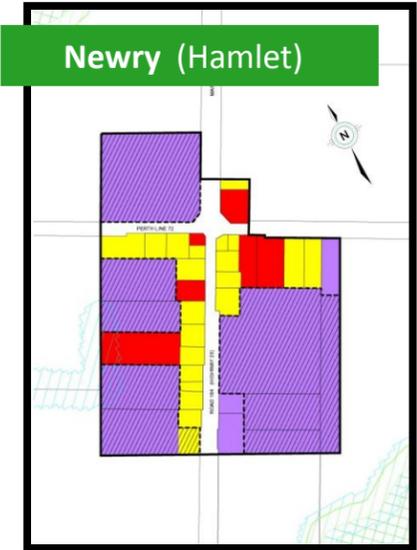
Molesworth (Hamlet)



Monkton (Village)



Special Policy Area



Newry (Hamlet)

* LAND USES SHOWN ARE BASED ON THE COUNTY OF PERTH OFFICIAL PLAN, THE TOWN OF NORTH PERTH BY-LAW No. 6-ZB-1999 AND ADDITIONAL INFORMATION AS PROVIDED



APPENDIX F

HANDOUT FROM PUBLIC INFORMATION CENTRE NO. 2



Municipality of North Perth North Perth Master Growth Plan

Municipality of North Perth North Perth Master Growth Plan



Evaluation Criteria for Growth Plan Strategy

All land parcels will be further evaluated based on the following criteria in determining appropriate staging of development.

<p>1. Applicable Planning Policies</p> <ul style="list-style-type: none"> • Provincial Policy Statement (PPS) • County of Perth Official Plan • Listowel Ward Official Plan • Municipality of North Perth Zoning By-Law 	<p>4. Planning Principles</p> <ul style="list-style-type: none"> • Land Use Compatibility • Broad Range and Mix of Uses • Broad Range and Mix of Housing • Logical Access to Development and Land Parcels • Logical and Progressive Patterns of Development • Opportunities for Infilling, Intensification and/or Redevelopment • Health and Safety • Connectivity and Accessibility • Efficiency
<p>2. The Environment</p> <ul style="list-style-type: none"> • Protection of Natural Resources • Protection of Environmental Features (woodlots, wetlands, etc.) • Protection of Natural Heritage • Protection of Agricultural Land • Topographical Features/Constraints 	<p>5. Public Consultation</p> <ul style="list-style-type: none"> • Comments from the Public Including Local Residents and Stakeholders
<p>3. Infrastructure</p> <ul style="list-style-type: none"> • Municipal Versus Private Servicing • Logical extension of existing servicing • Capacity of Existing Systems • Logical Extension of Transportation Networks 	

Next Steps

- Review feedback from this Public Information Centre.
- Further review of land supply and demand balance.
- Identify and analyze all potential development areas based on Evaluation Criteria.
- Further review of potential serviceability and servicing needs to accommodate growth on a site by site basis and available capacity at the sewage treatment plant.
- Preparation of staging of development plan based on the assessment of each parcel against the Evaluation Criteria.
- Review of Settlement Area boundaries.
- Ongoing public participation.

Opportunities for Involvement

Public and government agency involvement are integral components of the project development process. To become involved, please:

- Participate in the Public Information Centres.
- Communicate your comments, questions, and concerns through our Comment Form.
- Comment on Evaluation Criteria.
- Contact the Project Team via phone, fax, or e-mail.
- Add your name to the project mailing list.
- Monitor public media.



Welcome to Public Information Centre No. 2 for the North Perth Master Growth Plan – March 10, 2010.

On behalf of the Municipality of North Perth, we appreciate your participation in helping to define the future growth areas within the municipality to be considered over the next twenty years. The North Perth Master Growth Plan is a strategy which will be considered for adoption by North Perth Council and upon adoption will be utilized by the Municipality as:

- A strategy to identify future Capital Works related to infrastructure expenditures (water, sanitary sewers, stormwater); and
- A community guide related to future growth patterns for the Municipality.

Therefore, the purpose of this Public Information Centre is:

- To provide an update of the North Perth Master Growth Plan project;
- To review existing land uses and municipal infrastructure (water, sanitary sewer) within the Municipality of North Perth;
- To review the existing designated land supply and anticipated land demand within the Municipality of North Perth for the next twenty year planning horizon, as per the Provincial Policy Statement;
- To review the municipal serviceability of potential development properties using a comparative approach;
- To provide an opportunity for public input; and
- To present next steps and project timing.

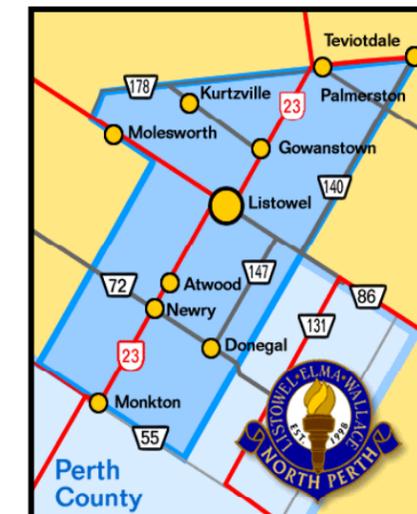
Please feel free to fill out the Comment Sheet provided as this is your opportunity to provide written comments that will be considered as the North Perth Master Growth Plan evolves.

If you wish to be notified directly of future meetings related to the North Perth Master Growth Plan please ensure that you have provided your name and address at the sign in desk. Please do not hesitate to contact the Project Team directly should you wish to meet one-on-one with a member of the Project Team.

IBI Group

Attn: Natalie Hardacre, BES, MCIP, RPP
(North Perth Master Growth Plan)
 379 Queen Street South
 Kitchener, ON, N2G 1W6
 Tel: 519.745.9455
 Fax: 519.745.7647

Email: natalie.hardacre@ibigroup.com



With the support of the Federal Economic Development Agency for Southern Ontario





Municipality of North Perth North Perth Master Growth Plan

Project Goals and Objectives

The North Perth Master Growth Plan will help to define future growth areas within the Municipality, to be considered over the next twenty years. The North Perth Master Growth Plan is a strategy which will be considered by North Perth Council for adoption, to be utilized as:

- The technical policy basis for future Official Plan Amendments whether municipally or privately initiated;
- A strategy used to identify future Capital Works related to infrastructure expenditures; and
- A community guide related to future growth patterns for the Municipality.

The North Perth Master Growth Plan consist of four parts:

WE ARE HERE →	What is Existing?	Review and evaluation of existing and current land use, infrastructure and development patterns.
	What is Required?	Review of existing land supply and anticipated land demand, and to review municipal serviceability.
	What Will be Considered?	Review of existing settlement area boundaries, Official Plans and Zoning By-Law to evaluate where growth is to occur or if more land exists than what is required.
	How Will it be Implemented?	Potential Amendments to County and Municipal Official Plans and Zoning By-Law.

Study Area

The Study Area is municipal wide with a focus on the Settlement Areas within the Municipality.



County of Perth Official Plan Settlement Areas (Section 6)

Policy Criteria for Evaluation of Future Development Areas

	Listowel Ward	Wallace Ward	Elma Ward
Serviced Urban Area	Listowel		
Village		Gowanstown	Atwood, Monkton & Trowbridge
Hamlet		Kurtzville & Molesworth	Britton, Donegal & Newry
Special Policy Area			Lots 37 to 40, Conc. 1
Urban Fringe		North & West of Listowel, West of Palmerston	East & West of Listowel
Mobile/Modular Home Park			East of Listowel
Infilling		Brotherston, Wallace, Trecastle & Lot 23-24 Conc. 2	Lot 26, Conc. 1; Lots 48-49, Conc. 1; Lot 15, Conc.5 ; Lot 15, Conc.6; Lot 19, Conc. 4; Lot 56-57, Conc. 1

Municipality of North Perth North Perth Master Growth Plan



North Perth – Land Supply

		Residential		Commercial (ha)	Industrial (ha)	Other Vacant Lands Included Within Settlement Areas			Total (ha)
		Area (ha)	Dwellings			Institutional (ha)	Future Development (ha)	Agricultural or P&R (ha)	
Town									
	Listowel	65.535	824	2.88	28.547	0	0	0	96.962
	SP Area	23.775	332 – 358	0	31.882	0	0	0	55.657
	Total	89.31	1156 – 1182	2.88	60.429	0	0	0	152.619
Village									
	Gowanstown	0.351	2	0	0	0	15.520	0	15.871
	Trowbridge	9.968	36 – 38	0	0	0.050	0	2.748	12.766
	Atwood	13.944	117	0	2.104	0	19.241	3.931	39.220
	Monkton	2.682	18 – 22	0	0	0	5.481	3.220	11.383
	Total	26.945	173 – 179	0	2.104	0.05	40.242	9.899	79.240
Hamlet									
	Kurtzville	0	0	0	0	0	0	9.621	9.621
	Molesworth	0	0	0	0	0	0	9.732	9.732
	Britton	5.850	6 – 9	0	0	0	0	0	5.850
	Newry	0	0	0	0	0	14.461	0	14.461
	Donegal	3.077	5	0	0	0	0	0	3.077
	Total	8.927	11 – 14	0	0	0	14.461	19.353	42.741
Urban Fringe									
	UF North	0	0	7.079	1.856	0	25.985	0	34.920
	UF East	33.923	397 – 443	0	0	0	0	0	33.923
	UF West	0	0	3.495	0	0	4.999	0	8.494
	Total	33.923	397 – 443	10.574	1.856	0	30.984	0	77.337
Infilling									
	IA	0.666	2	0	0	0	0	0	0.666
	IB	0.165	1	0	0	0	0	0	0.165
	IC	0.461	1	0	0	0	0	0	0.461
	ID	0.992	4	0	0	0	0	0	0.992
	IE	0.174	1	0	0	0	0	0	0.174
	IF	0.257	1	0	0	0	0	0	0.257
	IG	0.331	1	0	0	0	0	0	0.331
	IH	0.854	1	0	0	0	0	0	0.854
	Total	3.900	12	0	0	0	0	0	3.900
TOTAL		163.005	1749 – 1830	13.454	64.389	0.050	85.687	29.252	355.837

North Perth – Land Supply and Demand Balance

Designated:	Residential (units)		Residential (ha)		Commercial (ha)		Industrial (ha)	
	Low	High	Low	High	Low	High	Low	High
Land Supply	1749	1830	163.01	163.01	13.45	13.45	64.39	64.39
Land Demand	781	1271	75.60	94.50	10.62	14.87	23.37	27.62
Difference	968	559	87.41	68.51	2.83	-1.42	41.02	36.77



Municipality of North Perth North Perth Master Growth Plan



Residential Needs Projections – Population Approach

NORTH PERTH PROJECTED HOUSING DEMAND

YEAR	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Population (High Projection)	12,563	12,668	12,775	12,883	12,992	13,102	13,214	13,327	13,441	13,556	13,673	14,278	14,920
Population (Low Projection)	12,421	12,478	12,534	12,591	12,648	12,705	12,763	12,821	12,879	12,938	12,996	13,294	13,600
PPU (persons per unit)	2.60	2.59	2.58	2.57	2.56	2.55	2.54	2.53	2.52	2.51	2.50	2.45	2.45
Projected No. of Dwellings (High)	4,880	4,940	5,001	5,063	5,126	5,189	5,254	5,320	5,387	5,455	5,524	5,886	6,151
Projected No. of Dwellings (Low)	4,825	4,866	4,907	4,948	4,990	5,032	5,075	5,118	5,162	5,206	5,251	5,481	5,606
Projected Annual Dwelling Demand (High)	116	60	61	62	63	64	65	66	67	68	69	75	54
Projected Annual Dwelling Demand (Low)	61	41	41	41	42	42	43	43	44	44	45	47	25

The above projection of housing demand is based on the population approach. The number of dwellings are projected from the 2006 census dwelling count figure, and updated to 2008 with actual annual new dwelling additions from 2006-2008, provided by the Municipality of North Perth. Based on population projections (both high and low scenario), an estimated PPU (persons per unit) was derived, the basis of which being the 2006 PPU in North Perth of 2.6. The number of persons per unit is expected to decline over time from 2.6 in 2009 to 2.45 in 2024. As such and based on the Population Approach, the projected housing demand between 2009 to the year 2029 is as follows:

Projected Housing Demand (High) = 1,271 dwellings

Projected Housing Demand (Low) = 781 dwellings



Municipality of North Perth North Perth Master Growth Plan

Serviced Urban Area:

- To provide for a broad range of land uses.
- Full municipal servicing is available and is a requirement for new development.
- Intended to be the principal location for new non-farm related growth in the County.

Village:

- To provide for a broad range of uses.
- New development will occur through the infilling process, the expansion of the existing built up area or through the conversion of use process.
- Servicing shall be in the form of municipal services, private communal services or individual on-site services.
- The creation of new lots shall occur through either the consent/severance process or the registered plan of subdivision process.

Hamlet:

- To be used and developed primarily for residential uses.
- New development will occur through the infilling process, the expansion of the existing built up area or through the conversion of use process.
- Expansion of existing built up area in the Hamlet designation must be minor in nature and shall generally be limited to the rounding out or squaring off of the built up area.
- Servicing shall be in the form of municipal services, private communal services or individual on-site services.
- The creation of new lots in the Hamlet designation shall occur only through the consent/severance process.

Settlement Areas, Urban Fringe & Infilling (Sections 6, 7, 8, 9)

Policy Criteria for Evaluation of Future Development Areas

Special Policy Area:

- The primary use of land will be for a variety of residential dwelling types.
- To promote and encourage the provision and rehabilitation of housing to meet the needs of residents while fostering a stable residential environment which minimizes the potential for land use conflicts by preventing the indiscriminate mixing of non-compatible uses.
- New lot creation will occur primarily through the plan of subdivision process.
- It is the intention of the County Official Plan that all development will have full municipal servicing within the Special Policy Area.

Mobile/Modular Home Park:

- Permitted use of land shall be for mobile and/or modular homes located within a mobile/modular home park as well as recreational and/or community facilities to serve the residents of the park.
- New development within Mobile/Modular Home Park designation shall be permitted in accordance with the relevant Official Plan policies.
- Where the expansion of an existing mobile/modular home park within an area currently designated is proposed, consideration shall be given to municipal water and sewage services or private communal water and sewage services. Where this is not feasible, private on-site services may be considered.

Urban Fringe:

- Permitted uses in the Urban Fringe north and east of Listowel, shall be general commercial uses, highway commercial uses, light industrial uses, limited recreational/open space uses, and limited residential uses.
- Permitted uses in the Urban Fringe west of Listowel, shall be existing general commercial uses, existing highway commercial uses, conversion of existing general and/or highway commercial uses to similar type uses, light industrial uses, limited recreational/open space uses, and limited residential uses. New business or professional offices shall also be permitted.
- New development will occur through the infilling process, extensions of built up areas in the designated area, or the conversion of uses.
- Lot creation will occur primarily through the consent/severance process. The plan of subdivision process may also be an acceptable means of lot creation in the Urban Fringe north and east of Listowel, so long as Council is satisfied with matters related to development, compatibility, servicing, etc.



Municipality of North Perth North Perth Master Growth Plan

Infilling:

- Permitted uses to be limited to residential uses, home occupations, and bed and breakfast establishments. The only type of residential use permitted shall be single-detached dwellings.
- The only method by which to create new lots is the consent/severance process and must constitute a residential infilling situation, being a proposed residential lot/use location between two existing dwellings which are situated on the same side of the public street and which are separated by a distance of not more than 75 metres.

North Perth Land Supply

Parcels With Development Potential

A thorough review of each Settlement Area was conducted where parcels with development potential were identified. Typically these parcels were vacant, designated parcels within the Settlement Area boundary. The following information was gathered for each development potential land parcel.

> Land Use	> Hazard Lands
> Area	> Existing Services
> Approximate Number of Residential Units	> Aerial Imagery
> Location	

This information can be provided upon request.

Comparative - Serviceability

Preliminary Sanitary Infrastructure Assessment

A preliminary sanitary infrastructure assessment was conducted for the Listowel Ward, the Urban Fringe Areas, the Special Policy Area and the Village of Atwood. Each assessment reviewed the comparative serviceability of each land parcel with “development potential” from either a high, medium or low potential of serviceability. The focus of the “serviceability” at this stage has been on wastewater collection and it is based on a “first order” evaluation of ability to provide sanitary servicing to a particular area based on either or both of proximity to existing sewers and the relative size of the collector sewers to which an area would be tributary. As work develops and a priority system is developed for future development areas downstream systems will be investigated in greater detail having regard for system capacity and the depth of the collection system relative to the topography of the area to be serviced. As the plan develops, other considerations will be pumping capacity constraints within existing pumping stations that may be downstream of future development areas as well as water distribution, storm drainage, water supply and wastewater treatment constraints.

The above noted information for the Listowel Ward, Urban Fringe Areas, Special Policy Area and the Village of Attwood can be provided upon request.

North Perth – Land Demand

Population Growth Comparisons

SURROUNDING COUNTY POPULATION GROWTH COMPARISON

County	2001 Population	Percentage of Total	2006 Population	Percentage of Total	Average Annual Growth Rate (2001 - 2006)
Perth County	73,675	22.97%	74,344	22.25%	0.18%
Wellington County	187,313	58.41%	200,425	59.99%	1.31%
Huron County	59,701	18.62%	59,325	17.76%	-0.13%
TOTAL	320,689	100.00%	334,094	100.00%	0.80%

Of the three Counties under analysis, the population growth of Perth County is stronger than that of Huron County, but slower than that of Wellington County.



Municipality of North Perth North Perth Master Growth Plan

Projected Growth by Land Use – Absorption Approach

ESTIMATED HISTORICAL AVERAGE LAND NEEDS

Land Use	Unit	1989-1993	1994-1998	1999-2003	2004-2008	Average	Range
Industrial	Acre	1.05	5.70	2.50	2.22	2.94	2.75 - 3.25
Commercial	Acre	1.07	2.75	1.04	0.51	1.34	1.25-1.75
Residential	Dwelling	47	42	62	72	56	60-75

NORTH PERTH INDUSTRIAL, COMMERCIAL AND RESIDENTIAL NET LAND NEED PROJECTIONS

Land Use	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Industrial (High)	3.25	6.50	9.75	13.00	16.25	19.50	22.75	26.00	29.25	32.50	35.75	52.00	68.25
Industrial (Low)	2.75	5.50	8.25	11.00	13.75	16.50	19.25	22.00	24.75	27.50	30.25	44.00	57.75
Commercial (High)	1.75	3.50	5.25	7.00	8.75	10.50	12.25	14.00	15.75	17.50	19.25	28.00	36.75
Commercial (Low)	1.25	2.50	3.75	5.00	6.25	7.50	8.75	10.00	11.25	12.50	13.75	20.00	26.25
Residential (High)	11.12	22.24	33.36	44.48	55.60	66.72	77.84	88.96	100.08	111.20	122.32	177.92	233.51
Residential (Low)	8.90	17.79	26.69	35.58	44.48	53.37	62.27	71.17	80.06	88.96	97.85	142.33	186.81

NORTH PERTH INDUSTRIAL, COMMERCIAL AND RESIDENTIAL GROSS LAND NEED PROJECTIONS

Land Use	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2024	2029
Industrial (High)	6.50	13.00	19.50	26.00	32.50	39.00	45.50	52.00	58.50	65.00	71.50	104.00	136.50
Industrial (Low)	5.50	11.00	16.50	22.00	27.50	33.00	38.50	44.00	49.50	55.00	60.50	88.00	115.50
Commercial (High)	3.50	7.00	10.50	14.00	17.50	21.00	24.50	28.00	31.50	35.00	38.50	56.00	73.50
Commercial (Low)	2.50	5.00	7.50	10.00	12.50	15.00	17.50	20.00	22.50	25.00	27.50	40.00	52.50
Residential (High)	22.24	44.48	66.72	88.96	111.20	133.44	155.68	177.92	200.16	222.39	244.63	355.83	467.03
Residential (Low)	17.79	35.58	53.37	71.17	88.96	106.75	124.54	142.33	160.12	177.92	195.71	284.67	373.62

The above analysis of projected growth and land needs is based on the absorption approach. A range of net and gross additional land (or dwellings in the case of residential) is estimated based on historical average land needs as determined by historic rates of absorption in the Municipality. As such and based on the Absorption Approach, the net land need projections to the year 2029 are as follows:

Industrial (High) = 68.25 acres (27.62 hectares) OR Industrial (Low) = 57.75 acres (23.37 hectares)
Commercial (High) = 36.75 acres (14.87 hectares) OR Commercial (Low) = 26.25 acres (10.62 hectares)
Residential (High) = 233.51 acres (94.5 hectares) OR Residential (Low) = 186.81 acres (75.60 hectares)



Municipality of North Perth

North Perth Master Growth Plan

PERTH COUNTY POPULATION GROWTH COMPARISON

Municipality	2001 Population	Percentage of County Total	2006 Population	Percentage of County Total	Average Annual Growth Rate (2001 - 2006)
North Perth	12,055	16.36%	12,322	16.57%	0.43%
Perth East	12,218	16.58%	12,440	16.73%	0.36%
Perth South	4,304	5.84%	4,288	5.77%	-0.07%
West Perth	9,129	12.39%	9,379	12.62%	0.53%
Stratford and St. Marys	35,969	48.82%	35,915	48.31%	-0.03%
Perth County	73,675	100.00%	74,344	100.00%	0.18%

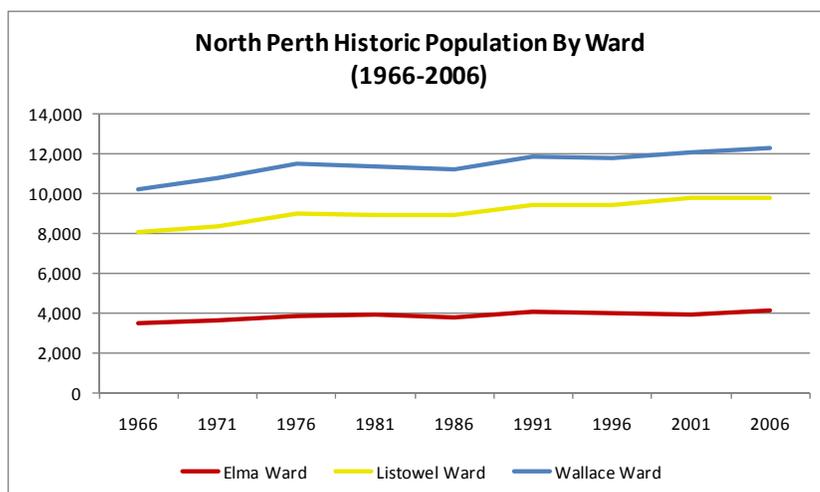
The majority of population in Perth County is concentrated in the Municipalities of North Perth and Perth East, with the exception of St. Marys and Stratford. Other than St. Marys and Stratford, West Perth shows the strongest growth and Perth South is the only Municipality which experienced negative growth between 2001 and 2006.

Historic Trends

NORTH PERTH HISTORIC POPULATION 1966-2006

Ward	1966	1971	1976	1981	1986	1991	1996	2001	2006
Elma Ward	3,532	3,655	3,890	3,920	3,820	4,046	3,991	3,895	4,125
Listowel Ward	4,526	4,690	5,126	5,026	5,107	5,404	5,467	5,905	5,662
Wallace Ward	2,179	2,405	2,476	2,384	2,253	2,393	2,350	2,255	2,467
North Perth	10,237	10,750	11,492	11,330	11,180	11,843	11,808	12,055	12,254

Note: 2006 Population figures derived from IBI Group dissemination area classification



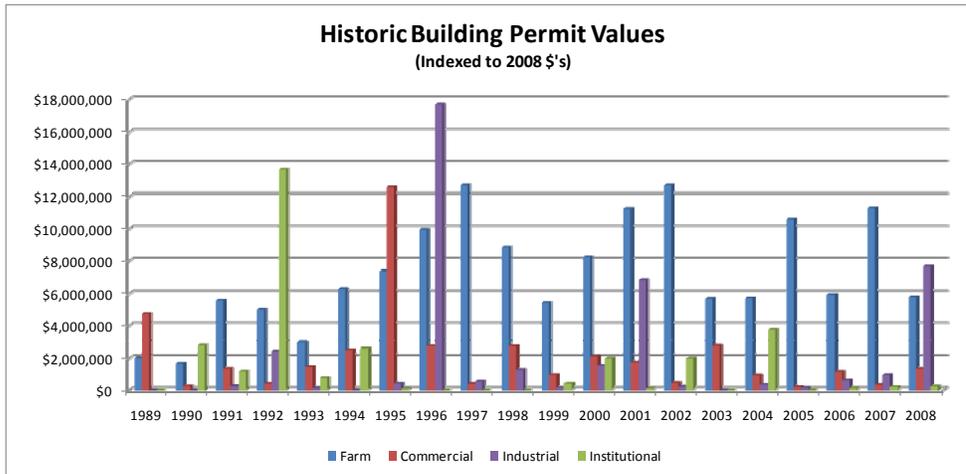
The Listowel Ward has experienced the highest annual growth rate during the period of analysis (1966-2006). The analysis shows slight negative growth in Listowel between 2001 and 2006, likely owing to the method of ward classification by dissemination area which best matches ward boundaries but does not represent ward boundaries precisely or as they have been defined in the past.

