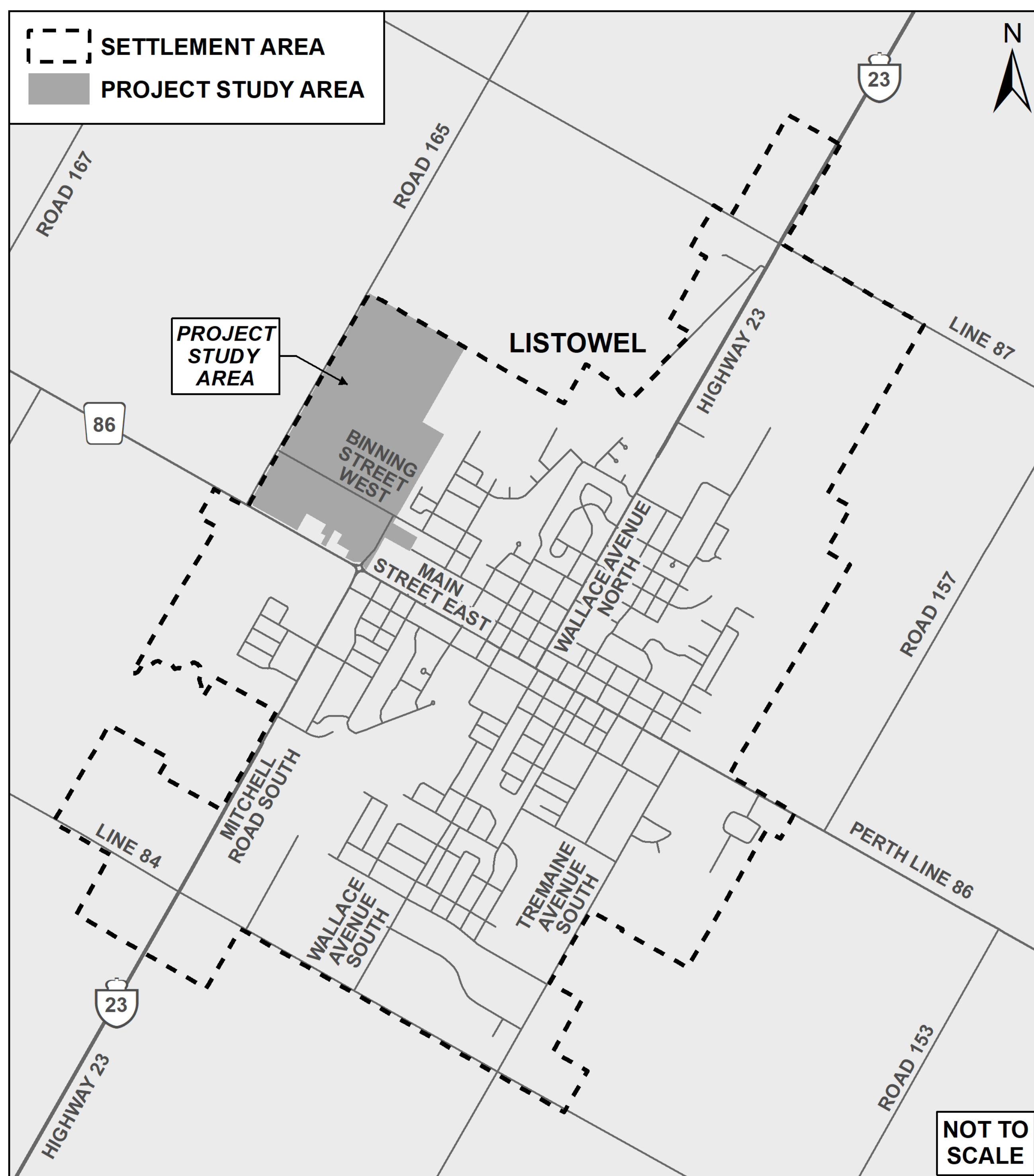


MUNICIPALITY OF NORTH PERTH

Northwest Development Area Servicing Master Plan



WELCOME

Public Open House
June 17, 2026



BMROSS
engineering better communities

Municipal Class Environmental Assessment

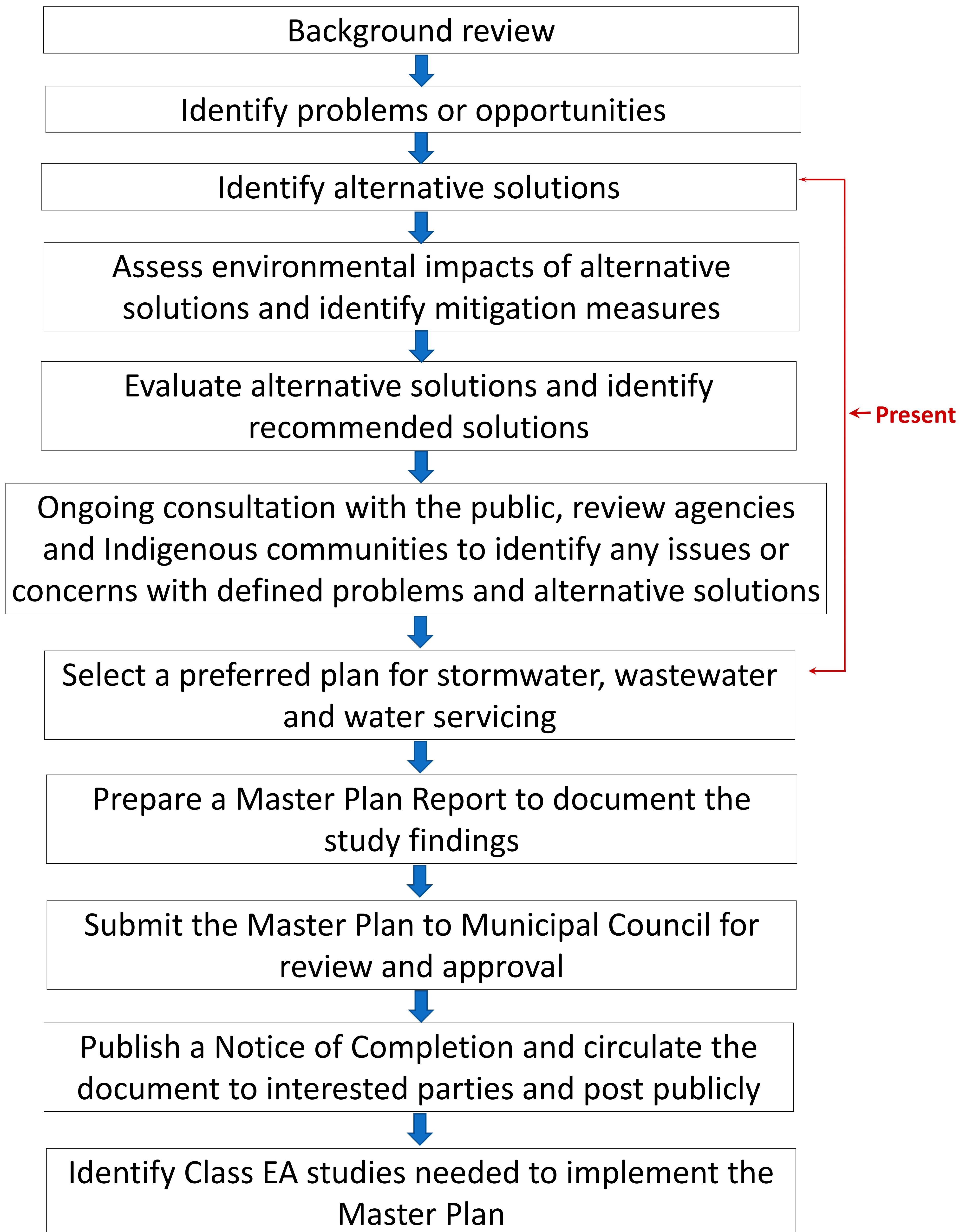
SUMMARY OF MASTER PLAN PROCESS:

- Used to develop long-term plans for infrastructure systems in accordance with Environmental Assessment (EA) requirements and planning principles
- Evaluates projects to identify preferred solutions and priorities for future implementation, creating a coordinated framework for development
- Includes consultation with the public, regulatory agencies, Indigenous communities and nearby property owners throughout the process

