



The Corporation of the City of Stratford  
Planning and Heritage Committee  
Open Session  
AGENDA

**Date:** Monday, May 8, 2023

**Time:** 7:10 P.M.

**Location:** Council Chamber, City Hall

**Committee Present:** Councillor Sebben - Chair Presiding, Councillor Burbach - Vice Chair, Mayor Ritsma, Councillor Beatty, Councillor Biehn, Councillor Briscoe, Councillor Henderson, Councillor Hunter, Councillor McCabe, Councillor Nijjar, Councillor Wordofa

**Staff Present:** Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Taylor Crinklaw - Director of Infrastructure and Development Services, Karmen Krueger - Director of Corporate Services, Tim Wolfe - Director of Community Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Anne Kircos - Director of Human Resources, Chris Bantock - Deputy Clerk

To watch the Committee meeting live, please click the following link:

<https://video.isilive.ca/stratford/live.html>

A video recording of the meeting will also be available through a link on the City's website

<https://calendar.stratford.ca/meetings> following the meeting.

Pages

**1. Call to Order**

The Chair to call the Meeting to Order.

**2. Disclosure of Pecuniary Interest and the General Nature Thereof**

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence

from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

**3. Delegations**

None scheduled.

**4. Report of the Manager of Planning**

**4.1 Management Report for Zone Change Application Z08-22 (PLA23-006)**

3 - 48

This item is also listed for consideration on the May 8, 2023 Council reconvene agenda.

Motion by

**Staff Recommendation: THAT Application Z08-22 to amend zoning provisions relating to uses permitted in the R4 zone BE APPROVED for the following reasons:**

- The request is consistent with the Provincial Policy Statement;
- The request is in conformity with the goals, objectives, and policies of the Official Plan;
- The Zone Change will facilitate development that is appropriate where permitted; and
- The public was considered during the application circulation and comments that have been received in writing or at the public meeting has been reviewed, considered and analyzed with the planning report.

**AND THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act.**

**5. Adjournment**

Meeting Start Time:

Meeting End Time:

Motion by

**Committee Decision: THAT the Planning and Heritage Committee meeting adjourn.**




---

## MANAGEMENT REPORT

**Date:** May 8, 2023  
**To:** Planning and Heritage Committee  
**From:** Andrea Hächler  
**Report #:** PLA23-006  
**Attachments:** Zoning By-law Amendment and Schedule "A", Public Meeting Minutes

---

**Title:** Management Report for Zone Change Application Z08-22

**Objective:** The purpose of this report is to provide an evaluation and recommendation to address administrative corrections relating to the R4 zoning in the recently approved Zoning By-law 10-2022. The purpose of zone change application Z08-22 is to undertake a housekeeping amendment that will eliminate conflicts within the existing R4 zoning provisions relating to townhouse dwellings. Further, staff recommend that the definitions for townhouse dwellings are amended to provide clarity.

The application was submitted on August 23, 2022, on behalf of the City of Stratford.

### **Background:**

Applicant: City of Stratford  
82 Erie Street, 3<sup>rd</sup> Floor, Stratford N5A 2M4

### Location

The subject application will affect all lands in the City that have a 'Residential Fourth Density (R4) Zone', including all lands that have site specific R4 zoning.

### Zoning By-law Amendment

Zoning By-law 10-22 was approved by City Council in April 2022. Since the Zoning By-law has come into effect, staff have identified a change that was made to the R4 zone, which has created a conformity issue for approved R4 zoned properties. The previous Zoning By-law 201-2000 had two R4 subcategories, which permitted all townhouse developments, whereas Zoning By-law 10-22 introduced 4 subcategories that separates the different forms of townhouse dwelling types and zoning provisions vary depending on the subcategory.

A summary of the proposed changes are detailed in the table below.

<b>Section</b>	<b>Zoning By-law 10-2022</b>	<b>Proposed Amendment</b>
Section 3 – Definitions	Dwelling or Dwelling Unit means a building containing 1 or more self-contained suites of habitable rooms in a building, occupied by a person, for no less than 30 days in a calendar year, as its principal residence as independent and separate living quarters in which kitchen and sanitary facilities are provided and which is independently accessible from outside the building or from a common hallway or stairway inside the building. A dwelling unit shall contain no more than five bedrooms.	Dwelling unit, means a room or rooms which function as a housekeeping unit used or intended to be used by one or more persons, in which a kitchen, living quarters and sanitary facilities are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway.
Section 3 – Definitions	Townhouse Dwelling:	Townhouse Dwelling, means a building divided vertically into three or more dwelling units, each of which has an independent entrance either directly or through a common vestibule.
Section 3 – Definitions	Townhouse Dwelling, Back-to-Back	Back-to-Back Townhouse Dwelling
Section 3 – Definitions	Townhouse Dwelling, Cluster means a building containing a row of 3 or more dwelling units which are attached vertically, in whole or in part, above grade and divided vertically from each other by a common wall, with each dwelling unit having a private independent entrance from a yard. A cluster townhouse dwelling includes a stacked townhouse dwelling a back-to-back townhouse dwelling.	Cluster Townhouse Dwelling, means a building containing a row of 3 or more dwelling units which are aligned horizontally and are divided vertically and/or horizontally from each other by a common wall, with each dwelling unit having a private independent entrance. A cluster townhouse dwelling includes a stacked townhouse dwelling and a back-to-back townhouse dwelling.
Section 3 – Definitions	Townhouse Dwelling, Stacked	Stacked Townhouse Dwelling
Section 3 – Definitions	Townhouse Dwelling, Street	Street Townhouse Dwelling
Section 4 – General Provisions	Table 4.1.4: Accessory Use Regulations	Remove all R4(1), R4(2), R4(3) and R4(4) references and replace with R4.
Section 6 – Residential Zones	Table 6.2: Permitted Uses	Replace cluster housing with cluster townhouse dwelling.

<b>Section</b>	<b>Zoning By-law 10-2022</b>	<b>Proposed Amendment</b>
		Replace R4(1) reference with R4 to permit a street townhouse dwelling.
Section 6.3.4 – Residential Fourth Density (R4) Zone	6.3.4.1 Cluster housing may be in the form of semi-detached, single, townhouse, back-to-back and stacked dwellings	Delete
Section 6.4.4 – Residential Fourth Density (R4) Zone	Table 6.4.4: Regulations in the Residential Fourth Density (R4) Zone	Remove references to R4(1), R4(2), R4(3) and R4(4) and replace with Street Townhouse Dwelling and Cluster Townhouse Dwelling.  Add minimum corner lot frontage for Street Townhouse Dwelling.
Section 6.4.4 – Additional Regulations for Table 6.4.4	7. An additional 6.0 m lot frontage is required for corner lots	Include minimum corner lot frontage in Table 6.4.4.
Section 15.0 – Zone Exceptions	15.4 – Residential Fourth Density (R4) Zone	Remove all references to R4(1), R4(2), R4(3) and R4(4) and replace with R4.  Include 'all other provisions of 6.4.4 apply' to specific zones where applicable.
Schedule "A" Maps	Schedule "A" Maps 1 – 6, 8 & 9	Remove all references to R4(1), R4(2), R4(3) and R4(4)

### Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest and is set out in three main areas: Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety. All decisions on planning matters are required to be consistent with the PPS.

Building strong communities is achieved by promoting efficient development and land use patterns and avoiding development patterns that cause environmental, public health or safety concerns.

Section 1.1.1 states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The policy also promotes the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

Section 1.1.3 states that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use lands and resources and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned and available, and avoid the need for unjustified and/or economical expansion.

The proposed amendments to the R4 zone will facilitate forms of housing that contribute to the mix and density of housing within the City, which is considered to be an efficient use of land and infrastructure.

#### Official Plan

The subject lands are generally designated 'Residential Area' according to the City of Stratford's Official Plan. Permitted uses in the Residential Area designation include low and medium density residential areas. Low density residential uses include single detached, semi-detached and duplex dwellings and medium density residential uses include small-lot single detached, semi-detached, duplex and triplex dwellings, townhouse dwellings, low rise apartments, back-to-back and stacked townhouses.

The proposed amendments will facilitate forms of development that are contemplated by the 'Residential Area' policies.

#### Zoning By-law

The subject lands are zoned 'Residential Fourth Density (R4) Zone' according to the City's Zoning By-law. Permitted uses within the R4 zone include back-to-back, stacked and street townhouse dwellings.

The proposed amendments and simply administrative corrections and maintain the intent of the Zoning By-law as the amendments will facilitate development that is permitted within the R4 zone.

#### Agency Comments

The application was circulated on September 14, 2022. The following comments have been received to date:

- Building Services: No concerns.

#### Public Comments

The Notice of Application was provided to the public in the Town Crier portion of the Beacon Herald on November 12, 2022 and a public meeting was hosted on December 7, 2022. No public comments have been received as of the date of the writing of this report.

**Analysis:** The proposed amendments relating to the R4 zone can be considered minor and appropriate as the revisions maintain the intent of the Zoning By-law and will

facilitate forms of development that are already permitted in the R4 zone. The proposed amendments include minor changes to definitions and formatting of the R4 zoning provisions to provide clarity. Further to this, planning staff are satisfied that the amendments are consistent with the direction of the Provincial Policy Statement as the residential uses in the R4 zone contribute to the mix of housing forms within the City.

In light of the foregoing, it is recommended that the amending by-law be approved.

**Financial Implications:** There are no financial implications to be reported at this time.

### **Alignment with Strategic Priorities:**

#### **Strengthening our Plans, Strategies and Partnerships**

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

### **Alignment with One Planet Principles:**

#### **Culture and Community**

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

**Staff Recommendation: THAT Application Z08-22 to amend zoning provisions relating to uses permitted in the R4 zone BE APPROVED for the following reasons:**

- I. The request is consistent with the Provincial Policy Statement;**
- II. The request is in conformity with the goals, objectives, and policies of the Official Plan;**
- III. The Zone Change will facilitate development that is appropriate where permitted; and**
- IV. The public was considered during the application circulation and comments that have been received in writing or at the public meeting has been reviewed, considered and analyzed with the planning report.**

**AND THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act.**

**Prepared by:** Andrea Hächler, Manager of Planning

**Recommended by:** Taylor Crinklaw, Director of Infrastructure and Development Services

Joan Thomson, Chief Administrative Officer

## Draft By-law

---

Being a By-law to amend By-law 10-2022 as amended, with respect to zone change application Z08-22 by the City of Stratford to amend the R4 Zoning for all lands in the City of Stratford.

---

**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 10-2022, as amended, known as the Zoning By-law, be further amended.

**NOW THEREFORE BE IT ENACTED** by the Council of The Corporation of the City of Stratford as follows:

1. That Section 3.0, to By-law 10-2022, as amended, is hereby amended by deleting the definitions of "Dwelling or Dwelling Unit", "Townhouse Dwelling", and "Townhouse Dwelling, Cluster" and replacing them with the following:

"DWELLING UNIT", means a room or rooms which function as a housekeeping unit used or intended to be used by one or more persons, in which a kitchen, living quarters and sanitary facilities are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway.

"TOWNHOUSE DWELLING", means a building divided vertically into three or more dwelling units, each of which has an independent entrance either directly or through a common vestibule.

"CLUSTER TOWNHOUSE DWELLING", means a building containing a row of 3 or more dwelling units which are aligned horizontally and are divided vertically and/or horizontally from each other by a common wall, with each dwelling unit having a private independent entrance. A cluster townhouse dwelling includes a stacked townhouse dwelling and a back-to-back townhouse dwelling.



