



Stratford Town Crier

September 27, 2025

Public Information, Notices and Meeting Schedule

ATTENTION STRATFORD PROPERTY OWNERS

PROPERTY TAX – 2025 FINAL LEVY DUE DATE OCTOBER 29, 2025

Property tax payments may be made through your financial institution via on-line banking, telephone banking, in person at your bank. Debit is accepted at City Hall, or Cash or Cheque payable to the "City of Stratford" are accepted in person at City Hall or can be deposited in the mailbox Rear Entrance or mailed to P.O. Box 818, Stratford ON N5A 6W1.

FORM 6 - SALE OF LAND BY PUBLIC TENDER

Municipal Act, 2001

Ontario Regulation 181/03

Municipal Tax Sales Rules

The Corporation of the City of Stratford

Take Notice that tenders are invited for the purchase of the land described below and will be received until 3:00 p.m. local time on Tuesday, November 4, 2025. Tenders can be mailed to Corporate Services - Tax, P.O. Box 818, 1 Wellington Street, Stratford, ON N5A 6W1.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at City Hall, Auditorium Main Floor, 1 Wellington Street, Stratford, ON.

Description of Lands:

ROLL NO. 31 11 050 060 05300 0000, 2 MC NAB ST, STRATFORD, PIN 53112-0140 LT, PT LT 23 PL 36 STRATFORD; PT LT 24 PL 36 STRATFORD AS IN STF67206 ;
STRATFORD, FILE PHSD24-005

Minimum Tender Amount: \$23,711.37

According to the last returned assessment roll, the assessed value of the land is \$178,000.

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the City of Stratford.

Except as follows, the municipality makes no representation regarding the title to, existing interests in favour of the Crown, environmental concerns or any other matters relating to the land(s) to be sold. Any existing Federal or Provincial Crown liens or executions will remain on title and may become the responsibility of the potential purchaser. Responsibility for ascertaining these matters rests with the potential purchasers.

This sale is governed by the Municipal Act, 2001 and the Municipal Tax Sales Rules made under that Act. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and any taxes that may be applicable, such as a land transfer tax and HST.

Effective January 1, 2023, in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act (SC 2022, c 10, s 235) (the "Act"), non-Canadians are now prohibited from purchasing residential property in Canada, directly or indirectly, pursuant with the terms as set out in the Act and Regulations under the Act.

Any non-Canadian who contravenes the Act, or any person who knowingly assists in contravening the Act is liable to a fine of up to \$10,000 and may be ordered that the property be sold, therefore it is highly recommended that any potential purchasers obtain independent legal advice to ensure they will not be in contravention of the Act.

It is the sole responsibility of the tenderers to investigate into the details of what constitutes a non-Canadian, residential property, any exceptions or exclusions, or any other matters or determinations relating to the Act. The municipality accepts no responsibility whatsoever in ensuring that any potential purchasers comply with the Act.

Non-Resident Speculation Tax (NRST) applies to the purchase price for a transfer of residential property located in Ontario which contains at least one and not more than six single family residences if any one of the transferees is a non-resident of Canada, foreign entity or taxable trustee.

The municipality has no obligation to provide vacant possession to the successful purchaser.

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs.

For further information regarding this sale and a copy of the prescribed form of tender contact:

Ashley Price, Manager of Revenue & Taxation/Deputy Treasurer
The Corporation of the City of Stratford
Corporate Services - Tax
P.O. Box 818, 1 Wellington Street
Stratford, ON N5A 6W1
(519) 271-0250 Ext. 5211

VOLUNTEER OPPORTUNITY - APPOINTMENTS TO ADVISORY COMMITTEES

The City of Stratford is looking for a diverse range of volunteers to lend their unique voices and perspectives to the City's advisory committees. Community members serving on an advisory committee help guide the City's decision making and provide advice and feedback to City Council in a variety of areas, including but not limited to the environment, accessibility, active transportation, heritage and safe communities.

