



**NOTICE OF APPLICATION AND
NOTICE OF PUBLIC MEETING**
under the *Planning Act*
Application for Zoning By-law Amendment Z06-26
Zamcan Inc. & Cordelia Assets Inc.
Baker Planning Group c/o Caroline Baker
1199 O'Loane Avenue, Stratford

City of Stratford Council will hold a public meeting on **Monday, August 10, 2026**, 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 application.

The subject lands are located on the east side of O'Loane Avenue, north of McCarthy Road West and south of Perth Line 36. The subject lands have an approximate lot area of 3.35 hectares and a frontage of 152.5 metres along O'Loane Avenue. The lands are intended to be developed for residential use in the form of 81 townhouse dwelling units.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject lands from the Agricultural (A) Zone to a site-specific Residential Fourth Density (R4-#) Zone to permit the proposed townhouse development. The proposed Zoning By-law Amendment requests the following site-specific provisions:

- A minimum front yard setback from O'Loane Avenue of 6.0 metres whereas the current zoning provision requires a minimum setback from an arterial road of 7.5 metres.
- Where lands have been comprehensively planned and are subject to an approved site plan and associated agreement pursuant to Section 41 of the Planning Act, any zoning deficiencies resulting from the creation of condominium units, shall be deemed to comply with the regulations of the By-law, provided that all applicable regulations of the By-law relative to the whole lot and its external lot lines existing prior to any condominium plan registration are complied with.

The application also requests the addition of a Holding Provision (H) for the subject lands, subject to the following requirement for removal:

- Development on the subject lands is prohibited until such time as municipal sanitary services are available to support the development of land for residential purposes, to the satisfaction of the Manager of Engineering Services.

A location 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 Alexander Burnett at telephone number 519-271-0250 extension 5320, aburnett@stratford.ca - City of Stratford, Building and Planning Services Department by July 24, 2026, 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, or calling 519-271-0250 ext. 5345 during business hours.

*Agencies: Please respond by: **Friday, July 24, 2026.**
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Alexander Burnett at 519-271-0250 extension 5320, or mail to aburnett@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

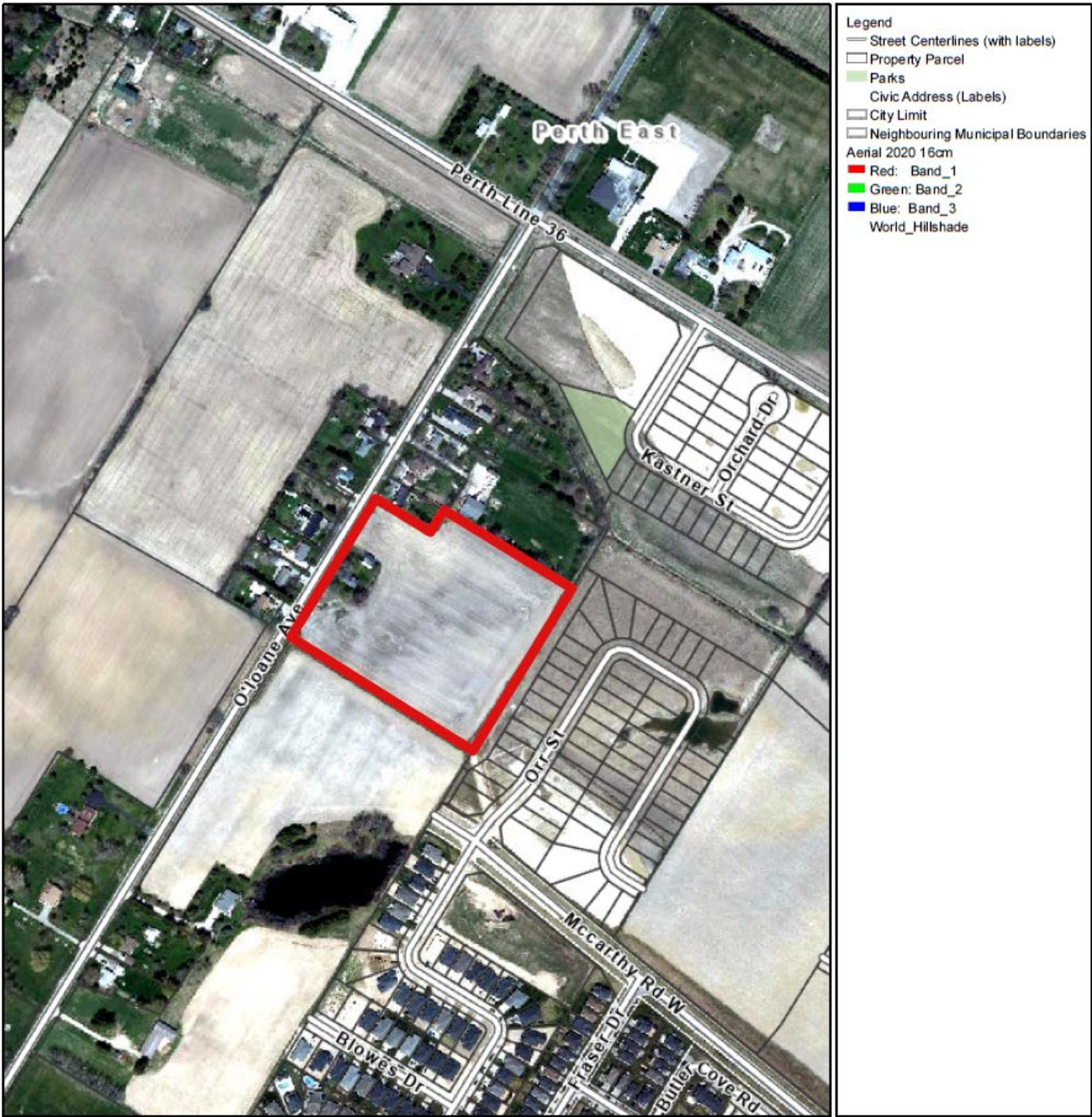
This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on July 18, 2026. This Town Crier is also posted to the City of Stratford website: www.stratford.ca

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.