2. That Section 3.0, to By-law 10-2022, as amended, is hereby amended by deleting the terms of "TOWNHOUSE DWELLING, BACK-TO-BACK", "TOWNHOUSE DWELLING, STACKED", and "TOWNHOUSE DWELLING, STREET" and replacing them with the following:

"BACK-TO-BACK TOWNHOUSE DWELLING"

"STACKED TOWNHOUSE DWELLING"

"STREET TOWNHOUSE DWELLING"

3. That Section 4.1.4, Table 4.1.4, to By-law 10-2022, as amended, is hereby amended by deleting all references to "R4(1)", "R4(2)", "R4(3)" and "R4(4)" and replacing them with "R4".
4. That Section 6.2, Table 6.2, to By-law 10-2022, as amended, is hereby amended by deleting the use "Cluster Housing" from the Residential Uses column and replacing it with "Cluster Townhouse Dwelling".
5. That Section 6.2, Table 6.2, to By-law 10-2022, as amended, is hereby amended by deleting the references to "R4(1)", "R4(2)", "R4(3)" and "R4(4)" from the R4 column and replacing them with "R4".
6. That Section 6.3, to By-law 10-2022, as amended, is hereby amended by deleting sub-section 6.3.4, and renumbering the remaining sub-sections.
7. That Section 6.4.4, Table 6.4.4, to By-law 10-2022, as amended, is hereby amended by deleting Table 6.4.4 and replacing it with the following new Table 6.4.4:

**Table 6.4.4: Regulations in the Residential Fourth Density (R4) Zone**

Zone Variation Standard [1]	Street Townhouse Dwelling (Per unit)	Cluster Townhouse Dwelling
<i>Lot Area (per dwelling unit):</i>	180 m <sup>2</sup>	150 m <sup>2</sup>
<i>Lot Frontage: Interior lot</i>	6.0 m	22.0 m
<i>Lot Frontage: Corner lot</i>	12.0 m	-
<i>Lot Depth:</i>	30.0 m	30.0 m

Zone Variation Standard [1]	Street Townhouse Dwelling (Per unit)	Cluster Townhouse Dwelling
<i>Front Yard Depth:</i>	6.0 m [4] [5] [6]	6.0 m [4] [5] [6]
<i>Exterior Side Yard Width:</i>	6.0 m [4] [5] [6]	6.0 m [4] [5] [6]
<i>Side Yard Width:</i>	2.5 m [2]	3.0 m [7]
<i>Rear Yard Depth:</i>	6.0 m	6.0 m
Maximum <i>Lot Coverage:</i>	40%	40%
Maximum <i>Lot Coverage Main Building and Accessory Buildings</i>	45%	45%
Maximum <i>Height:</i>	12.0 m	12.0 m
Minimum <i>Landscaped Open Space:</i>	30%	30%
Minimum <i>Density</i>	25 upnh [3]	20 upnh [3]
Maximum <i>Density</i>	35 upnh [3]	65 upnh [3]

8. That Section 15.4, to By-law 10-2022, as amended, is hereby amended by deleting Section 15.4.1 to 15.4.31 and replacing it with the following new Section 15.4.1 to 15.4.31:

## 15.4 Residential Fourth Density (R4) Zone

### 15.4.1

- a) Defined area (west side of Franklin Drive between 151-183) R4-1 as shown on Schedule "A", Map 1
- b) Minimum interior side yard width: 2.25 m
- c) Minimum rear yard depth
  - Lot 58 to Lot 66, inclusive, 44M-5: 6.0 m
- d) Maximum lot coverage: 55%
- e) Maximum height: 6.0 m

- f) Maximum number of storeys: 1
- g) All other provisions of 6.4.4 apply

### 15.4.2

- a) Defined area (59 Eagle Drive)  
R4-2 as shown on Schedule "A", Map 3
- b) Permitted uses
- Private club
  - Cluster single detached dwelling
  - Street townhouse dwelling
  - Cluster townhouse dwelling
- c) General use regulations
- In accordance with Table 15.4.2:

**Table 15.4.2 Residential Fourth Density R4-2, 59 Eagle Drive, Meadowridge Retirement Village**

<b>Zone Variation Standard (1)</b>	<b>Cluster Single Detached Dwelling</b>	<b>Street Townhouse Dwelling</b>	<b>Cluster Townhouse Dwelling</b>	<b>Private Club</b>
Lot Area	360m <sup>2</sup>	180m <sup>2</sup>	1000m <sup>2</sup>	150m <sup>2</sup>
Lot Frontage: interior lot	12m	6m	30m	6m
Lot Frontage: corner lot	15m	10.5m	35m	10.5m
Lot Depth	24m	24m	24m	24m
Front Yard Depth/Exterior Side Yard Width	4.5m (2)	4.5m (2)	4.5m (2)	4.5m (2)
Side Yard Width	1.2m	1.2m (3)	1.2m (3)	1.2m
Aggregate Side Yard Width	2.4m	2.4m	2.4m	2.4m
Rear Yard Depth	4.5m	4.5m	4.5m	4.5m
Maximum Lot Coverage	50%	50%	50%	75%
Maximum Height	8.5m	8.5m	8.5m	8.5m

Maximum Number of Dwelling(s) per Lot	1	1	-	-
Maximum Lot Density	-	-	50 upnh (4)	-
Landscaped Open Space	30%	30%	30%	25%

**Notes:**

- 1) Unless specified otherwise, regulations expressed herein are minimums and for the purposes of establishing compliance with any standard of Table 15.4.2, a private street shall be deemed to be a street or an improved street and Section 4.2 (Access Required to a Street) shall not apply.
- 2) Provided that no part of any attached or detached garage shall be erected less than 6.0 m to a front lot line or an exterior side lot line.
- 3) Except that no side yard width shall be required on the side where individual street townhouse dwelling units or townhouse dwelling units on abutting lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.0m from the side lot line separating such lots.
- 4) upnh means units per net hectare.

**15.4.3**

a) Defined area (32, 34, 36, 38 Frederick Street)  
R4-3 as shown on Schedule "A", Map 5

b) Permitted uses

- Quadruplex dwelling
- Street townhouse dwelling
- Cluster townhouse dwelling

c) Regulations

- Minimum exterior side yard width for a townhouse dwelling: 1.8m
- Minimum interior side yard width for a townhouse dwelling: 0.6m, except that no side yard width shall be required on the side where individual street townhouse units are attached together by a

common wall extending along the side lot line separating such lots.

- d) All other provisions of 6.4.4 apply

#### **15.4.4**

- a) Defined area (portions of Long Drive)  
R4-4 as shown on Schedule "A", Map 3
- b) Minimum lot area
- a) Street townhouse dwelling (per unit): 350m<sup>2</sup> on a corner lot and 180m<sup>2</sup> on an interior lot
- c) Front yard depth/exterior side yard width
- a) 4.5m provided that no part of any attached or detached garage shall be erected less than 6.0m to a front lot line or an exterior side lot line
- d) All other provisions of 6.4.4 apply

#### **15.4.5**

- a) Defined area (west side of Railway Avenue, north of Pine Street – By-law 177-2007) R4-5 as shown on Schedule "A", Map 8
- b) Permitted use
- Street townhouse dwelling
- c) More than one zone
- For the purposes of the defined area, Section 2.3.2 shall not apply
- d) All other provisions of 6.4.4 apply

#### **15.4.6**

- a) Defined area (50 Galt Road – By-law 100-2008)  
R4-6 as shown on Schedule "A", Map 1
- b) Permitted use
- Cluster townhouse dwelling

- c) Maximum number of townhouse dwellings: 80
- d) General use regulations
  - Access shall be provided by a private street
  - Tandem parking accessory to a townhouse dwelling shall be permitted
- e) All other provisions of 6.4.4 apply

**15.4.7**

- a) Defined area (350 O'Loane Avenue – By-law 161-2008)  
R4-7 as shown on Schedule "A", Map 4
- b) Minimum density: 23 uph
- c) Setback from O'Loane Avenue: 10.5 m
- d) All other provisions of 6.4.4 apply

**15.4.8**

- a) Defined area (55 Harrison Street – By-law 19-2010)  
R4-8 as shown on Schedule "A", Map 3
- b) Minimum exterior side yard width: 2.5 m
- c) All other provisions of 6.4.4 apply

**15.4.9**

- a) Defined area (101 Brunswick Street – By-law 105-2011)  
R4-9 as shown on Schedule "A", Map 5
- b) Minimum lot area – apartment building: 875.5 m<sup>2</sup>
- c) Minimum parking aisle width: 1.8 m
- d) Minimum lot width: 29 m
- e) Minimum east side yard width: 4.6 m

**15.4.10**

- a) Defined area (27-39 Butler Cove Road – By-law 91-2014)  
R4-10 as shown on Schedule "A", Map 2
- b) Minimum interior side yard width: 0.45 m
- c) Maximum lot coverage: 43%
- d) All other provisions of 6.4.4 apply

**15.4.11**

- a) Defined area (589 West Gore – By-law 53-2015)  
R4-11 as shown on Schedule "A", Map 4
- b) Permitted use
  - Cluster townhouse dwelling
- c) Maximum density calculated on entire property: 35 uph
- d) Lot that has access to a private street is considered to be a lot for the purposes of zoning
- e) Minimum landscape open space calculated on entire property: 25%
- f) Required parking spaces to be allowed in tandem and count toward the minimum required parking for each individual townhouse dwelling
- g) Parking aisles and visitor parking allowed within the common element condominium driveway
- h) Rear yard setback: 6.5 m or 4 m from any required easement
- i) Rear yard setback to a second storey: 7.5 m
- j) Lot frontage for any parcel of tied lands: 6 m
- k) Lot coverage: 65%
- l) All of provisions of 6.4.4 apply

**15.4.12**

- a) Defined area (Blocks 108 and 109 – 576 O'Loane Avenue)  
R4-12 as shown on Schedule "A", Map 1
- b) Permitted use
  - Apartment dwelling
  - Back-to-back townhouse dwelling
  - Nursing home
  - Quadruplex dwelling
  - Stacked townhouse dwelling
  - Street townhouse dwelling
  - Townhouse dwelling
- c) For the purposes of the defined area, minimum lot area, lot frontage, lot depth and setbacks are deemed to be to the exterior boundary of the block
- d) Minimum setback
  - O'Loane Avenue: 10.5 m
- e) Minimum density: 25 uph
- f) Maximum density: 65 uph
- g) Minimum lot area
  - Interior lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 605 m<sup>2</sup>
- h) Minimum lot area
  - Corner lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 680 m<sup>2</sup>
- i) Minimum lot frontage



- Interior lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 18 m

j) Minimum lot frontage

- Corner lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 21 m

k) Minimum lot depth: 36 m

l) Minimum front yard depth/exterior side yard width: 4.5 m

m) Minimum front yard depth/exterior side yard width to a garage: 6.0 m

n) Minimum side yard width: 1.5 m

o) Minimum rear yard depth: 6.0 m

p) Maximum building height: 13.5 m

q) Maximum lot coverage: 40%

r) All other provisions of 6.4.4 apply

#### **15.4.13**

a) Defined area (Block 109 – 576 O'Loane Avenue)  
R4-13 as shown on Schedule "A", Map 1

b) Permitted uses

- Apartment dwelling
- Back-to-back townhouse dwelling
- Nursing home
- Quadruplex dwelling
- Stacked townhouse dwelling
- Street townhouse dwelling
- Townhouse dwelling

- c) For the purposes of the defined area, minimum lot area, lot frontage, lot depth and setbacks are deemed to be to the exterior boundary of the block
- d) Minimum lot area
- Interior lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 605 m<sup>2</sup>
- e) Minimum lot area
- Corner lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 680 m<sup>2</sup>
- f) Minimum lot frontage
- Interior lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 18 m
- g) Minimum lot frontage
- Corner lot, apartment dwelling, back-to-back or stacked townhouse dwelling: 21 m
- h) Minimum lot depth: 36 m
- i) Minimum front yard depth/exterior side yard width: 4.5 m
- j) Minimum front yard depth/exterior side yard width to a garage: 6.0 m
- k) Minimum side yard width: 1.5 m
- l) Minimum rear yard depth: 6.0 m
- m) Maximum building height: 13.5 m
- n) Maximum lot coverage: 40%
- o) Maximum number of storeys: 2.5
- p) All other provisions of 6.4.4 apply

**15.4.14**

- a) Defined area (576 O'Loane Avenue)  
R4-14 as shown on Schedule "A", Map 1
- b) Permitted uses
  - Quadruplex dwelling
  - Street townhouse dwelling
  - Townhouse dwelling
- c) Minimum setback
  - O'Loane Avenue: 10.5 m
- d) Minimum rear yard depth: 9.0 m
- e) Maximum building height: 13.5 m
- f) All other provisions of 6.4.4 apply