Why serve on an advisory committee? Volunteering makes a difference in our community and is a great way to give back. It's also an opportunity to help influence decision-making in your local government and be part of democracy in action. You will learn new skills, build your understanding of how municipal government works, and make connections with other passionate members of the Stratford community.

These opportunities are open to Stratford residents and eligible electors who are at least 18 years of age (with the exception of the Youth representatives who can be under 18 years). Additional qualifications may apply depending on the advisory committee you are interested in. Experienced and new members are encouraged to apply.

Please ensure you are available to attend meetings in person on the day and time listed in the description for each advisory committee or board.

If you are interested in volunteering on one of the City's advisory committees listed below, please complete the application available on the City's website at www.stratford.ca. The deadline to apply is 4:30 p.m. on Friday, October 17, 2025.

The application can also be printed from the website or picked up from the Clerk's Office and returned through one of the following means:

Email: adviscom@stratford.ca

In-person or mail to:

The Corporation of the City of Stratford,
Attention City Clerk,
Clerk's Office, Ground Floor, Stratford City Hall
P.O. Box 818,
Stratford, ON N5A 6W1

Accessibility Advisory Committee (AAC)

Date, Time and Location of Meetings: Meets on the first Tuesday of each month at 12:00 p.m. in the Mansbridge Room at the Stratford Rotary Complex. Please ensure you are able to attend on this day and time.

Purpose: The purpose of the AAC is to improve opportunities for persons with disabilities and to provide for involvement in the identification, removal and prevention of barriers to full participation in the community. Commencing January 1, 2026 members of the AAC will be paid remuneration in the amount of \$125.00 per Committee meeting attended and \$50.00 per site plan review meeting attended.

Available Positions: Three (3) citizens positions and one (1) agency position are available for appointment for 2-year terms.

Active Transportation Advisory Committee (ATAC)

Date, Time and Location of Meetings: Meets the fourth Wednesday of each month at 7:00 p.m. in the Mansbridge Room at the Rotary Complex. Please ensure you are able to attend on this day and time.

Purpose: The purpose of the ATAC is to serve as a forum for the public to raise their viewpoints on particular active transportation issues and/or other findings and to bring these interests to the attention of the appropriate staff, departments or standing committees. The ATAC also acts to educate, promote and enhance active transportation in the City of Stratford.

Available Positions: There is one (1) citizen representative position and one (1) Avon Trail representative position available for 2-year terms.

Communities in Bloom Advisory Committee

Date, Time and Location of Meetings: Meets on the first Thursday of the month at 12:00 p.m. in the Mansbridge Room at the Rotary Complex. Please ensure you are able to attend on this day and time.

Purpose: This Communities:

- fosters civic pride, environmental protection and beautification, through community participation;
- improves the tidiness, appearance and visual appeal of neighbourhoods, parks, open spaces and streets;
- focuses on environmental awareness and preservation of heritage and culture;
- co-ordinates a host program as required.

Positions Available: There are three (3) citizen representative positions available for 2-year terms and one (1) citizen representative position available for a 1-year term.

Energy & Environment Advisory Committee

Date, Time and Location of Meetings: Meets on the first Thursday of the month at 4:00 p.m. in the Auditorium at Stratford City Hall. Please ensure you are able to attend on this day and time.

Purpose: This Committee provides advice to Council on matters relating to waste reduction initiatives, water and energy conservation and preservation of natural areas.

Positions Available: There are three (3) citizen representative positions, one (1) Climate Momentum representative position, and one (1) youth representative position available for 2-year terms and one (1) citizen representative position available for a 1-year term.

Heritage Stratford Advisory Committee

Date, Time, and Location of Meetings: Meets on the second Tuesday of the month at 7:00 p.m. in the Mansbridge Room at the Stratford Rotary Complex. Please ensure you are able to attend on this day and time.

Purpose: Heritage Stratford deals with matters relating to the promotion of architectural designing and conserving of heritage architecture and heritage designations. Commencing January 1, 2026 members of the Heritage Stratford Committee will be paid remuneration in the amount of \$125.00 per Committee meeting attended and \$50.00 per site plan and permit review meeting attended.

