

NOTICE OF PUBLIC MEETING

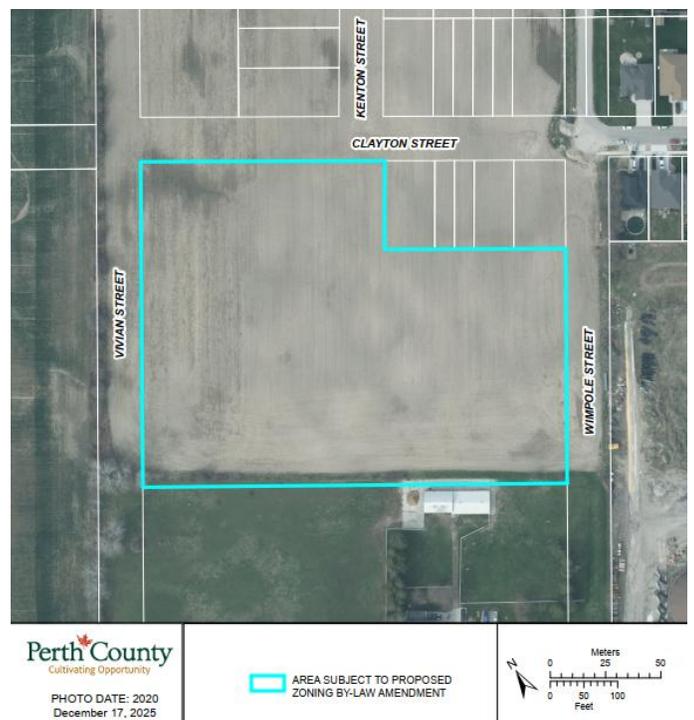
for a Proposed Zoning By-law Amendment

Meeting Date:	April 7, 2026
Meeting Time:	7:00 p.m.
Meeting Location:	West Perth Municipal Office 160 Wellington Street, Mitchell ON
File No.:	ZN 15-2025
Applicant/Owner:	2756646 Ontario Inc. / GSP Group
Location of Property:	Block 25, Plan 44M-88, Mitchell Ward, Municipality of West Perth (Clayton St)

TAKE NOTICE a proposed Zoning By-law Amendment application has been received affecting the property described above. The application was deemed complete on February 19, 2026 pursuant to Section 34 (12) of the *Planning Act*, R.S.O. 1990, amended.

Purpose and Effect: The subject application is proposing to rezone the subject lands from Special Mitchell Residential Medium Density Zone Three (R3-1) to Special Mitchell Residential High-Density Zone (R4-21). The site-specific provisions being requested are as follows:

- To reduce the minimum front yard depth from 7.5 m to 6 m;
- To reduce the minimum interior side yard width from 6 m to 4.5 m;
- To reduce the minimum exterior side yard width from 7.5 m to 6 m;
- To reduce the minimum rear yard depth from 12 m to 7.5 m;
- To reduce the minimum 1-bedroom dwelling unit floor area from 55 m² to 46.45 m²; and
- To reduce the minimum 2-bedroom dwelling unit floor area from 65 m² to 60 m².



The subject application will facilitate the development of a multi-unit stacked townhouse development for vacant lands that were originally created through Plan of Subdivision WP 18-02. A future Site Plan application and Draft Plan of Condominium will follow the rezoning application.

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 12:30 pm on the day of the meeting.

To view the live stream meeting proceedings, please visit West Perth's YouTube Channel: www.youtube.com/channel/UClwF2T7EZ_v5sUTVta0wAmQ

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of West 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 the Municipality of West Perth 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 Municipality of West Perth 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 Municipality of West Perth office.

DATED AT THE MUNICIPALITY OF WEST PERTH ON THIS 18TH DAY OF MARCH, 2026

James Hutson, Clerk
Municipality of West Perth
160 Wellington Street
Mitchell, Ontario N0K 1N0
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