**15.4.15**

- a) Defined area (576 O'Loane Avenue)  
R4-15 as shown on Schedule "A", Map 1
- b) Permitted uses
  - Quadruplex dwelling
  - Street townhouse dwelling
  - Townhouse dwelling
- c) Maximum building height: 13.5 m
- d) All other provisions of 6.4.4 apply

**15.4.16**

- a) Defined area (Northwest Stratford, north side of McCarthy Road West)  
R4-16 as shown on Schedule "A", Map 2
- b) Permitted uses

- Cluster housing: single detached, semi-detached, townhouse dwellings, back-to-back townhouse dwellings, stacked townhouse dwellings, and apartment dwellings

c) General use regulations in accordance with Table 15.4.16:

**Table 15.4.16 Northwest Stratford Development,  
north side of McCarthy Road West**

<b>Zone Variation Standard</b>	<b>Cluster Single Detached, Semi-Detached, Townhouse Dwellings, Back-to-Back Townhouse Dwellings and Stacked Townhouse Dwellings</b>	<b>Cluster Apartment Dwellings</b>
Block Area	800m <sup>2</sup>	1000m <sup>2</sup>
Block Frontage	22.0m per block	25.0m per block
Setback from Arterial Road	7.5m (7)	7.5m
Setback from Local Road	6.0m	6.0m (1)
Side Yard Width	1.5m (2)(7)	5.0m (1)
Rear Yard Depth	6.0m (3)	6.0m
Maximum Lot Coverage	35%	30%
Maximum Height	12.0m (4)	22m (8)
Minimum Density	16uph	16uph
Maximum Density	65uph	100uph
Minimum Landscaped Open Space	30%	30%
Parking	1.5 spaces per unit (5)(6)	1.5 spaces per unit (5)

Notes:

- 1) Or half the height of the building whichever is the greater.
- 2) Except that no side yard width shall be required on the side where individual townhouse dwelling units or individual dwelling units of a semi-detached dwelling are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 1.5m from the side lot line separating such lots.
- 3) Except that no rear yard depth shall be required along the rear where individual

back-to-back townhouse dwelling units are attached together by a common wall extending along the rear lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 6m from the rear lot line separating such lots.

- 4) Back-to-back townhouses and stacked townhouses are permitted to have a maximum height of 13.5m.
- 5) 0.25 of the required spaces per dwelling unit shall be designated visitor parking.
- 6) Tandem parking (up to a maximum of 2 vehicles) in a driveway accessory to a cluster dwelling unit shall be permitted.
- 7) Any attached or detached garage shall not exceed sixty (60) per cent of the width of the front building elevation of a dwelling unit (measured from inside face of outside wall or common wall to inside face of outside wall or common wall).
- 8) Or 6 storeys whichever is the lesser.

**15.4.17**

- a) Defined area (Northwest Stratford, south side of McCarthy Rd. West)  
R4-17 as shown on Schedule "A", Map 2
- b) Permitted use
  - Street townhouse dwelling
- c) General use regulations in accordance with Table 15.4.17:

**Table 15.4.17 Northwest Stratford Development,  
south side of McCarthy Road West**

<b>Zone Variation Standard</b>	<b>Street Townhouse (per unit)</b>
Lot Area – Internal Lot	180m <sup>2</sup>
Lot Area – Corner Lot	420m <sup>2</sup>
Lot Frontage – Interior Lot	6.0m
Lot Frontage – Corner Lot	11.0m
Lot Depth	30.0m
Front Yard Depth	6.0m
Exterior Side Yard Width (Abutting a Local Road)	4.5m (1)
Exterior Side Yard Width (Abutting an Arterial Road)	7.5m
Side Yard Width	2.5m (2)
Rear Yard Depth	7.5m
Maximum Lot Coverage	40%
Maximum Height	12.0m
Landscaped Open Space	30%
Maximum Garage Width	60% of the front elevation of a dwelling erected on a lot (measured from the inside face of outside wall or common wall to inside face of outside wall or common wall)
Minimum Sight Triangle	3m x 3m at intersection of local roads 10m x 10m at intersection of local and arterial roads

Notes:

- 1) Any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance.
- 2) Except that no side yard width shall be required on the side where individual street townhouse dwelling units are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be setback not less than 2.5m from the side lot line separating such lots.

**15.4.18**

- a) Defined area (355 Douro Street (south side of Douro Street, between High Street and Romeo Street South))  
R4-18 as shown on Schedule "A", Map 5
- b) Permitted uses
  - Back-to-back townhouse dwellings
  - Townhouse dwellings
- c) Front lot line: Douro Street
- d) Required parking spaces to be allowed in tandem and count toward the minimum required parking for each individual townhouse dwelling
- e) Maximum density: 40uph
- f) Minimum common element landscaped open space: 1225 m<sup>2</sup>
- g) Minimum setback, Douro Street: 6.0 m
- h) Minimum interior side yard width: 6.0 m
- i) Minimum rear yard depth: 7.5 m
- j) Minimum setback from a patio door to a patio door: 12.0 m
- k) Minimum setback from a patio door to a side wall: 6.0 m
- l) Minimum setback from an end unit wall to end unit wall: 2.5 m
- m) Maximum building height: 10.5 m
- n) Minimum front yard depth: 4.5 m
- o) General use regulations
  - Any attached or detached garage shall not exceed sixty (60) percent the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall)

- p) All other provisions of 6.4.4 apply

#### **15.4.19**

- a) Defined area (355 Douro Street (south side of Douro Street, between High Street and Romeo Street South))  
R4-19 as shown on Schedule "A", Map 5
- b) Permitted uses and regulations
- All uses and regulations as described in the R4-18 zone
- c) Maximum building height: 13 m

#### **15.4.20**

- a) Defined area (355 Douro Street (south side of Douro Street, between High Street and Romeo Street South))  
R4-20 as shown on Schedule "A", Map 5
- b) Permitted uses and regulations
- All uses and regulations as described in the R4-18 zone
- c) Minimum setback
- High Street: 6.0 m
  - King Street: 6.0 m
- d) Minimum interior side yard width: 2.3 m

#### **15.4.21**

- a) Defined area (355 Douro Street (south side of Douro Street, between High Street and Romeo Street South))  
R4-21 as shown on Schedule "A", Map 5
- b) Permitted uses and regulations
- All uses and regulations as described in the R4-18 zone
- c) Minimum setback
- High Street: 4.5 m



**15.4.22**

- a) Not defined

**15.4.23**

- a) Defined area (southwest corner of Vivian Line 36 and Street "B" in draft approved plan 31T18-003)  
R4-23 as shown on Schedule "A", Map 2
- b) Permitted use
  - Street townhouse dwelling
- c) Lot area, interior (minimum): 150 m<sup>2</sup>
- d) Lot area, end (minimum): 160 m<sup>2</sup>
- e) Lot area, corner (minimum): 300 m<sup>2</sup>
- f) Lot frontage corner (minimum): 10 m
- g) Lot depth (minimum): 25 m
- h) Exterior side yard width (minimum): 5 m
- i) Rear yard depth (minimum): 5 m
- j) Lot coverage (maximum): 55%
- k) Landscaped open space (minimum): 20%
- l) Parking (minimum): 1.5 spaces per dwelling unit. Tandem parking (up to a maximum of 2 vehicles) in a driveway accessory to a townhouse dwelling unit shall be permitted and shall be counted towards meeting the required parking.
- m) Density (minimum): 30 uph
- n) All other provisions of 6.4.4 apply

**15.4.24**

- a) Defined area (southwest corner of Vivian Line 36 and Street "B" in draft approved plan 31T18-003)  
R4-24 as shown on Schedule "A", Map 2

- b) Permitted use
  - Cluster townhouse dwelling
- c) Lot area, interior (minimum): 160 m<sup>2</sup>
- d) Lot frontage corner (minimum): 20 m
- e) Lot depth (minimum): 20 m
- f) Exterior side yard width (minimum): 1.5 m
- g) Side yard width (minimum): 2 m, except that no side yard width shall be required on the side where individual townhouse dwelling units are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.5m from the side lot line separating such lots.
- h) Rear yard depth (minimum): 3 m
- i) Lot coverage (maximum): 55%
- j) Landscaped open space (minimum): 20%
- k) Parking (minimum): 1.5 spaces per dwelling unit. Tandem parking (up to a maximum of 2 vehicles) in a driveway accessory to a townhouse dwelling unit shall be permitted and shall be counted towards meeting the required parking.
- l) Density (minimum): 30 uph
- m) All other provisions of 6.4.4 apply

**15.4.25**

- a) Defined area (northwest corner of Mornington Street and Perth Line 36) R4-25 as shown on Schedule "A", Map 2
- b) Permitted use
  - Street townhouse dwelling
- c) Minimum front yard depth: 4.5 m

d) Minimum rear yard depth: 6.0 m

e) General use regulations

- Any attached or detached garage shall not exceed sixty (60) per cent of the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside wall of outside wall to inside face of outside wall)
- A minimum sight triangle of 3 m by 3 m shall apply
- A garage shall not project more than 1.0m beyond the building elevation facing the front lot line or the exterior lot line
- In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance

f) All other provisions of 6.4.4 apply

#### **15.4.26**

a) Defined area (north of Britannia Street east of Briarhill Drive – Draft Approved Plan of Subdivision 31T19-001 – By-law 33-2021) R4-26 as shown on Schedule "A", Map 1

b) All uses permitted in R4 zone

c) Maximum height: 11 m

d) Minimum front yard depth: 3 m

e) Minimum interior side yard depth: 1.5 m except that no side yard width shall be required on the side where individual street townhouse dwelling units are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or direct extension thereof shall be setback not less than 1.5 m from the side lot line separating such lots.

f) General use regulations

- In all cases any part of an attached or detached garage shall

provide a parking space between the garage door and the road allowance

- Where a lot or block in the Residential Fourth Density (R4) zone abuts or block in another residential zone, then that part of the said lot abutting such residential lot shall be used for no other purpose than providing a planting strip in accordance with the provisions in Section 4.21

g) All other provisions of 6.4.4 apply

#### **15.4.27**

a) Defined area (north of Britannia Street east of Briarhill Drive – Draft Approved Plan of Subdivision 31T19-001 – By-law 33-2021) R4-27 as shown on Schedule "A", Map 1

b) Permitted uses

- Cluster townhouse dwelling
- Cluster back-to-back townhouse dwelling
- Cluster stacked townhouse dwelling
- Cluster apartment dwelling

c) General use regulations

- In accordance with Table 15.4.27
- Where a lot or block in the Residential Fourth Density (R4) zone abuts a lot or block in another residential zone, then that part of the said lot abutting such residential lot shall be used for no other purpose than providing a planting strip in accordance with the provisions in Section 4.21

**Table 15.4.27 Residential Fourth Density R4-27**

<b>Block Regulations</b>	<b>Townhouse Dwelling</b>	<b>Back-to-Back Townhouse Dwelling</b>	<b>Stacked Townhouse Dwelling</b>	<b>Apartment Dwelling</b>
Minimum Block Area	800m <sup>2</sup>	800m <sup>2</sup>	1000m <sup>2</sup>	1000m <sup>2</sup>
Minimum Block Frontage	12.2m	12.2m	12.2m	12.2m
Minimum Setback from a Local Road	6.0m	6.0m	6.0m	6.0m
Minimum Lot Depth	30.0m	30.0m	30.0m	30.0m
Minimum Side Yard Width	2.5m (2)	2.5m (2)	2.5m plus 1.5m for every storey above the second storey (2)	6.0m
Minimum Rear Yard Setback	7.5m	7.5m	7.5m	7.5m
Maximum Lot Coverage	35%	35%	30%	30%
Maximum Height	11.0m	11.0m	15.0m	15.0m
Maximum Density	36 units per hectare	50 units per hectare	50 units per hectare	65 units per hectare
Minimum Landscaped Open Space	30%	30%	35%	35%
Parking	1.5 parking spaces per dwelling unit (1)	1.5 parking spaces per dwelling unit (1)	1.5 parking spaces per dwelling unit (1)	1.5 parking spaces per dwelling unit (1)
Bicycle Parking	0.25 bicycle parking spaces per dwelling unit	0.25 bicycle parking spaces per dwelling unit	0.25 bicycle parking spaces per dwelling unit	0.25 bicycle parking spaces per dwelling unit

**Notes:**

- 1) 0.25 of the required spaces per dwelling unit shall be designated visitor parking.
- 2) Where the wall contains windows or doors to habitable rooms the minimum interior side yard setback shall be 6.0m.

