



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 3-2026
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 site-specific provisions listed on our website.

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 (**ZN 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.

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

Lizet Scott, Clerk, Township of Perth South
3191 Road 122, St. Pauls, ON N0K 1V0
Telephone: 519-271-0619 x224
Email: lscott@perthsouth.ca