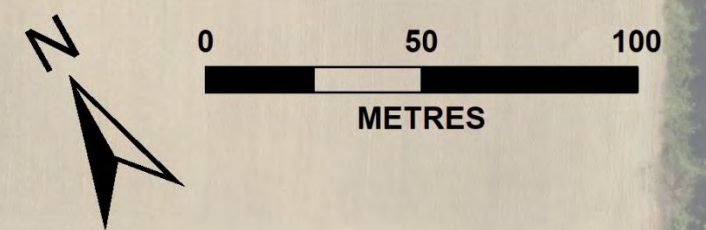
SCOPE OF THIS MASTER PLAN:

- Prepare a Servicing Master Plan for stormwater, wastewater and water servicing in the northwest quadrant of Listowel
- The Master Plan will serve long term as a strategic document to guide decisions, development and resource allocation for future projects
- Investigate infrastructure requirements related to potential land use scenarios
- Identify infrastructure upgrades or expansion to support future growth
- Engage with residents, review agencies and Indigenous communities as part of the consultation process
- Prepare a report documenting the Master Plan process, findings and study recommendations

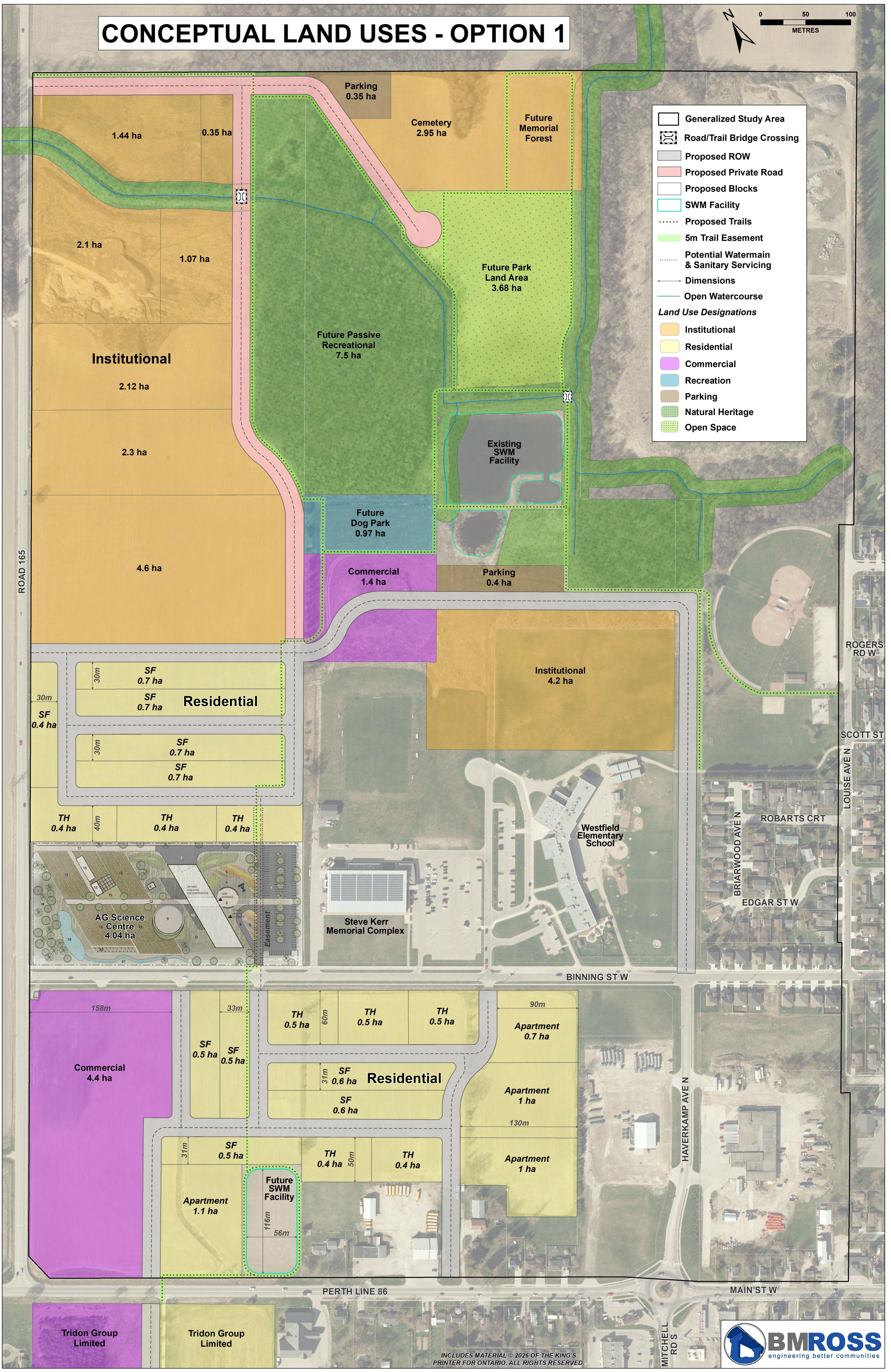
Master Plan Process



CONCEPTUAL LAND USES - OPTION 1



- Generalized Study Area
 - Road/Trail Bridge Crossing
 - Proposed ROW
 - Proposed Private Road
 - Proposed Blocks
 - SWM Facility