**15.4.28**

a) Defined Area (Northwest Stratford, north of the McNamara Drain – By-law 11-2022)

R4-28(H23) and R4-28(H22)(H23) as shown on Schedule "A".

b) Permitted Uses

- Cluster housing, single detached, semi-detached, triplex, townhouse dwelling, back-to-back townhouse dwelling, stacked townhouse dwelling and apartment dwellings.

c) General Use Regulations

- In accordance with Table 8-3

**Table 8-3  
Residential Fourth Density R4-28(H23)**

<b>Regulations</b>	<b>Cluster townhouse dwelling, single detached, semi-detached, triplex, street townhouse dwelling, townhouse dwelling, back-to-back townhouse dwelling, stacked townhouse dwelling</b>	<b>Apartment dwellings</b>
Setback from a Collector Road and an Arterial Road	7.5 metres	7.5 metres

**Setbacks:**

<b>Regulations</b>	<b>Cluster townhouse dwelling, single detached, semi-detached, triplex, street townhouse dwelling, townhouse dwelling, back-to-back townhouse dwelling, stacked townhouse dwelling</b>	<b>Apartment dwellings</b>
Between a Building <sup>6</sup> and a Road, in which primary vehicular access to a dwelling is provided <sup>1</sup>	6.0 metres	6.0 metres
Between a Building <sup>6</sup> and a Road, in which no vehicular access is provided	4.5 metres	5.0 metres
Between Building <sup>6</sup> Walls with No Windows	3.0 metres	5.0 metres <sup>7</sup>
Between Building <sup>6</sup> Walls with Windows to Non-Habitable Rooms	3.0 metres	10.0 metres
Between Building <sup>6</sup> Walls with Windows to Habitable Rooms	12.0 metres, provided that where the building walls are side walls and do not constitute a rear yard amenity area, a minimum of 4 metres is required	15.0 metres
Between a Building <sup>6</sup> with Windows to a habitable room and Publicly Owned Lands	6.0 metres	6.0 metres
Between a Building <sup>6</sup> with window to non-habitable rooms and Publicly Owned Lands	1.5 metres	5.0 metres
Maximum Height	12.0 metres <sup>2</sup>	22.0 metres or 6 storeys, whichever is lesser
Minimum Density	16 units per hectare <sup>3</sup>	16 units per hectare <sup>3</sup>
Maximum Density	65 units per hectare <sup>3</sup>	100 units per hectare <sup>3</sup>
Maximum Lot Coverage	30% <sup>3</sup>	35% <sup>3</sup>
Off-Street Parking	1.5 spaces per dwelling unit <sup>5</sup>	1.25 parking spaces per dwelling unit <sup>4</sup>
Minimum Landscaped Open Space	30% <sup>3</sup>	30% <sup>3</sup>

<b>Regulations</b>	<b>Cluster townhouse dwelling, single detached, semi-detached, triplex, street townhouse dwelling, townhouse dwelling, back-to-back townhouse dwelling, stacked townhouse dwelling</b>	<b>Apartment dwellings</b>
Minimum Site Triangle	10 metres by 10 metres at an intersection of a collector/arterial road to a Road	10 metres by 10 metres at an intersection of a collector/arterial road to a Road

1. "Road" – shall mean a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Municipality and/or includes a roadway that forms part of the common elements of a condominium plan if such roadway provides vehicular access to and from a highway as defined in the Municipal Act which has been assumed for public use and is being maintained by the Municipality and/or a private road subject to Site Plan Approval and a Site Plan Agreement.
2. Back-to-back townhouses and stacked townhouses are permitted to have a maximum height of 13.5 metres.
3. Minimum and maximum density as well as minimum landscaped open space, maximum lot coverage will be calculated based on total land area that is subject to Site Plan Approval under the *Planning Act*.
4. 0.25 of the required parking spaces per dwelling unit shall be designated as visitor parking.
5. Tandem parking (up to a maximum of 2 vehicles) in a driveway, accessory to a cluster townhouse dwelling unit, shall be permitted.
6. Except that no setback shall be required on the side where individual townhouse dwellings units or individual dwelling units of a semi-detached dwelling are attached together by a common wall extending along the side lot line separating such lots, provided that any direct extension therefor shall be setback not less than 3.0 metres from the building wall.
7. Or half the height of the building, whichever is greater.



8. Any attached or detached garage shall not exceed sixty (60) per cent of the width of the front building elevation of a dwelling unit (measured from inside face of outside wall or common wall to inside face of outside wall or common wall).

**15.4.29**

- a) Defined Area (Block 143 4110 Perth Line 36 – By-law 87-2022)  
Residential Fourth Density (R4-29(H12)) as shown on Schedule "A", Map
- b) Permitted Uses:
- Street Townhouse Dwelling
  - Townhouse Dwelling
- c) Minimum Lot Area (interior and corner): 160 m<sup>2</sup>
- d) Minimum Lot Depth: 27 m
- e) Minimum Front Yard Depth: 4.5 m
- f) Minimum Interior Side Yard Width: 1.5 m
- g) Minimum Depth between a rear patio door and the East and West Lot Lines: 6.0 m
- h) Maximum Lot Coverage (Main Building): 45%
- i) Maximum Lot Coverage (Main and Accessory Building): 50%
- j) Maximum Density: 45 upnh
- k) General Use Regulations:
- That a parking area be permitted in the front yard setback
  - That a driveway be considered a legal parking space
  - Tandem parking (up to a maximum of 2 vehicles) shall be permitted in a driveway accessory to a townhouse dwelling unit and shall be counted towards meeting the required parking
  - That the minimum size for a parking space in a garage be 2.8 m in width by 5.5m in length
  - That no accessible parking space be required.

l) All other provisions of 6.4.4 apply

### **15.4.30**

a) Defined Area (Block 148 4110 Perth Line 36 – By-law 87-2022)

Residential Fourth Density (R4-30) as shown on Schedule "A", Map 2

b) Permitted Uses:

- Street Townhouse Dwelling
- Townhouse Dwelling

c) Minimum Lot Area (interior and corner): 160 m<sup>2</sup>

d) Minimum Lot Depth: 27 m

e) Minimum Front Yard Depth: 4.5 m

f) Minimum Interior Side Yard Width: 1.5 m

g) Minimum Depth between a rear patio door to the West Lot Line: 6.0 m

h) Maximum Lot Coverage (Main Building): 45%

i) Maximum Lot Coverage (Main and Accessory Building): 50%

j) Maximum Density: 45 upnh

k) General Use Regulations:

- That a parking area be permitted in the front yard setback
- That a driveway be considered a legal parking space
- Tandem parking (up to a maximum of 2 vehicles) shall be permitted in a driveway accessory to a townhouse dwelling unit and shall be counted towards meeting the required parking
- That the minimum size for a parking space in a garage be 2.8m in width by 5.5m in length
- That no accessible parking space be required.

l) All other provisions of 6.4.4 apply

**15.4.31**

- a) Defined Area (4110 Perth Line 36 – By-law 88-2022)  
Residential Fourth Density (R4-31) as shown on Schedule "A", Map 2
- b) Permitted use:
- Street Townhouse Dwelling
- c) Minimum Front Yard Depth: 4.5 m
- d) Minimum Rear Yard Depth: 6.0 m
- e) Exterior Side Yard Width: Where a corner lot is situated so that its rear lot abuts an adjacent rear lot line, the exterior side yard with shall be a minimum of 1.2 m. In all other cases, it shall be a minimum of 4.5 m.
- f) Maximum Lot Coverage:
- Main Building: 45%
  - Main Building and Accessory Building: 50%
- g) Maximum Density: 45 upnh
- h) General use regulations:
- Any attached or detached garage shall not exceed sixty (60) percent of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to the said lot line of a dwelling erected on a lot (measured from the inside wall of outside wall to inside face of outside wall).
  - A garage shall not project more than 1.0m meters beyond the building elevation facing the front lot line or exterior lot line
  - In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance
- i) landscaped open space: 30%
- j) All other provisions of 6.4.4 apply

9. That By-law 10-2022, as amended, is hereby amended by deleting Schedule "A" Map 1 and replacing it with the revised Schedule "A" Map 1 attached hereto.
10. That By-law 10-2022, as amended, is hereby amended by deleting Schedule "A" Map 2 and replacing it with the revised Schedule "A" Map 2 attached hereto.
11. That By-law 10-2022, as amended, is hereby amended by deleting Schedule "A" Map 3 and replacing it with the revised Schedule "A" Map 3 attached hereto.
12. That By-law 10-2022, as amended, is hereby amended by deleting Schedule "A" Map 4 and replacing it with the revised Schedule "A" Map 4 attached hereto.
13. That By-law 10-2022, as amended, is hereby amended by deleting Schedule "A" Map 5 and replacing it with the revised Schedule "A" Map 5 attached hereto.
14. That By-law 10-2022, as amended, is hereby amended by deleting Schedule "A" Map 6 and replacing it with the revised Schedule "A" Map 6 attached hereto.
15. That By-law 10-2022, as amended, is hereby amended by deleting Schedule "A" Map 8 and replacing it with the revised Schedule "A" Map 8 attached hereto.
16. That By-law 10-2022, as amended, is hereby amended by deleting Schedule "A" Map 9 and replacing it with the revised Schedule "A" Map 9 attached hereto.
17. To be completed by the Clerks Department

**Schedule "A" to By-law \_\_\_\_ - \_\_\_\_ (year)**

DRAFT

Map 2

Map 3

Map 5

Map 4

Map 8



# City of Stratford Zoning By-Law

No. \_\_\_\_\_ - \_\_\_\_\_

Schedule "A" Map 1

### Legend

- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
- "-#" - Zone Exception (Refer to Section 15.0)
- "-H#" - Holding Symbol (Refer to Section 2.5.2)
- "-B#" - Bonus Provision (Refer to Section 2.5.3)
- "-T#" - Temporary Use Permission (Refer to Section 2.5.4)
- Central Business District
- Stratford Airport Overlay (Refer to Section 2.5.6)

### Comprehensive Zoning By-Law 2022

#### Residential Zones

- R1 - Residential First Density
- R2 - Residential Second Density
- R3 - Residential Third Density
- R4 - Residential Fourth Density
- R5 - Residential Fifth Density
- MUR - Mixed Use Residential

#### Commercial and Mixed Use Zones

- C1 - Neighbourhood Commercial
- C2 - Highway Commercial
- C3 - Central Commercial
- C4 - Shopping Centre Commercial
- C5 - Corridor Commercial