Municipality of North Perth

North Perth Master Growth Plan

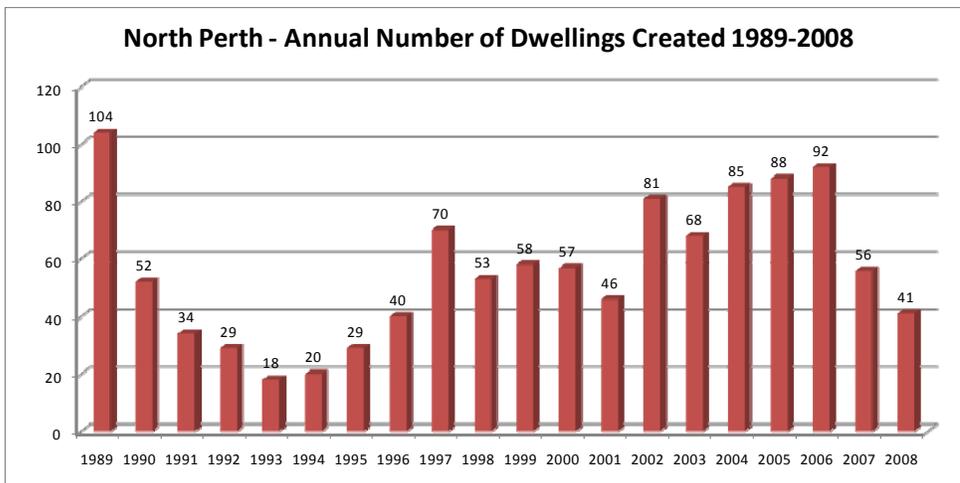


Historic Absorption



Under the following analysis, historic building permit values (1989-2008) in the Municipality of North Perth are charted by land use. The analysis includes farm, commercial, industrial and institutional land uses. Residential absorption rates are analyzed separately by the annual number of dwellings created. The graph left shows that the highest value of building permits from the 1989-2008 period are found within the "Farm" category. This figure confirms a prominent rural population in North Perth.

Historic Absorption (Residential)



The analysis of historical residential growth is examined on the basis of the total annual number of dwellings created in the Municipality of North Perth from 1989 to 2008 and a 5 year annual average. The following bar graph shows the annual number of dwellings created in the Municipality of North Perth. This shows that housing demand has followed a cyclical pattern with peaks and valleys in approximately 10 year cycles.

General Trends Impacting Growth

Several demographic trends will impact the future population growth in the Municipality of North Perth, the most prominent being:

- Competition from neighbouring Counties and Municipalities, specifically Wellington County which has been experiencing strong growth in the recent past;
- Population movement from rural areas to urban areas as evidenced by faster growth in the former urban settlements than rural areas in the County of Perth as noted in the Official Plan; and
- A declining average household size as a result of changing demographics of the populations as noted in the MHBC residential and industrial land needs study.

APPENDIX G

NOTICE OF PUBLIC INFORMATION CENTRE NO. 2



With the support of the Federal Economic
Development Agency for Southern Ontario



MUNICIPALITY OF NORTH PERTH

Notice of Public Information Centre No. 2

OPPORTUNITY TO PROVIDE COMMENTS ON THE

North Perth Master Growth Plan

The Municipality of North Perth is currently undergoing the preparation of the North Perth Master Growth Plan. The North Perth Master Growth Plan will be utilized as a policy background study for future Official Plan Amendments by the Municipality of North Perth and will assist in making sound decisions related to future development patterns.

You are invited to participate in Public Information Centre No. 2 scheduled for:

Date: Wednesday, March 10, 2010
Time: 5:00 p.m. to 8:00 p.m.
Location: North Perth Municipal Office
330 Wallace Avenue North, Listowel

The purpose of Public Information Centre No. 2 is to review existing land uses and infrastructure within the Listowel Ward and the Villages, Hamlets and Fringe Areas within the Wallace and Elma Wards. In addition, the purpose is to review anticipated land demand requirements for the Municipality over the next twenty years. A third Public Information Centre is scheduled for spring 2010 where a recommended Growth Plan Strategy for the next twenty years will be presented.

Any person or organization wishing further information on the above matter may attend the Public Information Centre or contact one of the following individuals:

Patricia Berfelz
Clerk
Municipality of North Perth
330 Wallace Avenue
Listowel, ON, N4W 1L3
T: (519) 292-2062
E: pberfelz@northperth.ca

Natalie Hardacre
Planner
IBI Group
379 Queen Street South
Kitchener, ON, N2G 1W6
T: (519) 745-9455 x: 1105
E: natalie.hardacre@ibigroup.com

APPENDIX H

NOTICE OF PUBLIC INFORMATION CENTRE NO. 3



With the support of the Federal Economic
Development Agency for Southern Ontario



MUNICIPALITY OF NORTH PERTH

Notice of Public Information Centre No. 3

OPPORTUNITY TO PROVIDE COMMENTS ON THE

North Perth Master Growth Plan

The Municipality of North Perth is currently undergoing the preparation of the North Perth Master Growth Plan. The North Perth Master Growth Plan will be utilized as a policy background study for future Official Plan Amendments by the Municipality of North Perth and will assist in making sound decisions related to future development patterns.

You are invited to participate in Public Information Centre No. 3 scheduled for:

Date: Tuesday, June 22, 2010
Time: 5:00 p.m. to 8:00 p.m.
Location: North Perth Municipal Office
330 Wallace Avenue North, Listowel

The purpose of Public Information Centre No. 3 is to review project findings and recommendations; to review the proposed settlement area boundaries required to accommodate potential growth up to a twenty year planning horizon as per the Provincial Policy Statement (2005). In addition, the purpose is to further review the evaluation criteria and to review the municipal serviceability of the potential development parcels. This is the final Public Information Centre for the North Perth Master Growth Plan.

Any person or organization wishing further information on the above matter may attend the Public Information Centre or contact one of the following individuals:

Patricia Berfelz
Clerk
Municipality of North Perth
330 Wallace Avenue
Listowel, ON, N4W 1L3
T: (519) 292-2062
E: pberfelz@northperth.ca

Natalie Hardacre
Planner
IBI Group
379 Queen Street South
Kitchener, ON, N2G 1W6
T: (519) 745-9455 x: 1105
E: natalie.hardacre@ibigroup.com

APPENDIX I

LAND SUPPLY ANALYSIS – EXISTING CONDITIONS

Existing Conditions: Land Supply - Municipality of North Perth

		Residential		Commercial (ha)	Industrial (ha)	Other Vacant Lands Included Within Settlement Areas			Total (ha)	
		Area (ha)	Dwellings			Institutional (ha)	Future Development (ha)	Agricultural or P&R (ha)		
Town										
1	Listowel	69.536	953 - 967	2.801	28.547	0	0	0	100.884	
2	SP Area	23.775	332 - 358	0	31.882	0	0	0	55.657	
	Total	93.311	1285 - 1325	2.801	60.429	0	0	0	156.541	
Village										
3	Gowanstown	0.351	2	0	0	0	15.520	0	15.871	
4	Trowbridge	10.282	37 - 39	0	0	0.050	0	2.748	13.080	
5	Atwood	29.023	117	0	0.863	0	5.403	3.931	39.220	
6	Monkton	2.682	16 - 22	0	0	0	5.481	3.220	11.383	
	Total	42.338	172 - 180	0	0.863	0.05	26.404	9.899	79.554	
Hamlet										
7	Kurtzville	0	0	0	0	0	0	9.621	9.621	
8	Molesworth	0	0	0	0	0	0	9.732	9.732	
9	Britton	5.850	6 - 9	0	0	0	0	0	5.850	
10	Newry	0.209	1	0	0	0	14.252	0	14.461	
11	Donegal	3.077	5	0	0	0	0	0	3.077	
	Total	9.136	12 - 15	0	0	0	14.252	19.353	42.741	
Urban Fringe										
12	UF North	1.992	4	9.071	1.856	0	25.985	0	38.904	
13	UF East	33.923	397 - 443	0	0	0	0	0	33.923	
14	UF West	0	0	3.495	0	0	4.999	0	8.494	
	Total	35.915	401 - 447	12.566	1.856	0	30.984	0	81.321	
Infilling										
15	IA	0.666	2	0	0	0	0	0	0.666	
15	IB	0.165	1	0	0	0	0	0	0.165	
15	IC	0.461	1	0	0	0	0	0	0.461	
15	ID	0.992	4	0	0	0	0	0	0.992	
16	IE	0.174	1	0	0	0	0	0	0.174	
16	IF	0.257	1	0	0	0	0	0	0.257	
16	IG	0.331	1	0	0	0	0	0	0.331	
16	IH	0.854	1	0	0	0	0	0	0.854	
	Total	3.900	12	0	0	0	0	0	3.900	
TOTAL		184.600	1882 - 1979	15.367	63.148	0.050	71.64	29.252	364.057	

Existing Conditions: Town of Listowel, Listowel Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
L1		13.650	124	Albert Avenue North	Residential	N/A	High	31T-92002 Draft Approved
L2		9.872	75	Pleasant View Drive	Residential	N/A	High	
L3		0.434	1	Alder Street East	Residential	Limit of Flood Fringe	High	
L4		1.007	22	Edgar Street West	Residential	N/A	High	Draft Approved Lots
L5		0.904	16	Elizabeth Street West	Residential	N/A	High	Circulation of OPA and ZBLA currently.
L6		0.000		Wallace Avenue North	Commercial	Limit of Flood Fringe	High	Old Shoppers (currently vacant building)
L7		0.441		Wallace Avenue South	Commercial	N/A	High	
L8		1.227		Main Street East	Commercial	N/A	High	
L9		0.485	4	Wallace Avenue South	Residential	N/A	High	
L10		2.493	49	Victoria Avenue North	Residential	Limit of Flood Fringe	High	
L11		0.821		Mitchell Road South	Commercial	N/A	High	
L12		2.909	45	Nelson Avenue South	Residential	N/A	High	Final Approved Plan
L13		0.321		Maitland Avenue South	Industrial	N/A	Medium	
L14		0.313		Maitland Avenue South	Industrial	N/A	Medium	
L15		1.971		Maitland Avenue South	Industrial	N/A	High	
L16		0.315	7	Davidson Avenue South	Residential	N/A	High	
L17		3.603	63	Wallace Avenue South	Residential	N/A	High	NP 05-04 Draft Approved (Donegan Haulage Limited)
L18		1.217	20	Park Meadow Place	Residential	N/A	High	Only Two units built
L19		0.422	6	Bamford Drive West	Residential	N/A	High	
L20		8.633	160	Hutton Street West	Residential	N/A	High	
L21		9.396	130	Basset Avenue	Residential	Limit of Flood Fringe	High	
L22		8.945	147	Armstrong Street West	Residential	N/A	Medium	Ameribuild Draft Plan (Approved at OMB)
L23		0.490	14	Wallace Avenue South	Residential	N/A	High	Proposed Condo/subdivision w/ internal road
L24		0.312		Wallace Avenue South	Commercial	N/A	Medium	
L25		0.774	36	Wallace Avenue South	Residential	N/A	High	
L26		1.790		Basset Avenue	Industrial	N/A	High	
L27		8.118		Line 84	Industrial	N/A	Medium	
L28		15.480		Line 84	Industrial	Natural Resources/Environment		
	L28a	3.332					High	
	L28b	1.104					Low	
	L28c	9.359					Low	
	L28d	1.685					Low	
L29		0.554		Line 84	Industrial	N/A	Low	
L30		3.987	34 - 48	Krotz Street	Residential	N/A	High	Walaceview Phase 2 - Draft Approved Plan
Total		100.88	953 - 967					

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
Listowel Ward	953 - 967	69.536	2.801	28.547	0	0	0	100.884

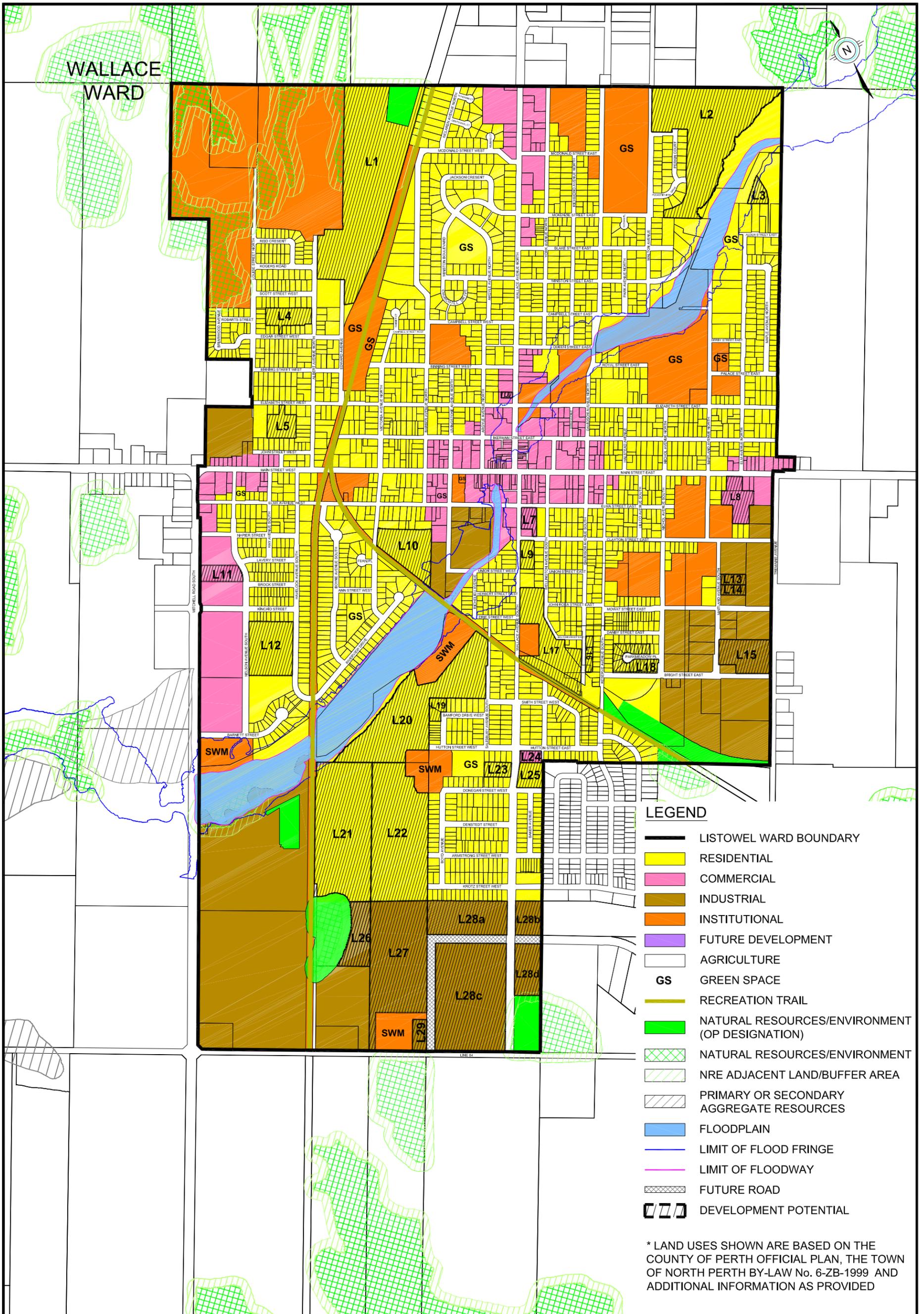


FIGURE 1
TOWN OF LISTOWEL

NORTH PERTH MASTER GROWTH PLAN
MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
SCALE NTS
DATE FEBRUARY, 2010
PROJECT No. 27025

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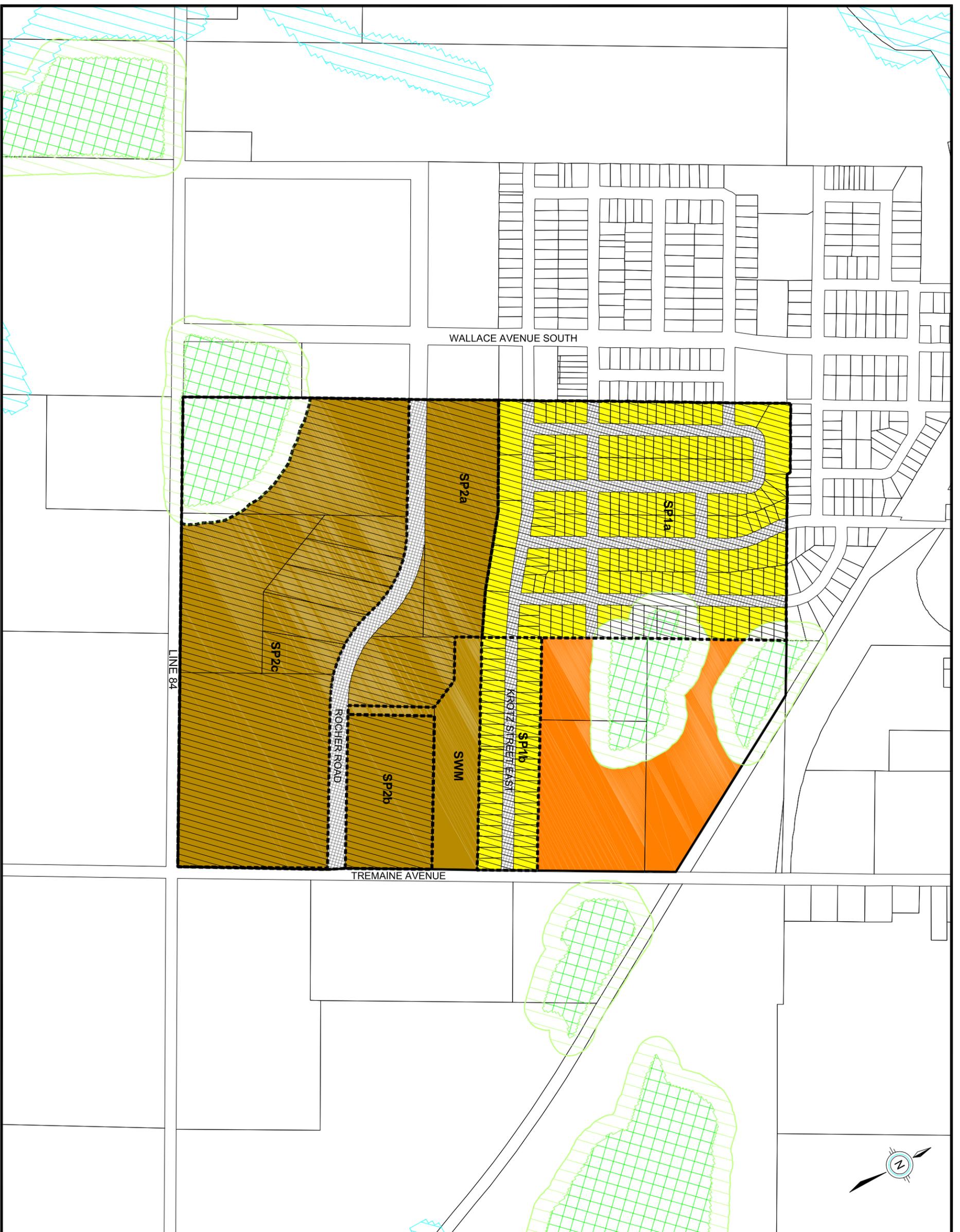


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Existing Conditions: Special Policy Area, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
SP1	SP1a	19.808	290 - 316	Tremaine Avenue	Residential	Natural Resources/Environment; NRE Adjacent Land/Buffer Area	High Low	Registered Plans H.J. Donegan Hondlings Inc.
	SP1b	3.967						
	SP2	31.882	0					
	SP2a	6.977						
	SP2b	3.775						
	SP2c	21.130						
Total SPA		55.66	332 - 358					

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
Special Policy Area	332 - 358	23.775	0	31.882	0	0	0	55.657



LEGEND

- URBAN FRINGE BOUNDARY
- RURAL RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- FUTURE DEVELOPMENT
- RECREATION
- AGRICULTURE
- AGRICULTURAL/RECREATION
- AGRICULTURAL/COMMERCIAL/INDUSTRIAL
- MOBILE/MODULAR HOME PARK
- NATURAL RESOURCES/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- PRIMARY OR SECONDARY AGGREGATE RESOURCES
- FUTURE ROAD
- DEVELOPMENT POTENTIAL

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MUNICIPALITY OF NORTH PERTH
 COUNTY OF PERTH

NORTH PERTH
 MASTER GROWTH PLAN
 SPECIAL POLICY AREA,
 SOUTH OF LISTOWEL

FIGURE 2

Existing Conditions: Village of Gowanstown, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
G1		3.173		Line 88	Future Development	N/A		
G2		0.424		Road 164	Future Development	N/A		
G3		0.199	1	Line 88	Residential	N/A		
G4		0.152	1	Line 88	Residential	N/A		
G5		3.603		Road 164	Future Development	N/A		
	G5a	2.627						
	G5b	0.976						
G6		3.940		Road 164	Future Development	N/A		
G7		4.380		Road 164	Future Development	Adjacent Land		
Total Gowanstown		15.871	2					

Existing Conditions: Village of Trowbridge, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
T1		1.197	3 - 5	Alice Street	Residential	N/A		
	T1a	0.592						
	T1b	0.604						
T2		0.602	2	Proposed Road	Residential	N/A	Road Construction	
T3		1.110	4	Arthur Avenue	Residential	NRE Adjacent Land/Buffer Area	Road Construction	
T4		1.436	1	Arthur Avenue	Residential	N/A		
T5		0.532	2	West Street	Residential	Adjacent Land		
	T5a	0.218						
	T5b	0.314						
T6		0.191	2	West Street	Residential	N/A	Road Construction	
T7		0.246		George Street		N/A	Road Construction	
	T7a	0.124	1		Residential			
	T7b	0.050			Institutional			
	T7c	0.072	1		Residential			
T8		2.748		George Street	Parks and Recreation	N/A		
T9		4.292	18	Patrick Street	Residential	Primary or Secondary Aggregate Resource		
T10		0.204	1	Victoria Street	Residential	Primary or Secondary Aggregate Resource		
T11		0.208	1	West Street	Residential	N/A		
T12		0.314	1					
Total Trowbridge		13.080	37 - 39					

Existing Conditions: Village of Atwood, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazards	Available Servicing	Comment
A1		2.773		Monument Road	Future Development & Agriculture	N/A	High	
A2		0.581		Road 164	Agriculture	Adjacent Land	Medium	
A3		3.350		Road 164	Agriculture	Adjacent Land	High	
A4		2.630		Line 75	Future Development	Adjacent Land	High	
A5		13.838	40	Monument Road	Future Development	NRE Adjacent Land/Buffer Area; Adjacent Land	High	Old Draft Plan (ie. Around 1987) on property despite Future Development
A6		0.238	1	Main Street	Residential	N/A	High	Lot of Record/Infill
A7		1.776	13	Queen Street	Residential	N/A		Planning Stages/Pending (Zyta)
	A7a	1.405					Medium	

	A7b	0.371					Medium	
A8		1.241	???	James Street	Residential	N/A	High	May change to residential
A9		0.167	1	James Street	Residential	N/A	High	Lot of Record/Infill
A10		0.176	1	Queen Street	Residential	N/A	High	Lot of Record/Infill
A11		5.565	20	John Street	Residential	N/A		Potential Development
	A11a	0.186					High	
	A11b	0.775					Medium	
	A11c	4.604		Queen Street			High	
A12		2.538	11	Fisher Avenue	Residential	N/A		31T-92004 Registered Plan Vacant Lots on Registered Plan
	A12a	0.963					High	
	A12b	0.670					High	
	A12c	0.684					High	
	A12d	0.221					High	
A13		0.801	4	Queen Street	Residential	N/A		31T-92004 Registered Plan Vacant Lots on Registered Plan
	A13a	0.198		Queen Street			High	
	A13b	0.195		Queen Street			High	
	A13c	0.199		King Street			High	
	A13d	0.209		King Street			High	
A14		0.969	14	Fisher Avenue	Residential	N/A	High	Planning Stages/Pending
A15		0.202	1	Arthur Street	Residential	N/A	High	Lot of Record/Infill
A16		0.150	1	Arthur Street	Residential	N/A	High	Lot of Record/Infill
A17		0.553	2	Arthur Street	Residential	N/A	Medium	Lot of Record/Infill
A18		0.809	8	Arthur Street	Residential	N/A	High	Lot of Record/Infill
A19		0.863		Road 164	Industrial	Adjacent Land	High	Lot of Record/Infill
Total Atwood		39.220	117					

Existing Conditions: Village of Monkton, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
MK1		0.655	2 - 4	Brock Street	Residential	N/A		Min Lot Area HVR = 1850 sq. m.
MK2		1.742		Winstanley Street	Future Development	N/A		
MK3		1.399		Winstanley Street	Future Development	N/A		
MK4		0.981		Shine Street		N/A		
	MK4a	0.898			Residential			
	MK4b	0.083			Future Development			
MK5		0.862	2 - 4	Brock Street	Residential	N/A		Min Lot Area HVR = 1850 sq. m.
MK6		0.325	2	Brock Street	Residential	N/A		Consent to sever in two (20K plus lot size)
MK7		3.220		Nelson Street	Parks and Recreation	N/A		
MK8		0.313	4 - 5	Nelson Street	Residential	N/A		
MK9		0.323	4 - 5	Nelson Street	Residential	N/A		
MK10		1.359		Fishleigh Street	Future Development	N/A		
MK11		0.079	1	Smith Street	Residential	N/A		
MK12		0.125	1	King Avenue	Residential	N/A		
Total Monkton		11.383	16 - 22					

Village Totals

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture or P&R (ha)	Total (ha)
Gowanstown	2	0.351	0	0	0	15.520	0	15.871
Trowbridge	37 - 39	10.282	0	0	0.050	0	2.748	13.080
Atwood	117	29.023	0	0.863	0	5.403	3.931	39.220
Monkton	16 - 22	2.682	0	0	0	5.481	3.220	11.383
Total	172 - 180	42.338	0	0.863	0.050	26.404	9.899	79.554

