



**NOTICE OF APPLICATION AND NOTICE OF  
PUBLIC MEETING  
under the *Planning Act*  
Draft Plan of Subdivision 31T21-002  
Zone Change Application Z07-21  
525 O'Loane Avenue, Part Lot 5, Con 1  
(Geographic Township of Downie) in the City of Stratford**

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City of Stratford Council will hold a public meeting on **Wednesday, December 8, 2021** at **5:30 pm** to hear all interested persons with respect to Draft Plan of Subdivision Application 31T21-002 and Zone Change Application Z07-21.

**This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.**

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at [clerks@stratford.ca](mailto:clerks@stratford.ca) no later than **10:00 am on Wednesday, December 8, 2021. Following confirmation of the request to speak, details for participating in the meeting will be provided.** During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

All written comments received will be included with the Council agenda. The deadline for inclusion is Thursday, December 2<sup>nd</sup> at noon. Any comments received after this date will be listed at a subsequent Council meeting.

The applications affect a 4.02 ha portion of property legally described as Part Lot 5, Concession 1, (Geographic Township of Downie) in the City of Stratford, and municipally known as 525 O'Loane Avenue (see attached map). The lands are located on the east side of O'Loane Avenue between the GEXR Railway and Huron Street.

Draft Plan of Subdivision

The proposed draft plan of subdivision contains 15 single detached dwelling lots, 10 semi-detached dwelling lots, 2 street townhouse blocks, 2 townhouse blocks, 1 walkway block and 2 open space blocks. The proposed draft plan of subdivision would be serviced by one new local road. The lands are proposed to accommodate up to 69 new residential units.

Zoning By-law Amendment

The requested Zoning By-law amendment is to rezone the lands from Future Residential (FR) to a Residential Second Density R2(2) – special zone, a Residential Fourth Density R4(2) zone, a split Residential Fourth Density R4(2)- special zone / Residential Fifth Density R5(1) – special Zone and a Park (P) zone. The requested R2(2) special zone would permit single detached dwellings with a minimum lot area of 284 m<sup>2</sup> and semi-detached dwellings with a minimum corner lot frontage of 12.5m. The requested split R4(2) zone would permit a minimum lot area for a street townhouse dwelling of 266m<sup>2</sup> and a R5(1) zone with a minimum front yard setback of 6.6m for street townhouse dwellings.

A key map is attached.

Your opinion on this application is important. Please call, mail, email or fax your comments to Jeff Bannon at telephone number (519) 271-0250 extension 5266, Fax: (519) 271-5966 – [jbannon@stratford.ca](mailto:jbannon@stratford.ca) - City of Stratford, Development Services Division by November 26, 2021, in order for your comments to be incorporated in the 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: [tdafoe@stratford.ca](mailto:tdafoe@stratford.ca) or by telephone at the number below.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 proposed official plan amendment is adopted, or before a zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

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 proposed official plan amendment is adopted, or zoning by-law amendment 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 proposed draft plan of subdivision approval or the zoning by-law amendment you must make a written request to the Manager of Planning, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

**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. 5345 during business hours.**

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*Agencies: Please respond by: **Friday, November 26, 2021.**  
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Jeff Bannon at 519-271-0250, Extension 5266.

If you require this document in an alternate format contact City Hall at 519-271-0250 extension 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 November 6, 2021. 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 November 8, 2021

Jeff Bannon, Planner,  
The Corporation of the City of Stratford  
82 Erie Street, Stratford, ON N5A 2M4  
Tel: (519) 271-0250 ext. 5266 Fax: (519) 271-5966