 - Proposed Trails
 - 5m Trail Easement
 - Potential Watermain & Sanitary Servicing
 - Dimensions
 - Open Watercourse
- Land Use Designations**
- Institutional
 - Residential
 - Commercial
 - Recreation
 - Parking
 - Natural Heritage
 - Open Space

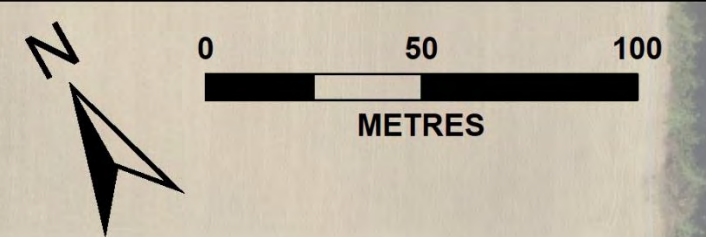


Tridon Group Limited

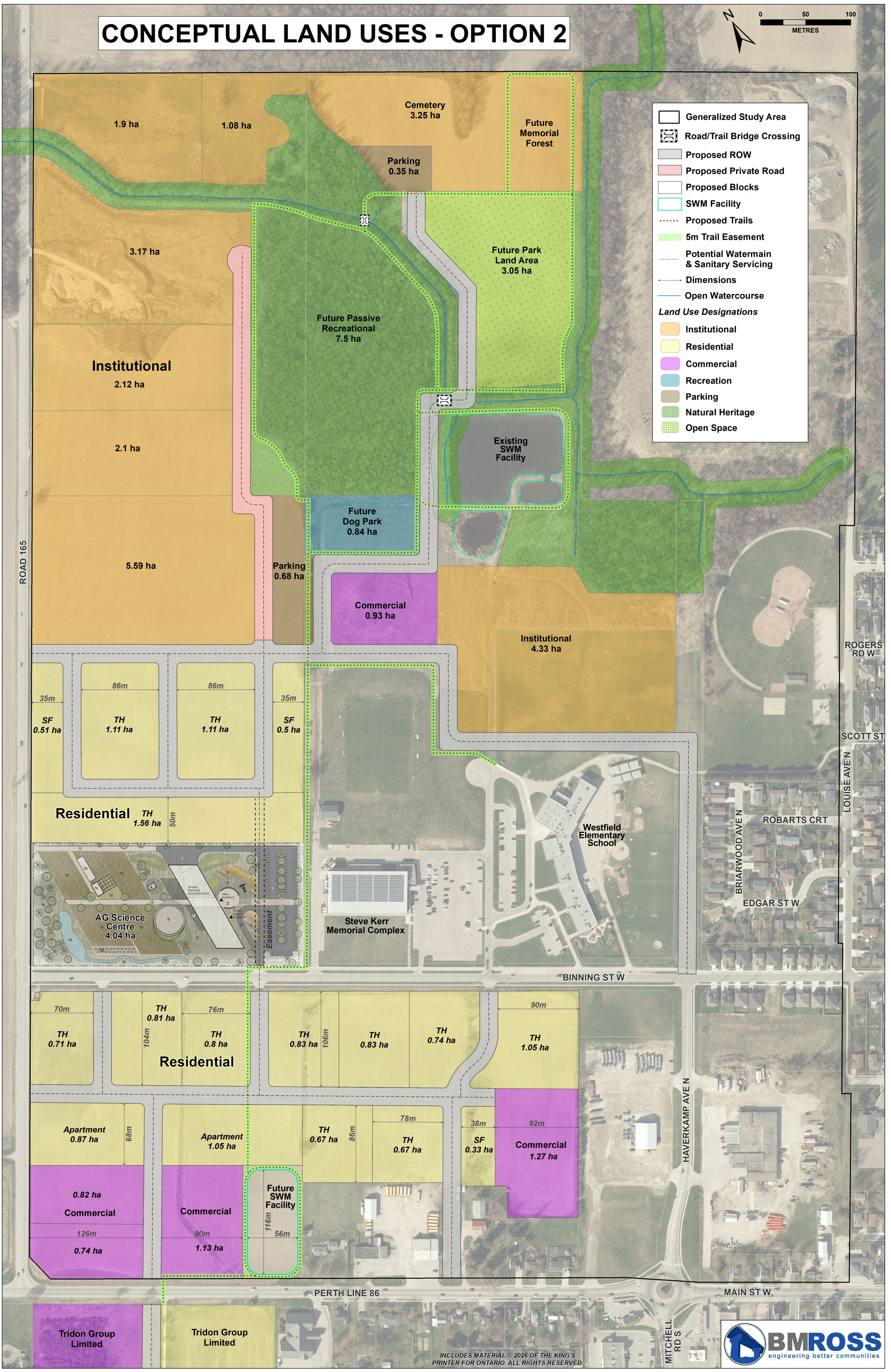
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CONCEPTUAL LAND USES - OPTION 2