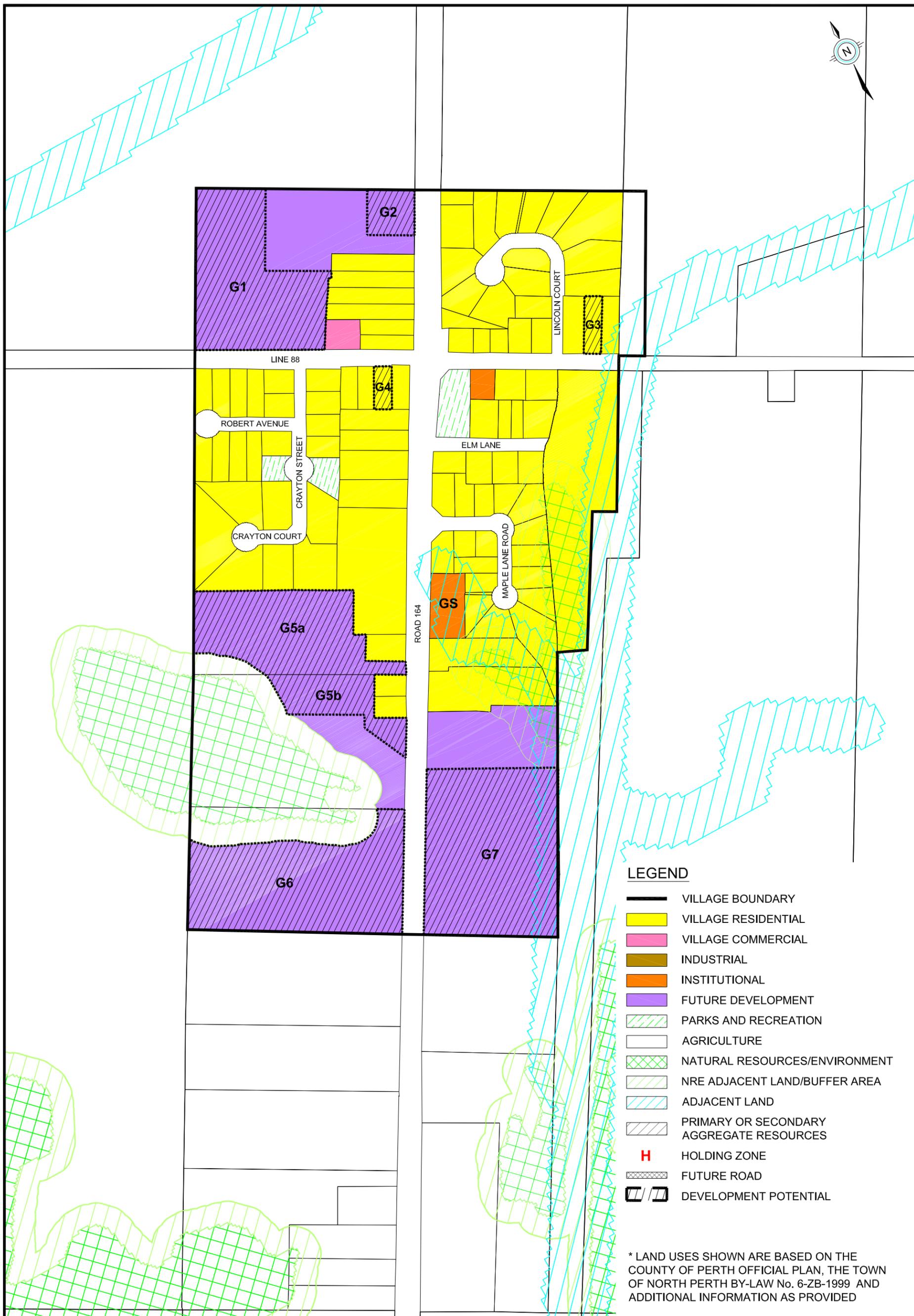
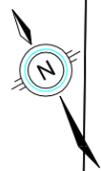


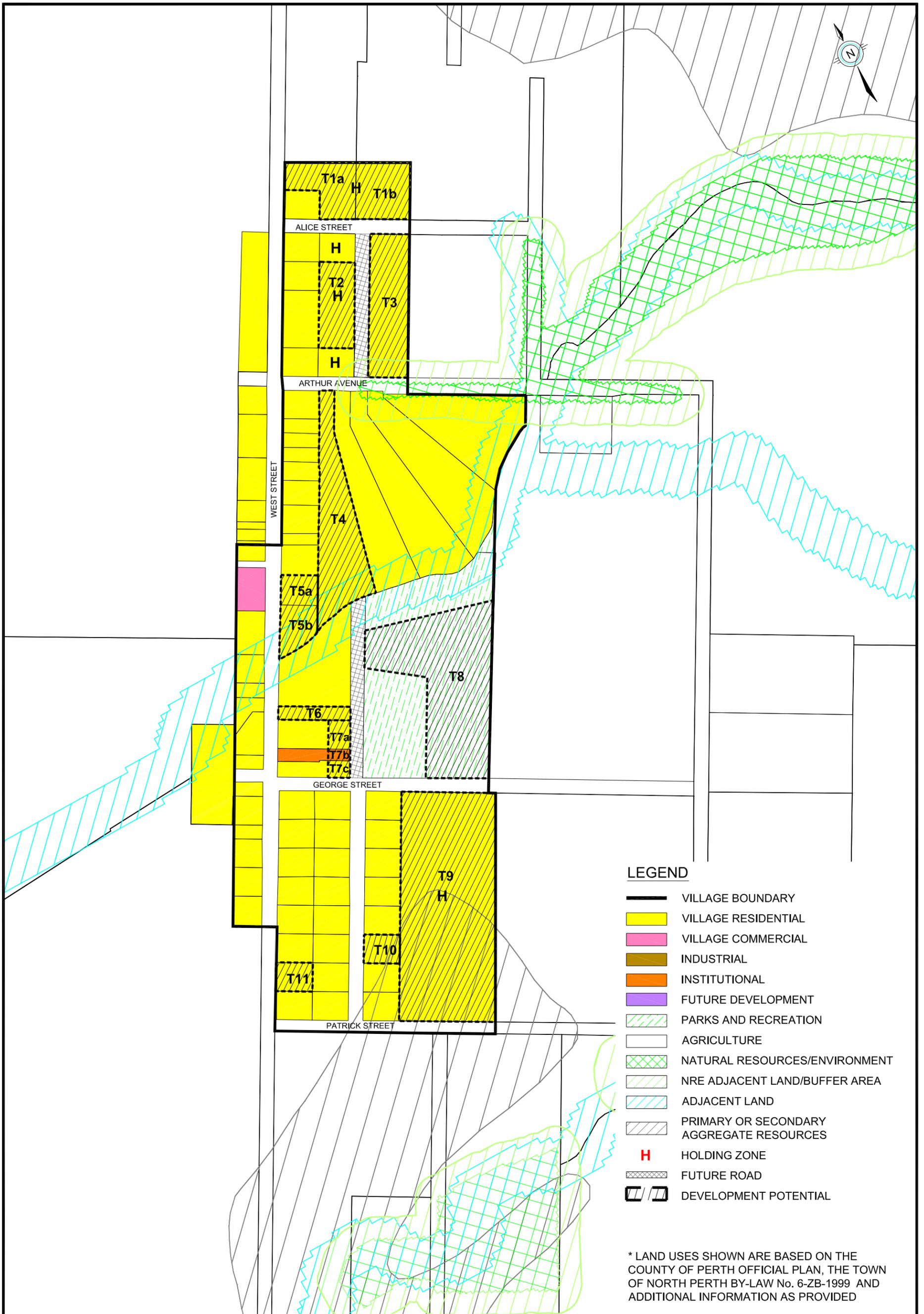
FIGURE 3
VILLAGE OF GOWANSTOWN, WALLACE WARD

NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
 SCALE NTS
 DATE FEBRUARY, 2010
 PROJECT No. 27025

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- VILLAGE RESIDENTIAL
- VILLAGE COMMERCIAL
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- INSTITUTIONAL
- FUTURE DEVELOPMENT
- PARKS AND RECREATION
- AGRICULTURE
- NATURAL RESOURCES/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- PRIMARY OR SECONDARY AGGREGATE RESOURCES
- HOLDING ZONE
- FUTURE ROAD
- DEVELOPMENT POTENTIAL

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FIGURE 4
VILLAGE OF TROWBRIDGE, ELMA WARD

NORTH PERTH MASTER GROWTH PLAN
MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
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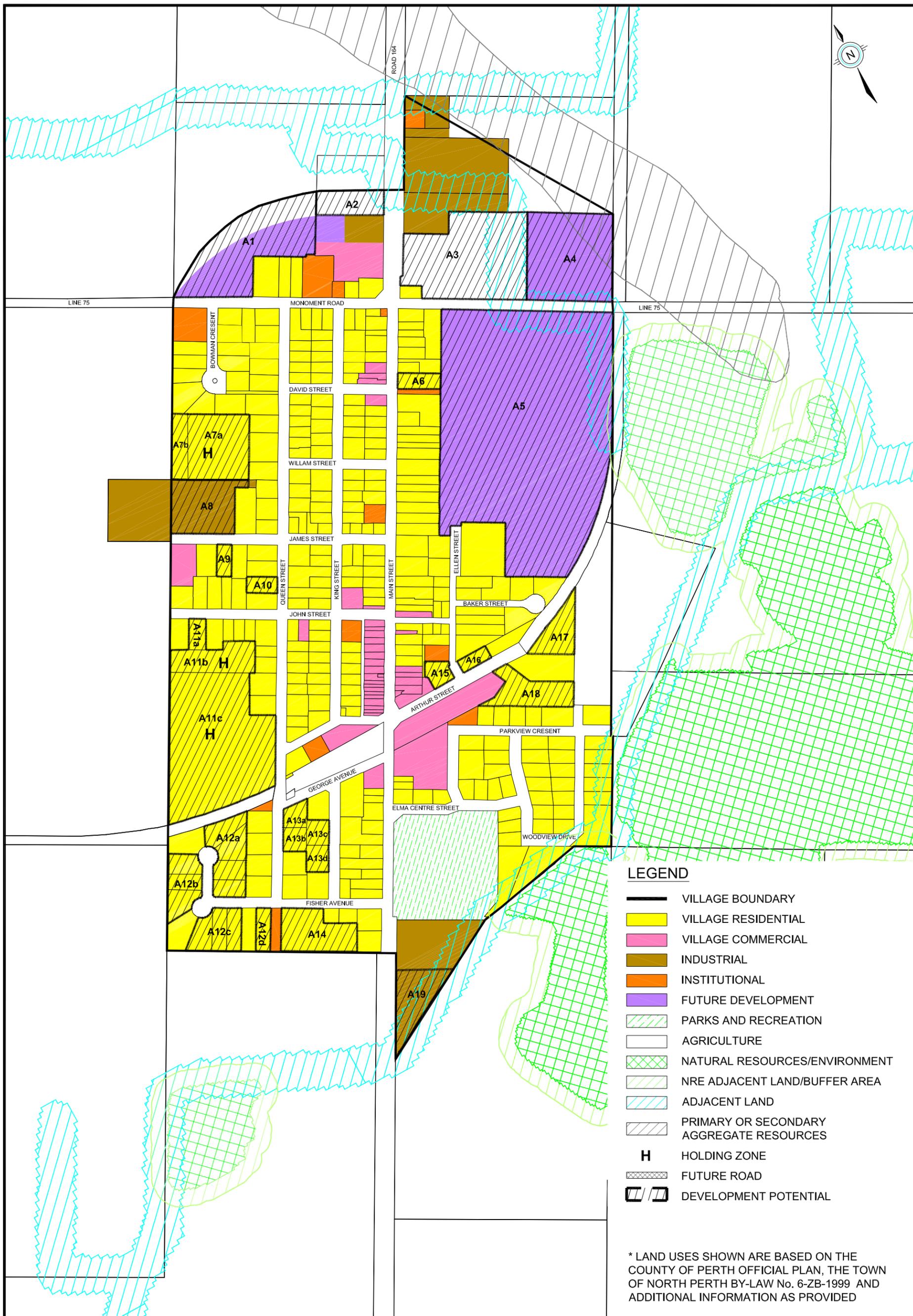


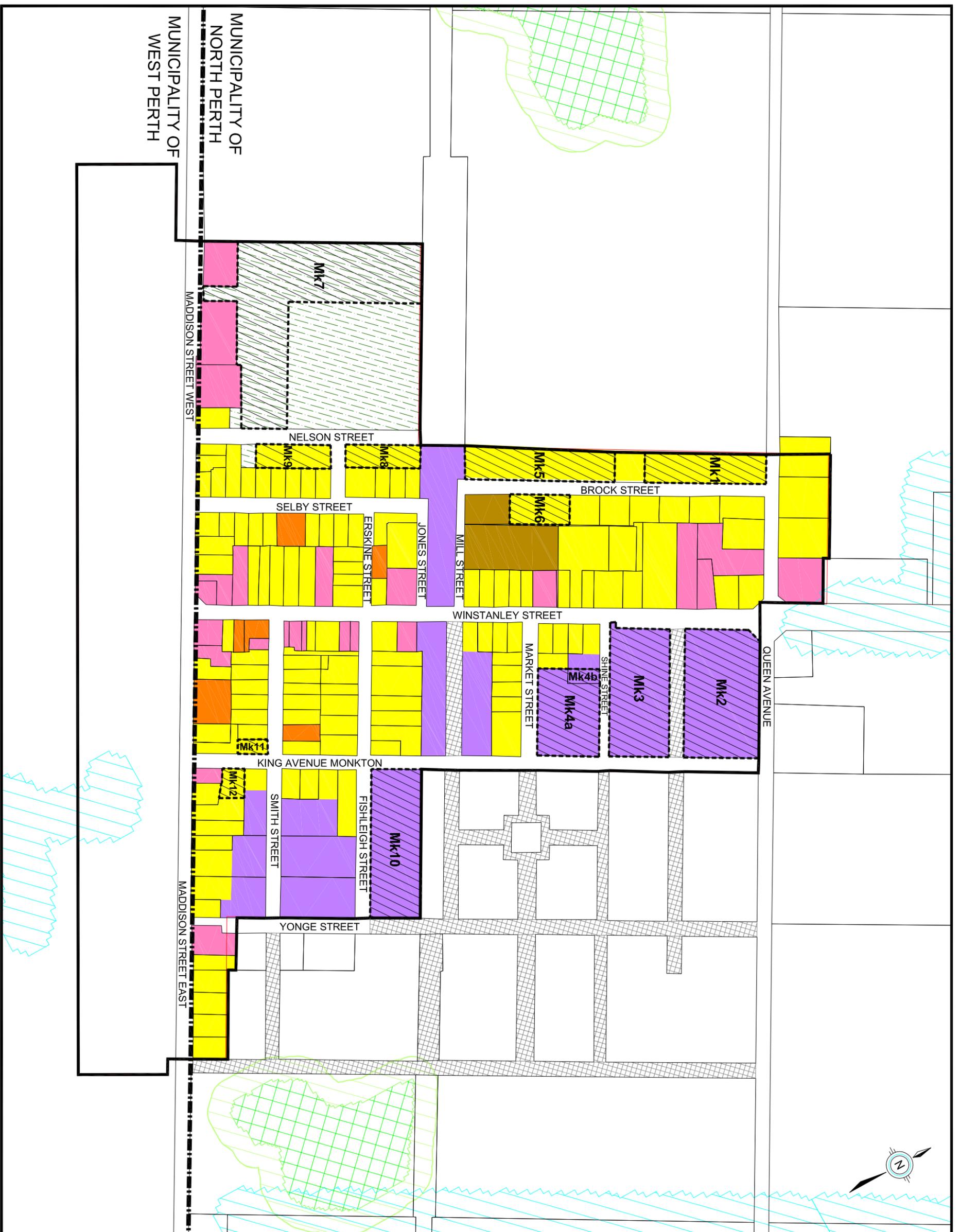
FIGURE 5
VILLAGE OF ATWOOD, ELMA WARD

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MUNICIPALITY OF NORTH PERTH
 COUNTY OF PERTH

NORTH PERTH
 MASTER GROWTH PLAN
 VILLAGE OF MONKTON,
 ELMA WARD

FIGURE 6

Existing Conditions: Hamlet of Kurtzville, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
K1		6.877		Road 175	Agriculture	N/A		
K2		1.359		Perth Line 88	Agriculture	N/A		
K3		1.385		Road 175	Agriculture	N/A		
Total Kurtzville		9.621	0					

Existing Conditions: Hamlet of Molesworth, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
ML1		4.462		Road 175	Agriculture	N/A		
ML2		5.270		Perth Line 88	Agriculture	NRE Adjacent Land/Buffer Area		
Total Molesworth		9.732	0					

Existing Conditions: Hamlet of Britton, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
B1		4.547	4 - 6	Line 81	Residential	Adjacent Land		Min Lot Area HVR = 1850 sq. m.
B2		1.018	1	Perth Road 147	Residential	N/A		Min Lot Area HVR = 1850 sq. m.
B3		0.285	1 - 2	Line 81	Residential	N/A		Min Lot Area HVR = 1850 sq. m. (Infill?)
Total Britton		5.850	6 - 9					

Existing Conditions: Hamlet of Newry, Elma Ward

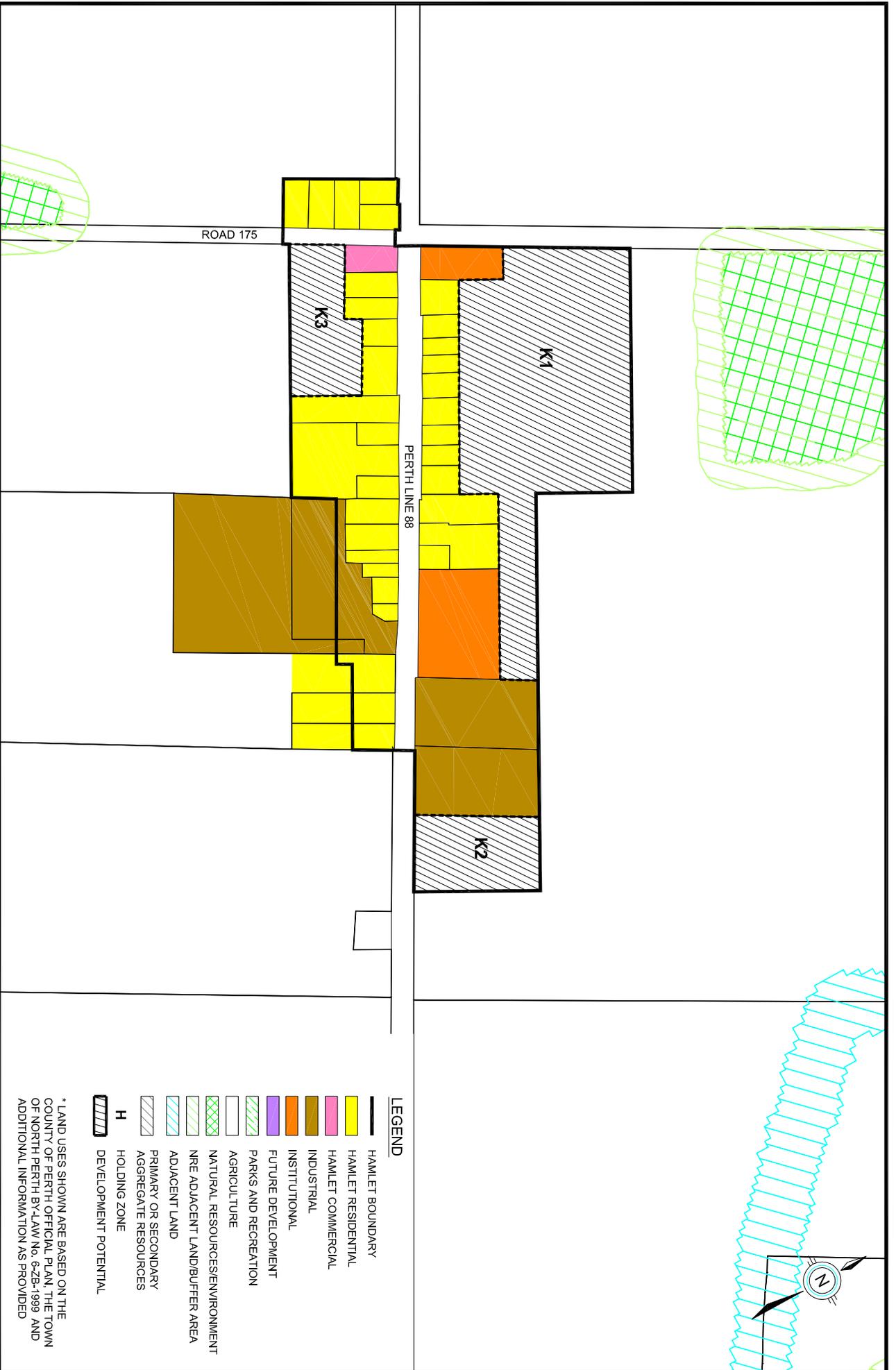
Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
N1		3.194		Perth Line 72	Future Development	N/A		
N2	N2a	1.155		Road 164 (Highway 23)	Future Development	N/A		
	N2b	0.903						
N3	N3a	1.272		Road 164 (Highway 23)	Future Development and Residential	Adjacent Land		
	N3b	1.498						
N4	N4a	3.671		Road 164 (Highway 23)	Future Development	N/A		
	N4b	1.109						
	N4c	0.997						
	N4d	0.659						
Total Newry		14.461	0					

Existing Conditions: Hamlet of Donegal, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
D1		2.333	3	Perth Road 147	Residential	N/A		
D2		0.744	2	Perth Line 72	Residential	N/A		
Total Donegal		3.077	5					

Hamlet Totals

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
Kurtzville	0	0	0	0	0	0	9.621	9.621
Molesworth	0	0	0	0	0	0	9.732	9.732
Britton	6 - 9	5.850	0	0	0	0	0	5.850
Newry	1	0.209	0	0	0	14.252	0	14.461
Donegal	5	3.077	0	0	0	0	0	3.077
Total	12 - 15	9.136	0	0	0	14.252	19.353	42.741



LEGEND

- HAMLET BOUNDARY
- HAMLET RESIDENTIAL
- HAMLET COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- FUTURE DEVELOPMENT
- PARKS AND RECREATION
- AGRICULTURE
- NATURAL RESOURCES/ENVIRONMENT
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- HOLDING ZONE
- DEVELOPMENT POTENTIAL

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FIGURE 7
HAMLET OF KURTZVILLE, WALLACE WARD
 NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
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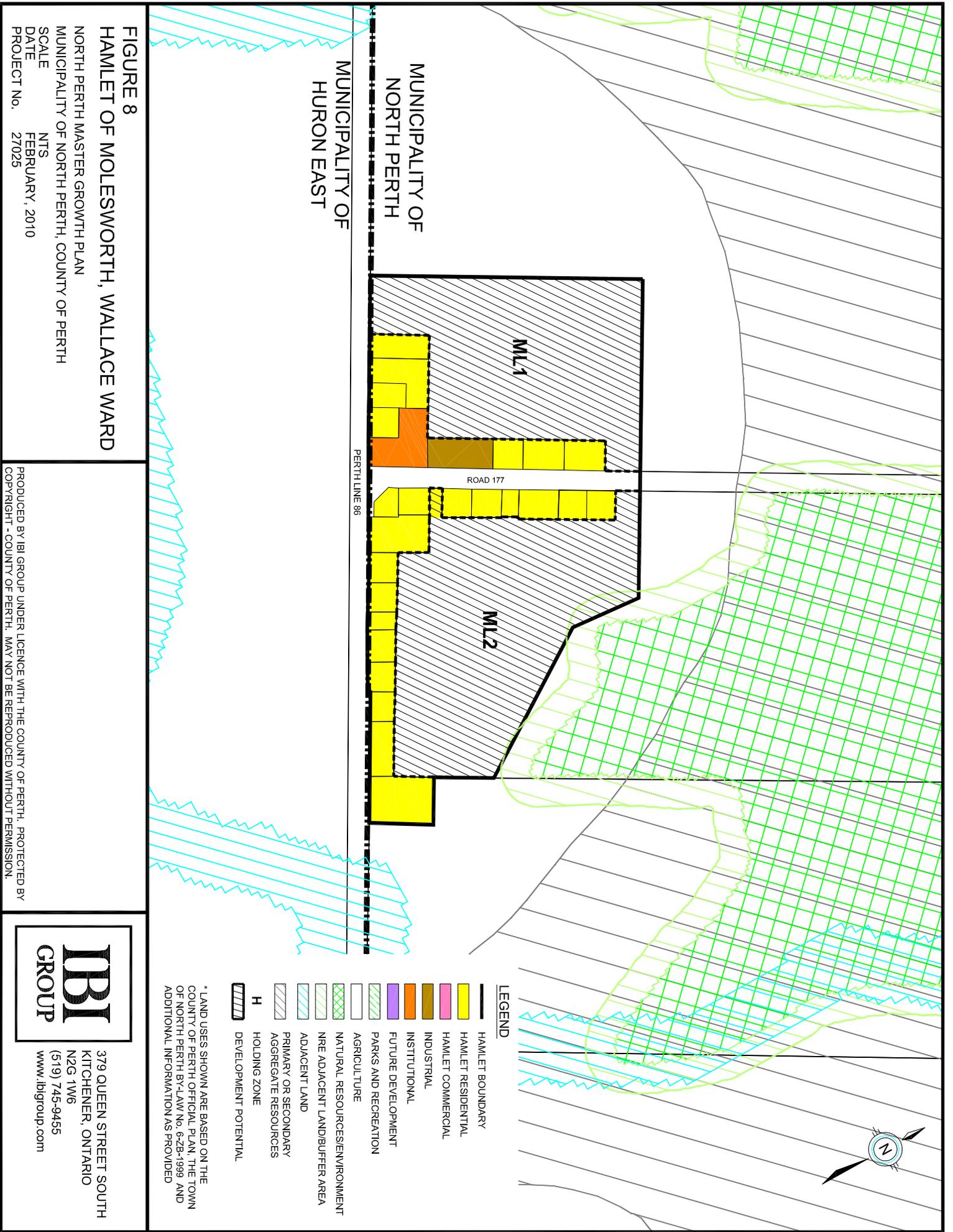