#### Grand Trunk Anchor District Zone

- AD - Grand Trunk Anchor District

#### Industrial Zones

- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District

#### Institutional Zones

- IN1 - Institutional Community
- IN2 - Institutional Neighbourhood

#### Theatre District Zone

- TH - Theatre District

#### Parks and Open Space Zones

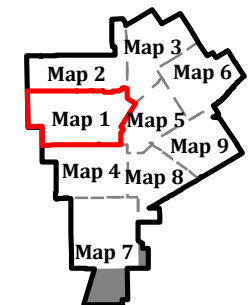
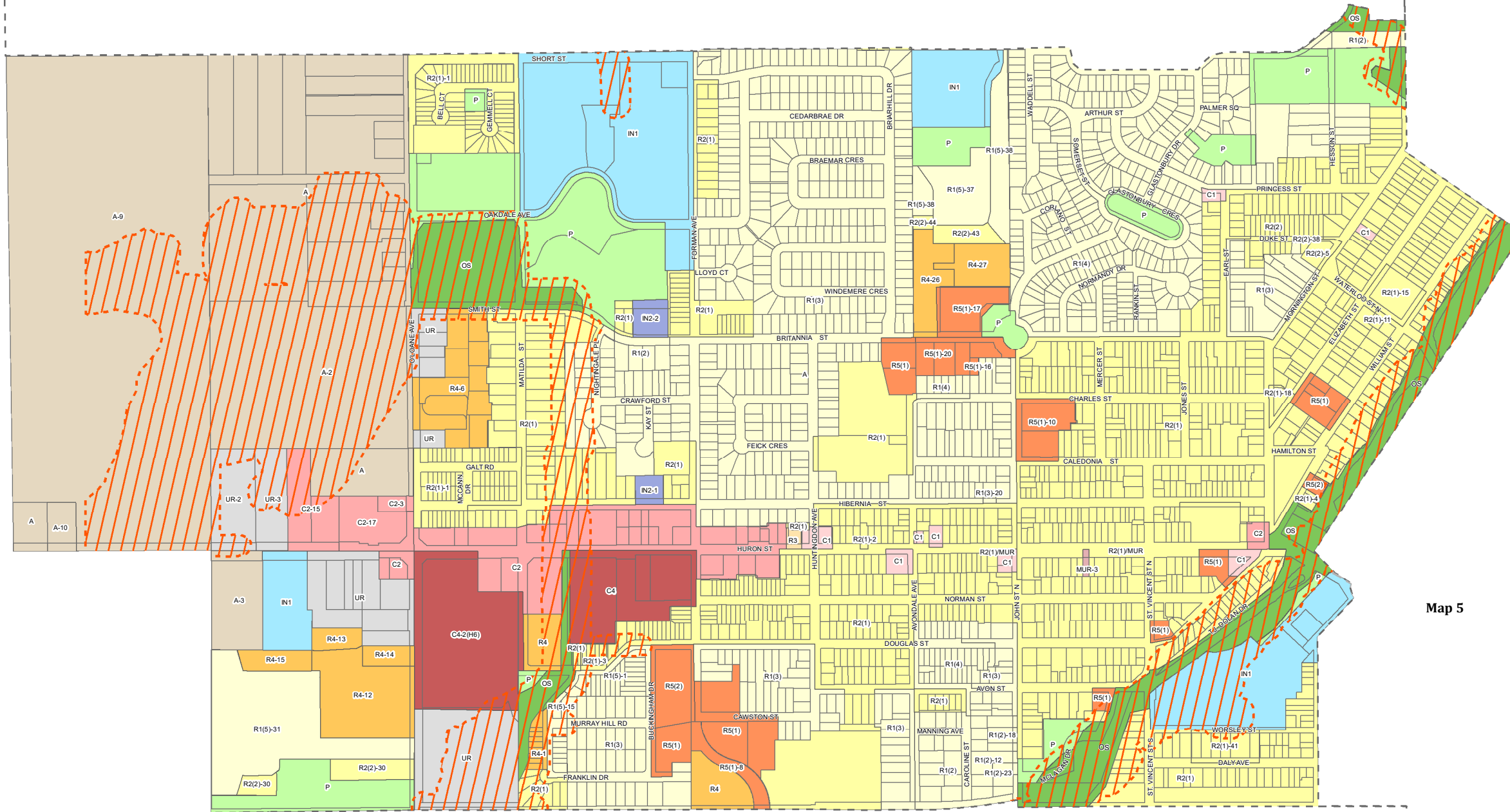
- P - Parks
- OS - Open Space

#### Agricultural Zone

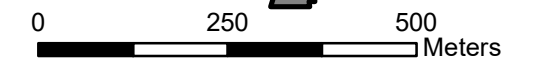
- A - Agricultural

#### Urban Reserve Zone

- UR - Urban Reserve



2020  
Annexation  
Lands





# City of Stratford Zoning By-Law

No. \_\_\_\_\_ - \_\_\_\_\_

Schedule "A" Map 2

- Legend**
- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
  - "-#" - Zone Exception (Refer to Section 15.0)
  - "-H#" - Holding Symbol (Refer to Section 2.5.2)
  - "-B#" - Bonus Provision (Refer to Section 2.5.3)
  - "-T#" - Temporary Use Permission (Refer to Section 2.5.4)

- Central Business District
- Stratford Airport Overlay (Refer to Section 2.5.6)

**Comprehensive Zoning By-Law 2022**

**Residential Zones**

- R1 - Residential First Density
- R2 - Residential Second Density
- R3 - Residential Third Density
- R4 - Residential Fourth Density
- R5 - Residential Fifth Density
- MUR - Mixed Use Residential

**Commercial and Mixed Use Zones**

- C1 - Neighbourhood Commercial
- C2 - Highway Commercial
- C3 - Central Commercial
- C4 - Shopping Centre Commercial
- C5 - Corridor Commercial

**Grand Trunk Anchor District Zone**

- AD - Grand Trunk Anchor District

**Industrial Zones**

- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District

**Institutional Zones**

- IN1 - Institutional Community
- IN2 - Institutional Neighbourhood

**Theatre District Zone**

- TH - Theatre District

**Parks and Open Space Zones**

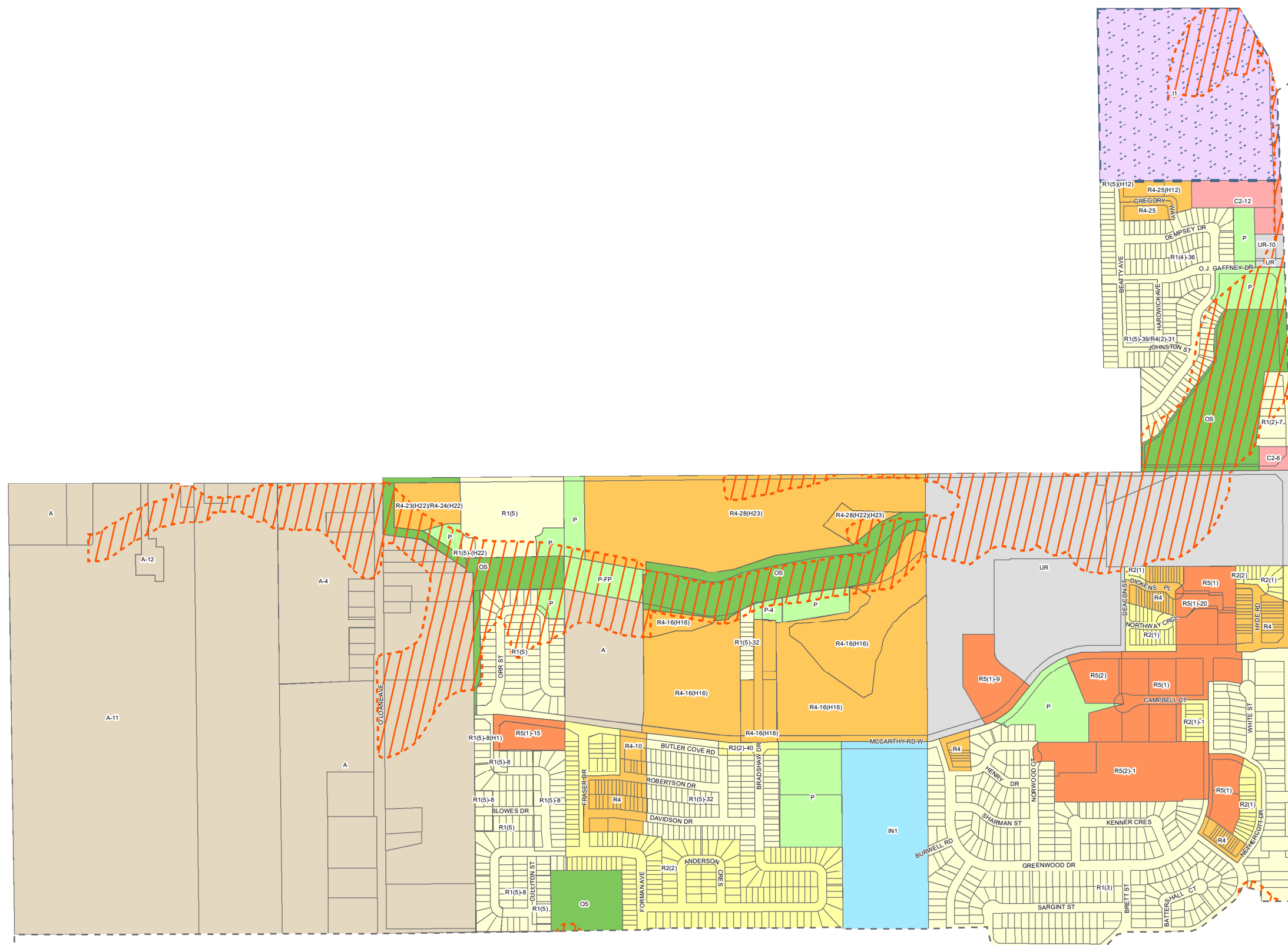
- P - Parks
- OS - Open Space

**Agricultural Zone**

- A - Agricultural

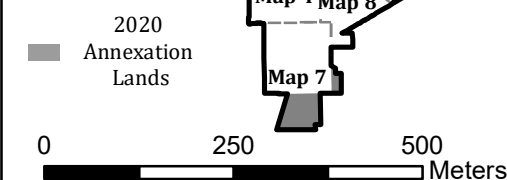
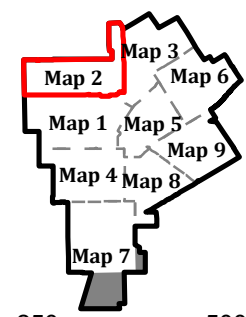
**Urban Reserve Zone**

- UR - Urban Reserve



Map 1

Map 3



March 2023





# City of Stratford Zoning By-Law

No. \_\_\_\_\_ - \_\_\_\_\_

Schedule "A" Map 3

### Legend

- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
- "-#" - Zone Exception (Refer to Section 15.0)
- "-H#" - Holding Symbol (Refer to Section 2.5.2)
- "-B#" - Bonus Provision (Refer to Section 2.5.3)
- "-T#" - Temporary Use Permission (Refer to Section 2.5.4)

- Central Business District
- Stratford Airport Overlay (Refer to Section 2.5.6)

### Comprehensive Zoning By-Law 2022

#### Residential Zones

- R1 - Residential First Density
- R2 - Residential Second Density
- R3 - Residential Third Density
- R4 - Residential Fourth Density
- R5 - Residential Fifth Density
- MUR - Mixed Use Residential

#### Commercial and Mixed Use Zones

- C1 - Neighbourhood Commercial
- C2 - Highway Commercial
- C3 - Central Commercial
- C4 - Shopping Centre Commercial
- C5 - Corridor Commercial