- Generalized Study Area
 - Road/Trail Bridge Crossing
 - Proposed ROW
 - Proposed Private Road
 - Proposed Blocks
 - SWM Facility
 - Proposed Trails
 - 5m Trail Easement
 - Potential Watermain & Sanitary Servicing
 - Dimensions
 - Open Watercourse
- Land Use Designations**
- Institutional
 - Residential
 - Commercial
 - Recreation
 - Parking
 - Natural Heritage
 - Open Space



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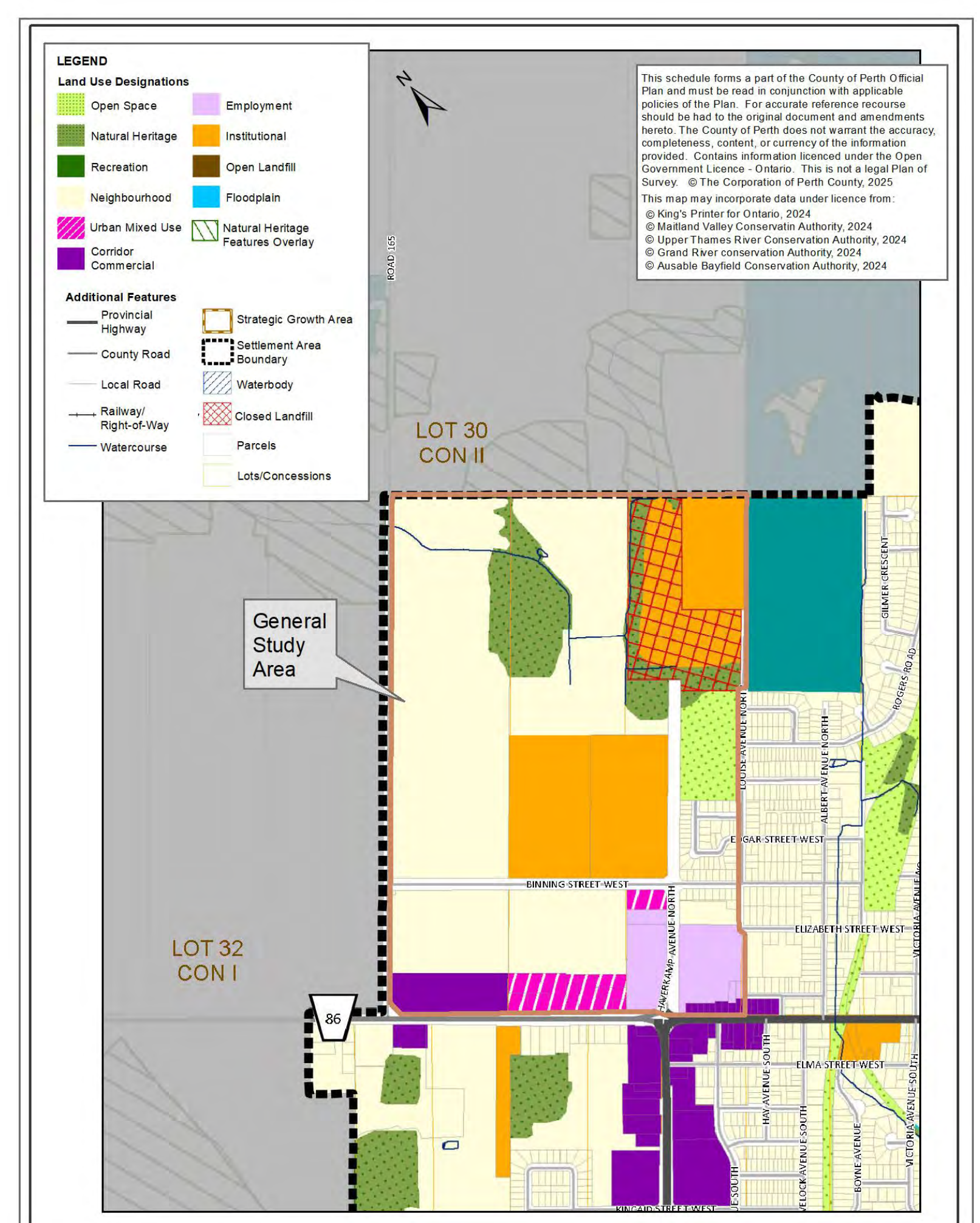
Secondary Plan