FIGURE 8
HAMLET OF MOLESWORTH, WALLACE WARD
 NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
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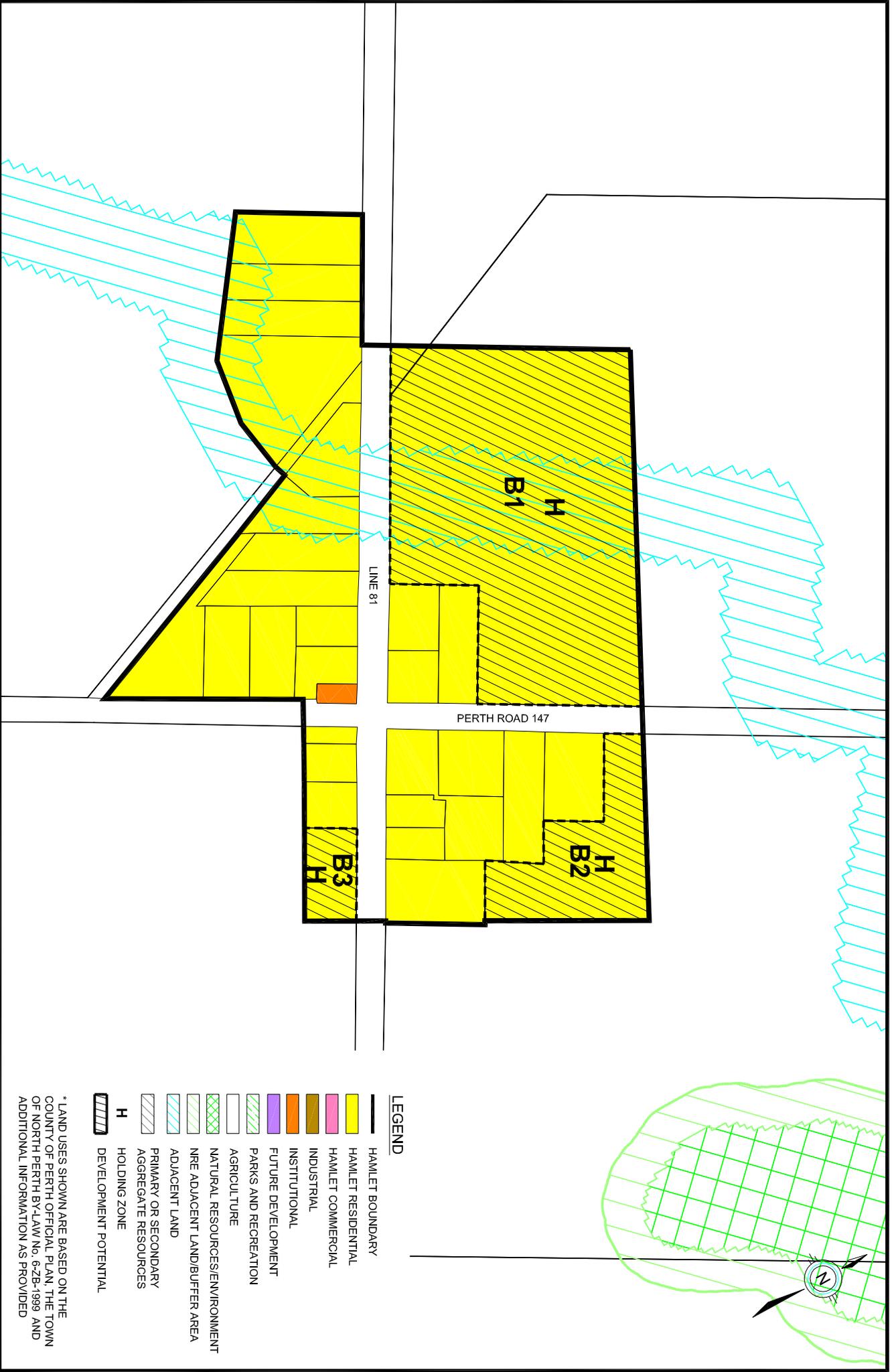


FIGURE 9

HAMLET OF BRITTON, ELMA WARD

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 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
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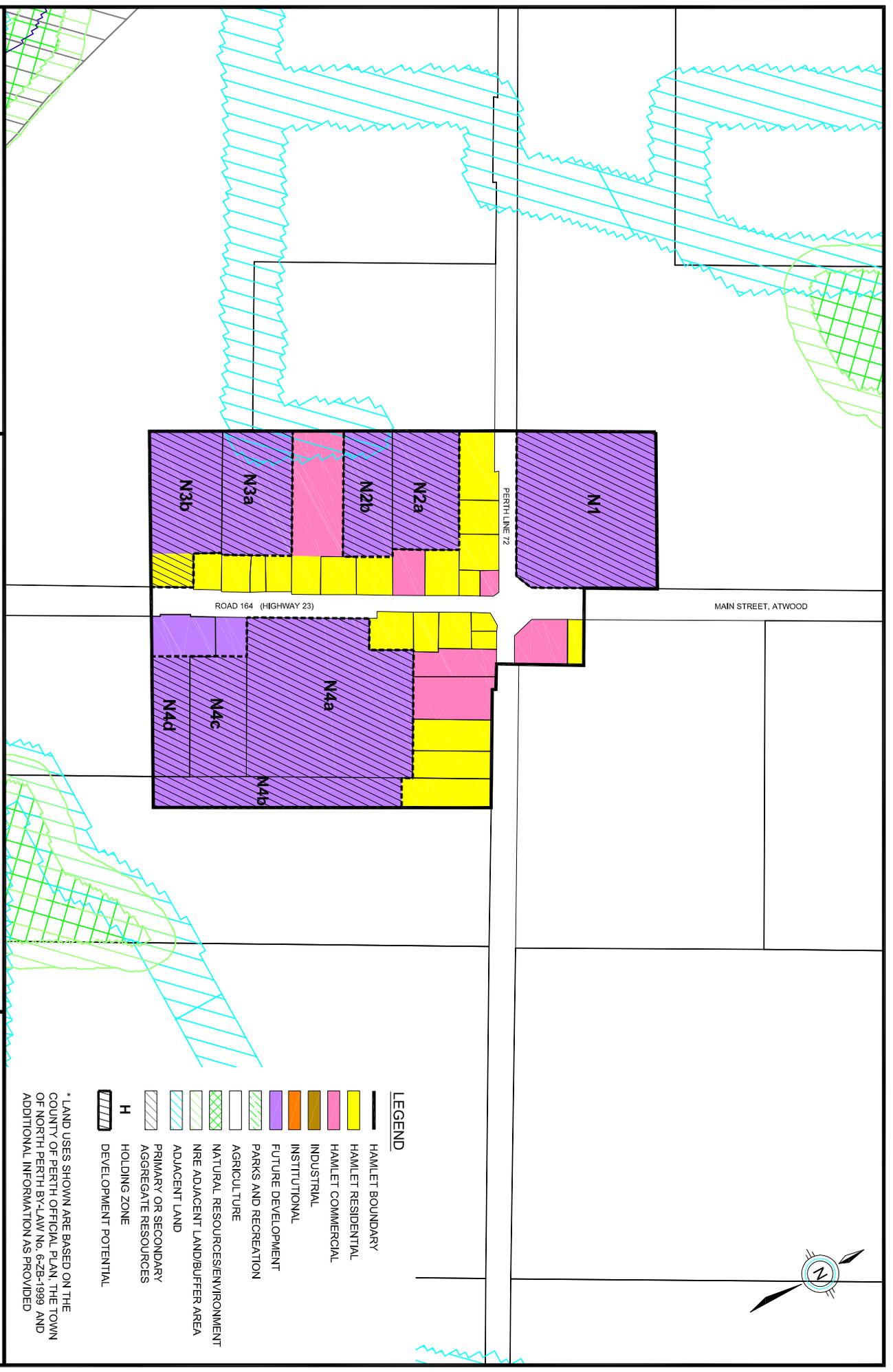
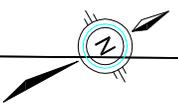
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- LEGEND**
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 - FUTURE DEVELOPMENT
 - PARKS AND RECREATION
 - AGRICULTURE
 - NATURAL RESOURCES/ENVIRONMENT
 - NRE ADJACENT LAND/BUFFER AREA
 - ADJACENT LAND
 - PRIMARY OR SECONDARY AGGREGATE RESOURCES
 - H HOLDING ZONE
 - DEVELOPMENT POTENTIAL

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- LEGEND**
- HAMLET BOUNDARY
 - HAMLET RESIDENTIAL
 - HAMLET COMMERCIAL
 - INDUSTRIAL
 - INSTITUTIONAL
 - FUTURE DEVELOPMENT
 - PARKS AND RECREATION
 - AGRICULTURE
 - NATURAL RESOURCE/ENVIRONMENT
 - NRE ADJACENT LAND/BUFFER AREA
 - ADJACENT LAND
 - PRIMARY OR SECONDARY AGGREGATE RESOURCES
 - HOLDING ZONE
 - DEVELOPMENT POTENTIAL

*LAND USES SHOWN ARE BASED ON THE COUNTY OF PERTH OFFICIAL PLAN, THE TOWN OF NORTH PERTH BY-LAW NO. 6-ZB-1989 AND ADDITIONAL INFORMATION AS PROVIDED

FIGURE 10
HAMLET OF NEWRY, ELMA WARD
 NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
 SCALE NTS
 DATE FEBRUARY, 2010
 PROJECT No. 27025

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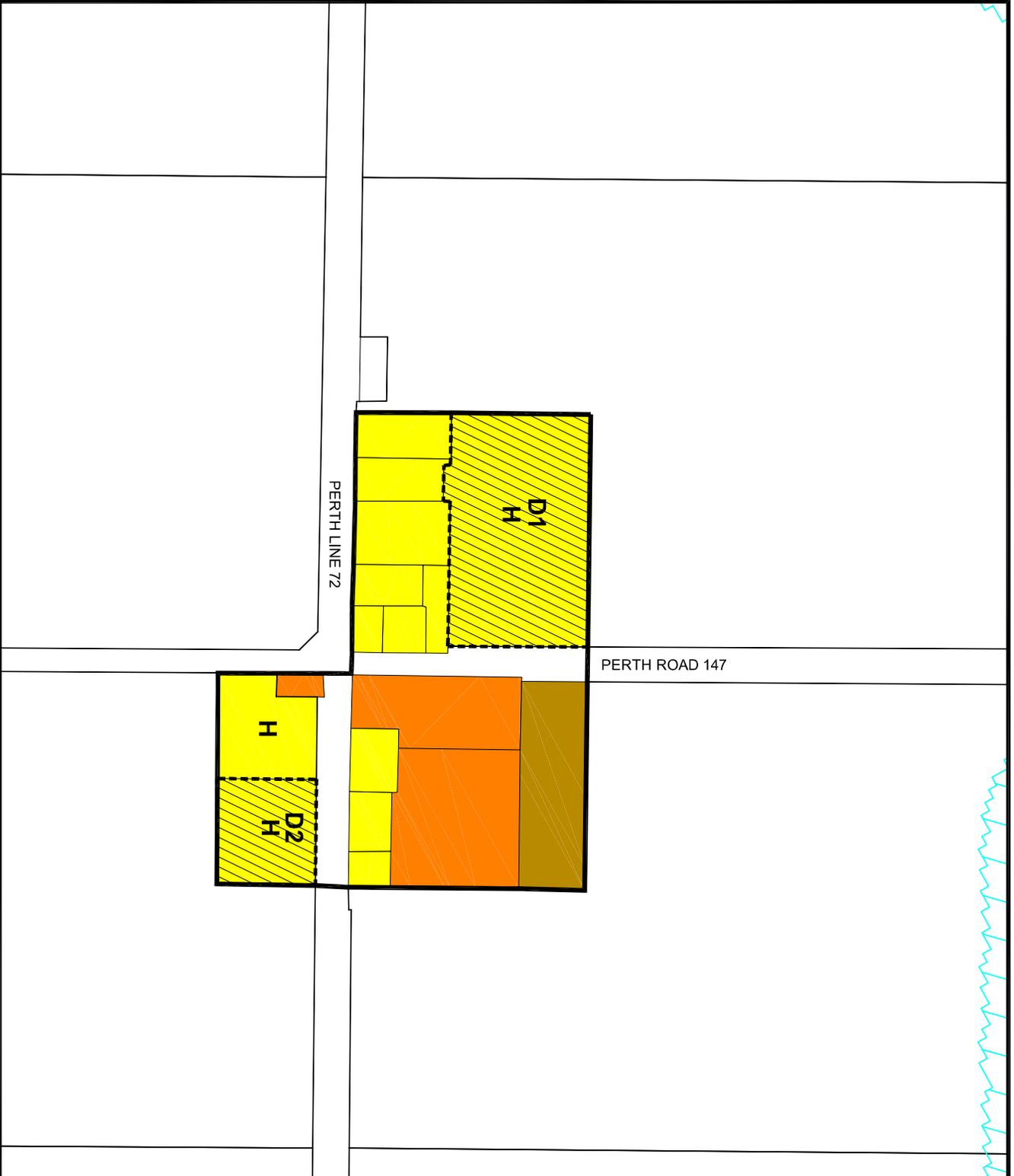
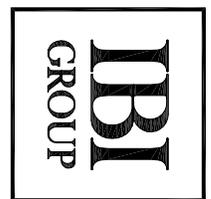


FIGURE 11
HAMLET OF DONEGAL, ELMA WARD
 NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
 SCALE NTS
 DATE FEBRUARY, 2010
 PROJECT No. 27025

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LEGEND

- HAMLET BOUNDARY
- HAMLET RESIDENTIAL
- HAMLET COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- FUTURE DEVELOPMENT
- PARKS AND RECREATION
- AGRICULTURE
- NATURAL RESOURCES/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- PRIMARY OR SECONDARY AGGREGATE RESOURCES
- HOLDING ZONE
- DEVELOPMENT POTENTIAL

* LAND USES SHOWN ARE BASED ON THE COUNTY OF PERTH OFFICIAL PLAN, THE TOWN OF NORTH PERTH BY-LAW No. 6-ZB-1999 AND ADDITIONAL INFORMATION AS PROVIDED

Existing Conditions: Urban Fringe North Of Listowel, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
UFN1		0.353		Line 87	Industrial	N/A	Low	
UFN2	UFN2a 22.014 UFN2b 1.930	23.944		Road 164 (Highway 23)	Future Development	Adjacent Land N/A	Low Low	
UFN3		1.503		Fairline Road	Industrial	Adjacent Land	Low	
UFN4		2.041		Walton Avenue	Future Development	N/A	Low	
UFN5	UFN5a 2.540 UFN5b 0.506 UFN5c 0.195 UFN5d 0.874	4.115		Road 164 (Highway 23)	Commercial	N/A	Medium Medium Medium Medium	
UFN6		2.964		David Street	Commercial	N/A	Medium	
UFN7		1.992	4	Walton Avenue	Residential	N/A	Low	
Total Urban Fringe North		36.912	4					

Existing Conditions: Urban Fringe East of Listowel, Elma Ward

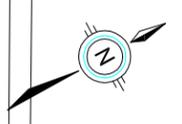
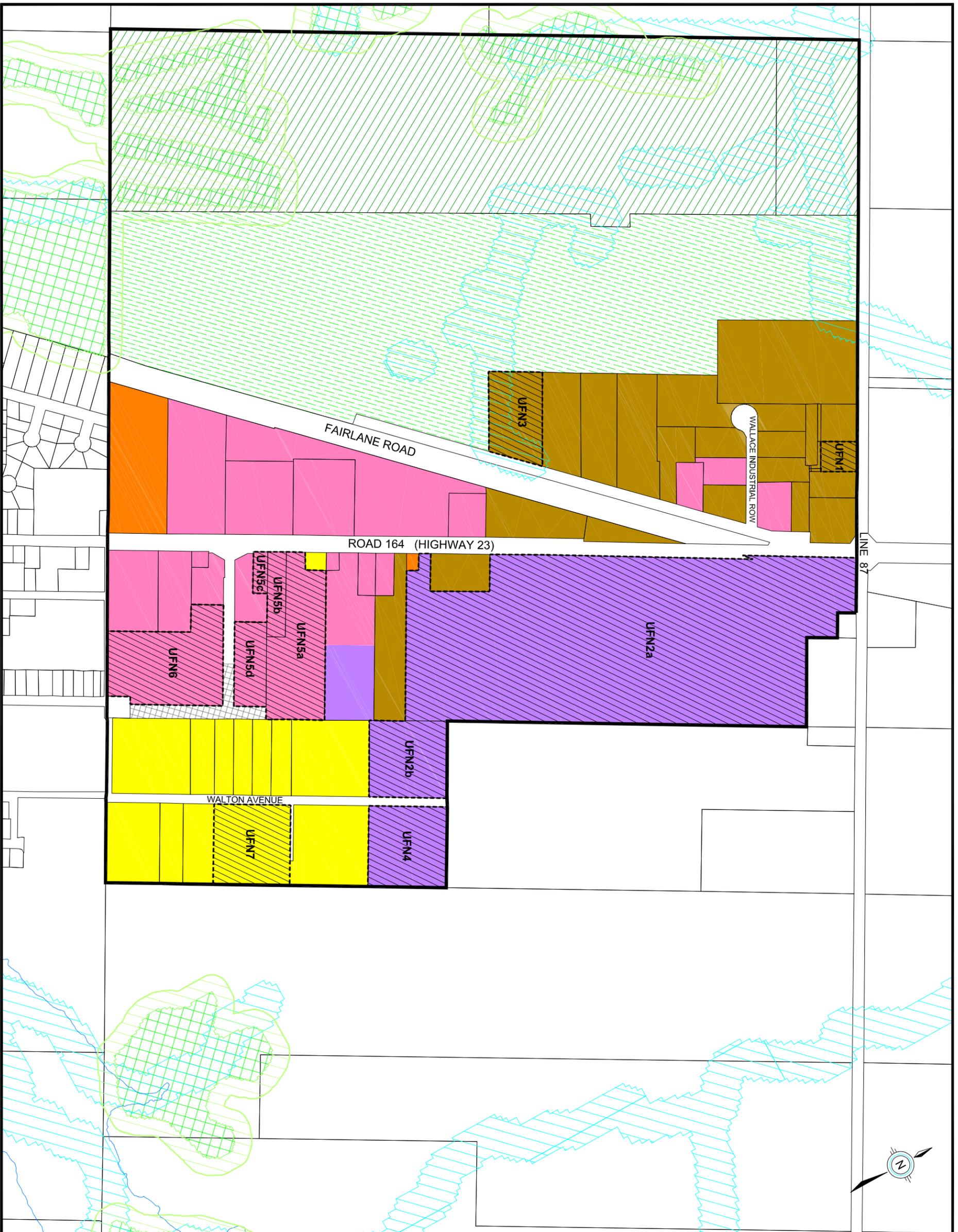
Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
UFE1		17.172	239 - 285	Tremaine Avenue	Residential	N/A	Low	NP 04-01 Draft Approved (Sharma/Lunor)
MMH1		4.881	32	Tremaine Avenue	Mobile/Modular Home Park	N/A	Low	Mapleton Estates
MMH2		11.870	126	Perth Line 86	Mobile/Modular Home Park	N/A	Low	
Total Urban Fringe East		33.923	397 - 443					

Existing Conditions: Urban Fringe West of Listowel, Elma and Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
UFW1		4.999		Perth Line 86	Future Development	N/A	Low	
UFW2		1.028		Mitchell Road S	Commercial	N/A	High	
UFW3		2.467		Mitchell Road S	Commercial	N/A	Medium	
Total Urban Fringe West		8.494	0					

Urban Fringe Totals

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
UF North	4	1.992	9.071	1.856	0	25.985	0	38.904
UF East	397 - 443	33.923	0	0	0	0	0	33.923
UF West	0	0	3.495	0	0	4.999	0	8.494
Total	401 - 447	35.915	12.566	1.856	0	30.984	0	81.321



LEGEND

- URBAN FRINGE BOUNDARY
- RURAL RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- FUTURE DEVELOPMENT
- RECREATION
- AGRICULTURE
- AGRICULTURAL/RECREATION
- AGRICULTURAL/COMMERCIAL/INDUSTRIAL
- MOBILE/MODULAR HOME PARK
- NATURAL RESOURCES/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- PRIMARY OR SECONDARY AGGREGATE RESOURCES
- FUTURE ROAD
- DEVELOPMENT POTENTIAL

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SCALE NTS
 DATE FEBRUARY, 2010
 PROJECT No. 27025

MUNICIPALITY OF NORTH PERTH
 COUNTY OF PERTH

NORTH PERTH
 MASTER GROWTH PLAN
 URBAN FRINGE,
 NORTH OF LISTOWEL

FIGURE 12



PERTH LINE 86

TREMAINE AVENUE

MMH1

UFE1

MMH2

LEGEND

-  URBAN FRINGE BOUNDARY
-  RURAL RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  FUTURE DEVELOPMENT
-  RECREATION
-  AGRICULTURE
-  AGRICULTURAL/RECREATION
-  AGRICULTURAL/COMMERCIAL/INDUSTRIAL
-  MOBILE/MODULAR HOME PARK
-  NATURAL RESOURCES/ENVIRONMENT
-  NRE ADJACENT LAND/BUFFER AREA
-  ADJACENT LAND
-  PRIMARY OR SECONDARY AGGREGATE RESOURCES
-  FUTURE ROAD
-  DEVELOPMENT POTENTIAL

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**FIGURE 13
URBAN FRINGE, EAST OF LISTOWEL**

NORTH PERTH MASTER GROWTH PLAN
MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
SCALE NTS
DATE FEBRUARY, 2010
PROJECT No. 27025

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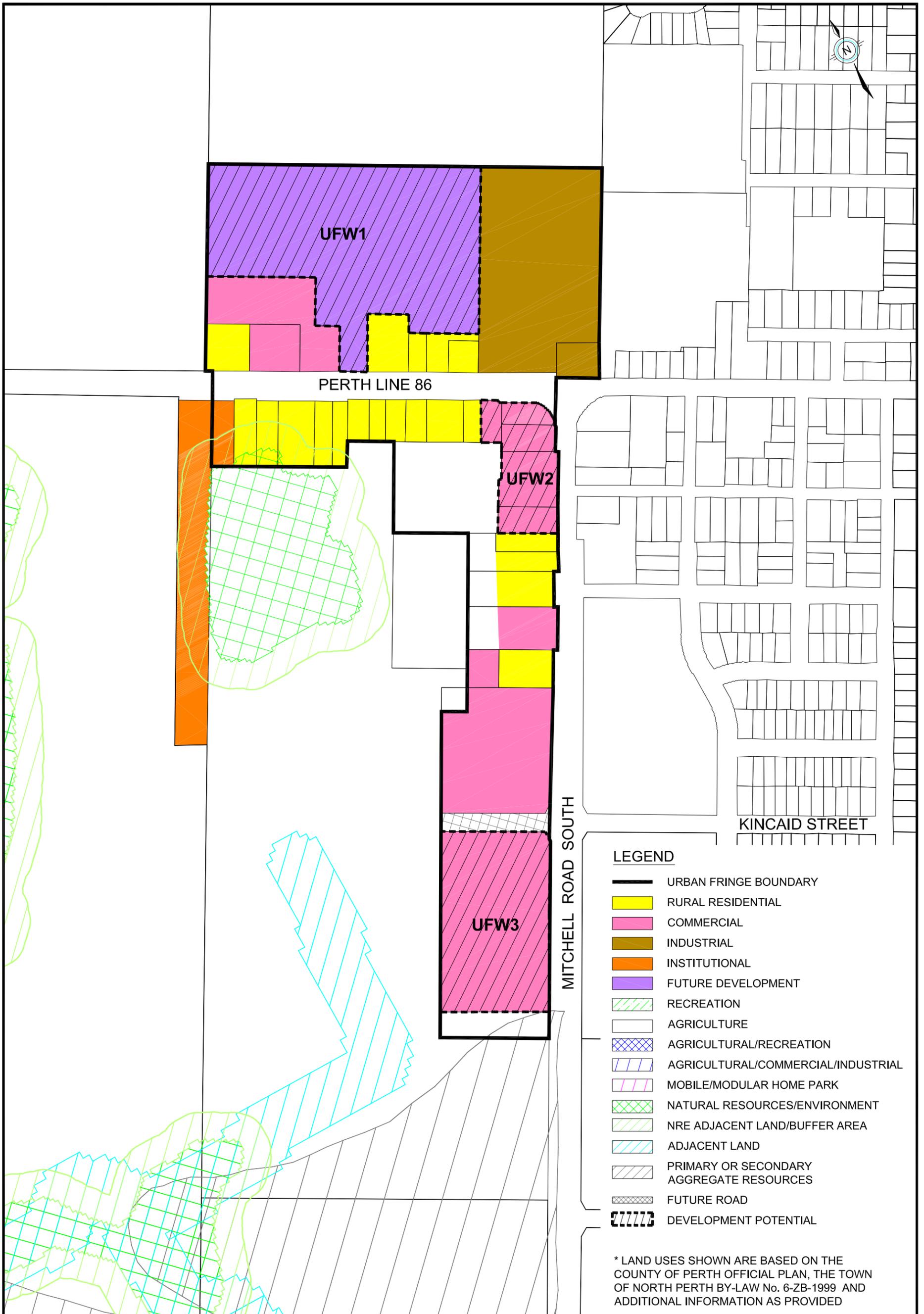


FIGURE 14
URBAN FRINGE, WEST OF LISTOWEL

NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH

SCALE NTS
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Existing Conditions: Brotherston, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
IA1	IA1a IA1b	0.228 0.438	2	Perth Road 178 Line 89	Residential	N/A		
Total		0.666	2					

Existing Conditions: Wallace, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
IB1		0.165	1	Road 146	Residential	N/A		
Total		0.165	1					

Existing Conditions: Trecastle, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
IC1		0.461	1	Line 90	Residential	N/A		
Total		0.461	1					

Existing Conditions: Lot 26, Concession 1, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
ID1		0.992	4	Line 86	Residential	N/A		
Total		0.992	4					

Existing Conditions: Lot 15, Concession 5, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
IE1		0.174	1	Road 164 (Highway 23)	Residential	N/A		
Total		0.174	1					

Existing Conditions: Lot 15, Concession 6, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
IF1		0.257	1	Road 164 (Highway 23)	Residential	N/A		
Total		0.257	1					

