Perth County
Cultivating Opportunity

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

Notice of Refusal of an Official Plan Amendment

TAKE NOTICE that the Council of the Corporation of the County of Perth refused Official Plan Amendment No. 222 to the County of Perth Official Plan at a meeting of Council on November 5, 2026 under Section 22 of the *Planning Act*.

PURPOSE AND EFFECT OF REQUESTED AMENDMENT
Official Plan Amendment (OPA) No. 222 proposed to redesignate Blocks 99 and 100 in the proposed draft plan of subdivision to a special policy area within the Village designation to permit apartment buildings with a maximum height of three storeys and up to 24 units per building 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 & HOW TO FILE AN APPEAL:
Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the County Clerk.

1) The appeal should be submitted 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 provided below, no later than 4:30 p.m., **20 days after the date of the issuing (December 9, 2026)** of this notice, as identified under "Last Date of Appeal", above. 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.
2) The appeal fee of 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.
3) If the e-file portal is down, you can submit your appeal to planning@perthcounty.ca.

WHO CAN FILE AN APPEAL?
Only the applicant, the approval authority and the Minister may appeal the decision of the County of Perth to the Ontario Land Tribunal. Third party appeals are not permitted.

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.