



NOTICE OF APPLICATION under the *Planning Act*

**Application for Draft Plan of Condominium 31CDM25-002
Lot 44 Developments Inc.
Baker Planning Group
145 Ontario Street**

The subject lands are located on the south side of Ontario Street just west of Waterloo Street in the City of Stratford, having a frontage of 17.75 metres on Ontario Street and an area of 797 square metres. The subject lands are legally described as Part of Lots 43 and 44 on Plan 20, City of Stratford.

The property contains an existing two-storey building which accommodates a restaurant use ("Bowl Bar") at grade-level along Ontario Street, five (5) units as part of an inn, and two (2) commercial units. There is an existing driveway to Ontario Street which provides access to five (5) on-site parking spaces. A communal walkway is provided to Ontario Street for each of the units.

Draft Plan of Condominium

A standard plan of condominium is proposed as shown on the attached Plan which includes the proposed units, exclusive use areas and common elements, comprised of the following:

- Eight (8) Units for the restaurant, inn and commercial spaces;
- Common elements would include the driveway, exterior stairs and communal walkway;
- Exclusive use areas would include the upper balcony for the inn units (Units 2-1 to 2-5); one parking space for each of the units (Units 2-1 to 2-5); front patio and signage area for Unit 1-1.

There is no physical development proposed for the subject lands in that this proposal would allow the free-hold ownership of individual units through the proposed condominium.

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 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 November 21, 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.

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 but does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed plan of condominium, 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, if one is held, or make written submissions to the City of Stratford in respect of the proposed plan of condominium, 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 proposed draft plan of condominium approval, 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, or calling 519-271-0250 ext. 5345 during business hours.

*Agencies: Please respond by: **Friday, November 21, 2025.**
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Marc Bancroft at 519-271-0250 ext. 5221 or mbancroft@stratford.ca

If you require this document in an alternate format contact City Hall at 519-271-0250 ext. 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 November 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 November 14, 2025 Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
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