Existing Conditions: Lot 19, Concession 4, Elma Ward

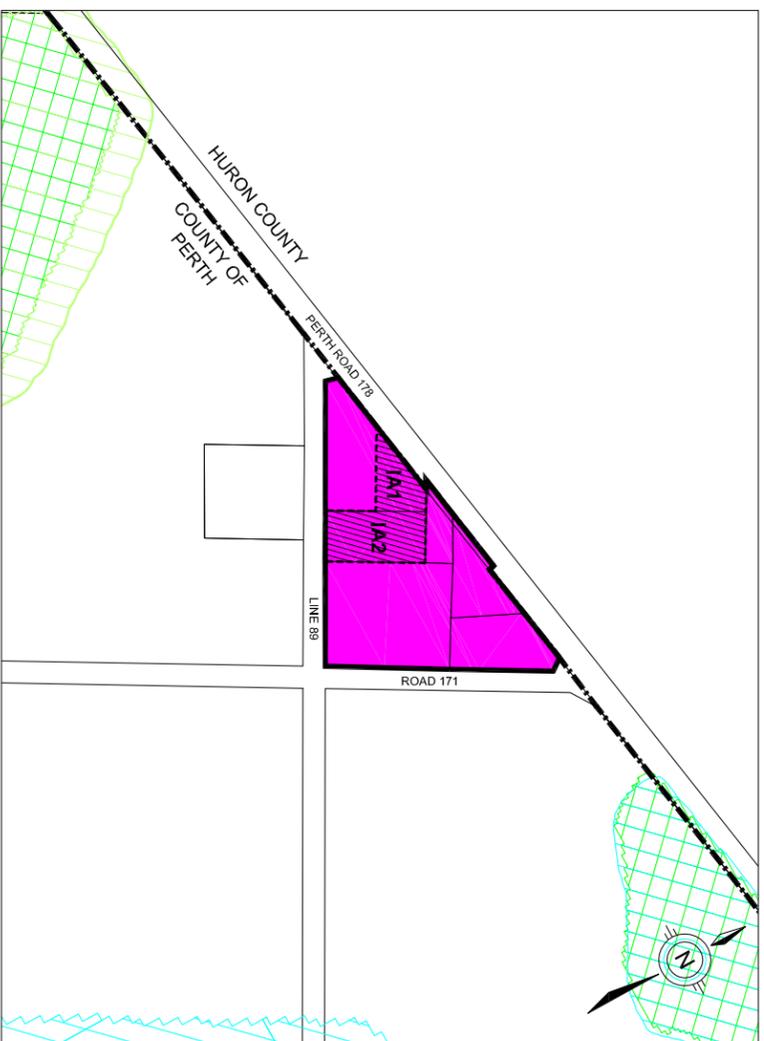
Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
IG1		0.331	1	Line 81	Residential	Adjacent Land		
Total		0.331	1					

Existing Conditions: Lot 24, Concession 2, Wallace Ward

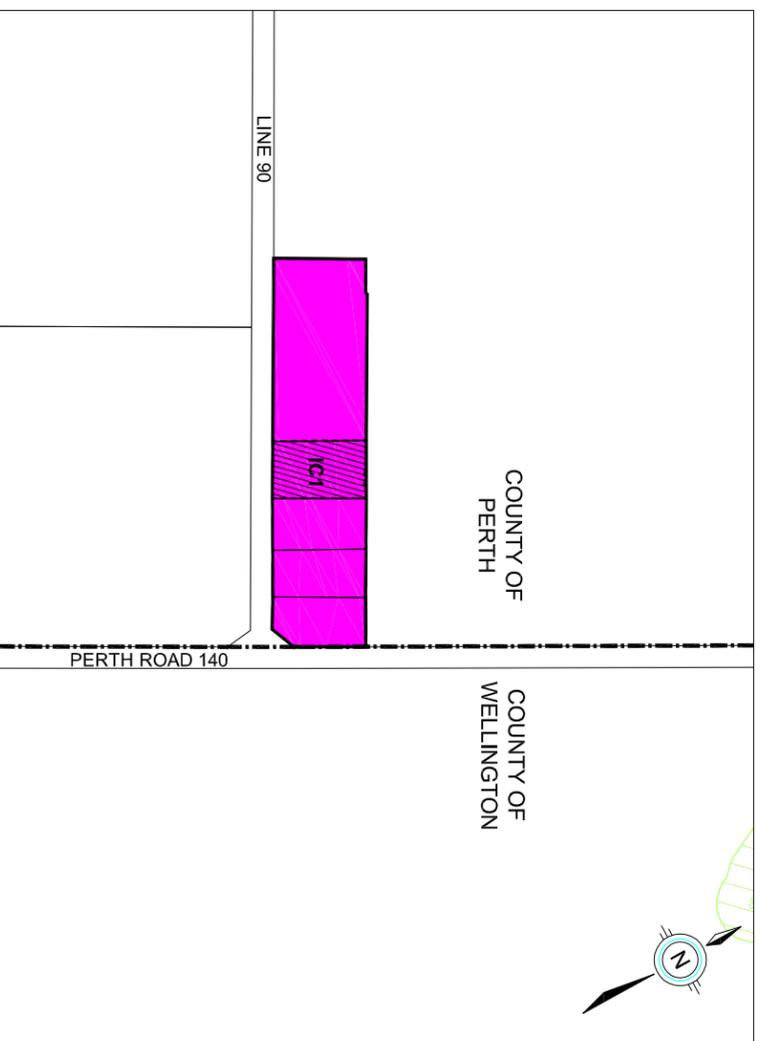
Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Comment
IH1		0.854	1	Line 87	Residential	N/A		
Total		0.854	1					

Infilling Totals

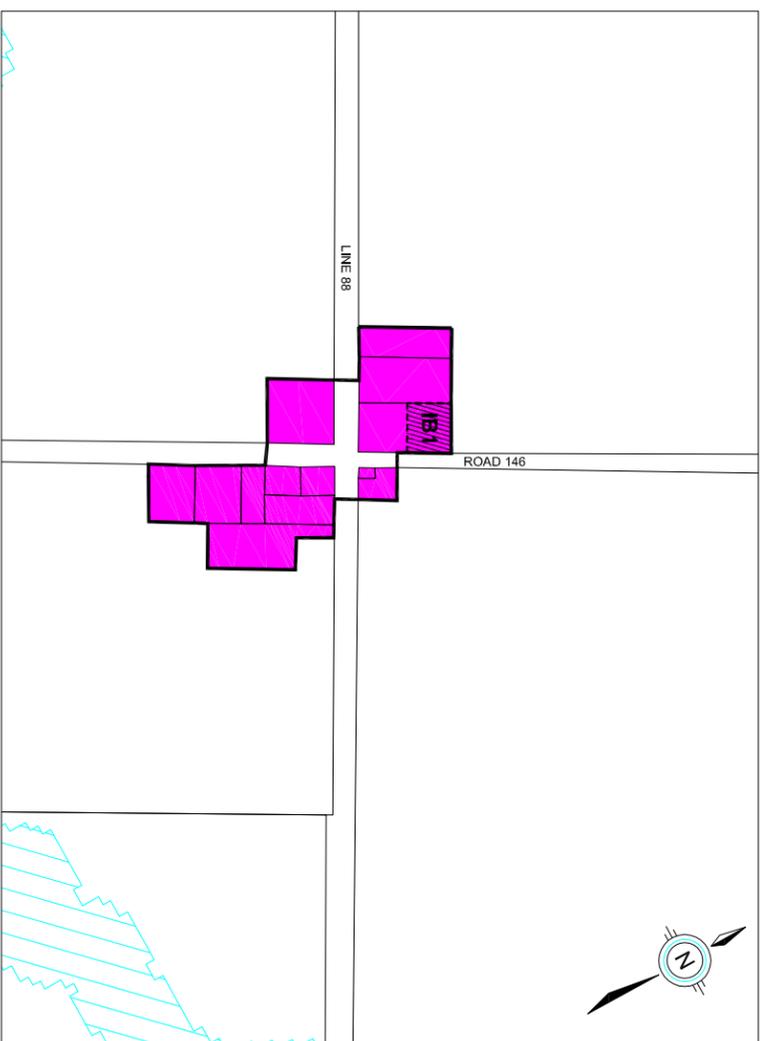
	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)
IA	2	0.666	0	0	0	0	0
IB	1	0.165	0	0	0	0	0
IC	1	0.461	0	0	0	0	0
ID	4	0.992	0	0	0	0	0
IE	1	0.174	0	0	0	0	0
IF	1	0.257	0	0	0	0	0
IG	1	0.331	0	0	0	0	0
IH	1	0.854	0	0	0	0	0
Total	12	3.900	0	0	0	0	0



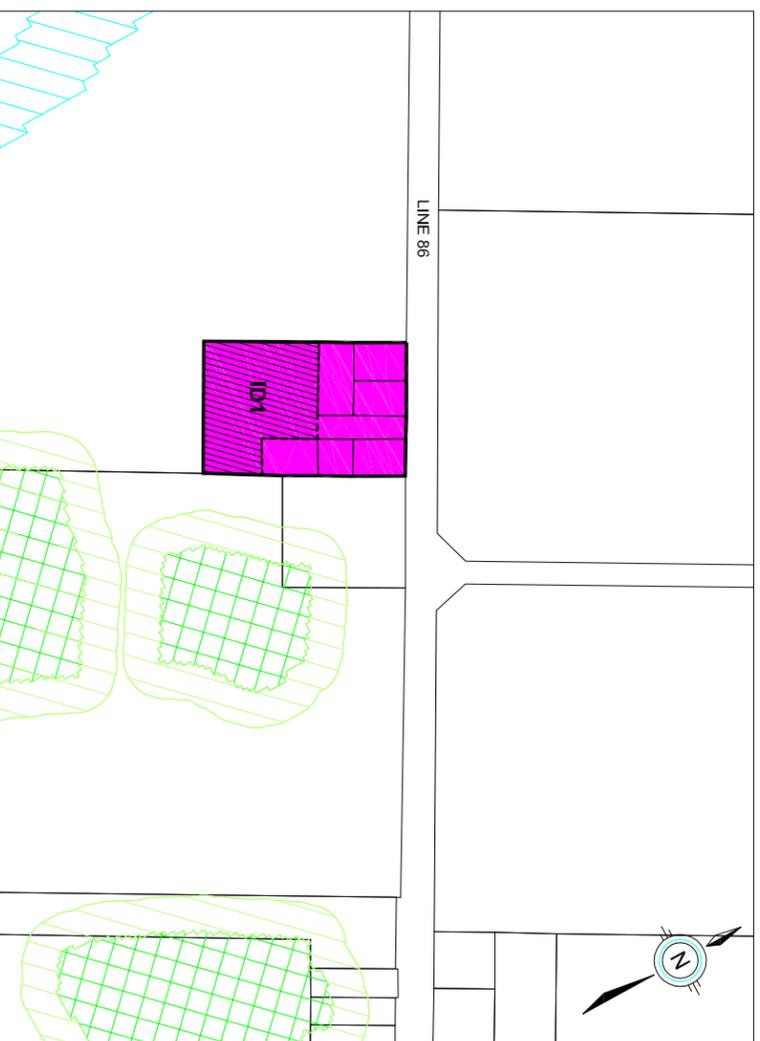
IA - BROTHERSON



IC - TRECASCLE



IB - WALLACE



ID - LOT 26, CONCESSION 1

LEGEND

- INFILLING BOUNDARY
- INFILLING
- AGRICULTURE
- NATURAL RESOURCE/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- DEVELOPMENT POTENTIAL

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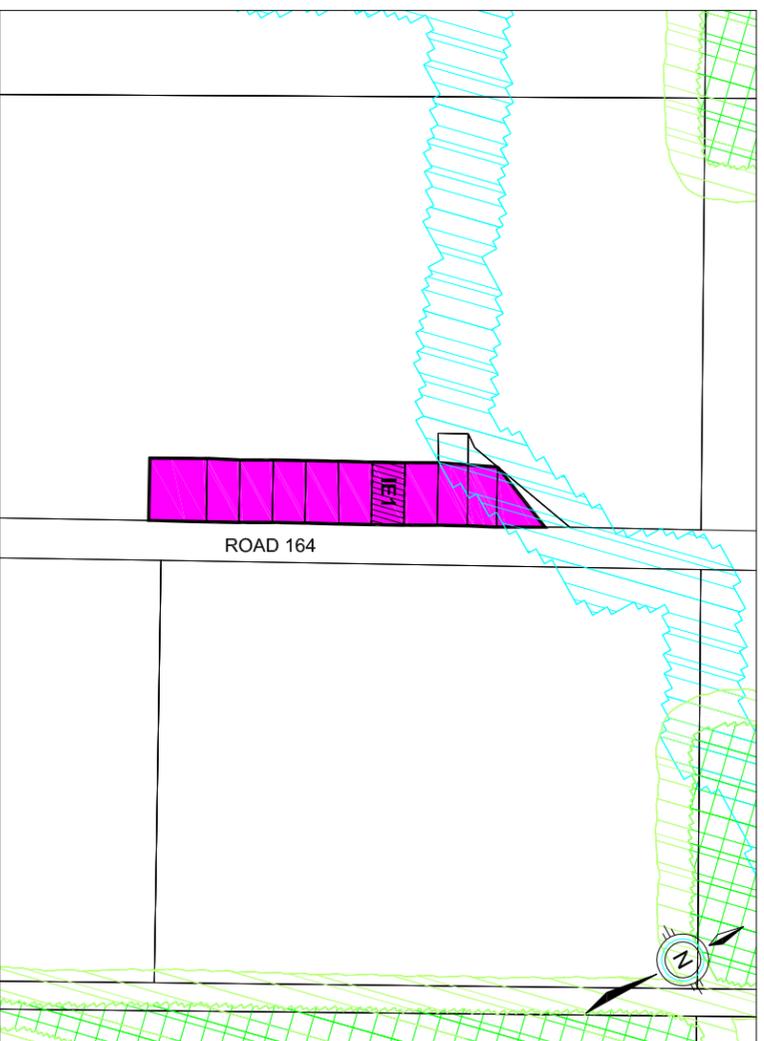
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 PROJECT No. 27025

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 COUNTY OF PERTH

NORTH PERTH
 MASTER GROWTH PLAN

INFILLING AREAS:
 IA, IB, IC, AND ID

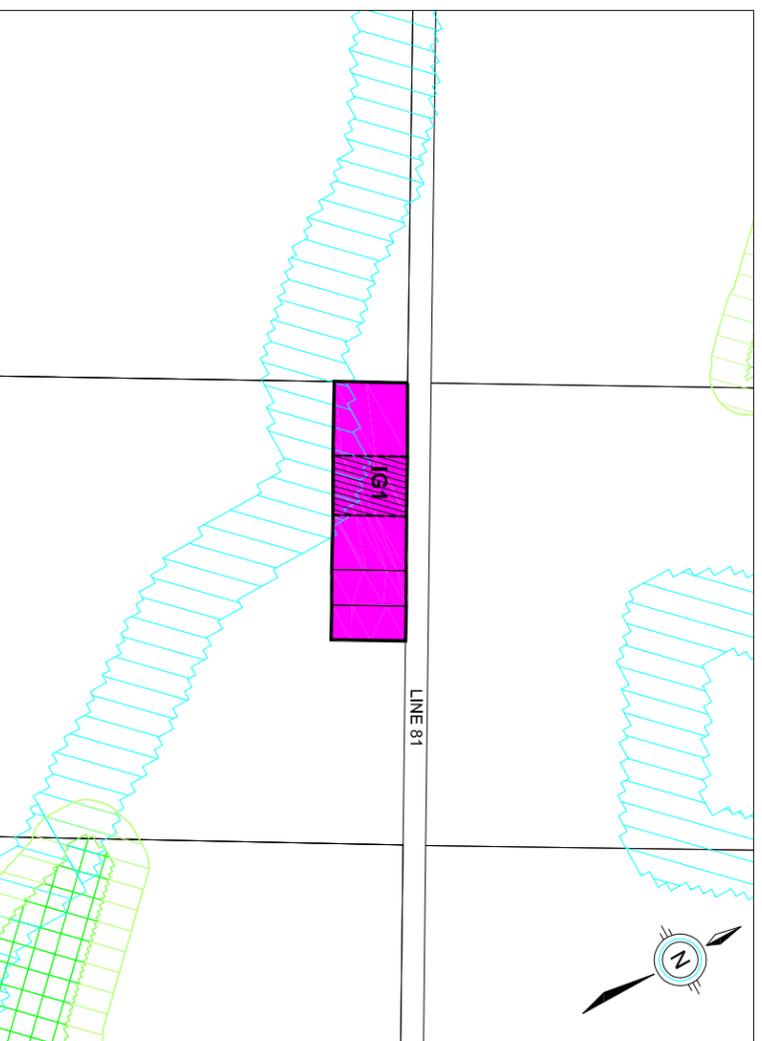
FIGURE 15



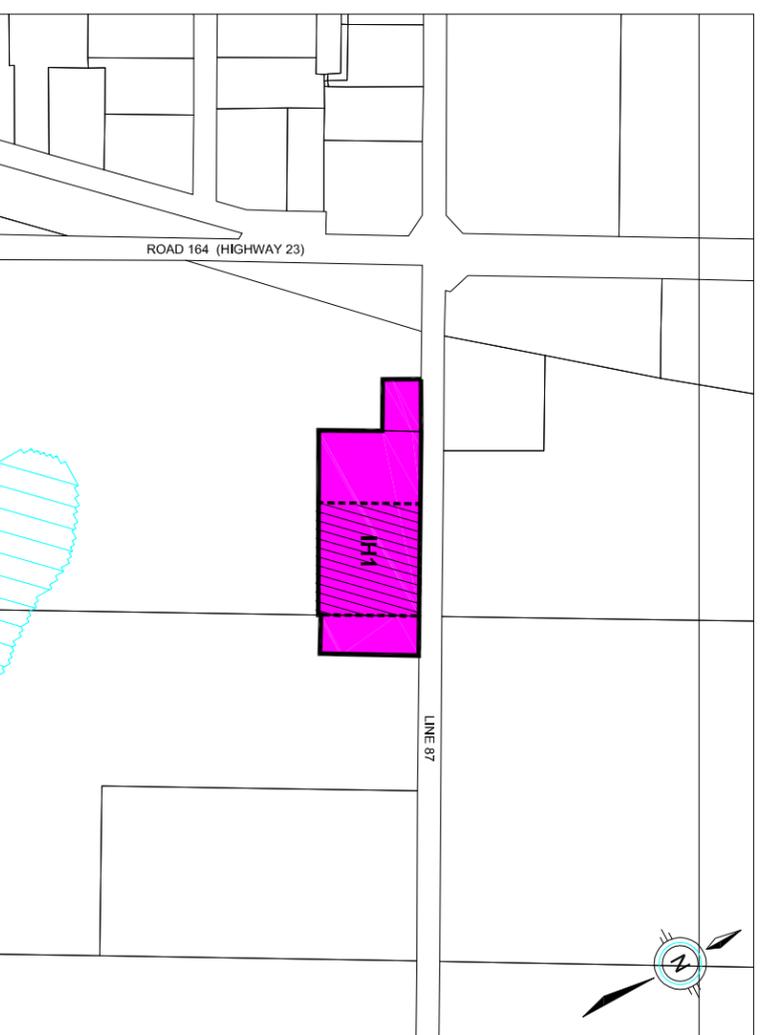
IE - LOT 15, CONCESSION 5



IF - LOT 15, CONCESSION 6



IG - LOT 19, CONCESSION 4



IH - LOT 24, CONCESSION 2

LEGEND

- INFILLING BOUNDARY
- INFILLING
- AGRICULTURE
- NATURAL RESOURCE/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- DEVELOPMENT POTENTIAL

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MUNICIPALITY OF NORTH PERTH
 COUNTY OF PERTH

NORTH PERTH
 MASTER GROWTH PLAN

INFILLING AREAS:
 IE, IF, IG, AND IH

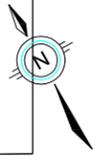
FIGURE 16

APPENDIX J

LAND SUPPLY ANALYSIS – RECOMMENDED SETTLEMENT BOUNDARY CHANGES

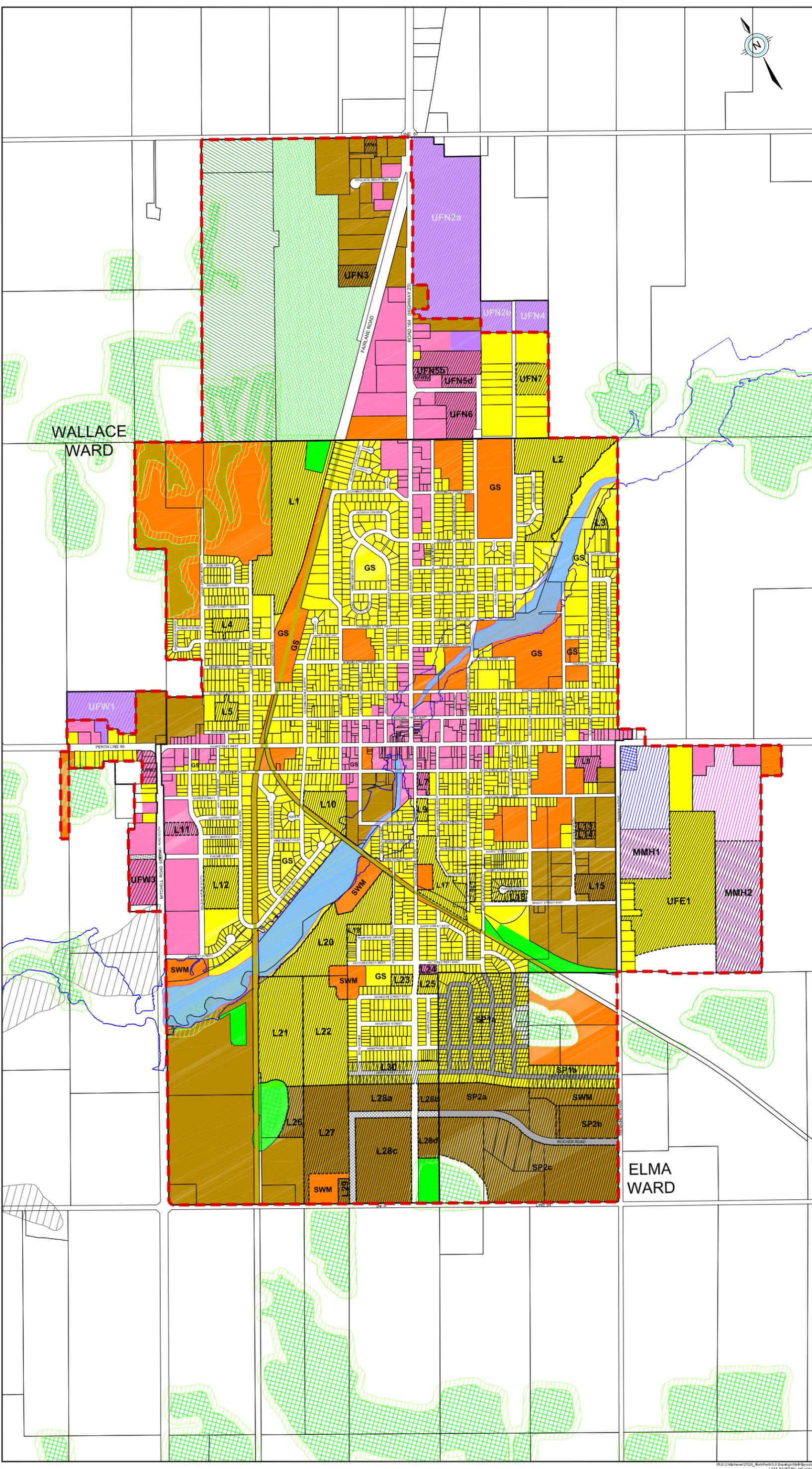
Recommended Boundary Change: Land Supply - Municipality of North Perth

		Residential		Commercial (ha)	Industrial (ha)	Other Vacant Lands Included Within Settlement Areas			Total (ha)
		Area (ha)	Dwellings			Institutional (ha)	Future Development (ha)	Agricultural or P&R (ha)	
Town									
1	Listowel	69.5361	953 - 967	2.801	28.547	0	0	0	100.8841
2	SP Area	23.775	332 - 358	0	31.882	0	0	0	55.657
	Total	93.311	1285 - 1325	2.801	60.429	0	0	0	156.5411
Village									
3	Gowanstown	0.351	2	0	0	0	0.212	0	0.563
4	Trowbridge	3.477	8 - 9	0	0	0.000	0	2.748	6.225
5	Atwood	29.023	117	0	0.863	0	0	0	29.886
6	Monkton	2.682	15 - 21	0	0	0	0	3.220	5.902
	Total	35.533	142 - 149	0	0.863	0	0.212	5.968	42.576
Hamlet									
7	Kurtzville	0	0	0	0	0	0	0	0.000
8	Molesworth	0.042	1	0	0	0	0	0.000	0.042
9	Britton	0.000	0	0	0	0	0	0	0.000
10	Newry	0.209	1	0	0	0	0	0	0.209
11	Donegal	0	0	0	0	0	0	0	0.000
	Total	0.251	2	0	0	0	0	0	0.251
Urban Fringe									
12	UF North	1.992	4	7.079	1.856	0	0	0	10.927
13	UF East	33.923	397 - 443	0	0	0	0	0	33.923
14	UF West	0	0	3.495	0	0	0	0	3.495
	Total	35.915	401-447	10.574	1.856	0	0	0	48.345
Infilling									
15	IA	0	0	0	0	0	0	0	0
15	IB	0	0	0	0	0	0	0	0
15	IC	0	0	0	0	0	0	0	0
15	ID	0	0	0	0	0	0	0	0
16	IE	0	0	0	0	0	0	0	0
16	IF	0	0	0	0	0	0	0	0
16	IG	0	0	0	0	0	0	0	0
16	IH	0	0	0	0	0	0	0	0
	Total	0.000	0	0	0	0	0	0	0.000
TOTAL		165.010	1830 - 1923	13.375	63.148	0.000	0.212	5.968	247.713



- LEGEND**
- HISTORICAL PLANNING BOUNDARY
 - RECOMMENDED VILLAGE BOUNDARY TO MEET 20 YEAR PLANNING HORIZON
 - RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - INSTITUTIONAL
 - FUTURE DEVELOPMENT
 - AGRICULTURE
 - AGRICULTURAL/RECREATION
 - AGRICULTURAL/COMMERCIAL/INDUSTRIAL
 - MOBILE/MODULAR HOME PARK
 - GREEN SPACE
 - RECREATION
 - RECREATION TRAIL
 - NATURAL RESOURCES/ENVIRONMENT (OP DESIGNATION)
 - NATURAL RESOURCES/ENVIRONMENT
 - NRE ADJACENT LAND/BUFFER AREA
 - PRIMARY OR SECONDARY AGGREGATE RESOURCES
 - FLOODPLAIN
 - LIMIT OF FLOOD FRINGE
 - LIMIT OF FLOODWAY
 - FUTURE ROAD
 - DEVELOPMENT POTENTIAL
 - DEVELOPMENT POTENTIAL TO BE REMOVED