Positions Available: There are five (5) citizen representative positions and one (1) Huron Perth Builders Association representative position available for 2-year terms.

Stratfords of the World - Ontario Committee

Date, Time and Location of Meetings: Meets periodically throughout the year at the call of the Chair. Typically meetings are held between 10:00 a.m. and 3:00 p.m. in the Mansbridge Room at the Rotary Complex.

Purpose: The mandate of this Committee is:

- to encourage community partnerships which provide additional opportunities;
- to assist with the recurring reunion program with other Stratfords every two years;
- to ensure that the annual Friendship Flower Bed is updated.

Positions Available: There are three (3) citizen representative positions available for 2-year terms.

Additional information regarding these advisory committees is available on the City's website or upon request from the City Clerk's Office, 519-271-0250, extension 5243.

NOTICE OF PUBLIC MEETING

The City of Stratford Council will consider the following applications at a public meeting to be held on Monday October 27, 2025 at 7:00pm in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

ADDRESS: The applications affect the property with no municipal address located south of Lorne Avenue West and west of Wright Boulevard, see attached map. The subject lands are legally described as Part of Lot 4, Concession 3 (geographic Township of Downie), now in the City of Stratford.

APPLICATION NUMBERS: 31T24-001 & Z04-24



Proposed Draft Plan of Subdivision

The proposal includes a single street, "Street A", extending through the middle of the site resulting in two (2) industrial blocks on either side of the street. Blocks 1 and 2 would have an area of approximately 12.24 ha (30.23 ac) and 8.81 ha (21.76 ac), respectively, which are intended to be further subdivided through the part lot control exemption process. The subject lands also abut a small woodlot located south-east of the site which is to remain undeveloped. The abutting property owner to the north is conveying a portion of their land to the City to allow "Street A" to be extended and connect to Lorne Avenue West. The proposed Plan also contains 0.3 m (1 ft) reserves adjacent to "Street A" to prevent the premature development of abutting lands not owned by the City.

Zoning Bylaw Amendment Application

This application proposes to rezone the subject lands from the Prime Industrial – Holding (I1-H1) Zone to a site-specific General Industrial (I2-#) Zone to allow more flexibility for the development of a new business park. The requested rezoning would allow the following uses:

- Agricultural equipment sales or rental establishment
- Bus transportation terminal
- Business office or professional office of a consulting engineer or surveyor
- Cannabis production facility
- Contractor's yard or shop
- Crematorium
- Data centre
- Dwelling unit as an accessory use
- Equipment rental establishment
- Equipment service establishment
- Factory store
- Food processing establishment
- Industrial use
- Open storage
- Scientific or medical laboratory
- Service trade
- Veterinarian clinic
- Warehouse

Notwithstanding the generic definition for "Industrial Use", the requested site-specific General Industrial (I2-#) Zone also seeks to prohibit a ready-mix concrete (asphalt) plant.

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 - **by October 15, 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 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 PUBLIC MEETING: CITY OF STRATFORD ZONING BY-LAW HOUSKEEPING AMENDMENT

Council for the City of Stratford will hold a public meeting on Monday, October 27, 2025 at 7:00 pm in the Council Chambers at City Hall located at 1 Wellington Street, Stratford to hear all interested persons with respect to the subject application.

The City of Stratford has initiated a Zoning By-law Amendment to address several housekeeping items that have been identified in the review of the City's Comprehensive Zoning By-law since its passing in January 2022. The key changes proposed to the By-law include:

- revised definitions including but not limited to *bed and breakfast establishment, berm, building, building materials yard, cannabis production facility, crematorium, average grade, group home, home occupation, industrial mall, inn, landscaped open space, principal residence or principal residential, and warehouse;*
- revised requirements for home occupations;
- revised requirements for accessory uses in Industrial Zones;
- clarifying requirements for Additional Residential Units (ARUs) (which would replace granny suites and secondary units currently found in the By-law) to ensure alignment with the Planning Act;
- new siting criteria for adult entertainment establishments;
- revised siting criteria for cannabis production facilities;
- correcting errors and omissions to ensure a more efficient interpretation and administration of the By-law ultimately to the benefit of the community.