#### Grand Trunk Anchor District Zone

- AD - Grand Trunk Anchor District

#### Industrial Zones

- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District

#### Institutional Zones

- IN1 - Institutional Community
- IN2 - Institutional Neighbourhood

#### Theatre District Zone

- TH - Theatre District

#### Parks and Open Space Zones

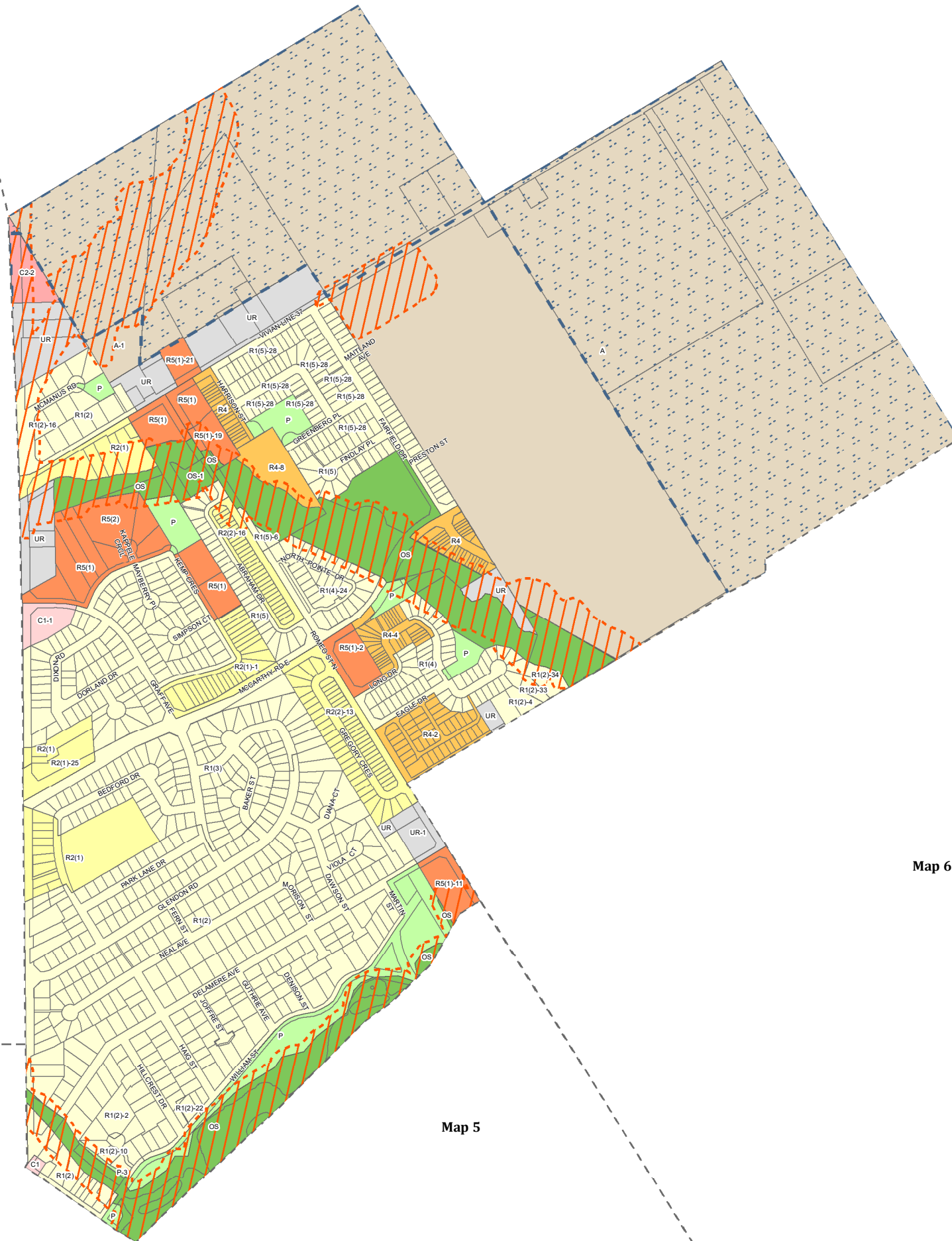
- P - Parks
- OS - Open Space

#### Agricultural Zone

- A - Agricultural

#### Urban Reserve Zone

- UR - Urban Reserve



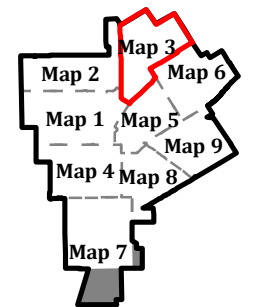
Map 2

Map 6

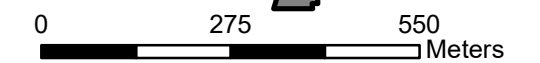
Map 5

Map 1

Map 9



2020  
Annexation  
Lands



March 2023





# City of Stratford Zoning By-Law No. \_\_\_\_\_

Schedule "A" Map 4

- Legend**
- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
  - "-#" - Zone Exception (Refer to Section 15.0)
  - "-H#" - Holding Symbol (Refer to Section 2.5.2)
  - "-B#" - Bonus Provision (Refer to Section 2.5.3)
  - "-T#" - Temporary Use Permission (Refer to Section 2.5.4)
  - Central Business District
  - Stratford Airport Overlay (Refer to Section 2.5.6)

### Comprehensive Zoning By-Law 2022

#### Residential Zones

- R1 - Residential First Density
- R2 - Residential Second Density
- R3 - Residential Third Density
- R4 - Residential Fourth Density
- R5 - Residential Fifth Density
- MUR - Mixed Use Residential

#### Commercial and Mixed Use Zones

- C1 - Neighbourhood Commercial
- C2 - Highway Commercial
- C3 - Central Commercial
- C4 - Shopping Centre Commercial
- C5 - Corridor Commercial

#### Grand Trunk Anchor District Zone

- AD - Grand Trunk Anchor District

#### Industrial Zones

- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District

#### Institutional Zones

- IN1 - Institutional Community
- IN2 - Institutional Neighbourhood

#### Theatre District Zone

- TH - Theatre District

#### Parks and Open Space Zones

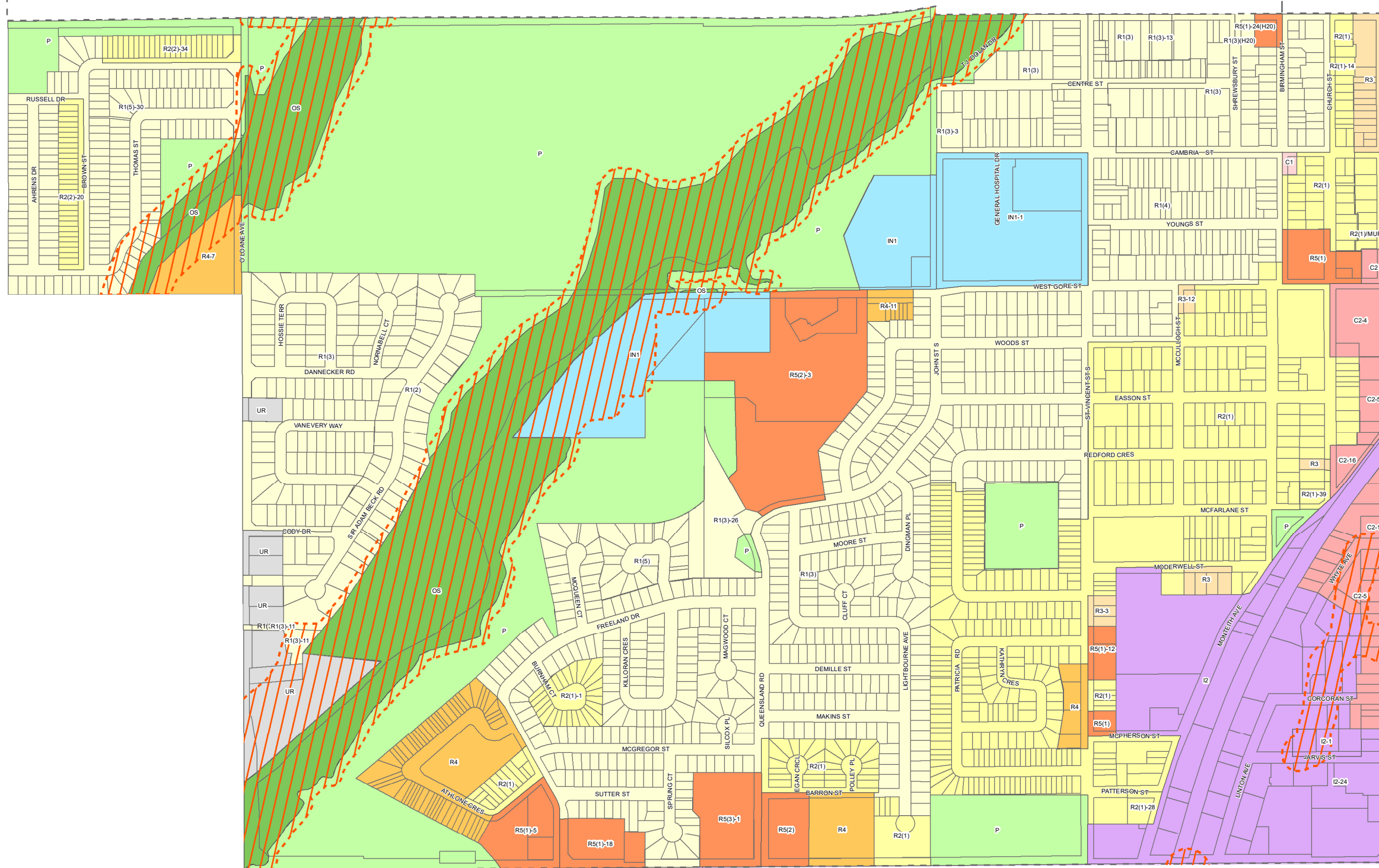
- P - Parks
- OS - Open Space

#### Agricultural Zone

- A - Agricultural

#### Urban Reserve Zone

- UR - Urban Reserve

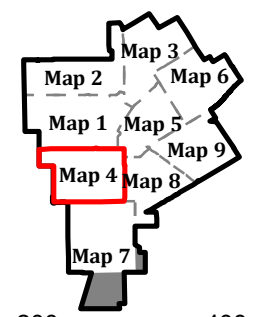


Map 8

Map 7

Map 5

Map 1



2020  
Annexation  
Lands



March 2023



# City of Stratford Zoning By-Law

No. \_\_\_\_\_ - \_\_\_\_\_

Schedule "A" Map 5

- Legend**
- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
  - "-#" - Zone Exception (Refer to Section 15.0)
  - "-H#" - Holding Symbol (Refer to Section 2.5.2)
  - "-B#" - Bonus Provision (Refer to Section 2.5.3)
  - "-T#" - Temporary Use Permission (Refer to Section 2.5.4)
  - Central Business District
  - Stratford Airport Overlay (Refer to Section 2.5.6)

### Comprehensive Zoning By-Law 2022

#### Residential Zones

- R1 - Residential First Density
- R2 - Residential Second Density
- R3 - Residential Third Density
- R4 - Residential Fourth Density
- R5 - Residential Fifth Density
- MUR - Mixed Use Residential

#### Commercial and Mixed Use Zones

- C1 - Neighbourhood Commercial
- C2 - Highway Commercial
- C3 - Central Commercial
- C4 - Shopping Centre Commercial
- C5 - Corridor Commercial