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TOWN OF LISTOWEL	
DESIGNED BY: J.JASKOLKA DRAWN BY: J.JASKOLKA CHECKED BY: N.HARDACRE DATE: MAY, 2010	SCALE: N.T.S. DRAFT PLAN #: FILE NUMBER: SHEET NUMBER: 27025

Recommended Boundary Changes: Town of Listowel, Listowel Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
L1		13.650	124	Albert Avenue North	Residential	N/A	High	20 YEAR	31T-92002 Draft Approved
L2		9.872	75	Pleasant View Drive	Residential	N/A	High	20 YEAR	
L3		0.434	1	Alder Street East	Residential	Limit of Flood Fringe	High	20 YEAR	
L4		1.007	22	Edgar Street West	Residential	N/A	High	20 YEAR	Draft Approved Lots
L5		0.904	16	Elizabeth Street West	Residential	N/A	High	20 YEAR	Circulation of OPA and ZBLA currently.
L6		0.000		Wallace Avenue North	Commercial	Limit of Flood Fringe	High	REMOVED	Old Shoppers (currently vacant building)
L7		0.441		Wallace Avenue South	Commercial	N/A	High	20 YEAR	
L8		1.227		Main Street East	Commercial	N/A	High	20 YEAR (Part Removed)	
L9		0.485	4	Wallace Avenue South	Residential	N/A	High	20 YEAR	
L10		2.493	49	Victoria Avenue North	Residential	Limit of Flood Fringe	High	20 YEAR	
L11		0.821		Mitchell Road South	Commercial	N/A	High	20 YEAR	
L12		2.909	45	Nelson Avenue South	Residential	N/A	High	20 YEAR	Final Approved Plan
L13		0.321		Maitland Avenue South	Industrial	N/A	Medium	20 YEAR	
L14		0.313		Maitland Avenue South	Industrial	N/A	Medium	20 YEAR	
L15		1.971		Maitland Avenue South	Industrial	N/A	High	20 YEAR	
L16		0.315	7	Davidson Avenue South	Residential	N/A	High	20 YEAR	
L17		3.603	63	Wallace Avenue South	Residential	N/A	High	20 YEAR	NP 05-04 Draft Approved Donegan Haulage Limited
L18		1.217	20	Park Meadow Place	Residential	N/A	High	20 YEAR	Only Two units built
L19		0.422	6	Bamford Drive West	Residential	N/A	High	20 YEAR	
L20		8.633	160	Hutton Street West	Residential	N/A	High	20 YEAR	
L21		9.396	130	Basset Avenue	Residential	Limit of Flood Fringe	High	20 YEAR	
L22		8.945	147	Armstrong Street West	Residential	N/A	Medium	20 YEAR	Ameribuild Draft Plan (Approved at OMB)
L23		0.490	14	Wallace Avenue South	Residential	N/A	High	20 YEAR	Proposed Condo/subdivision w/ internal road
L24		0.312		Wallace Avenue South	Commercial	N/A	Medium	20 YEAR	
L25		0.774	36	Wallace Avenue South	Residential	N/A	High	20 YEAR	
L26		1.790		Basset Avenue	Industrial	N/A	High	20 YEAR	
L27		8.118		Line 84	Industrial	N/A	Medium	20 YEAR	
L28		15.480		Line 84	Industrial			-	
	L28a	3.332					High	20 YEAR	
	L28b	1.104					Low	20 YEAR	
	L28c	9.359					Low	20 YEAR	
	L28d	1.685				Natural Resources/Environment	Low	20 YEAR	
L29		0.554		Line 84	Industrial	N/A	Low	20 YEAR	
L30		3.987	34 - 48	Krotz Street	Residential	N/A	High	20 YEAR	Walaceview Phase 2 - Draft Approved Plan
Total		100.88	953 - 967						

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
Listowel Ward	953 - 967	69.536	2.801	28.547	0	0	0	100.884

Recommended Boundary Changes: Special Policy Area, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
SP1	SP1a	19.808	290 - 316 42	Tremaine Avenue	Residential	Natural Resources/Environment; NRE Adjacent Land/Buffer Area	High Low	20 YEAR	02 Both Registered
	SP1b	3.967							
SP2	SP2a	6.977	0	Tremaine Avenue	Industrial	Natural Resources/Environment; NRE Adjacent Land/Buffer Area	Medium Medium Medium	20 YEAR	
	SP2b	3.775							
	SP2c	21.130							
Total SPA		55.66	332 - 358						

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
Special Policy Area	332 - 358	23.775	0	31.882	0	0	0	55.657

Recommended Boundary Changes: Urban Fringe North Of Listowel, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
UFN1		0.353		Line 87	Industrial	N/A	Low	20 YEAR	
UFN2		0.000		Road 164 (Highway 23)	Future Development	Adjacent Land	Low	OUT	
	UFN2a	0.000				N/A	Low		
	UFN2b	0.000							
UFN3		1.503		Fairline Road	Industrial	Adjacent Land	Low	20 YEAR	
UFN4		0.000		Walton Avenue	Future Development	N/A	Low	OUT	
UFN5		4.115		Road 164 (Highway 23)	Commercial	N/A	Medium	20 YEAR	
	UFN5a	2.540					Medium		
	UFN5b	0.506					Medium		
	UFN5c	0.195					Medium		
	UFN5d	0.874					Medium		
UFN6		2.964		David Street	Commercial	N/A	Medium	20 YEAR	
UFN7		1.992	4	Walton Avenue	Residential	N/A	????	20 YEAR	
Total Urban Fringe North		10.927	4						

Recommended Boundary Changes: Urban Fringe East of Listowel, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
UFE1		17.172	239 - 285	Tremaine Avenue	Residential	N/A	Low	20 YEAR	NP 04-01 Draft Approved (Sharma/Lunor)
MMH1		4.881	32	Tremaine Avenue	Mobile/Modular Home Park	N/A	Low	20 YEAR	Mapleton Estates
MMH2		11.870	126	Perth Line 86	Mobile/Modular Home Park	N/A	Low	20 YEAR	
Total Urban Fringe East		33.923	397 - 443						

Recommended Boundary Changes: Urban Fringe West of Listowel, Elma and Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
UFW1		0.000		Perth Line 86	Future Development	N/A	Low	OUT	
UFW2		1.028		Mitchell Road S	Commercial	N/A	High	20 YEAR	
UFW3		2.467		Mitchell Road S	Commercial	N/A	Medium	20 YEAR	
Total Urban Fringe West		3.495	0						

Urban Fringe Totals

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
UF North	4	1.992	7.079	1.856	0	0.000	0	10.927
UF East	397 - 443	33.923	0	0	0	0	0	33.923
UF West	0	0	3.495	0	0	0.000	0	3.495
Total	401 - 447	35.915	10.574	1.856	0	0.000	0	48.345

Recommended Boundary Change: Village of Gowanstown, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
G1		0.000		Line 88	Future Development	N/A	Private Septic	OUT	
G2		0.000		Road 164	Future Development	N/A	Private Septic	OUT	
G3		0.199	1	Line 88	Residential	N/A	Private Septic	20 YEAR	
G4		0.152	1	Line 88	Residential	N/A	Private Septic	20 YEAR	
G5		0.212		Road 164	Future Development	N/A	Private Septic	20 YEAR/OUT	
	G5a	0.000							
	G5b	0.212							
G6		0.000		Road 164	Future Development	N/A	Private Septic	OUT	
G7		0.000		Road 164	Future Development	Adjacent Land	Private Septic	OUT	
Total Gowanstown		0.563	2						

Recommended Boundary Change: Village of Trowbridge, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
T1		0.592	1 - 2	Alice Street	Residential	N/A	Private Septic	20 YEAR/OUT	
	T1a	0.592							
	T1b	0.000							
T2		0.000	0	Proposed Road	Residential	N/A	Private Septic (Rd Cnstrctn)	OUT	
T3		0.000	0	Arthur Avenue	Residential	NRE Adjacent Land/Buffer Area	Private Septic (Rd Cnstrctn)	OUT	
T4		1.436	1	Arthur Avenue	Residential	N/A	Private Septic	20 YEAR	
T5		0.532	2	West Street	Residential	Adjacent Land	Private Septic	20 YEAR	
	T5a	0.218							
	T5b	0.314							
T6		0.191	1	West Street	Residential	N/A	Private Septic (Rd Cnstrctn)	20 YEAR	
T7		0.000	0	George Street	Residential	N/A	Private Septic (Rd Cnstrctn)	OUT	
	T7a	0.000			Institutional				
	T7b	0.000			Residential				
	T7c	0.000							
T8		2.748		George Street	Parks and Recreation	N/A	Private Septic	IN BUT FOR REC. ONLY	
T9		0.000	0	Patrick Street	Residential	Primary or Secondary Aggregate Resource	Private Septic	OUT	
T10		0.204	1	Victoria Street	Residential	Primary or Secondary Aggregate Resource	Private Septic	20 YEAR	
T11		0.208	1	West Street	Residential	N/A	Private Septic	20 YEAR	
T12		0.314	1	West Street	Residential	N/A	Private Septic	20 YEAR	
Total Trowbridge		6.225	8 - 9						

Recommended Boundary Change: Village of Atwood, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazards	Available Servicing	Potential Development	Comments
A1		0.000		Monument Road	Future Development & Agriculture	N/A	High	OUT	
A2		0.000		Road 164	Agriculture	Adjacent Land	Medium	OUT	
A3		0.000		Road 164	Agriculture	Adjacent Land	High	OUT	
A4		0.000		Line 75	Future Development	Adjacent Land	High	OUT	
A5		13.838	40	Monument Road	Future Development	NRE Adjacent Land/Buffer Area; Adjacent Land	High	20 YEAR	Old Draft Plan (ie. Around 1987) on property despite Future Development
A6		0.238	1	Main Street	Residential	N/A	High	20 YEAR	Lot of Record/Infill
A7		1.776	13	Queen Street	Residential	N/A	Medium Medium	20 YEAR	Planning Stages/Pending (Zyta)
	A7a	1.405							
	A7b	0.371							
A8		1.241	???	James Street	Residential	N/A	High	20 YEAR	Changed from industrial to residential
A9		0.167	1	James Street	Residential	N/A	High	20 YEAR	Lot of Record/Infill

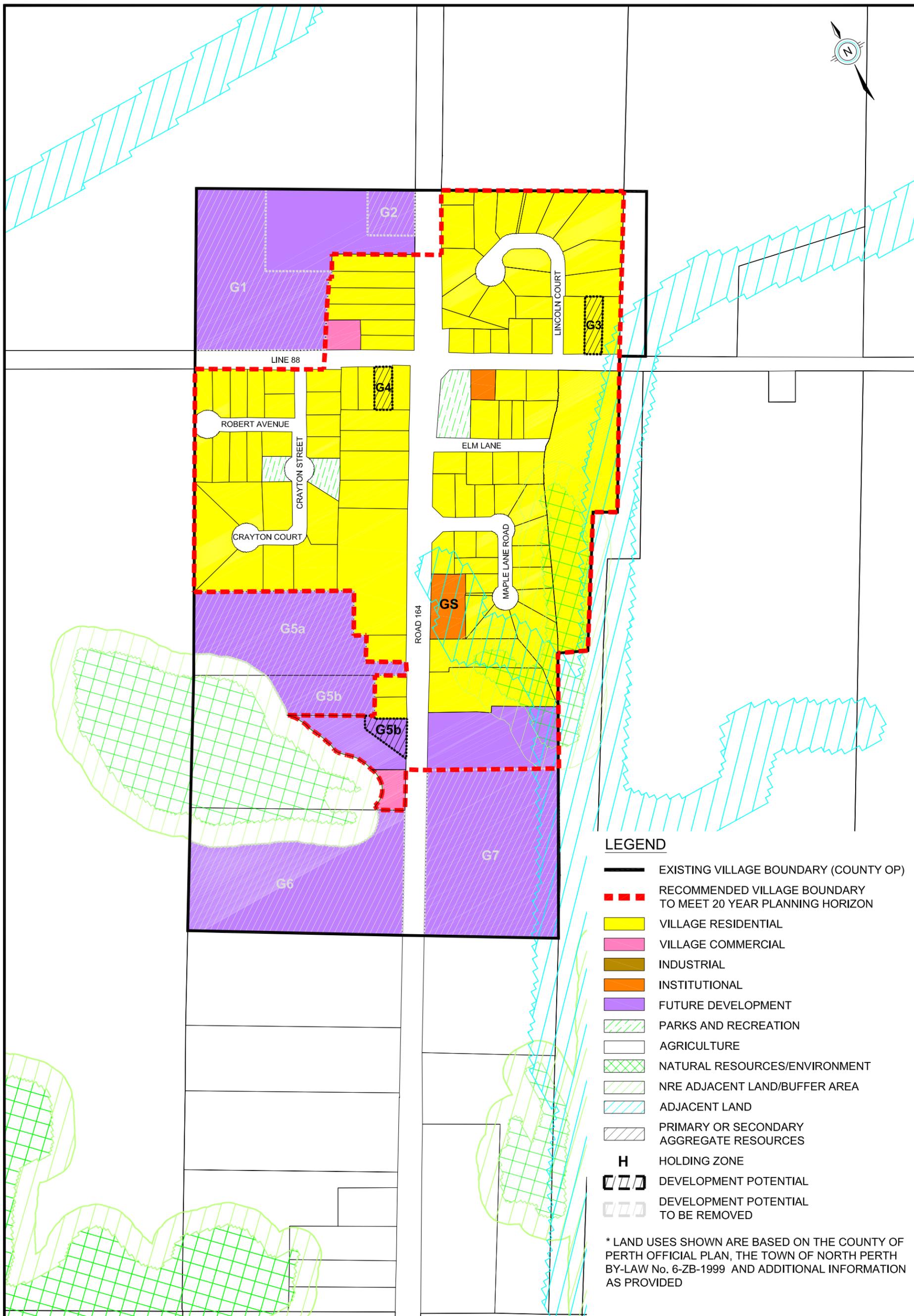
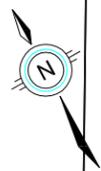
A10		0.176	1	Queen Street	Residential	N/A	High	20 YEAR	Lot of Record/Infill
A11	A11a	0.186	20	John Street	Residential	N/A	High Medium High	20 YEAR	Potential Development
	A11b	0.775							
	A11c	4.604							
A12		2.538	11	Fisher Avenue	Residential	N/A	High High High High	20 YEAR	31T-92004 Registered Plan Vacant Lots on Registered Plan
	A12a	0.963							
	A12b	0.670							
	A12c	0.684							
A13		0.801	4	Queen Street Queen Street King Street King Street	Residential	N/A	High High High High	20 YEAR	31T-92004 Registered Plan Vacant Lots on Registered Plan
	A13a	0.198							
	A13b	0.195							
	A13c	0.199							
A13d	0.209								
A14		0.969	14	Fisher Avenue	Residential	N/A	High	20 YEAR	Planning Stages/Pending
A15		0.202	1	Arthur Street	Residential	N/A	High	20 YEAR	Lot of Record/Infill
A16		0.150	1	Arthur Street	Residential	N/A	High	20 YEAR	Lot of Record/Infill
A17		0.553	2	Arthur Street	Residential	N/A	Medium	20 YEAR	Lot of Record/Infill
A18		0.809	8	Arthur Street	Residential	N/A	High	20 YEAR	Lot of Record/Infill
A19		0.863		Road 164	Industrial	Adjacent Land	High	20 YEAR	Lot of Record/Infill
Total Atwood		29.886	117						

Recommended Boundary Change: Village of Monkton, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
MK1		0.655	2 - 4	Brock Street	Residential	N/A	Private Septic	20 YEAR	Min Lot Area HVR = 1850 sq. m.
MK2		0.000		Winstanley Street	Future Development	N/A	Private Septic	OUT	
MK3		0.000		Winstanley Street	Future Development	N/A	Private Septic	OUT	
MK4		0.000		Shine Street	Residential Future Development	N/A	Private Septic Private Septic Private Septic	OUT	
	MK4a	0.000							
MK4b	0.000								
MK5		0.862	2 - 4	Brock Street	Residential	N/A	Private Septic	20 YEAR	Min Lot Area HVR = 1850 sq. m.
MK6		0.325	1	Brock Street	Residential	N/A	Private Septic	20 YEAR	Consent to sever in two (20K plus lot size)
MK7		3.220		Nelson Street	Parks and Recreation	N/A	Private Septic	IN BUT FOR REC. ONLY	
MK8		0.313	4 - 5	Nelson Street	Residential	N/A	Private Septic	20 YEAR	
MK9		0.323	4 - 5	Nelson Street	Residential	N/A	Private Septic	20 YEAR	
MK10		0.000		Fisleigh Street	Future Development	N/A	Private Septic	OUT	
MK11		0.079	1	Smith Street	Residential	N/A	Private Septic	20 YEAR	
MK12		0.125	1	King Avenue	Residential	N/A	Private Septic	20 YEAR	
Total Monkton		5.902	15 - 21						

Village Totals

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture or P&R (ha)	Total (ha)
Gowanstown	2	0.351	0	0	0	0.212	0	0.563
Trowbridge	8 - 9	3.477	0	0	0	0	2.748	6.225
Atwood	117	29.023	0	0.863	0	0	0	29.886
Monkton	15 - 21	2.682	0	0	0	0	3.220	5.902
Total	142 - 149	35.533	0	0.863	0.000	0.212	5.968	42.576



LEGEND

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- INDUSTRIAL
- INSTITUTIONAL
- FUTURE DEVELOPMENT
- PARKS AND RECREATION
- AGRICULTURE
- NATURAL RESOURCES/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- PRIMARY OR SECONDARY AGGREGATE RESOURCES
- HOLDING ZONE
- DEVELOPMENT POTENTIAL
- DEVELOPMENT POTENTIAL TO BE REMOVED

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FIGURE 3
VILLAGE OF GOWANSTOWN, WALLACE WARD

NORTH PERTH MASTER GROWTH PLAN
MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
SCALE NTS
DATE MAY, 2010
PROJECT No. 27025

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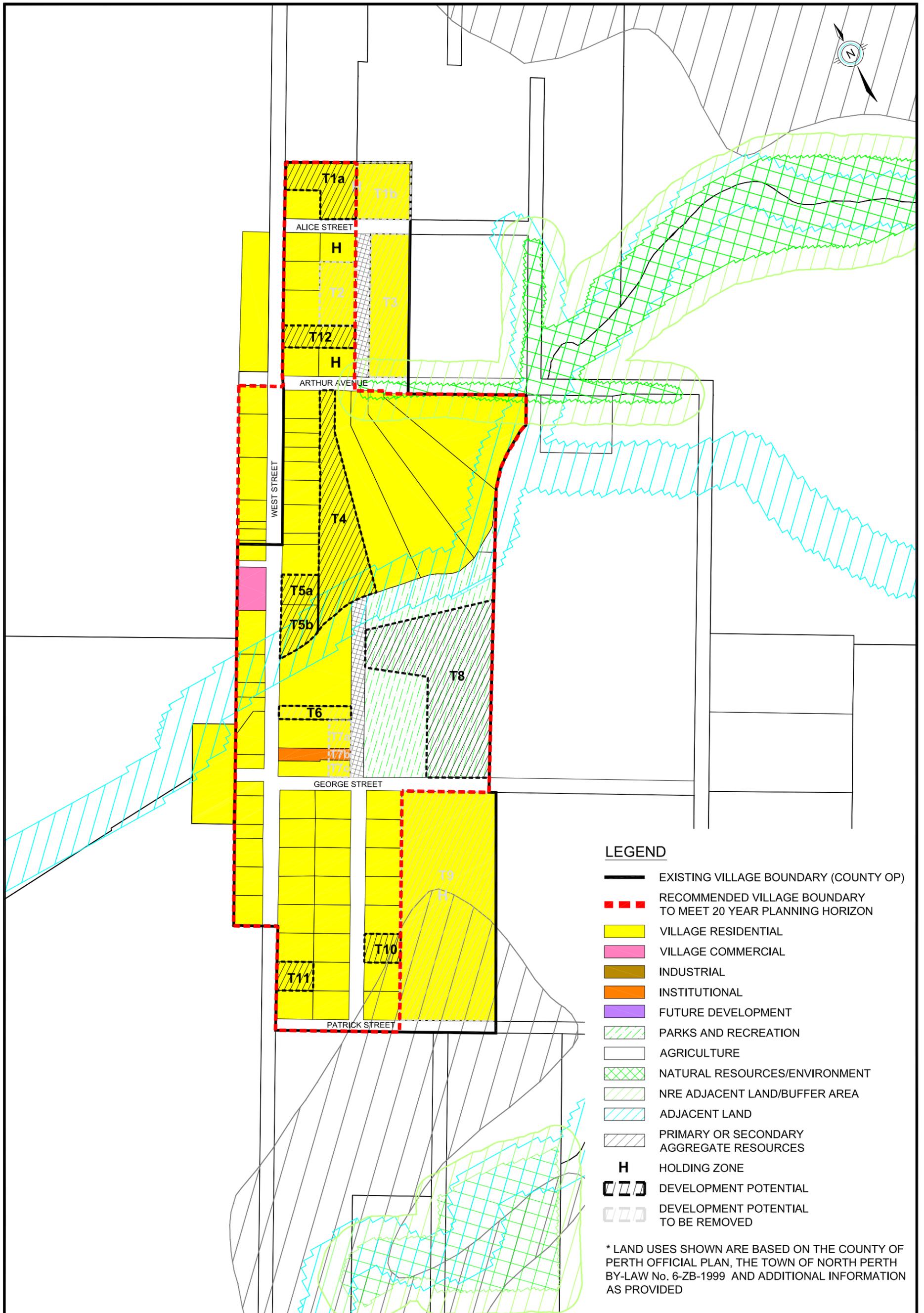


FIGURE 4
VILLAGE OF TROWBRIDGE, ELMA WARD

NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
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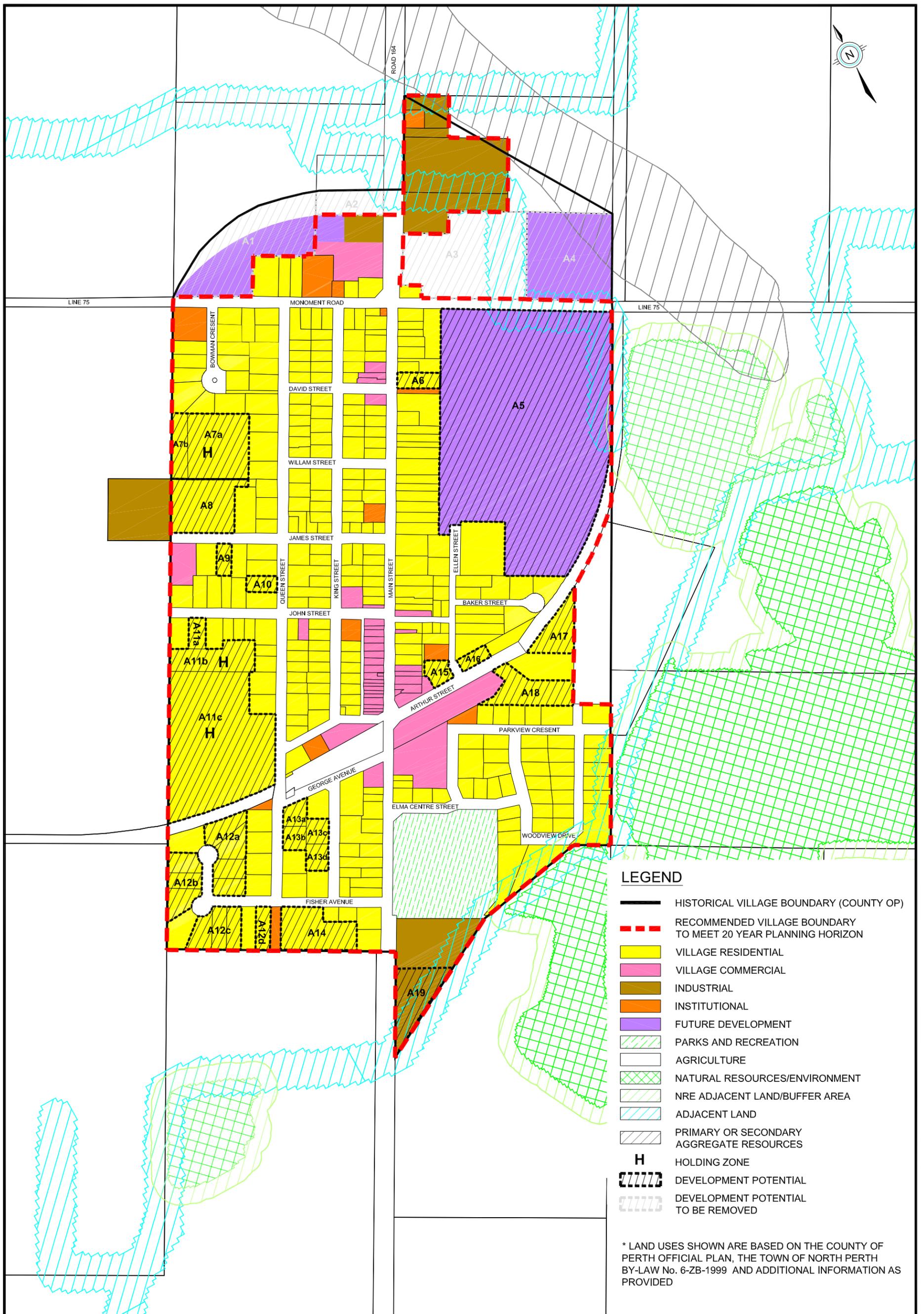


