



Stratford Town Crier

Town Crier, March 15, 2025

Public Information, Notices and Meeting Schedule

NOTICE OF PUBLIC MEETINGS

The City of Stratford Council will consider the following applications at a public meeting to be held on Monday, April 14, 2025 at 7:00pm in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

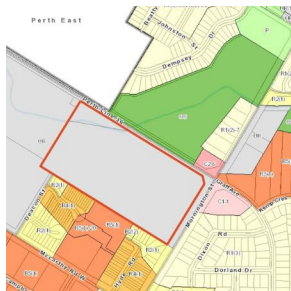
APPLICATIONS:

DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

ADDRESS: 672 MORNINGTON STREET

APPLICATION NUMBERS: 31T24-003, OPA2-24 & Z08-24

The subject lands are located on the west side of Mornington Street and on the south side of Perth Line 36. Having an area of approximately 8.03 hectares and frontages of approximately 188.39 metres and 385.72 metres, respectively, along Mornington Street and Perth Line 36, the lands are currently vacant. The subject lands are legally described as Part of Lot 1, Concession 2 (geographic Township of Ellice), now in the City of Stratford.



Proposed Draft Plan of Subdivision

- A total of 123 housing units are proposed including 74 single detached dwellings (Lots 1 to 74) and 49 street townhouse dwellings (Blocks 75 to 82).
- Several blocks are proposed to accommodate a stormwater management facility (Block 83), open space lands adjacent to the Court Drain (Block 84), servicing block (Block 85), road widening dedication along Perth Line 36 (Block 86) and 0.3 metre reserves (Blocks 87, 88 and 89).
- New road network comprised of Streets A, B, C and D. Street A would provide access to Mornington Street and Deacon Street (from the adjacent residential subdivision to the south) whereas Street C would provide access to Perth Line 36.

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 30 units per hectare whereas the Medium Density Residential Special designation that applies to the lands requires a residential density of 23 units per hectare. A limited number of single detached lots are partially designated Parks and Open Space however they do not contain natural heritage

features. Through this Amendment, Lots 18-24 are proposed to be redesignated from Parks and Open Space to the requested Medium Density Residential Special site-specific policy area to accommodate the proposed development.

Zoning Bylaw Amendment Application

This Application seeks to rezone the subject lands from the Urban Reserve (UR) Zone to a site-specific Residential Second Density (R1(5)-XX) Zone to allow single detached dwellings, a site-specific Residential Fourth Density (R4(1)-YY) Zone to allow street townhouse dwellings, a Park (P) Zone for the stormwater management and servicing blocks and an Open Space (OS) Zone for lands adjacent to the Court Drain.

The proposed R1(5)-XX Zone would be subject to the same regulations associated with the parent R1(5) Zone except for the following site-specific regulations: reduced minimum lot area (corner lot) of 375 m² and reduced minimum lot frontage (corner lot) of 12 m are requested compared to the required minimum lot area (corner lot) of 450 m² and required minimum lot frontage (corner lot) of 15 m.

The proposed R4(1)-YY Zone would be subject to the same regulations associated with the parent R4(1) Zone except for the following site-specific regulation: increased maximum density of 48 housing units per hectare compared to the required maximum density of 35 housing units per hectare.

Your opinion on this application is important. Please call, mail, email or fax your comments to Marc Bancroft at telephone number (519) 271-0250 extension 5221, Fax: (519) 271-5966 – mbancroft@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.

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

ADDRESS: 315 & 317 HURON STREET

APPLICATION NUMBERS: OPA1-25 & Z09-24

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.

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 in respect of the proposed plan of subdivision or before the official plan amendment or zoning by-law amendment 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 in respect of the proposed plan of subdivision or 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 any of the applications, 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 engagestratford.ca, the Building and Planning Services Department offices located at 82 Erie Street, Stratford, calling 519-271-0250 ext. 5345 or emailing planning@stratford.ca during business hours.

NOTICE OF APPLICATION FOR NOISE CONTROL BY-LAW EXEMPTION

The Multicultural Association of Perth-Huron has requested an exemption from Noise Control By-law 113-79 for the Caribbean and African Day event in Market Square on Sunday, May 25th from 10:00 a.m. to 12:00 a.m.

Anyone wishing to comment on this application for exemption should provide their concerns in writing or email by March 21, 2025, to: The Corporation of the City of Stratford, Attention: Events Coordinator, Community Services, P.O. Box 874, 357 McCarthy Rd., Stratford, ON N5A 6W3. Email: kriddell@stratford.ca

MEETING SCHEDULE

| Date | Meeting | Time | Location |
|-------------|--|-------------|------------------|
| Mar 18 | Finance and Labour Relations Sub-committee | 4:30 p.m. | Council Chambers |
| Mar 20 | Special and Public Meeting | 6:30 p.m. | Council Chambers |

Meetings are open to the public to attend with the exception of In-Camera sessions (please note the adjournment into the In-camera Session is open to the public to attend and observe). Agendas can be accessed from the City’s website. Please check the City’s website for the Sub-committee, Committee, Council and Advisory Committee Meeting Schedules as these schedules are subject to change.

The Town Crier is available on the City of Stratford’s website.

www.stratford.ca