A location map is not included with this Notice considering the proposed changes affect all lands within the City of Stratford. Furthermore, there are no applications under the Planning Act that affect all lands within the City of Stratford.

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 October 15, 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 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 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. 5221 during business hours.

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday October 15, 2025 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

APPLICATIONS:

CONSENT

ADDRESS: 3184 Vivian Line 37

APPLICATION NUMBERS: B05-25, B06-25, B08-25



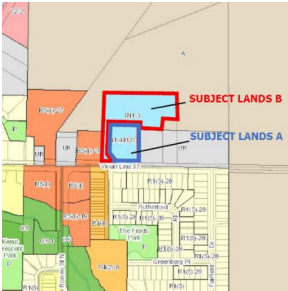
The purpose of Consent Applications B05-25 and B06-25 is to establish two easements that were originally supposed to be created when the lands were sold by the City of Stratford and transferred ownership. In addition to these two easements, one new easement would be created. The proposed easements are outlined as follows:

- B05-25, Easement 1 – Original Easement for reciprocal access.
- B06-25, Easement 2 – Original Easement for fire and access.
- B08-25, Easement 3 – New Easement for stormwater management.

All three (3) easements are proposed to be in favour of the owner of Subject Property B, being Stratford LTC GP Inc.

ADDRESS: 3188 Vivian Line 37

APPLICATION NUMBERS: B09-25, B10-25 & B11-25



The purpose of Consent Applications B09-25 and B10-25 is to establish two easements that were originally supposed to be created when the lands were sold by the City of Stratford and transferred ownership. In addition to these two easements, one new easement would be created. The proposed easements are outlined as follows:

- B09-25, Easement 4 – Original Easement for reciprocal access.
- B10-25, Easement 5 – Original Easement for fire and access.
- B11-25, Easement 6 – New Easement for stormwater management.

All three (3) easements are proposed to be in favour of the owner of Subject Property A, being Stratford Lands Inc.

MINOR VARIANCE

ADDRESS: 41 Matilda Street

APPLICATION NUMBER: A19-25



The purpose of the application is to permit a detached garage with an increased height, wall height, and increased floor area to accommodate a larger garage than is otherwise permitted.

The effect of this application is to facilitate the development of a detached garage on the subject lands. The detached garage would be located in the rear yard and will require the removal of the existing shed.

Variances Requested:

1. Table 4.1.4: Accessory Use Regulations – to increase the maximum floor area for an accessory structure from 75 m² to 81 m².
2. Table 4.1.4: Accessory Use Regulations – to increase the maximum height for an accessory structure from 5.0 m to 5.7 m.
3. Table 4.1.4: Accessory Use Regulations – to increase the maximum wall height for an accessory structure from 3.0 m to 3.35 m.

The Staff report will be available upon request on the Friday before the meeting. To request a copy, please contact the Planning Division by phone at (519) 271-0250 ext. 5345, or by email at planning@stratford.ca. Your opinion on these applications is important. Those wishing to participate in the planning process are strongly encouraged to send their comments, questions, or concerns to the Planning Division **by October 3, 2025.**

Additional information regarding these applications may be obtained by contacting the Planning Services Department, at 519-271-0250 Ext 5345 or emailing: planning@stratford.ca during normal business hours.

If a person or public body that files an appeal of a decision of the City of Stratford Committee of Adjustment in respect of the application does not make written submissions to the City of Stratford Committee of Adjustment before it gives or refuses the application, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the City of Stratford Committee of Adjustment in respect of the application, you must make a written request to the Secretary-Treasurer, Stratford Committee of Adjustment, Eva Baker, 82 Erie Street, 3rd Floor Stratford, ON N5A 2M4 or ebaker@stratford.ca. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Stratford Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister or a specified person or public body.

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 the Committee of Adjustment 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, Tatiana Dafoe, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: tdafoe@stratford.ca or by telephone at 519-271-0250 Ext 5237.

The Town Crier is posted to the City's website.

www.stratford.ca