



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the Planning Act

Official Plan Amendment OPA1-25

Zone Change Application Z09-24

Upper Avon Holdings Inc.

315 & 317 Huron Street

PLAN 46 PT LOT 7 & 8 RP 44R6169 PART 2 & 3

City of Stratford

City of Stratford Council will hold a public meeting on **Monday, April 14, 2025 at 7:00 pm** in the Council Chambers at City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the subject application.

The subject properties are identical in size, each with an area of 566.14m² and are located on the south side of Huron Street, between Huntingdon Avenue and Avondale Avenue.

Official Plan Amendment Application

The purpose of the Official Plan Amendment application is to add a site-specific policy to permit a residential density of 106 units per hectare whereas the residential designation that applies to the lands permits a maximum residential density of 65 units per hectare.

Zoning Change Application

The requested Zone Change Amendment is to rezone the subject properties from the Residential Second Density R2(1) Zone to a new site-specific Residential Fifth Density (R5(1)-XX) Zone to permit the development of two, 3-storey, 6-unit apartment buildings, for a total of 12 residential dwelling units on the subject properties, subject to the following requested site-specific exceptions generally applicable to the parent R5(1) Zone:

- A minimum lot area for apartment dwellings of 565 m² compared to the required minimum lot area of 750 m².
- A minimum front yard depth of 2.5 m for apartment buildings compared to the required front yard depth of 7.5 m.
- An interior side yard width of 2.2 m for apartment buildings compared to the required side yard width of 4.55 m.
- A minimum of 14% landscaped open space for apartment buildings compared to the required 30% landscaped open space.
- A maximum density of 106 units per net hectare for apartment buildings compared to the maximum density of 55 units per net hectare.
- A minimum of one visitor parking space for an apartment building when two is required.

A key map is attached.

There are no other applications under the Planning Act that affect the subject lands.

Your opinion on this application is important. Please call, mail, email or fax your comments to Alexander Burnett at telephone number (519) 271-0250 extension 5320, Fax: (519) 271-5966 – aburnett@stratford.ca - City of Stratford, Building and Planning Services Department by April 4, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: clerks@stratford.ca or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford 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 City of Stratford before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford 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.

If you wish to be notified of the decision of the City of Stratford in respect of the zoning by-law amendment you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting the Building and Planning Services Department offices located at 82 Erie Street, Stratford, visiting engagestratford.ca, or calling 519-271-0250 ext. 5345 during business hours.

*Agencies: Please respond by: **Friday, March 28, 2025.**
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Alexander Burnett at 519-271-0250 ext. 5320 or aburnett@stratford.ca.

If you require this document in an alternate format contact City Hall at 519-271-0250 extension 5237 or email: clerks@stratford.ca

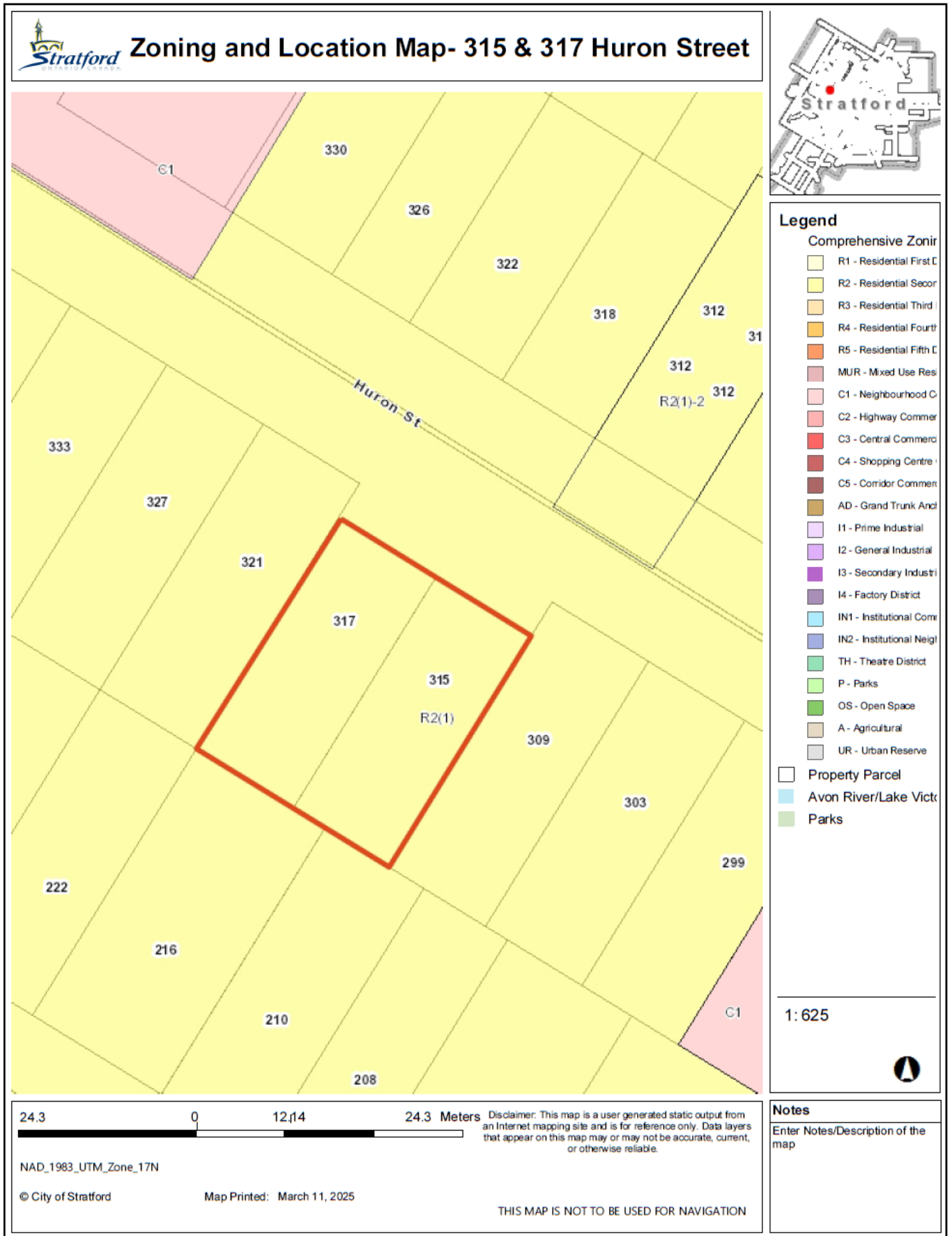
This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on March 15, 2025. This Town Crier is also posted to the City of Stratford website: www.stratford.ca

If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated March 14, 2025 Alexander Burnett, Intermediate Planner
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON
N5A 2M4

Cc: Applicant
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location and Zoning By-law Map



Proposed Site Plan

