

Date of Notice: September 11, 2026

Concerning a Proposed Official Plan Amendment (OPA) and Draft Plan of Subdivision
Planning Act, R.S.O. 1990, c. P. 13., S. 21, Section 34 (10.4) and 51(20)(a)

File Numbers: OPA 222 & PS 23-01
Owner(s) / Applicant(s): 2794848 Ontario Ltd. / Baker Planning Group
Location of Property: Downie Con 1 Pt Lot 20, Plan 398, Pt Lot 123 (123 Station Road)
Meeting Date: October 1, 2026
Meeting Location: Municipality of West Perth Office - 160 Wellington Street, Mitchell

TAKE NOTICE that the County of Perth has received an application from Baker Planning Group on behalf of 2794848 Ontario Limited for an Official Plan Amendment and Draft Plan of Subdivision pursuant to the provisions of the *Planning Act*.

OPA 222

The application for Official Plan Amendment proposes 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.

PS 23-01

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. The subdivision will have access to Station Road.

Learn More

For more information about this matter, contact Jeff Bannon, Planner at jbannon@perthcounty.ca or by calling 519-271-0531 ext. 411.

You are invited to participate in a Public Meeting on October 1, 2026 at 9:00am. Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed official plan amendment. Please contact the Planning Department by September 30, 2026 at 9:00am in order to register to participate in the public meeting, and/or submit comments and opinions by phone or e-mail at planning@perthcounty.ca or 519-271-0531 x 410.

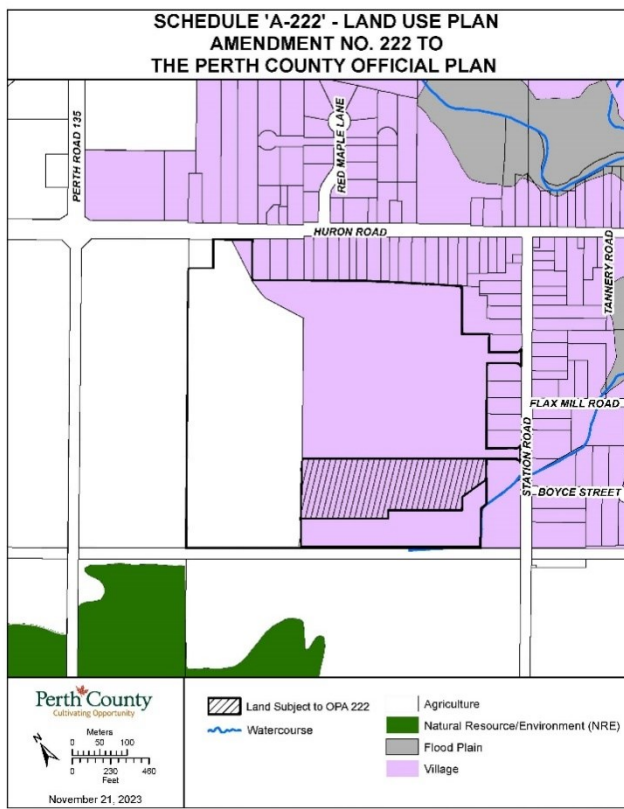
If you wish to be notified of the decision of the County of Perth on the proposed OPA, or of refusal, you must make a written request to Michelle Evans, Planning & Land Division Clerk, planning@perthcounty.ca or 1 Huron Street, Stratford, Ontario N5A 5S4

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the County of Perth to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to County of Perth before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

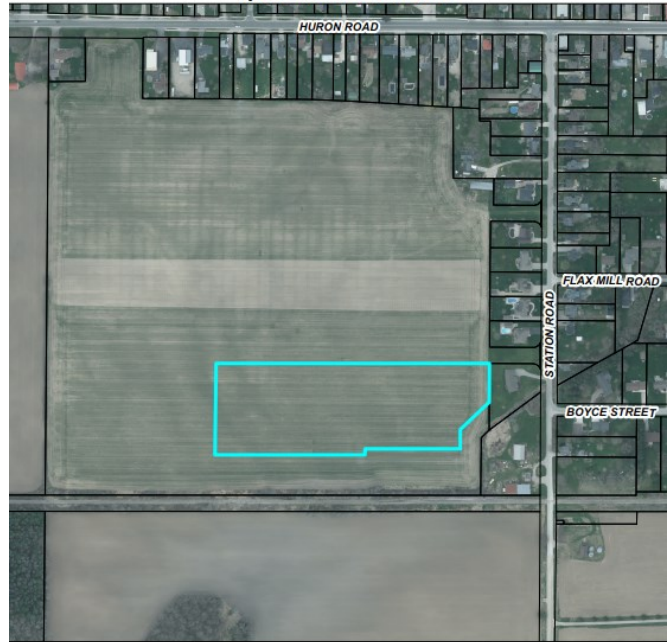
If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Perth before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED AT THE CITY OF STRATFORD THIS 11TH DAY OF SEPTEMBER, 2026

Andrea Hächler, Manager of Planning
Corporation of the County of Perth
1 Huron St., Stratford, ON N5A 5S4
Email: ahachler@perthcounty.ca
Telephone: 519-271-0531 (ext. 412)



perthcounty/localdata/documents/Planning Land Use Admin/2-Working/009 Official Plan Amendment Applications/222 - 2794848 Ont. Ltd - PS/GIS/OPA #222.ONTA5



Perth County
Cultivating Opportunity

PHOTO DATE: 2020
May 10, 2024

Land subject to OPA 222

