



## NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

*under the Planning Act*

**Draft Plan of Subdivision #31T25-001**

**Zoning By-law Amendment #Z02-25**

**Northwest Stratford (2024) Developments Inc.**

**750 McCarthy Road, Stratford**

City of Stratford Council will hold a public meeting on **Monday, September 22, 2025 at 7:00pm** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the subject applications.

As shown on the attached Location Map, the subject lands are located on the north side of McCarthy Road West specifically being north of the intersection of Fraser Drive and McCarthy Road West. The subject lands are approximately 4.93 hectares in size, with approximately 173 metres of frontage on McCarthy Road West. The subject lands are presently vacant. The subject lands are legally described as Part of Lot 4, Concession 2 (geographic Township of Ellice), now in the City of Stratford.

### Proposed Draft Plan of Subdivision

The proposed draft plan of subdivision includes the following:

- 60 Single-Detached Dwelling Units (Blocks 1 through 60).
- 16-26 Multiple Residential Dwelling Units (Block 61).
- Stormwater Management Facility (Block 62).
- Several 0.3 metre Reserves (Blocks 63 through 71).
- Various new roads, including an extension of Fraser Drive and Orr Street.

### Proposed Zoning By-law Amendment

This Application seeks to rezone the subject lands from an Agricultural (A) Zone to:

- Residential Second Density (R2(2)-XX) Zone with site specific provisions for the Blocks intended for Single Detached Dwellings.
- Residential Fourth Density (R4(2)-XX) Zone with site specific provisions for the Block intended for Multiple-Residential Dwelling Units.
- Park (P) Zone for the Stormwater Management Block.

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

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to our Planning Department - Tel: (519) 271-0250, Fax: (519) 271-5966, Email: [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com) & [planning@stratford.ca](mailto:planning@stratford.ca) by **September 8th, 2025** in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.

*Agencies: Please respond by: Monday, September 15, 2025.*

*If you choose to respond via fax, please use 519-271-5966.*

If you wish to be notified of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law, you must make a written request to the City of Stratford.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission 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.

**Further information may be obtained by visiting the Development Services Division offices located at 82 Erie Street, Stratford or by calling 519-271-0250 ext. 345 during business hours.**

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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: [tdafoe@stratford.ca](mailto:tdafoe@stratford.ca) or by telephone at the number below.

If you require this document in an alternate format contact City Hall at 519-271-0250 ext. 5237 or email: [clerks@stratford.ca](mailto:clerks@stratford.ca)

This Notice of Public Meeting was included in the 'Town Crier' published in the Beacon Herald newspaper on Saturday, August 30, 2025. This Town Crier is also posted to the City of Stratford website: [www.stratford.ca](http://www.stratford.ca).

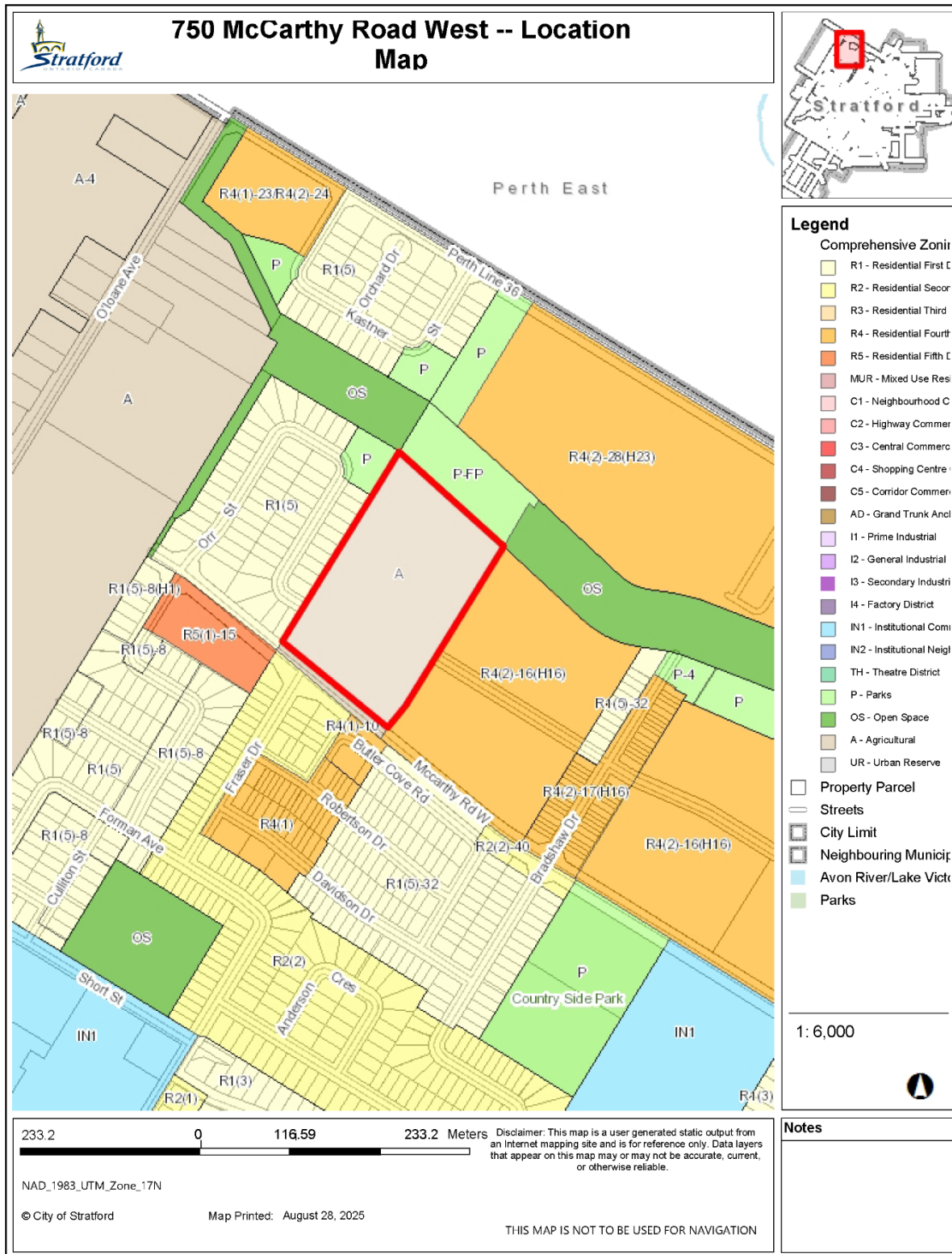
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated August 28, 2025

Marc Bancroft  
Manager of Planning, Building and Planning Services  
The Corporation of the City of Stratford  
82 Erie Street, Stratford, ON N5A 2M4  
Tel: (519) 271-0250 ext. 345 Fax: (519) 271-5966

Cc: Northwest Stratford (2024) Developments Inc.  
Tatiana Dafoe, City Clerk  
Agencies and Departments  
Property owners within 120m of the subject lands

### Location Map



# Concept Plan

