Perth County
Cultivating Opportunity

Perth County Land Division Committee
1 Huron Street
Stratford, Ontario N5A 5S4

Notice of Refusal of a Draft Plan of Subdivision

TAKE NOTICE that the Council of the Corporation of the County of Perth refused Draft Plan of Subdivision PS 23-01 at a meeting of Council on November 5, 2026 under Section 51 of the *Planning Act*.

PURPOSE AND EFFECT OF PLAN OF SUBDIVISION
The application for Draft Plan of Subdivision approval is proposing a residential subdivision that is 15.8 ha in area and will consist of up to 265 dwelling units with 92 single detached dwelling lots, 4 townhouse blocks and 2 apartment blocks. The subdivision plan also includes two walkway blocks, a parkland block, storm water management block, a block for a pumping station and 7 local streets and affects lands within the Township of Perth South described as Part Lot 20, Part Lot 123, Concession 1, Reg. Plan 398, Downie Ward (123 Station Road).

EXPLANATION OF REFUSAL
County of Perth Official Plan Amendment No. 222 was refused for the reasons listed below:

- Scale of development in relation to the Village designation
- Concerns with adherence to the Official Plan
- Rural character statement in the Official Plan
- Rural setting transportation concerns
- Traffic bottleneck at turn to/from highway
- Concerns with servicing, and water generally
- Concern is the water as it pertains to the provisions in the Official Plan, where the water supply needs to be sufficiently established before proceeding with a development of this magnitude

WHEN AND HOW TO FILE AN APPEAL
Appeals should be filed with the County Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service/ by selecting Perth (County) as the Approval Authority or by mail to the address noted above. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@perthcounty.ca.

WHO CAN FILE AN APPEAL?
Only the applicant, Minister, the municipality in which the land is located, public bodies or specified persons who, prior to the decision, made oral or written submissions to the approval authority, may appeal the decision, the lapsing provisions or any of the conditions to the Ontario Land Tribunal by filing with the County of Perth a notice of appeal, no later than 4:30 p.m., **20 days after the date of the issuing (December 9, 2026).** The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. **A notice of appeal may not be filed by an individual or unincorporated association or group.**

Pursuant to Section 51(43), the applicant, the Minister, the municipality in which the land is located, public bodies or specified persons who, prior to the decision, made oral or written submissions to the approval authority, may at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Ontario Land Tribunal by filing with the approval authority a notice of appeal.

WHEN THE DECISION IS FINAL
The decision of the County of Perth is final if a Notice of Appeal is not received by 4:30 p.m. on or before the last date of appeal noted above.

DATED AT THE CITY OF STRATFORD THIS 19TH DAY OF NOVEMBER, 2026

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Corporation of the County of Perth
County Court House
1 Huron Street
Stratford, ON
N5A 5S4

NOTES:

1. Only individuals, corporations and public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

2. No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.