SECONDARY PLANS:

- Provides a planning framework for a specific area going through significant change, (e.g., new neighbourhoods), and builds on the Official Plan
- Identifies where land uses will go, such as housing, parks, trails and recreation, commercial and community spaces
- Develops policies for what gets built, how it looks and how it fits into the community
- Ensures development is coordinated, connected and aligned with community goals
- Includes consultation with the public, review agencies and Indigenous communities throughout the process

NORTH PERTH VISION FOR THE SECONDARY PLAN:

- Plans for future land uses in the West End Development Area
- Creates a vision to support growth in a way that is efficient, liveable and sustainable
- Establishes policies to guide design and layout, connectivity (streets, trails), and integration with natural areas
- Ensures compatibility with surrounding land uses
- Further information to come at a later date



Map of the study area showing current land use designations in the Perth County Official Plan

Recreation Opportunities

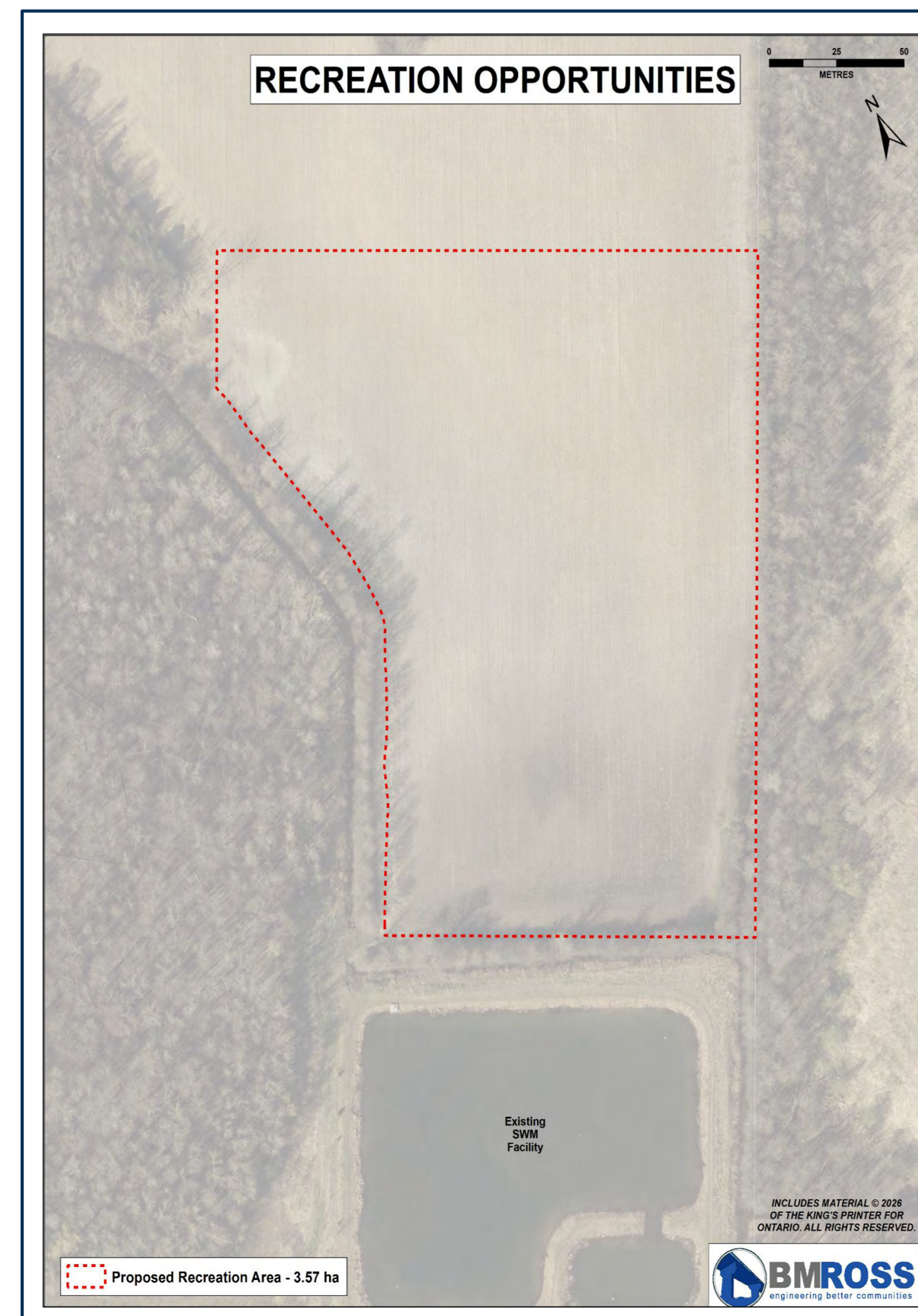
The area to the north of the existing stormwater management pond has been identified as an area for **passive recreation**.

Passive recreation includes outdoor activities that do not require built facilities or organized play.

What do you think are good uses for this area?

Add a dot or write down your ideas.

- Walking on a trail
- Photography
- Bird watching
- Trees
- Disc golf
- Kiosks/Signs
Interpretive
- Other? Tell us
more



There may be other locations in the study area suitable for a neighbourhood park.
What should it include?

Add a dot or write down your ideas.

- Playground
- Basketball or pickleball court
- Fitness stations
- Skateboard area
- Open lawn space
- Splash pad
- Picnic tables
- Others? Tell us more

Future Trails

There is an opportunity to expand Listowel's trail system into this future neighbourhood.

How would you like to see the trails used?

E.g., Cycling, walking, fitness, dog walks

What trail features are important to you?

Add a dot above your choices.



This image shows a possible trail design with trees, pathways, and lighting.

What else?