#### Grand Trunk Anchor District Zone

- AD - Grand Trunk Anchor District

#### Industrial Zones

- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District

#### Institutional Zones

- IN1 - Institutional Community
- IN2 - Institutional Neighbourhood

#### Theatre District Zone

- TH - Theatre District

#### Parks and Open Space Zones

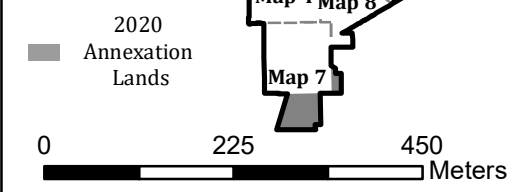
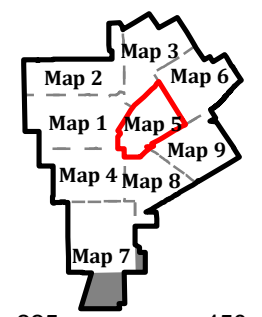
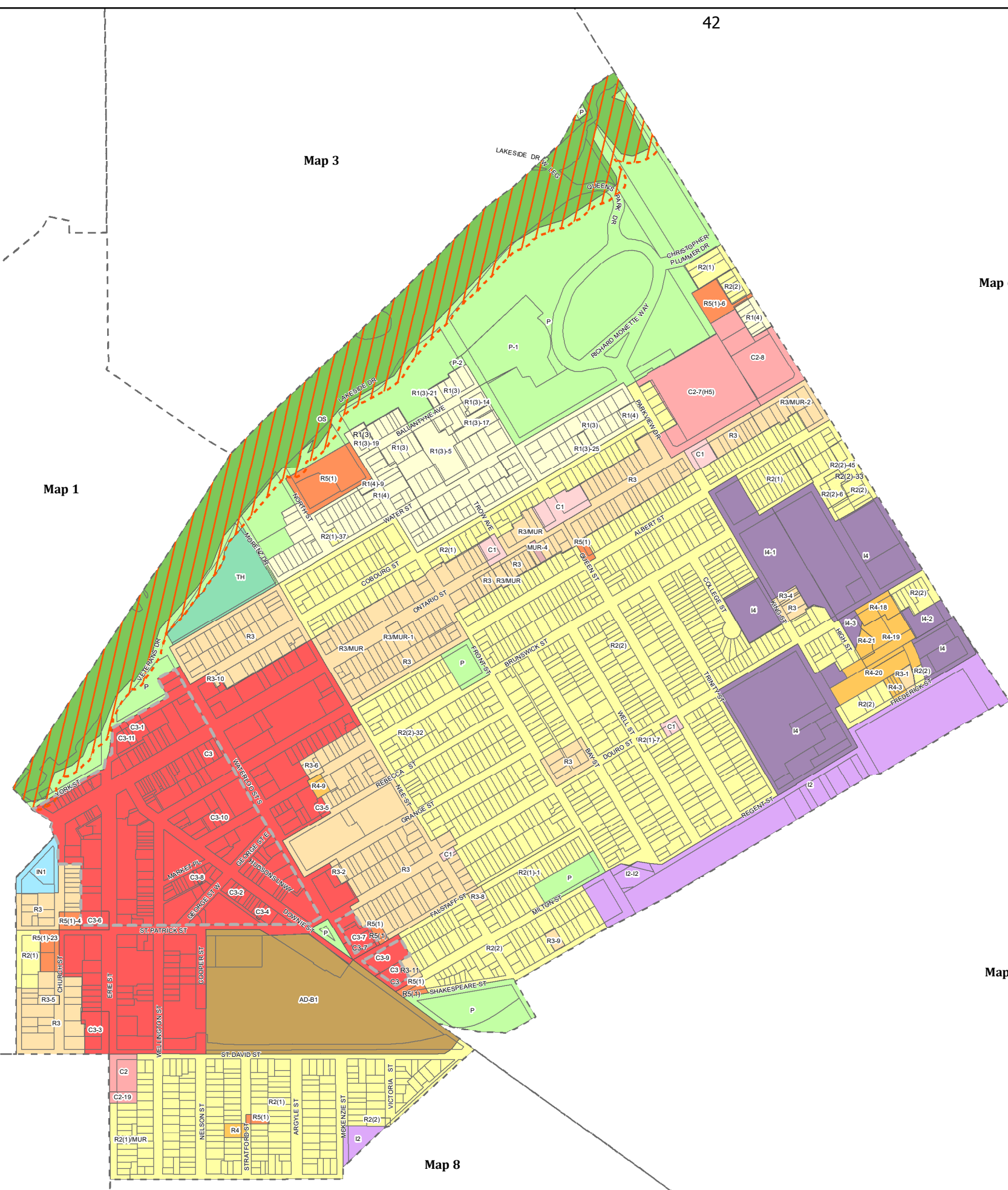
- P - Parks
- OS - Open Space

#### Agricultural Zone

- A - Agricultural

#### Urban Reserve Zone

- UR - Urban Reserve



March 2023

Map 2

Map 3

Map 6

Map 1

Map 9

Map 4

Map 8





# City of Stratford Zoning By-Law

No. \_\_\_\_\_ - \_\_\_\_\_

Schedule "A" Map 6

### Legend

- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
- "-#" - Zone Exception (Refer to Section 15.0)
- "-H#" - Holding Symbol (Refer to Section 2.5.2)
- "-B#" - Bonus Provision (Refer to Section 2.5.3)
- "-T#" - Temporary Use Permission (Refer to Section 2.5.4)
- Central Business District
- Stratford Airport Overlay (Refer to Section 2.5.6)

### Comprehensive Zoning By-Law 2022

#### Residential Zones

- R1 - Residential First Density
- R2 - Residential Second Density
- R3 - Residential Third Density
- R4 - Residential Fourth Density
- R5 - Residential Fifth Density
- MUR - Mixed Use Residential

#### Commercial and Mixed Use Zones

- C1 - Neighbourhood Commercial
- C2 - Highway Commercial
- C3 - Central Commercial
- C4 - Shopping Centre Commercial
- C5 - Corridor Commercial

#### Grand Trunk Anchor District Zone

- AD - Grand Trunk Anchor District

#### Industrial Zones

- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District

#### Institutional Zones

- IN1 - Institutional Community
- IN2 - Institutional Neighbourhood

#### Theatre District Zone

- TH - Theatre District

#### Parks and Open Space Zones

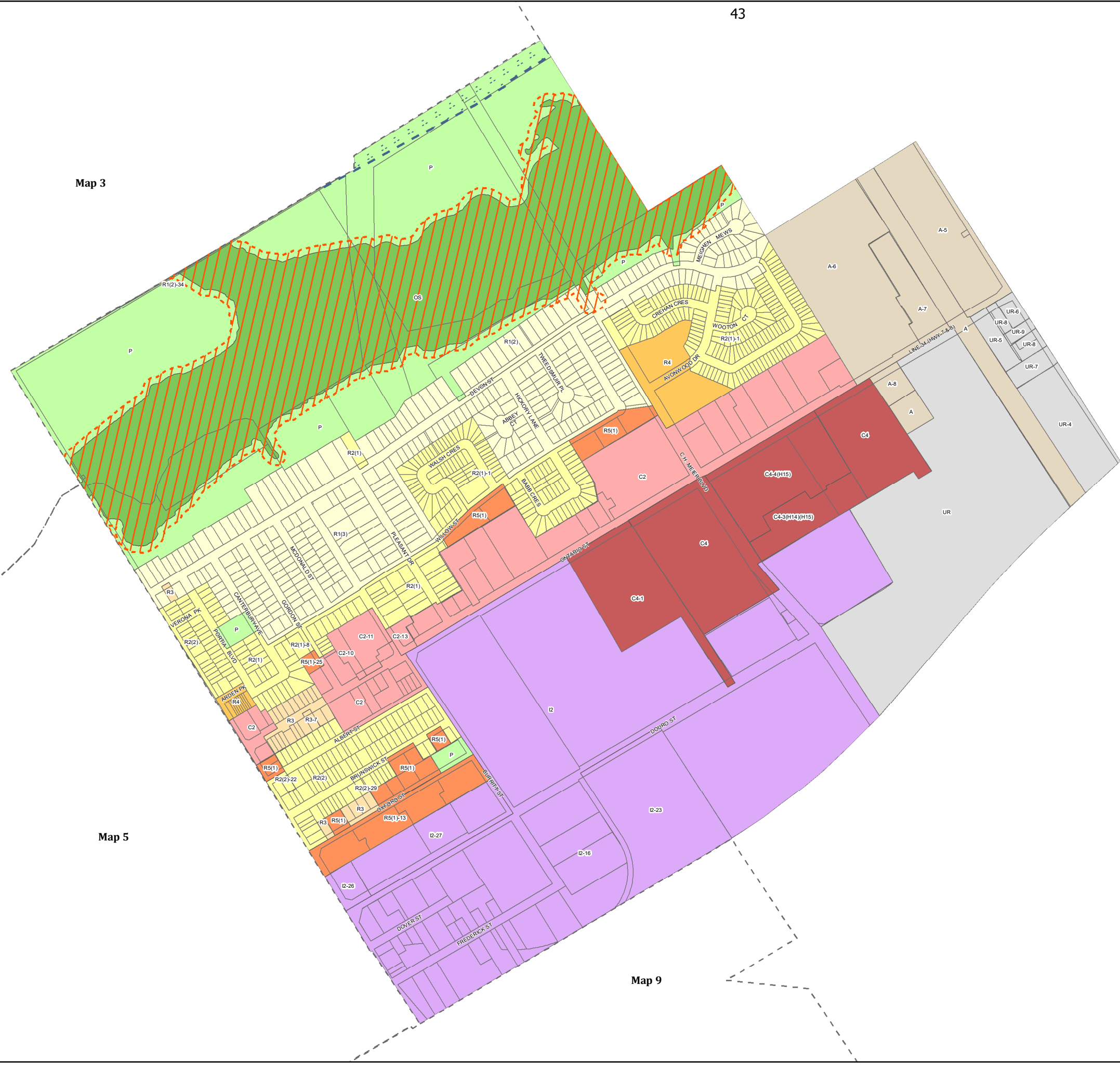
- P - Parks
- OS - Open Space

#### Agricultural Zone

- A - Agricultural

#### Urban Reserve Zone

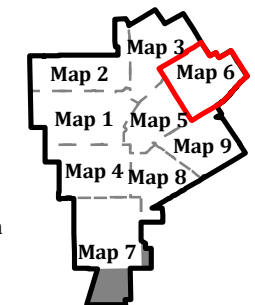
- UR - Urban Reserve



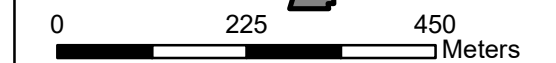
Map 3

Map 5

Map 9



2020  
Annexation  
Lands



March 2023



# City of Stratford Zoning By-Law

No. \_\_\_\_\_

Schedule "A" Map 8

### Legend

- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
- "-#" - Zone Exception (Refer to Section 15.0)
- "-H#" - Holding Symbol (Refer to Section 2.5.2)
- "-B#" - Bonus Provision (Refer to Section 2.5.3)
- "-T#" - Temporary Use Permission (Refer to Section 2.5.4)
- Central Business District
- Stratford Airport Overlay (Refer to Section 2.5.6)

### Comprehensive Zoning By-Law 2022

#### Residential Zones

- R1 - Residential First Density
- R2 - Residential Second Density
- R3 - Residential Third Density
- R4 - Residential Fourth Density
- R5 - Residential Fifth Density
- MUR - Mixed Use Residential

#### Commercial and Mixed Use Zones

- C1 - Neighbourhood Commercial
- C2 - Highway Commercial
- C3 - Central Commercial
- C4 - Shopping Centre Commercial
- C5 - Corridor Commercial

#### Grand Trunk Anchor District Zone

- AD - Grand Trunk Anchor District

#### Industrial Zones

- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District

#### Institutional Zones

- IN1 - Institutional Community
- IN2 - Institutional Neighbourhood

#### Theatre District Zone

- TH - Theatre District

#### Parks and Open Space Zones

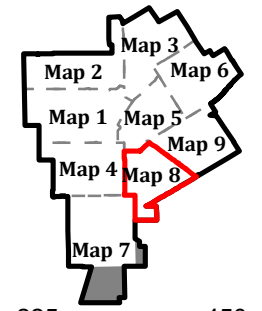
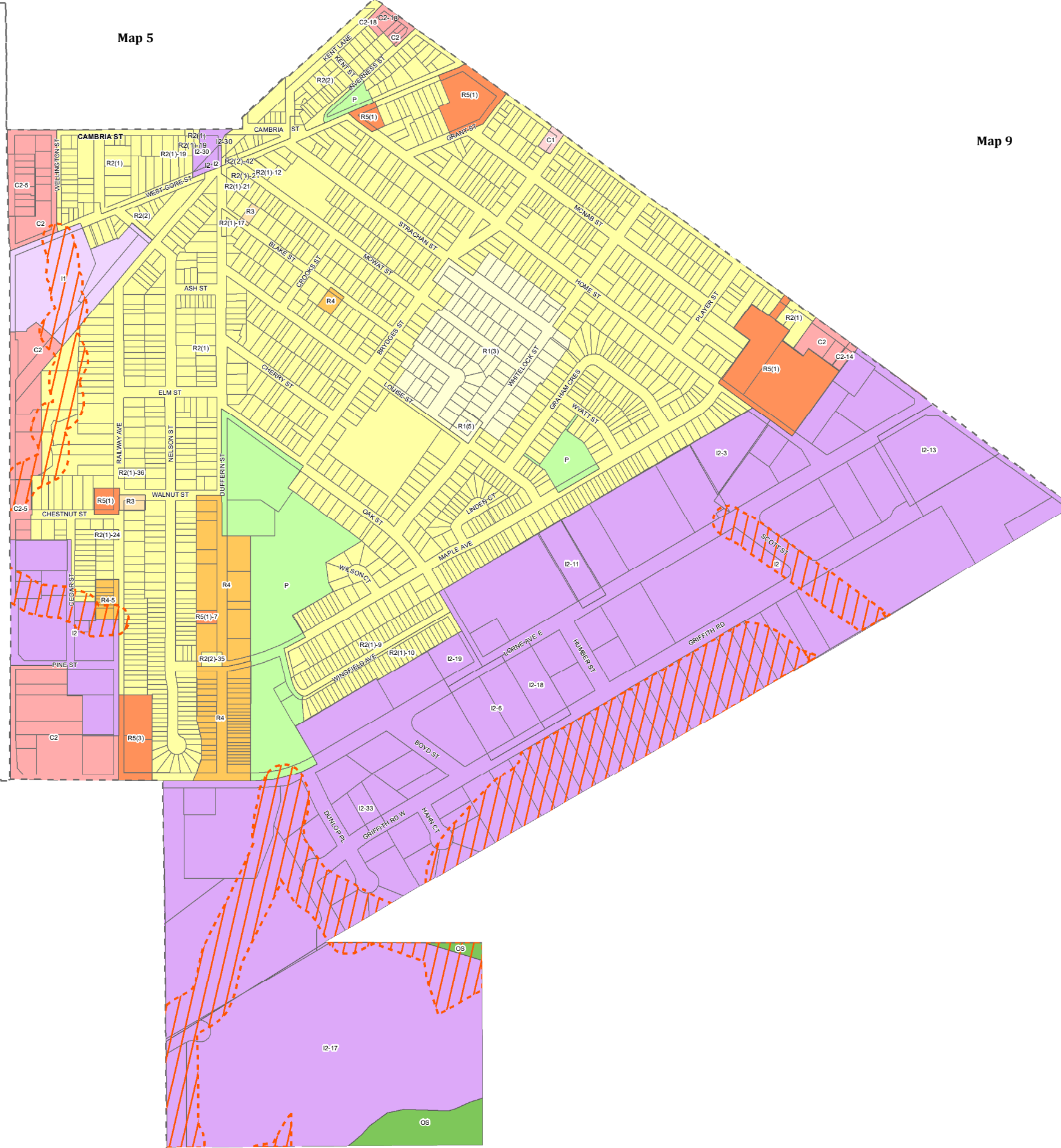
- P - Parks
- OS - Open Space