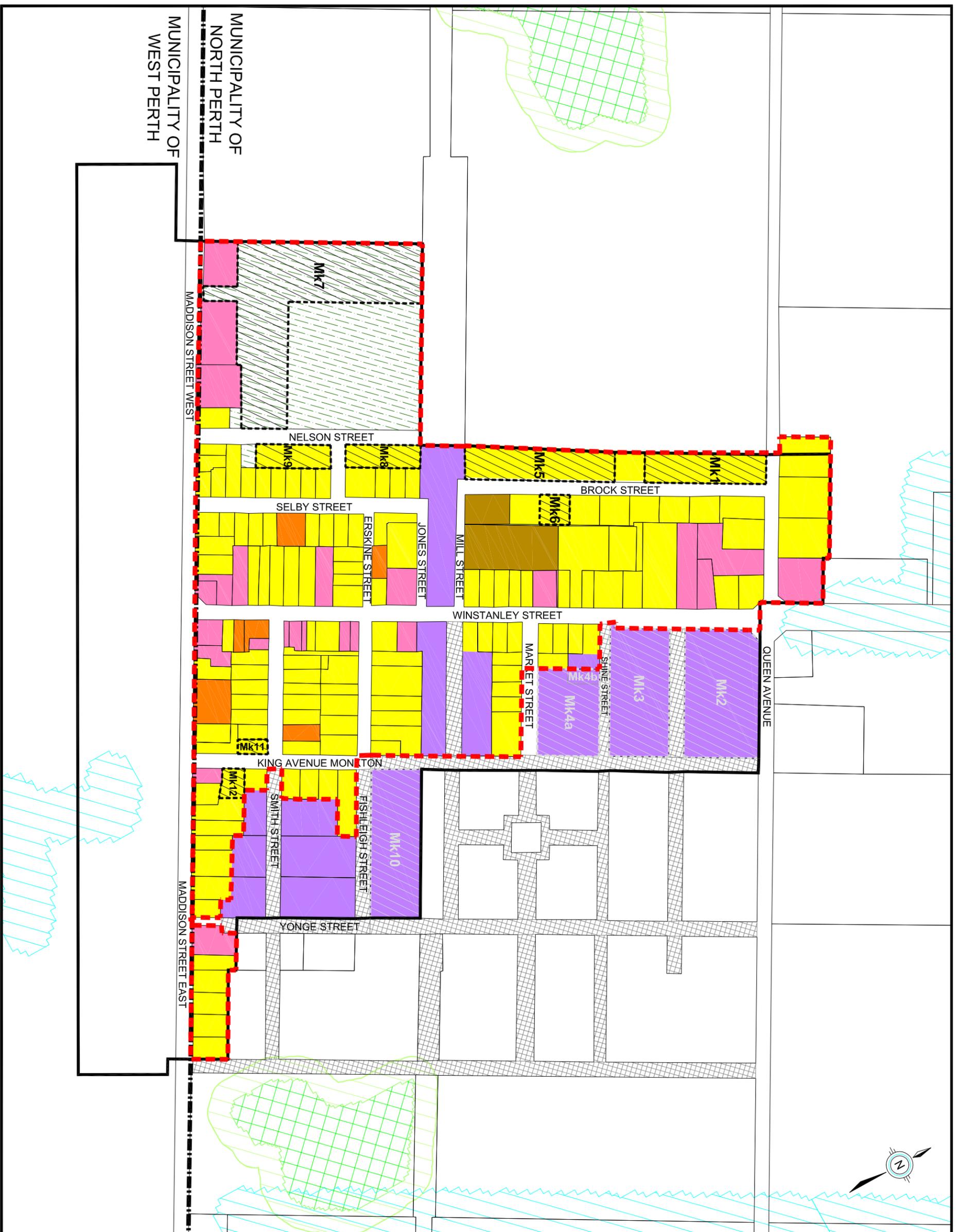
FIGURE 5
VILLAGE OF ATWOOD, ELMA WARD

NORTH PERTH MASTER GROWTH PLAN
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MUNICIPALITY OF NORTH PERTH
 COUNTY OF PERTH

NORTH PERTH
 MASTER GROWTH PLAN
 VILLAGE OF MONKTON,
 ELMA WARD

FIGURE 6

Recommended Boundary Change: Hamlet of Kurtzville, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
K1		0.000		Road 175	Agriculture	N/A	Private Septic	OUT	
K2		0.000		Perth Line 88	Agriculture	N/A	Private Septic	OUT	
K3		0.000		Road 175	Agriculture	N/A	Private Septic	OUT	
Total Kurtzville		0.000	0						

Recommended Boundary Change: Hamlet of Molesworth, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
ML1		0.000		Road 175	Agriculture	N/A	Private Septic	OUT	
ML2		0.042	1	Perth Line 88	Agriculture	NRE Adjacent Land/Buffer Area	Private Septic	OUT/20 YEAR	
Total Molesworth		0.042	1						

Recommended Boundary Change: Hamlet of Britton, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
B1		0.000	0	Line 81	Residential	Adjacent Land	Private Septic	OUT	Min Lot Area HVR = 1850 sq. m.
B2		0.000	0	Perth Road 147	Residential	N/A	Private Septic	OUT	Min Lot Area HVR = 1850 sq. m.
B3		0.000	0	Line 81	Residential	N/A	Private Septic	OUT	Min Lot Area HVR = 1850 sq. m. (Infill?)
Total Britton		0.000	0						

Recommended Boundary Change: Hamlet of Newry, Elma Ward

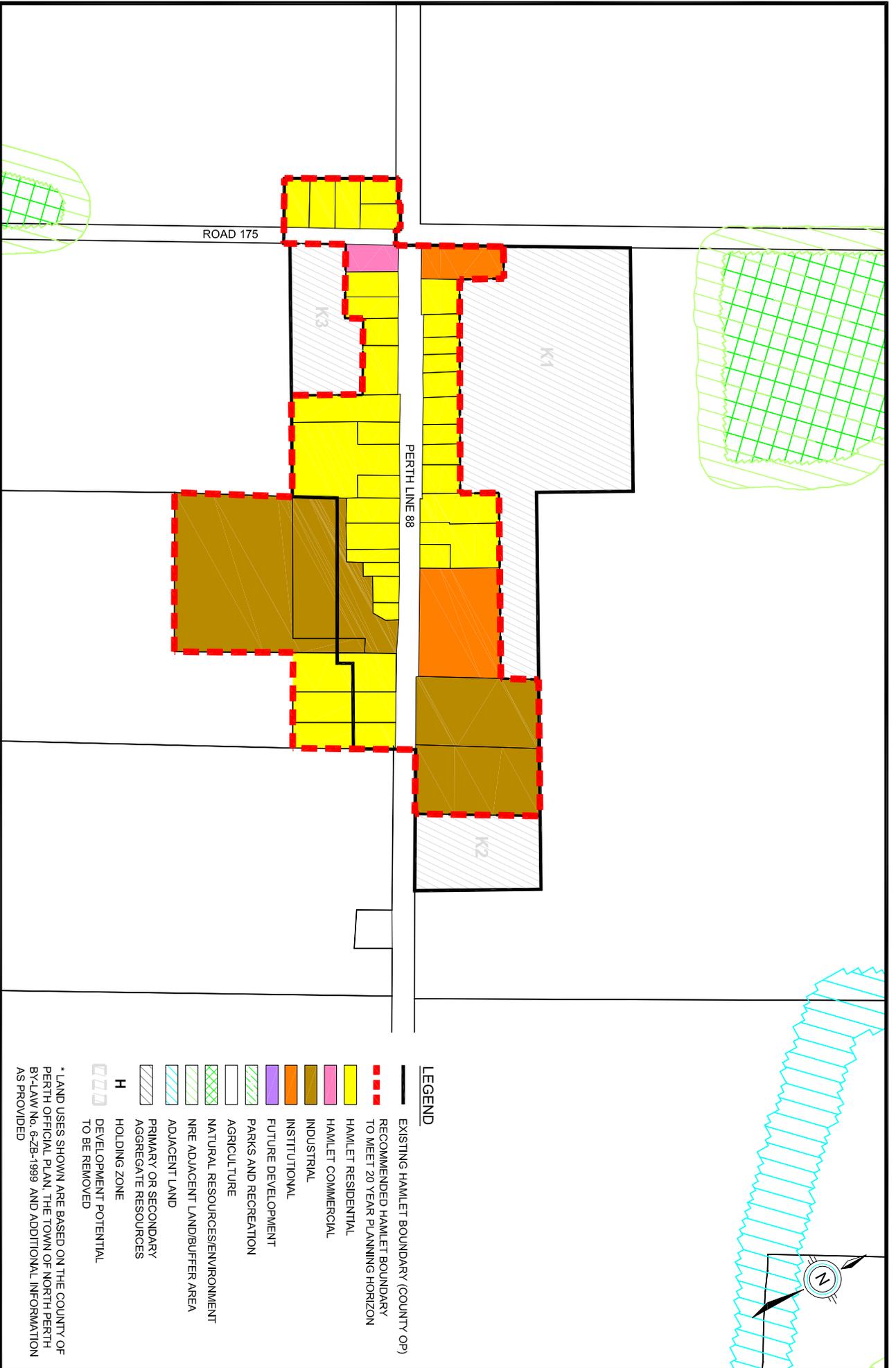
Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
N1		0.000		Perth Line 72	Future Development	N/A	Private Septic	OUT	
N2	N2a	0.000		Road 164 (Highway 23)	Future Development	N/A Adjacent Land	Private Septic	OUT	
	N2b	0.000							
N3	N3a	0.209	1	Road 164 (Highway 23)	Future Development/Residential	Adjacent Land N/A	Private Septic	OUT/20 YEAR	
	N3b	0.209							
N4	N4a	0.000		Road 164 (Highway 23)	Future Development	N/A	Private Septic	OUT	
	N4b	0.000							
	N4c	0.000							
	N4d	0.000							
Total Newry		0.209	1						

Recommended Boundary Change: Hamlet of Donegal, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development	Comments
D1		0.000	0	Perth Road 147	Residential	N/A	Private Septic	OUT	
D2		0.000	0	Perth Line 72	Residential	N/A	Private Septic	OUT	
Total Donegal		0.000	0						

Hamlet Totals

	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)	Total
Kurtzville	0	0	0	0	0	0	0.000	0.000
Molesworth	1	0.042	0	0	0	0	0.000	0.042
Britton	0	0.000	0	0	0	0	0	0.000
Newry	1	0.209	0	0	0	0.000	0	0.209
Donegal	0	0.000	0	0	0	0	0	0.000
Total	2	0.251	0	0	0	0	0.000	0.251



LEGEND

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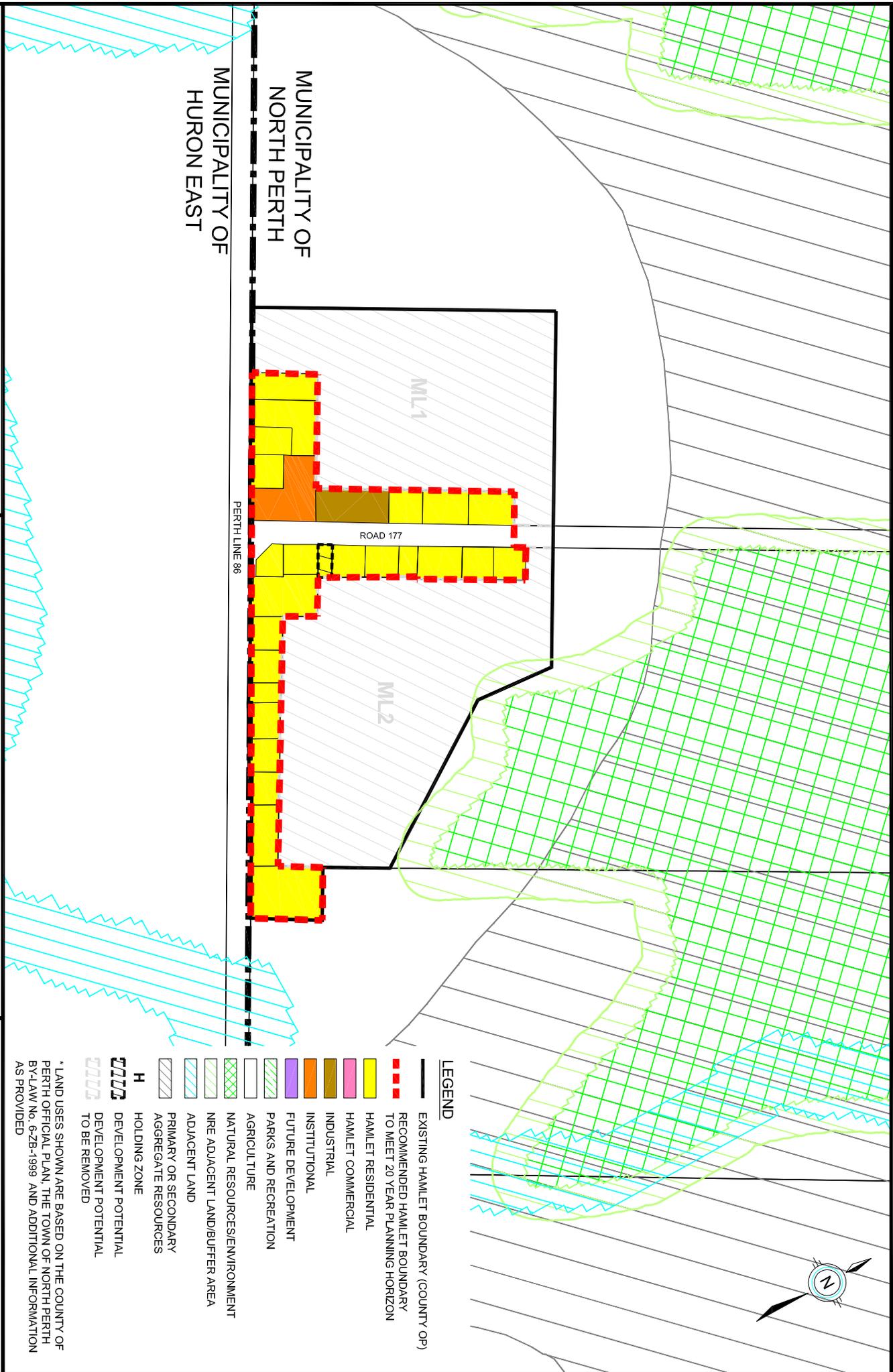
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FIGURE 7
HAMLET OF KURTZVILLE, WALLACE WARD
 NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
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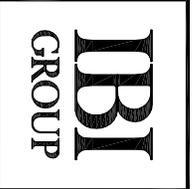
LEGEND

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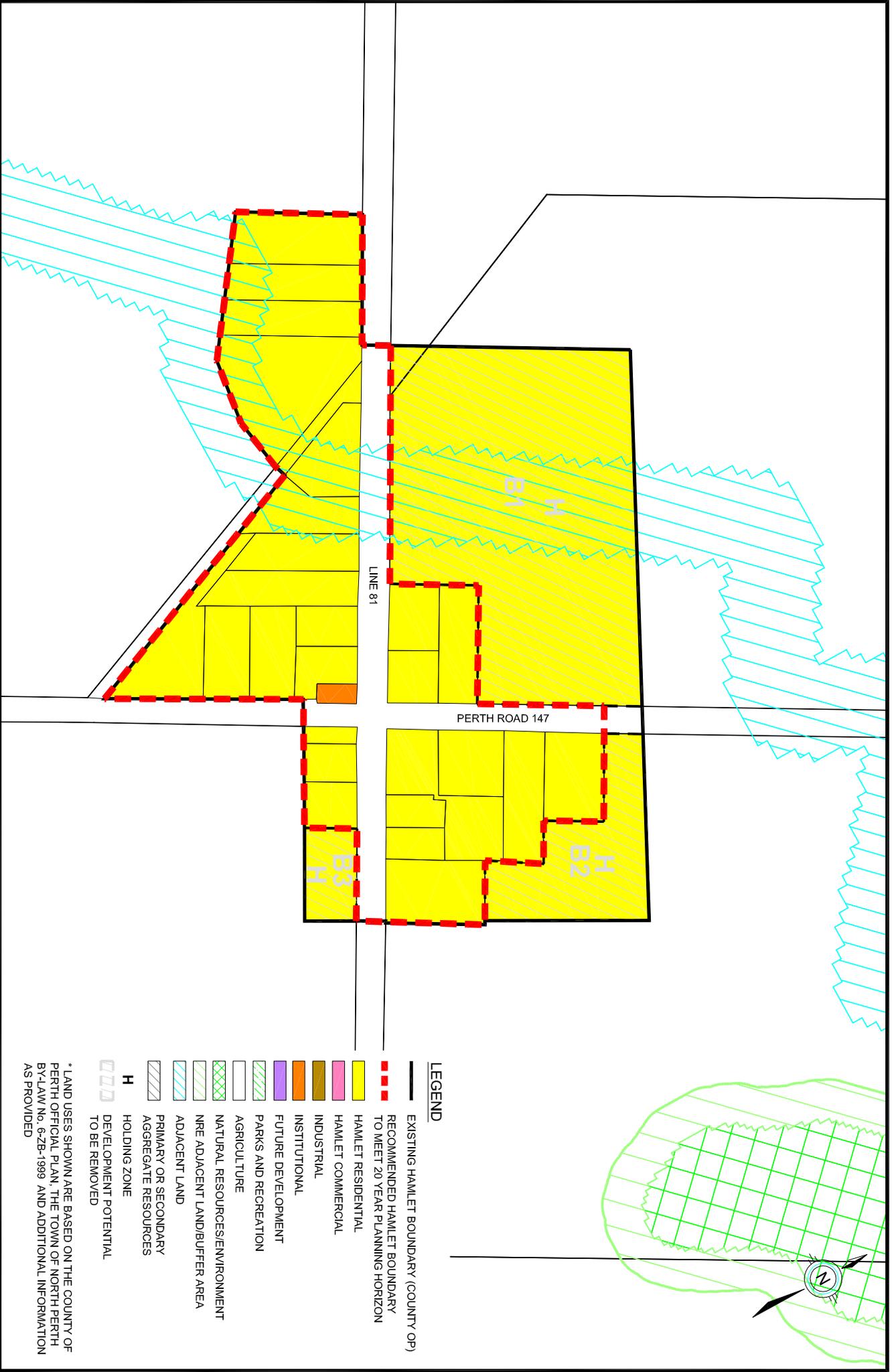
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FIGURE 8
HAMLET OF MOLESWORTH, WALLACE WARD
 NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
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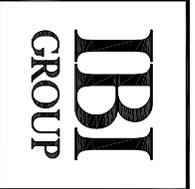
LEGEND

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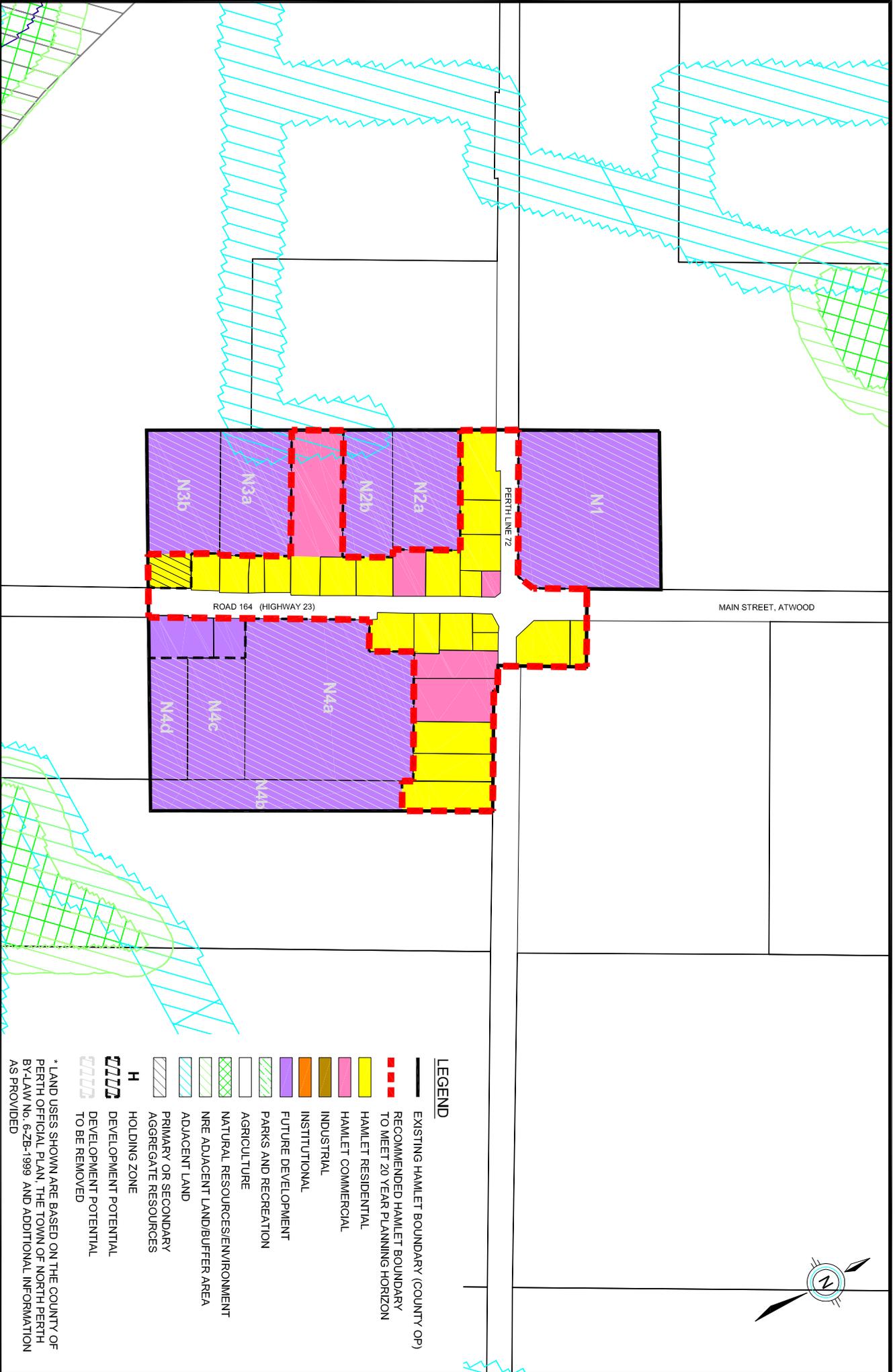
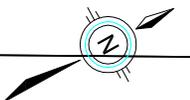
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FIGURE 9
HAMLET OF BRITTON, ELMA WARD
 NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
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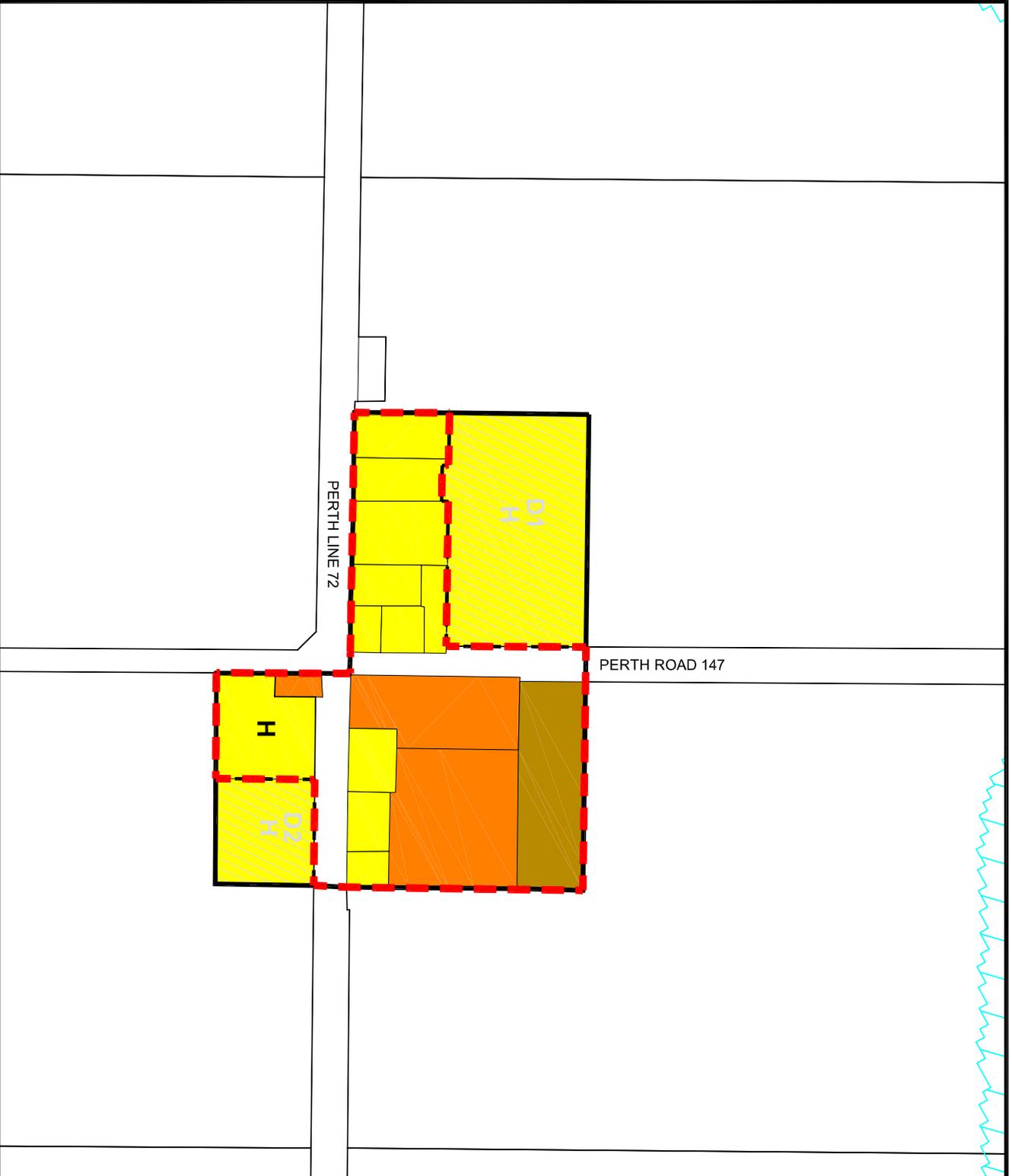
- LEGEND**
- EXISTING HAMLET BOUNDARY (COUNTY OP)
 - - - - - RECOMMENDED HAMLET BOUNDARY TO MEET 20 YEAR PLANNING HORIZON
 - HAMLET RESIDENTIAL
 - HAMLET COMMERCIAL
 - INDUSTRIAL
 - INSTITUTIONAL
 - FUTURE DEVELOPMENT
 - PARKS AND RECREATION
 - AGRICULTURE
 - NATURAL RESOURCES/ENVIRONMENT
 - NRE ADJACENT LAND/BUFFER AREA
 - ADJACENT LAND
 - PRIMARY OR SECONDARY AGGREGATE RESOURCES
 - H HOLDING ZONE
 - DEVELOPMENT POTENTIAL
 - DEVELOPMENT POTENTIAL TO BE REMOVED
- * LAND USES SHOWN ARE BASED ON THE COUNTY OF PERTH OFFICIAL PLAN, THE TOWN OF NORTH PERTH BY-LAW No. 6-ZB-1999 AND ADDITIONAL INFORMATION AS PROVIDED