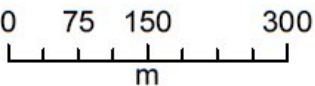
Dated July 8, 2026 Alexander Burnett, MCIP, RPP, Intermediate Planner
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON
N5A 2M4

Cc: Applicant
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

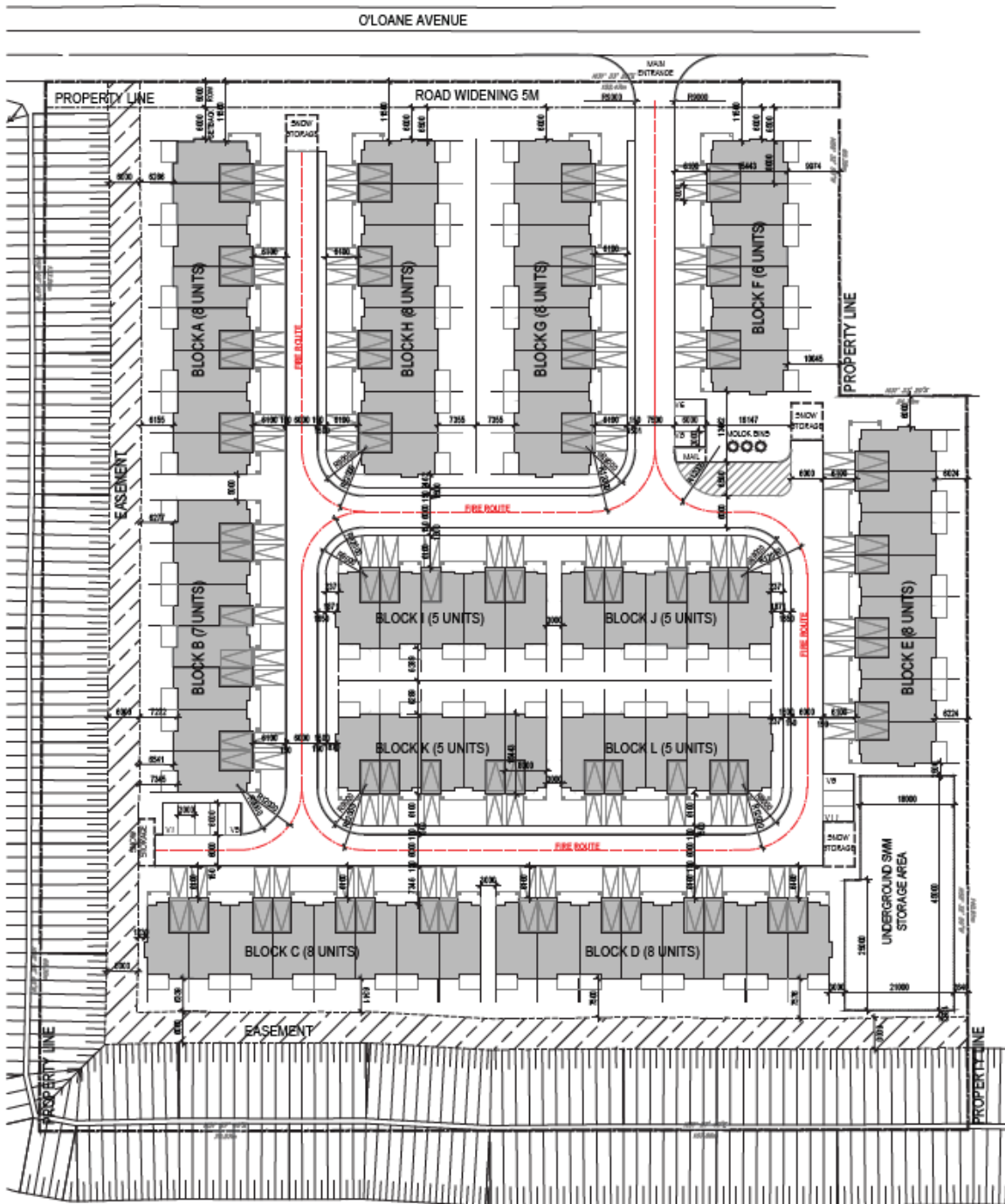
Z06-26 - 1199 O'Loane Avenue Location Map



6/30/2026, 10:02:58 AM



LEGAL DISCLAIMER
This map is provided "as is" without any warranty of any kind, express or implied, included but not limited to warranties as to the accuracy, completeness, merchantability or fitness for any purpose, arising by law or by statute.




1 PROPOSED SITE PLAN
 SCALE: 1:500

The purpose of the attached application documents is to provide context for the proposal. Requests for enlarged copies of these documents can be sent to planning@stratford.ca.