#### Agricultural Zone

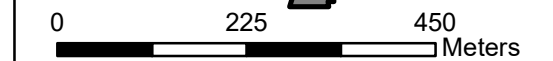
- A - Agricultural

#### Urban Reserve Zone

- UR - Urban Reserve



2020  
Annexation  
Lands







# City of Stratford Zoning By-Law

No. \_\_\_\_\_ - \_\_\_\_\_

Schedule "A" Map 9

### Legend

- Upper Thames River Conservation Authority Regulated Area Overlay (Refer to Section 4.29)
- "-#" - Zone Exception (Refer to Section 15.0)
- "-H#" - Holding Symbol (Refer to Section 2.5.2)
- "-B#" - Bonus Provision (Refer to Section 2.5.3)
- "-T#" - Temporary Use Permission (Refer to Section 2.5.4)
- Central Business District
- Stratford Airport Overlay (Refer to Section 2.5.6)

### Comprehensive Zoning By-Law 2022

#### Residential Zones

- R1 - Residential First Density
- R2 - Residential Second Density
- R3 - Residential Third Density
- R4 - Residential Fourth Density
- R5 - Residential Fifth Density
- MUR - Mixed Use Residential

#### Commercial and Mixed Use Zones

- C1 - Neighbourhood Commercial
- C2 - Highway Commercial
- C3 - Central Commercial
- C4 - Shopping Centre Commercial
- C5 - Corridor Commercial

#### Grand Trunk Anchor District Zone

- AD - Grand Trunk Anchor District

#### Industrial Zones

- I1 - Prime Industrial
- I2 - General Industrial
- I3 - Secondary Industrial
- I4 - Factory District

#### Institutional Zones

- IN1 - Institutional Community
- IN2 - Institutional Neighbourhood

#### Theatre District Zone

- TH - Theatre District

#### Parks and Open Space Zones

- P - Parks
- OS - Open Space

#### Agricultural Zone

- A - Agricultural

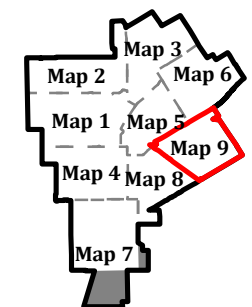
#### Urban Reserve Zone

- UR - Urban Reserve

2020  
Annexation  
Lands



March 2023

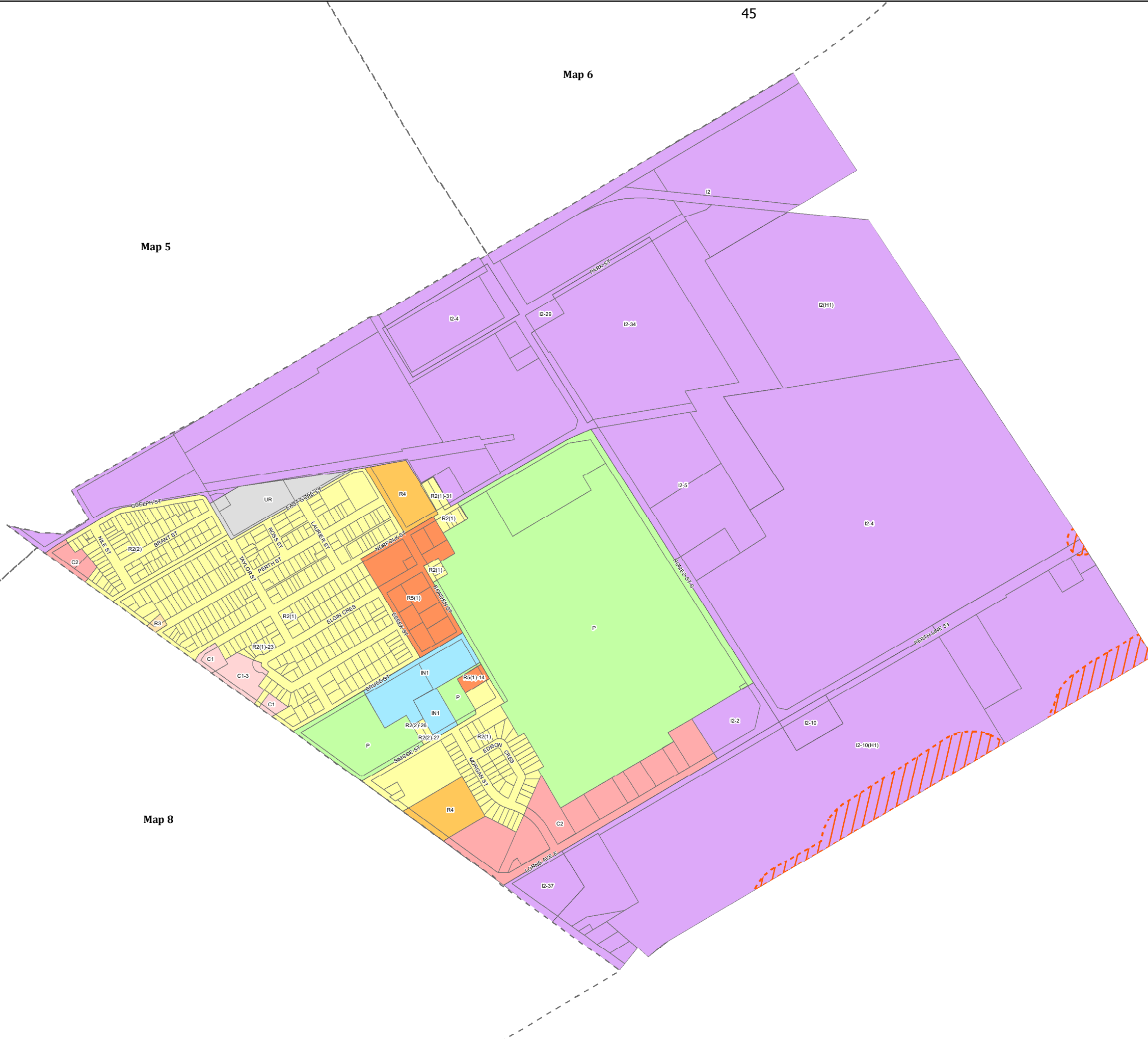


45

Map 6

Map 5

Map 8





## **CITY OF STRATFORD PUBLIC MEETING MINUTES**

A **PUBLIC MEETING** was held on Wednesday, December 7, 2022, at 6:41 p.m., via electronic participation to give the public and Council an opportunity to hear all interested persons with respect to Zone Change Application Z08-22. The purpose of the application is to address discrepancies which affects existing R4 zoning provisions relating to townhouse dwellings in the City of Stratford.

**COUNCIL PRESENT:** Mayor Martin Ritsma – Chair presiding, Councillors Brad Beatty, Lesley Biehn, Taylor Briscoe, Jo-Dee Burbach, Bonnie Henderson, Mark Hunter, Larry McCabe, Harjinder Nijjar, and Geza Wordofa.

**STAFF PRESENT:** John Paradis - Fire Chief, Taylor Crinklaw - Director of Infrastructure and Development Services, David St. Louis – Director of Community Services, Kim McElroy – Director of Social Services, Anne Kircos - Director of Human Resources, Andrea Hächler – Manager of Planning, Jonathan DeWeerd – Chief Building Official, Jeff Bannon – Planner, Tatiana Dafoe – City Clerk, Chris Bantock – Deputy Clerk, Jodi Akins – Council Clerk Secretary and Danielle Clayton – Recording Secretary.

**ALSO PRESENT:** Members of the public.

**REGRETS:** Councillor Sebben

Mayor Ritsma called the meeting to order and stated the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to Zone Change Application Z08-22. The purpose of the application is to address discrepancies which affects existing R4 zoning provisions relating to townhouse dwellings in the City of Stratford.

The Mayor explained the order of procedure for the public meeting.

### **STAFF PRESENTATION**

The Manager of Planning provided an overview of the management report and a PowerPoint presentation on behalf of the applicant, the City of Stratford. The Manager of Planning stated that the purpose of the Zone Change Application Z08-22 is to undertake a housekeeping amendment that would eliminate conflicts within the existing R4 zoning provisions relating to townhouse dwellings. It would also amend the definitions for townhouse dwellings to provide clarity.

In April 2022, Council approved Zoning By-law 10-2022. Since the Zoning By-law came into effect, staff have identified a change that was made to the R4 zone which has created a conformity issue for approved R4 zoned properties. In the previous Zoning By-law 201-2000, there were two R4 subcategories which permitted all townhouse developments. In Zoning By-law 10-2022, it introduced four subcategories that separate the different forms of townhouse dwelling types and those zoning provisions vary depending on the subcategory.

The Manager of Planning advised that it is typical for a housekeeping amendment to be brought forward within the first year of a new Zoning By-law being adopted as discrepancies are often found. It was noted that the issue regarding the R4 zoning was more pressing so that approvals and registrations could continue. The Manager of Planning provided an example of a recent application that was approved and explained how it would not be possible to approve it under the new By-law as it is currently written.

It was noted for Council's information that a version of the Zoning By-law that was approved in April 2022, is currently being circulated internally amongst the departments for review and to identify any additional housekeeping amendments. The Manager of Planning advised that she is hoping to bring a full housekeeping amendment forward for Council's review in the first quarter of 2023.

### **QUESTIONS FROM COUNCIL**

Councillor Burbach questioned where stacked townhouses would be included in the By-law. The Manager of Planning advised that clustered townhouses include vertically and horizontally attached townhouses which include stacked townhouses. Stacked townhouses are where units are stacked on top of each other and there are options of having back-to-back units as well.

Councillor Henderson expressed concerns with stacked townhouses because they are not accessible, and it is difficult to have developers include accessible units and homes in their development. Councillor Henderson questioned if it is possible for the City to no longer permit stacked townhouses to help eliminate any barriers to accessibility. The Manager of Planning advised that there have been stacked townhouses that have been made accessible by including walkouts. It was noted that a provision could be added to the By-law but the Manager was not aware of any other municipality adding a provision to ban or ensure a certain percentage of stacked townhouses be accessible.

### **QUESTIONS FROM THE PUBLIC**

The City Clerk advised that there were no registered delegations.

Staff advised there was no questions submitted via the electronic Q & A during the meeting.

The Mayor noted that the matter will be considered at a future Planning and Heritage Committee meeting and that a video recording of the meeting would be posted to the City's website.

The Mayor adjourned the meeting at 6:53 p.m.

**There were no requests to receive further information from the public meeting on December 7, 2022.**