FIGURE 10
HAMLET OF NEWRY, ELMA WARD
 NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
 SCALE NTS
 DATE MAY, 2010
 PROJECT No. 27025

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LEGEND

- EXISTING HAMLET BOUNDARY (COUNTY OP)
- RECOMMENDED HAMLET BOUNDARY TO MEET 20 YEAR PLANNING HORIZON
- HAMLET RESIDENTIAL
- HAMLET COMMERCIAL
- INDUSTRIAL
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- ADJACENT LAND
- PRIMARY OR SECONDARY AGGREGATE RESOURCES
- HOLDING ZONE
- DEVELOPMENT POTENTIAL TO BE REMOVED

* LAND USES SHOWN ARE BASED ON THE COUNTY OF PERTH OFFICIAL PLAN, THE TOWN OF NORTH PERTH BY-LAW No. 6-ZB-1999 AND ADDITIONAL INFORMATION AS PROVIDED

FIGURE 11
HAMLET OF DONEGAL, ELMA WARD
 NORTH PERTH MASTER GROWTH PLAN
 MUNICIPALITY OF NORTH PERTH, COUNTY OF PERTH
 SCALE NTS
 DATE MAY, 2010
 PROJECT No. 27025

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Recommended Boundary Change: Brotherston, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development
IA1	IA1a 0.228 IA1b 0.438	0.000	0	Perth Road 178 Line 89	Residential	N/A	Private Septic	OUT
Total		0.000	0					

Recommended Boundary Change: Wallace, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development
IB1		0.000	0	Road 146	Residential	N/A	Private Septic	OUT
Total		0.000	0					

Recommended Boundary Change: Trecastle, Wallace Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development
IC1		0.000	0	Line 90	Residential	N/A	Private Septic	OUT
Total		0.000	0					

Recommended Boundary Change: Lot 26, Concession 1, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development
ID1		0.000	0	Line 86	Residential	N/A	Private Septic	OUT
Total		0.000	0					

Recommended Boundary Change: Lot 15, Concession 5, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development
IE1		0.000	0	Road 164 (Highway 23)	Residential	N/A	Private Septic	OUT
Total		0.000	0					

Recommended Boundary Change: Lot 15, Concession 6, Elma Ward

Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development
IF1		0.000	0	Road 164 (Highway 23)	Residential	N/A	Private Septic	OUT
Total		0.000	0					

Recommended Boundary Change: Lot 19, Concession 4, Elma Ward

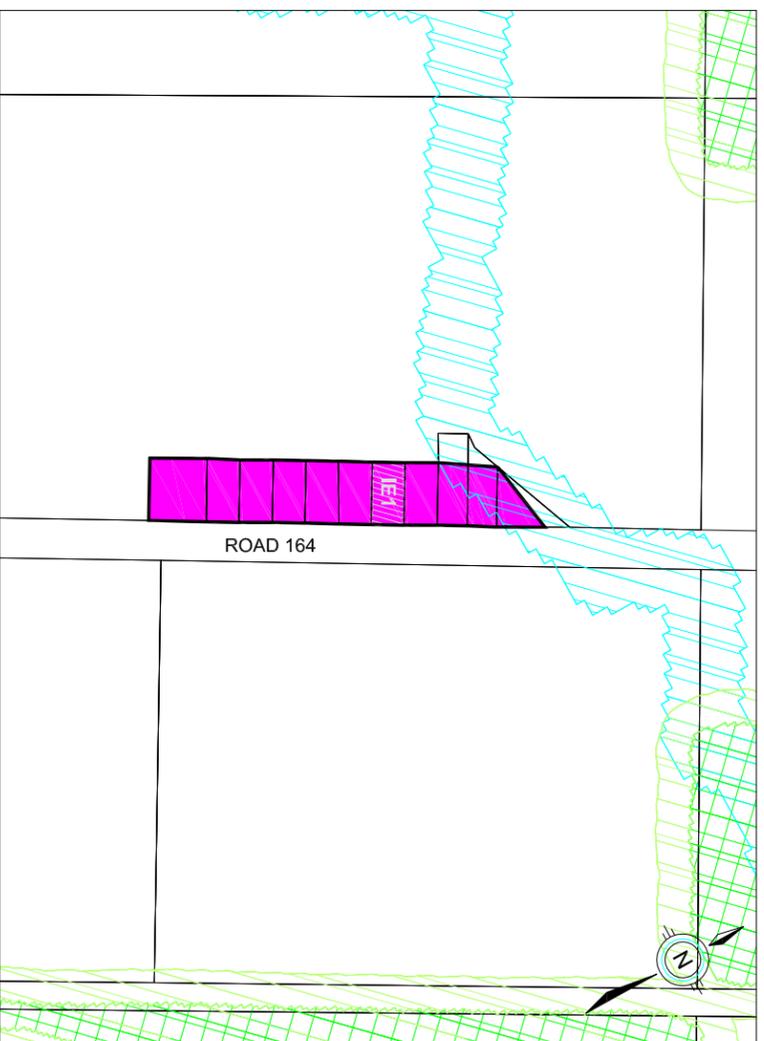
Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development
IG1		0.000	0	Line 81	Residential	Adjacent Land	Private Septic	OUT
Total		0.000	0					

Recommended Boundary Change: Lot 24, Concession 2, Wallace Ward

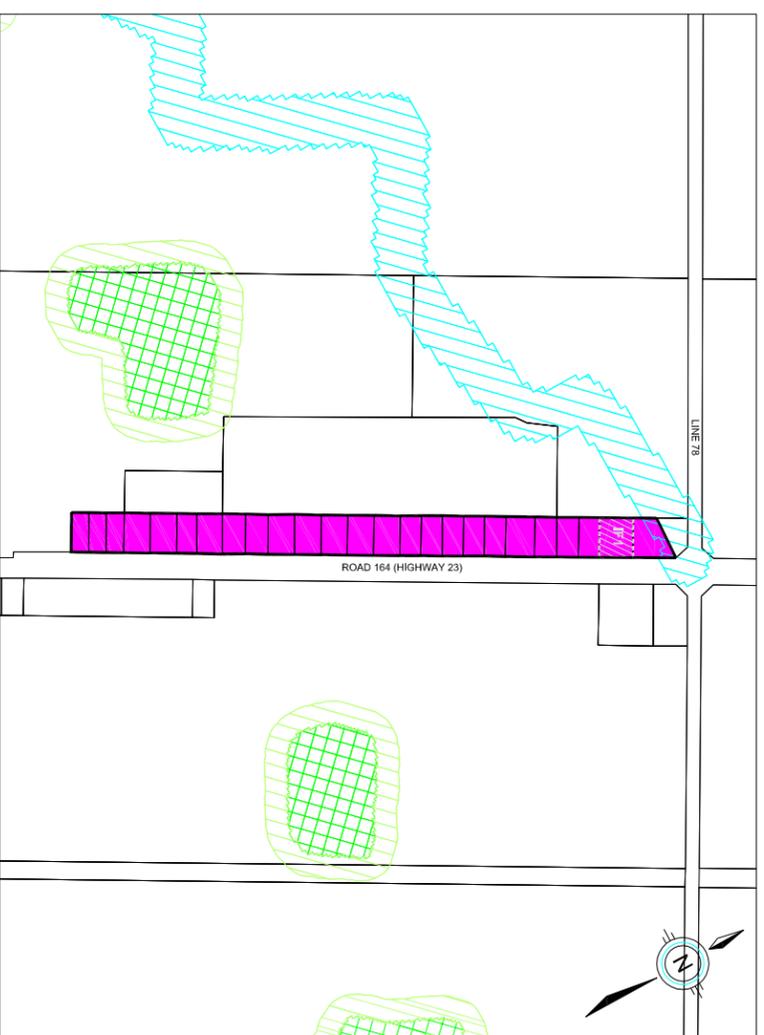
Parcel ID	Sub Parcel ID	Area (ha)	Approx. Units	Location	Land Use	Hazard Lands	Available Servicing	Potential Development
IH1		0.000	0	Line 87	Residential	N/A	Private Septic	OUT
Total		0.000	0					

Infilling Totals

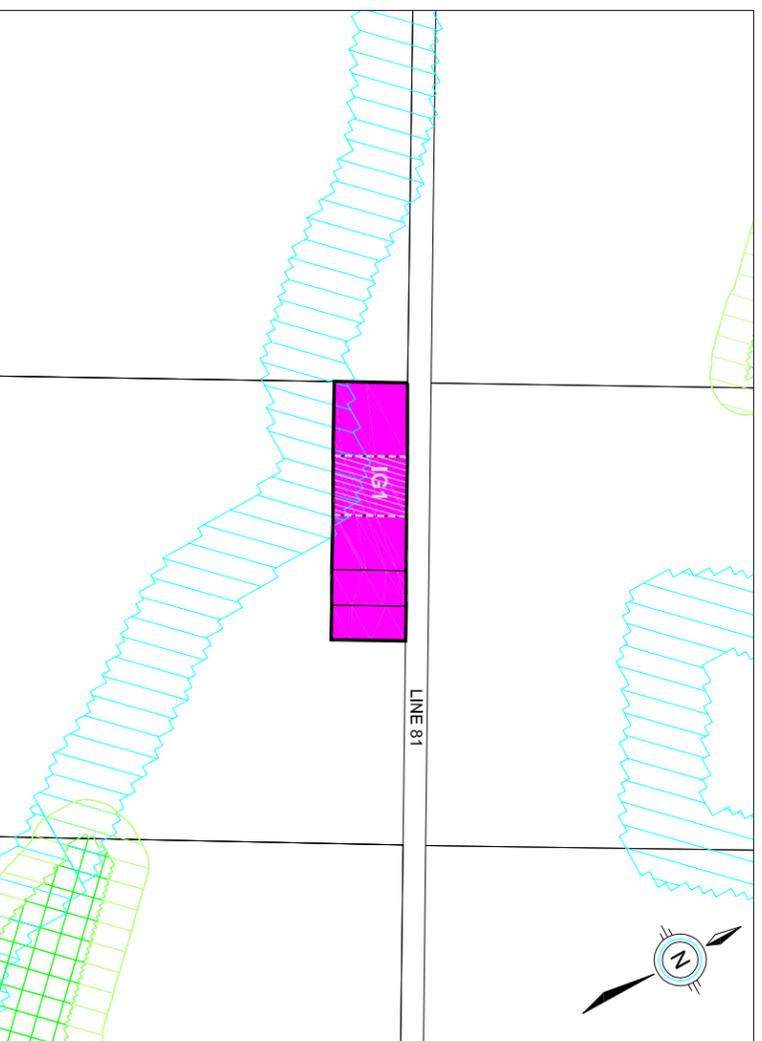
	Residential (units)	Residential (ha)	Commercial (ha)	Industrial (ha)	Institutional (ha)	Future Development (ha)	Agriculture (ha)
IA	0	0.000	0	0	0	0	0
IB	0	0.000	0	0	0	0	0
IC	0	0.000	0	0	0	0	0
ID	0	0.000	0	0	0	0	0
IE	0	0.000	0	0	0	0	0
IF	0	0.000	0	0	0	0	0
IG	0	0.000	0	0	0	0	0
IH	0	0.000	0	0	0	0	0
Total	0	0.000	0	0	0	0	0



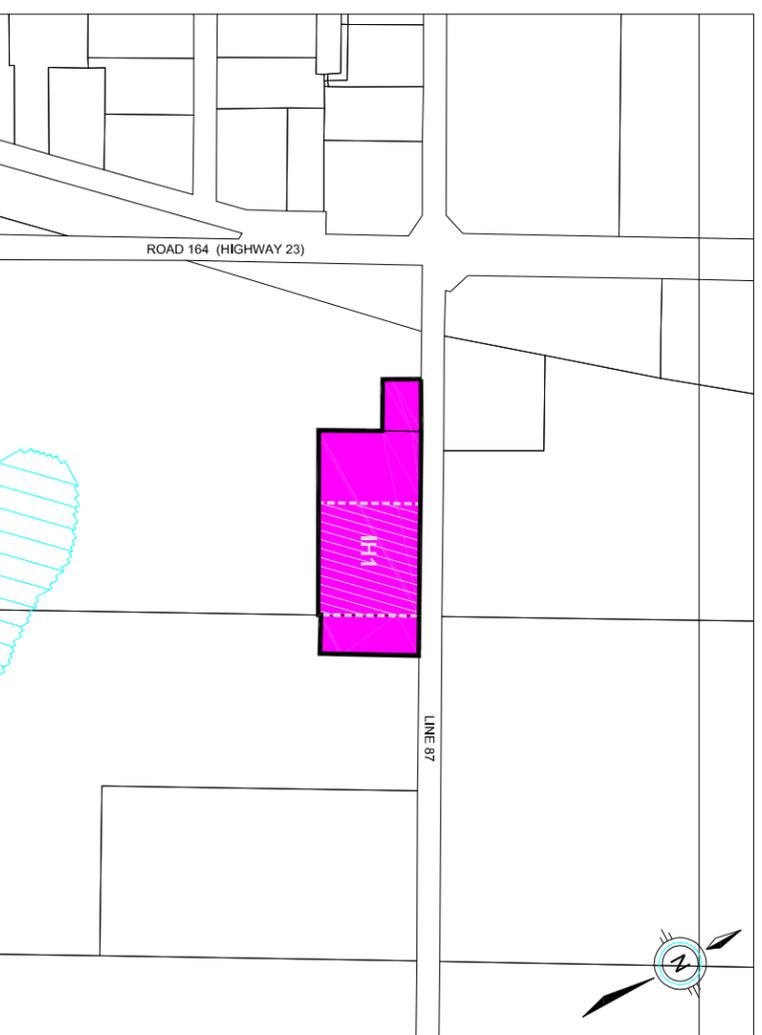
IE - LOT 15, CONCESSION 5



IF - LOT 15, CONCESSION 6



IG - LOT 19, CONCESSION 4



IH - LOT 24, CONCESSION 2

LEGEND

- INFILLING BOUNDARY
- INFILLING
- AGRICULTURE
- NATURAL RESOURCE/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- DEVELOPMENT POTENTIAL TO BE REMOVED

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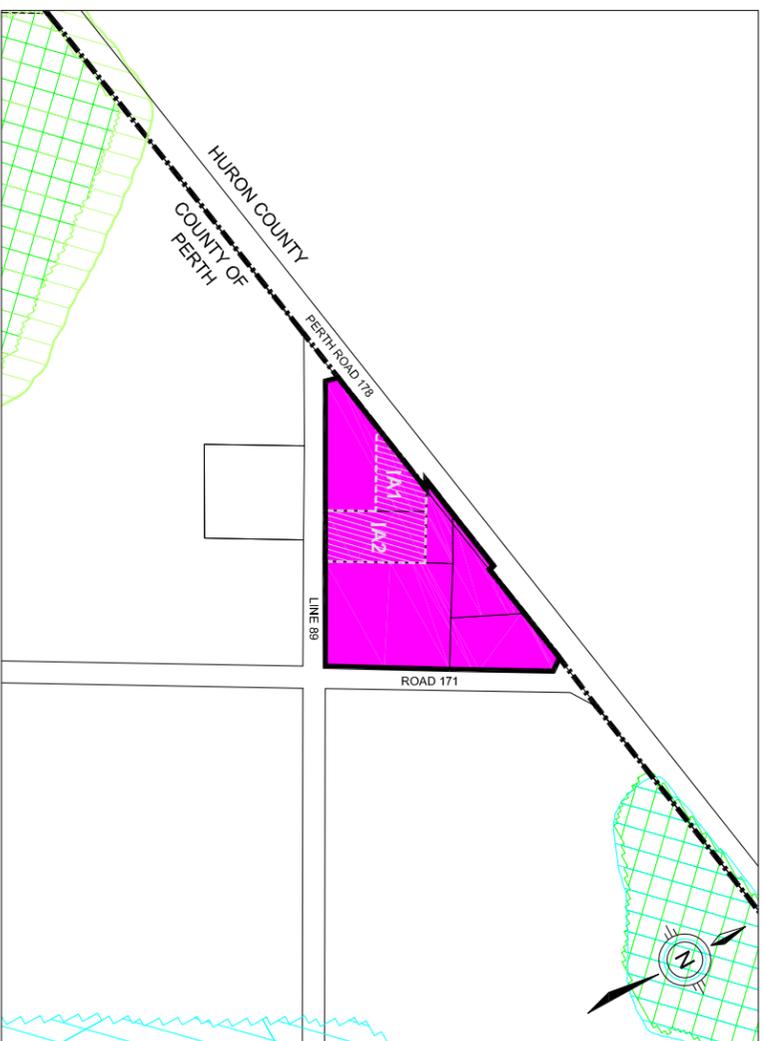
SCALE: NTS
 DATE: FEBRUARY, 2010
 PROJECT No.: 27025

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 COUNTY OF PERTH

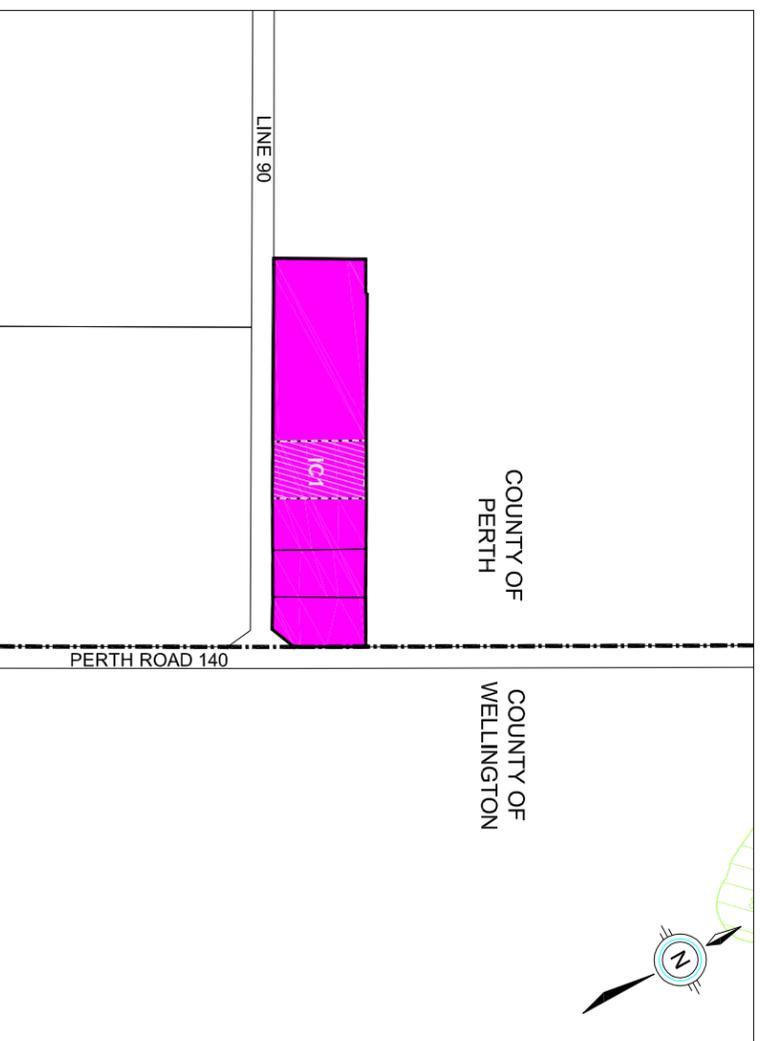
NORTH PERTH
 MASTER GROWTH PLAN

INFILLING AREAS:
 IE, IF, IG, AND IH

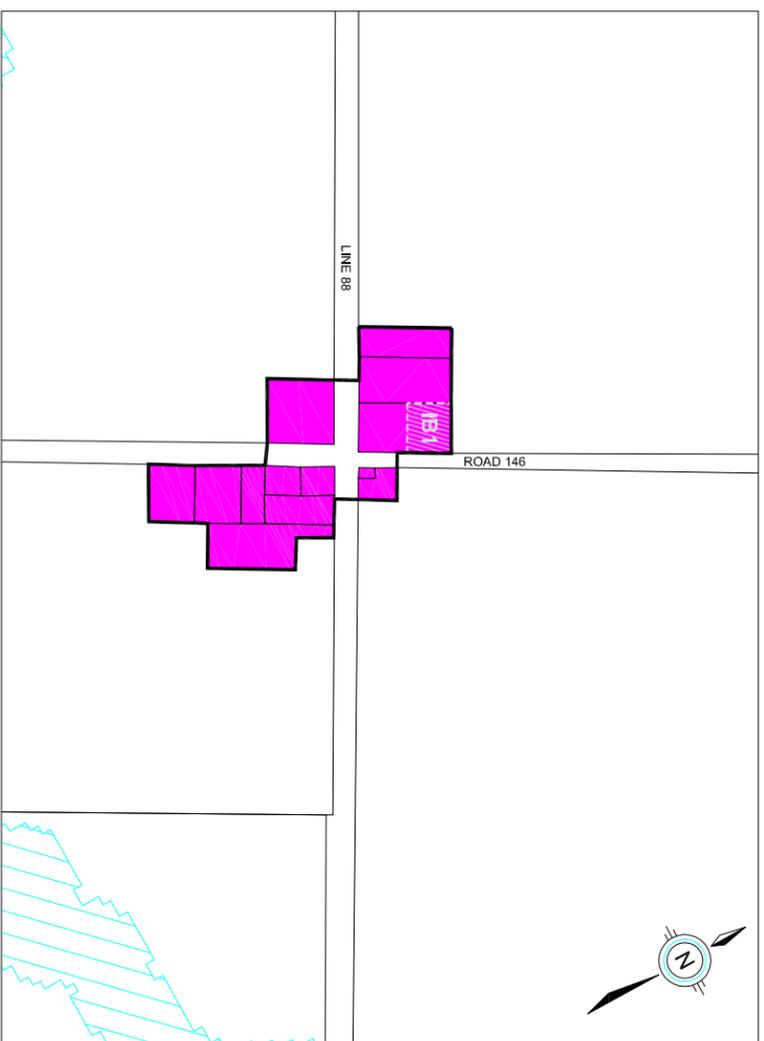
FIGURE 16



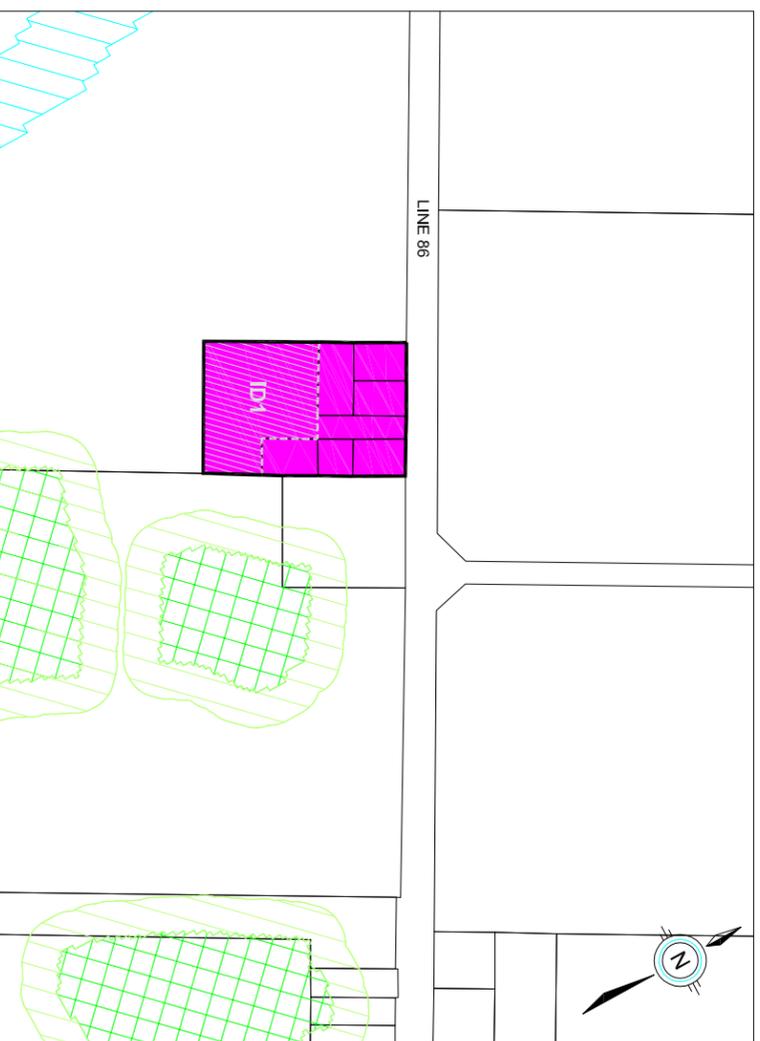
IA - BROTHERSON



IC - TRECASCLE



IB - WALLACE



ID - LOT 26, CONCESSION 1

LEGEND

- INFILLING BOUNDARY
- INFILLING
- AGRICULTURE
- NATURAL RESOURCE/ENVIRONMENT
- NRE ADJACENT LAND/BUFFER AREA
- ADJACENT LAND
- DEVELOPMENT POTENTIAL TO BE REMOVED

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 COUNTY OF PERTH

NORTH PERTH
 MASTER GROWTH PLAN

INFILLING AREAS:
 IA, IB, IC, AND ID

FIGURE 15