



NOTICE OF PUBLIC MEETING
for a Proposed Zoning By-law Amendment

Meeting Date:	September 15, 2026
Meeting Time:	6:30 p.m.
Meeting Location:	Township of Perth South Council Chambers 3191 Road 122
File No.:	ZN 3-2023
Applicant:	Baker Planner Group / 2794848 Ontario Ltd.
Location of Property:	Part Lot 20, Concession 1, Plan 398, Part Lot 123, Downie Ward, Township of Perth South (123 Station Road)

TAKE NOTICE a statutory public meeting is taking place to discuss a proposed Zoning By-law Amendment affecting the property described above. The application was deemed complete on December 5, 2023 pursuant to Section 34 (10.4) of the *Planning Act* in accordance with the *Planning Act*, R.S.O. 1990. O. Reg. 545/06 s. 5

Purpose and Effect:

The application for Zoning By-law amendment is proposing to rezone the subject lands to facilitate the proposed residential draft plan of subdivision. The application will rezone the lands from Special Future Development Zone (FD-2) to Special Hamlet/Village Residential Zone (HVR-sp) with the following site-specific provisions:

Single Detached Dwellings (Lots 1-92)

Provision	HVR	Proposed Amendment
Minimum Lot Area	1,850 m ²	475 m ²
Minimum Lot Frontage (Interior Lot)	24 m	13.7 m
Minimum Lot Frontage (Exterior Lot)	30 m	18.2 m
Minimum Exterior Side Yard Width	7.5 m	4.5 m
Maximum Lot Coverage	25%	35%

Street Townhouses (Blocks 93-96)

Provision	Proposed Amendment
Minimum Lot Area (End Unit)	425 m ²
Minimum Lot Area (Interior Unit)	320 m ²
Minimum Lot Frontage (Interior Unit)	9 m
Minimum Lot Frontage (Exterior Unit, Interior Lot)	10.5 m
Minimum Lot Frontage (Exterior Unit, Exterior Lot)	12 m
Minimum Front Yard Depth	7.5 m
Minimum Interior Side Yard Width	1.5 m
Minimum Exterior Side Yard Width	4.5 m
Minimum Rear Yard Depth	7.5 m
Maximum Lot Coverage	50%
Maximum Building Height	10.5 m
Minimum Landscaped Open Space	30%
Minimum # Parking Spaces	1.5 per dwelling unit

Apartments (Block 99)

Provision	Proposed Amendment
Minimum Lot Area	650 m ² + 100 m ² for each dwelling unit
Minimum Lot Frontage	24 m
Minimum Front Yard Depth	7.5 m
Minimum Interior Side Yard Width	6 m
Minimum Exterior Side Yard Width	7.5 m
Minimum Rear Yard Depth	12 m
Maximum Lot Coverage	40%
Maximum Building Height	12 m
Minimum Landscaped Open Space	35%
Minimum # Parking Spaces	1.5 per dwelling unit

Townhouse Dwellings (Block 100) – with the addition of row or townhouse dwelling as a permitted use with dwelling units permitted on a private road that connects to a municipal street

Provision	Proposed Amendment
Minimum Lot Area	650 m ² + 200 m ² for each dwelling unit
Minimum Lot Frontage	24 m
Minimum Front Yard Depth (Property Line)	7.5 m
Minimum Interior Side Yard Width (Property Line)	6 m
Minimum Exterior Side Yard Width (Property Line)	6 m
Minimum Rear Yard Depth (Property Line)	7.5 m
Minimum Setback Between Units, where the setback is an amenity area (End Unit)	12 m
Minimum Setback Between Units, where the adjacent building walls are side walls with no private amenity area (End Unit)	3 m
Maximum Lot Coverage	40%
Maximum Building Height	10.5 m
Minimum Landscaped Open Space	30%
Minimum # Parking Spaces	1.5 per dwelling unit
Phasing	Where lands have been comprehensively planned and are subject to an approved site plan and associated agreement pursuant to Section 41 of the <i>Planning Act</i> , any zoning deficiencies resulting from the creation of condominium units, shall be deemed to comply with the regulations of the By-law, provided that all applicable regulations of the By-law relative to the whole lot and its external lot lines existing prior to any condominium plan registration are complied with.

The application will also rezone the lands from “Future Development (FD-2)” to “Park and Recreation Zone (PR)” with site-specific provisions to allow for Stormwater Management Ponds on Blocks 101 & 102.

An application for a Draft Plan of Subdivision and an Official Plan amendment have also been received for the subject lands.

The application for Draft Plan of Subdivision (**PS 03-2023**) has been revised from the original proposal which included 302 dwelling units that included 92 single detached dwellings, 2 blocks for up to 168 apartment dwellings and 42 townhouse units. The revised Draft Plan of Subdivision now includes 265 dwelling units with 92 single detached dwellings, 96 condominium apartment units and 77 bungalow townhouse units. The subdivision plan also continues to include two walkway blocks, a parkland block, storm water management block, a block for a pumping station and 7 local streets.

The proposed amendment to the County of Perth Official Plan is to re-designate 2 blocks in the proposed draft plan of subdivision from Village to a special Village policy area to facilitate the

proposed multi-unit development in the Plan of Subdivision. The site-specific policy will permit apartment buildings with a maximum height of three storeys and up to 24 units per building.

The developer and the Township of Perth South have cooperatively completed a Schedule C Municipal Class Environmental Assessment ("Class EA") to assess the alternative solutions to meet the projected demands and identify and evaluate the alternative designs for the water and wastewater treatment systems in the Sebringville Settlement Area. Comments will continue to be received by the consultant until August 29, 2026 and will be incorporated into the final Environmental Study Report.

Public Delegations and Participation: We value your input. Any person may express their support, opposition or comments to this application.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

To submit comments or register for the Public Meeting, please contact the Municipal Clerk (contact details below) prior to 9:30 a.m. on the day of the meeting.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Perth South 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 the Township of Perth South before the by-law is passed, 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 Township of Perth South before the by-law is passed, 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 do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available upon request and will be shared virtually where possible. If required, arrangements can be made to have a package prepared and available for pick up at the Township of Perth South office.

DATED AT THE TOWNSHIP OF PERTH SOUTH THIS 26TH DAY OF AUGUST, 2026

Lizet Scott, Clerk, Township of Perth South
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