Write below



Lighting



Seating

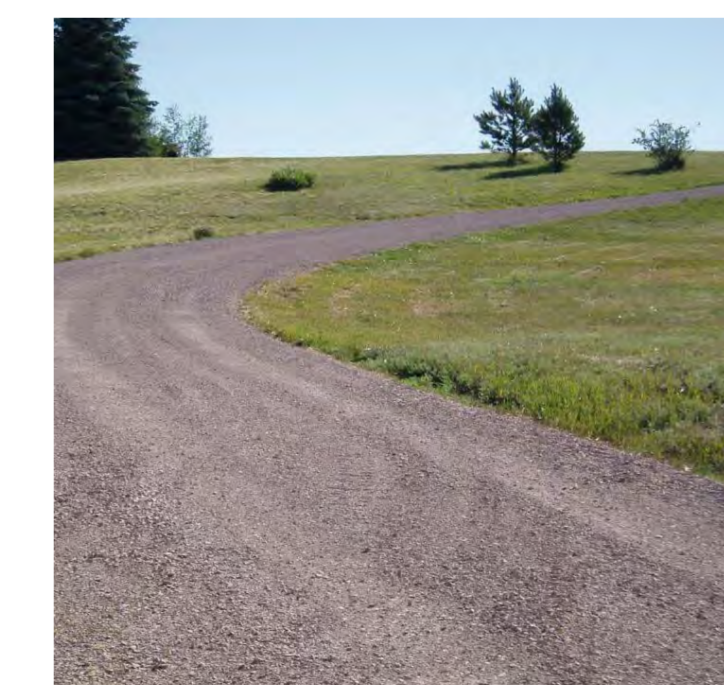


Signage and maps



Washrooms

Clear visibility along the trail for safety



Stone dust



Paved

Trail Surface

Commercial Uses

A walkable community includes nearby places to shop and gather.

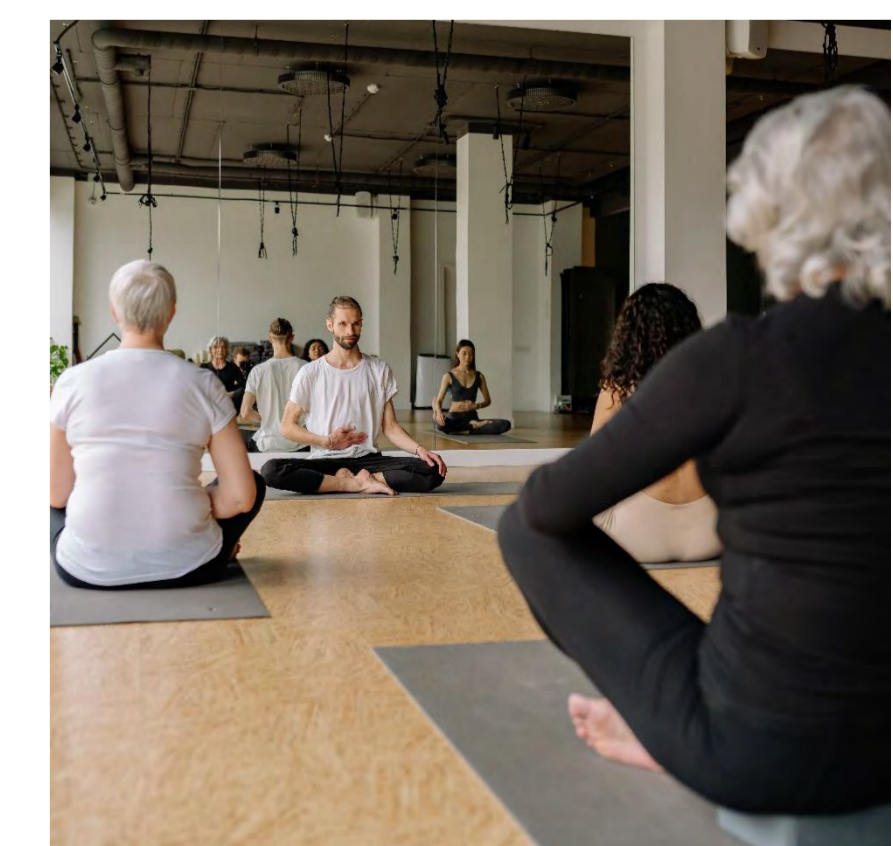
Which of these local shops or services would you like to see?

Add a dot beside your choices.

- Café or coffee shop
- Restaurant
- Convenience store
- Pharmacy
- Personal services (hair salon, physio)
- Book store
- Bank or financial service
- Fitness or yoga studios
- Other?

What else would you like to see?

Write your ideas below.



MASTER PLAN TIMELINE

- Background Review Fall 2025
- Develop Preliminary Concept Plans Winter 2025 / 2026
- Initial Notice Published June 2026
- First Public Open House June 2026
- Review Input from Initial Consultation Summer 2026
- Finalize Land Use Concept Plan Fall 2026
- Evaluate Capacity of Existing Infrastructure Fall & Winter 2026
- Develop Preliminary Recommendations Winter 2026 / 2027
- Develop Proposed Phasing Plan Spring 2027
- Second Public Open House Spring 2027
- Additional Public/Agency/FN Consultation Spring 2027
- Final Engineering Review Summer 2027
- Finalize Master Plan Winter 2027