



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*

Applications for Official Plan Amendment OPA2-25
& Zoning By-law Amendment Z06-25

Countryside Developments (2014) Inc.

Zelinka Priamo Ltd.

16 Kastner Street

Block 44 on Plan 44M-93

City of Stratford Council will hold a public meeting on **Monday, December 8, 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 applications.

Having an area of approximately 1.38 hectares and a frontage of approximately 81.3 metres along Kastner Street, the subject lands are located on the south side of Perth Line 36 and on the west side of Kastner Street. The west and south sides of the subject lands are also bounded by the McNamara Drain.

Application for Official Plan Amendment

The purpose of the Official Plan Amendment is to re-designate the eastern portion of the subject lands, fronting Kastner Street, from 'Medium Density Residential' to 'Residential Area' with the effect of permitting low-density residential uses in the form of single detached dwellings, which is otherwise not permitted under the current 'Medium Density Residential' designation. The balance of the lands would remain designated 'Medium Density Residential'.

Application for Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to rezone the subject lands from Residential Fourth Density (R4-23/R4(2)-24) to the Residential First Density (R1(3)) Zone and a new site-specific Residential Fifth Density (R5(3)-XX) Zone. The proposed Amendment would permit a four (4)-storey apartment building on the west half of the subject lands accessible from Perth Line 36 and would permit single detached dwellings on the eastern portion of the subject lands along the west side of Kastner Street.

To facilitate the development of the proposed apartment building, the following site-specific exemptions are requested for the proposed R5(3)-XX Zone, being modifications to the parent R5(3) Zone:

- A minimum front yard depth of 4.0 metres, whereas 7.5 metres is required.
- A minimum interior side yard width of 4.5 metres, whereas 7.5 metres is required.
- A minimum landscaped open space of 30%, whereas 35% 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 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 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, November 21, 2025.**
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Marc Bancroft at 519-271-0250 extension 5221, or mail to mbancroft@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

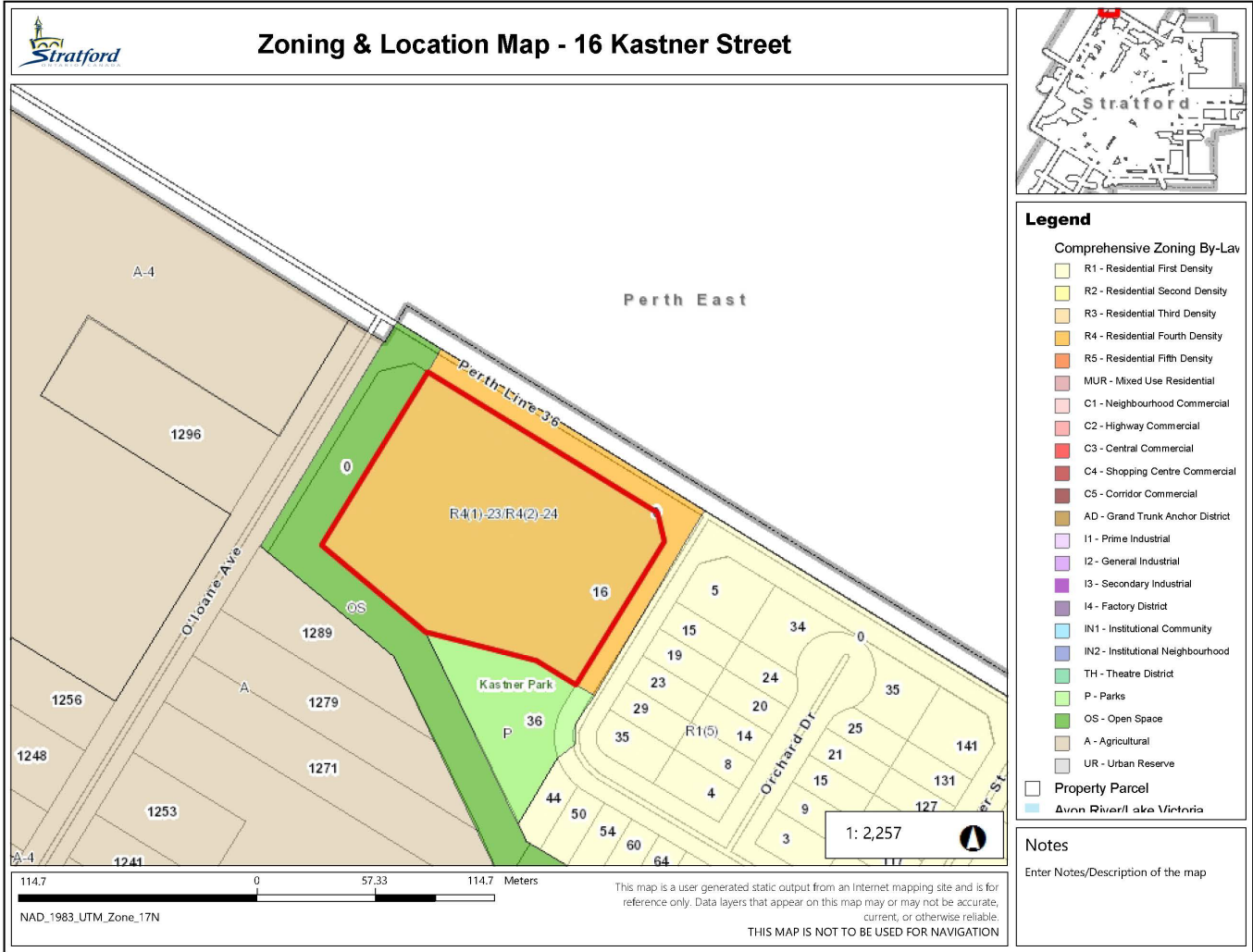
This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on November 15, 2025. This Town Crier is also posted to the City of Stratford website: www.stratford.ca

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, 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

Location and Zoning Map



Concept Plan

