



**NOTICE OF APPLICATION AND
NOTICE OF PUBLIC MEETING**
under the *Planning Act*
Application for Zoning By-law Amendment Z03-24
The Corporation of the City of Stratford
105 Wright Boulevard

Council for the City of Stratford will hold a public meeting on **Monday, July 14, 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 application.

As shown on the attached Location Map, the Application affects the property known municipally as 105 Wright Boulevard located on the east side of Wright Boulevard between Lorne Avenue West and Packham Avenue, having an area of approximately 4.85 hectares. The subject lands are legally described as Part of Lots 1 and 3, Concession 3 (geographic Township of Downie), now in the City of Stratford.

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

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

Notwithstanding the generic definition for “Industrial Use”, the requested site-specific General Industrial (I2-#) Zone seeks to prohibit a ready-mix concrete (asphalt) plant. The requested zoning also proposes a reduced minimum lot frontage requirement of 23 metres compared to the minimum lot frontage requirement of 30 metres under the parent I2 Zone. The reduced frontage requirement is being requested to facilitate future lot creation opportunities.

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 July 2, 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: **Wednesday, July 2, 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 June 21, 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 June 18, 2025	Marc Bancroft, MPL, MCIP, RPP, Manager of Planning The Corporation of the City of Stratford 82 Erie Street, Stratford, ON N5A 2M4
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Cc: Applicant – Invest Stratford (c/o Mike Pullen)
Agent – Tracey Pillon-Abbs
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map