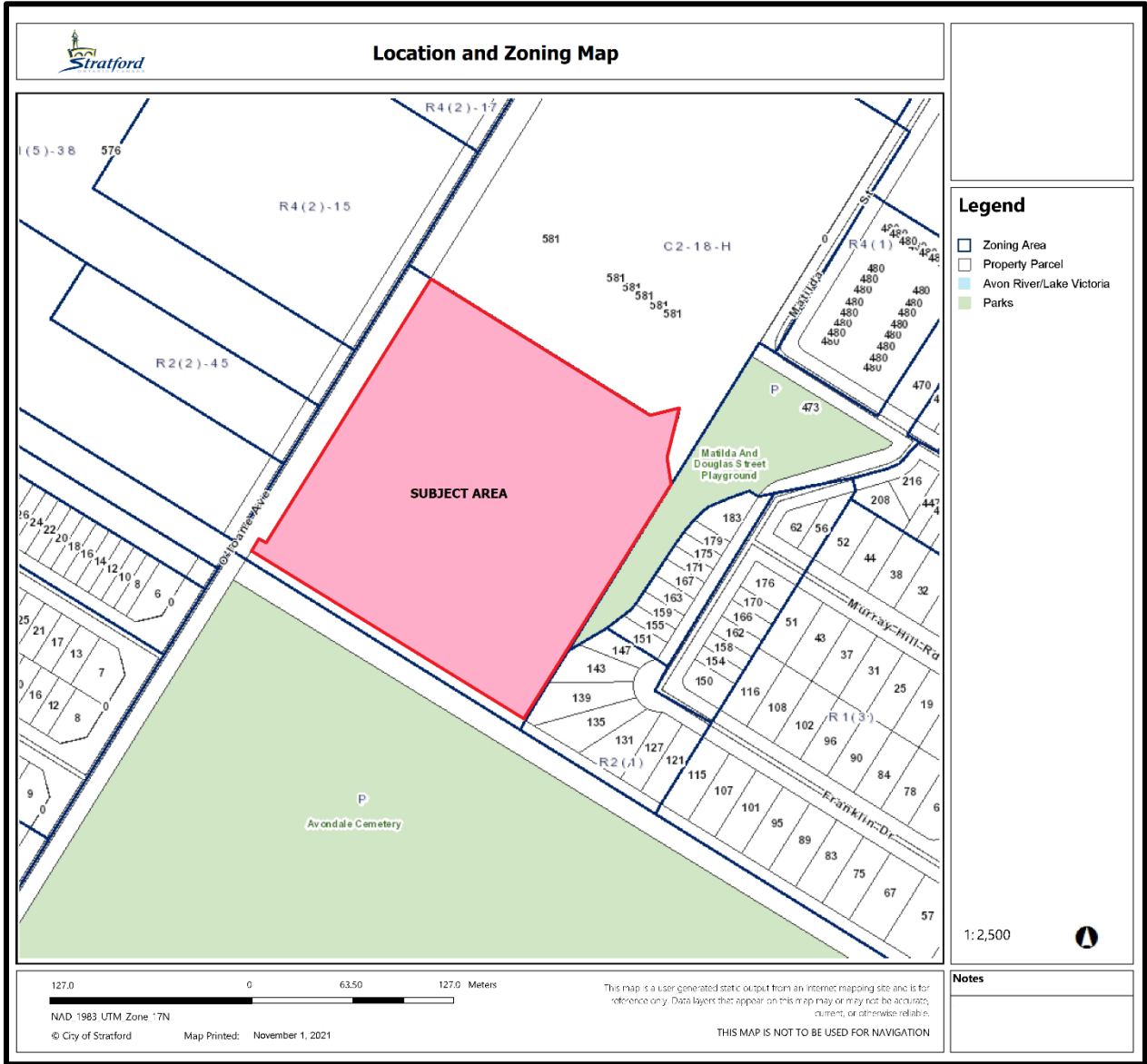
Cc: Applicant

Tatiana Dafoe, City Clerk

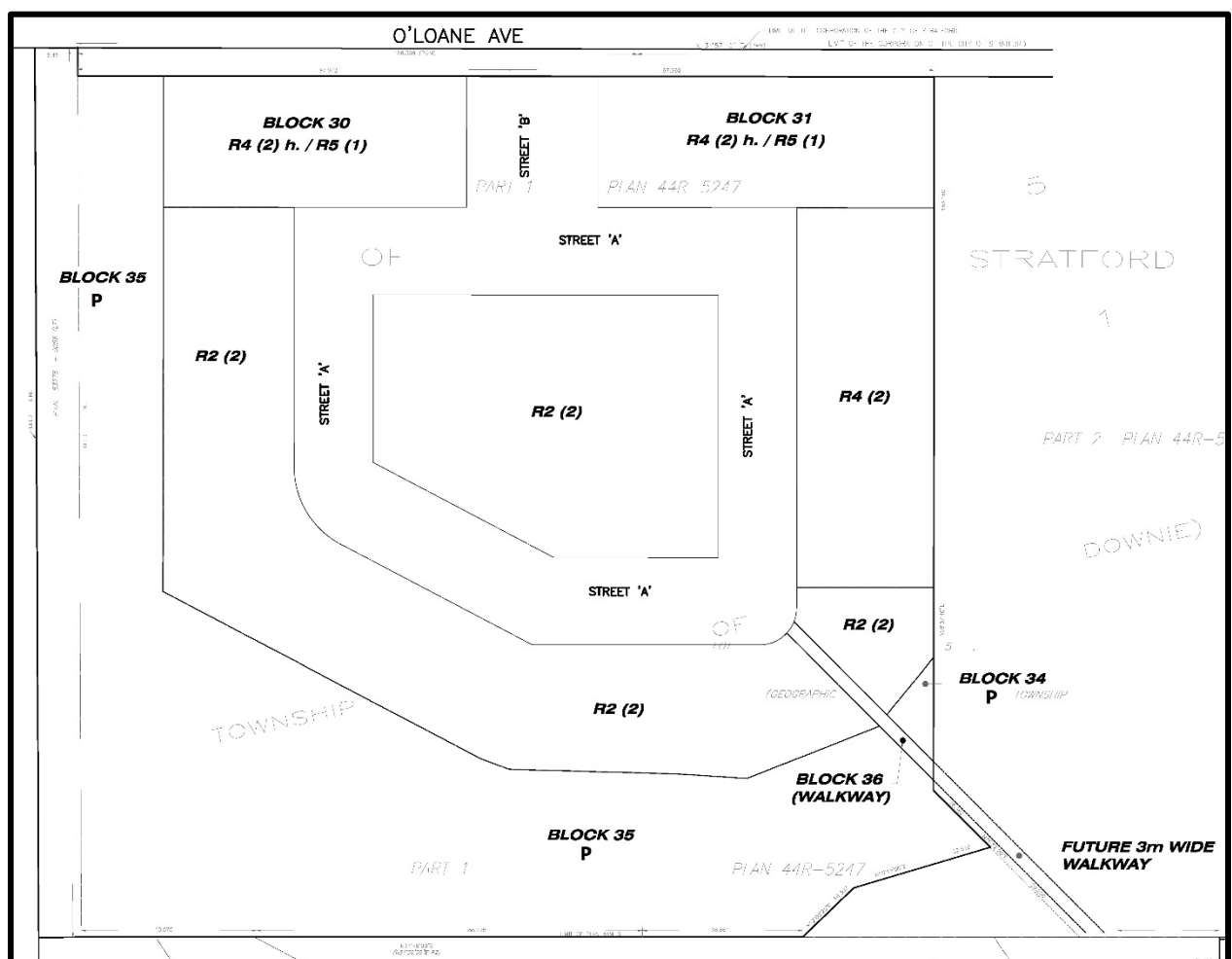
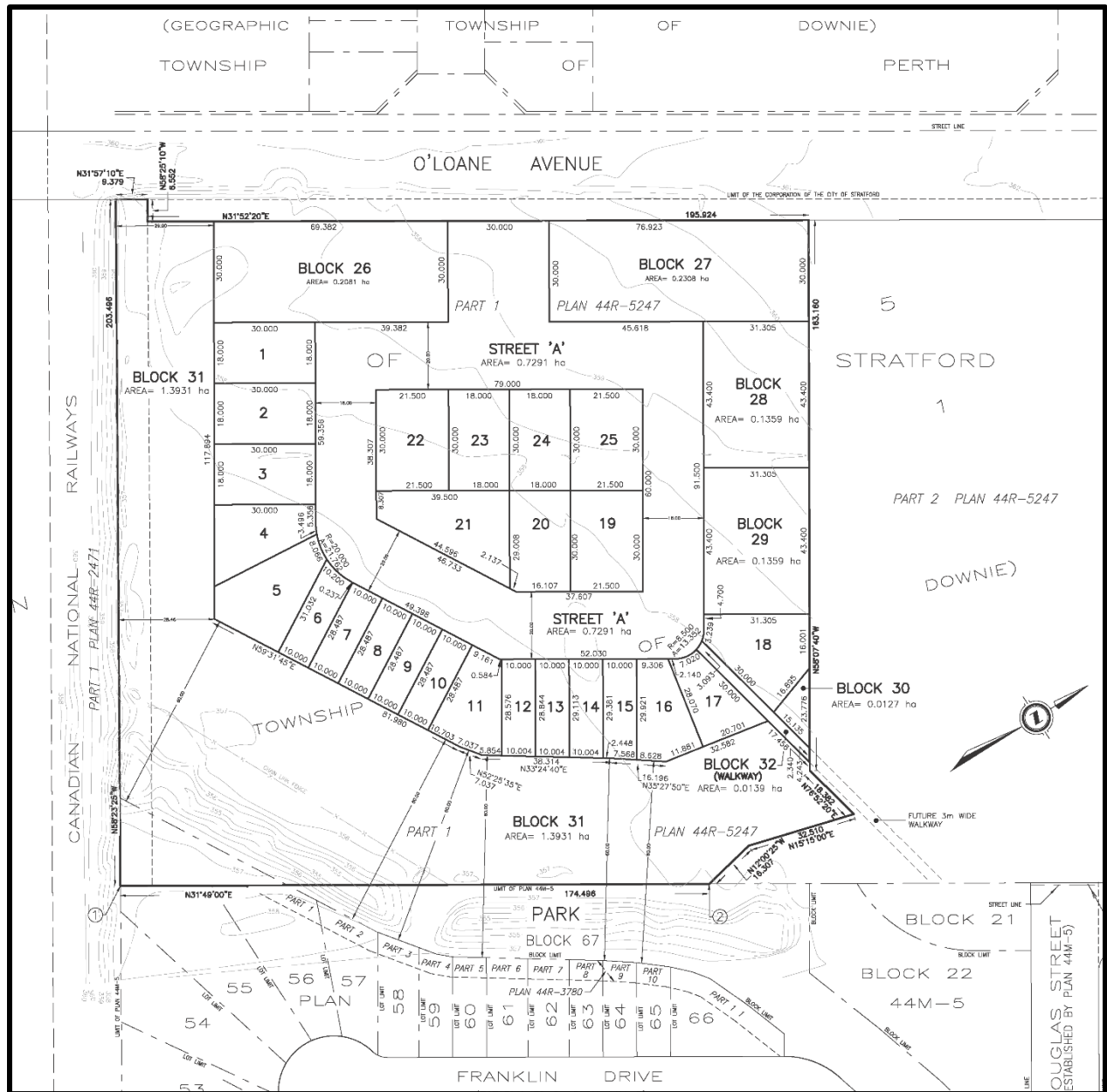
Agencies and Departments

Property owners within 120m of the subject lands

Location and Zoning By-law 201-2000 Map



## Proposed Draft Plan of Subdivision





## **NOTICE OF PUBLIC MEETING** **under the *Building Code Act*** **Proposed Amendment to Building By-law #112-2005** **Including Fee Schedule 'A'**

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City of Stratford Council will hold an electronic public meeting on **Wednesday, December 08, 2021 at 5:30 p.m.** to hear all interested persons with respect to the Proposed Amendment to Building By-law #112-2005, including Fee Schedule 'A', under the Building Code Act, S.O. 1992.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website: <https://calendar.stratford.ca/meetings/Detail/2021-12-08-1730-Special-and-Public-Meeting>. A video of the meeting will also be posted to the City's website once available.

Comments can be made to the Infrastructure and Development Services department by calling 519-271-0250 extension 219 or by emailing [building@stratford.ca](mailto:building@stratford.ca) by noon on Friday, November 26, 2021. Comments received will be included with the agenda for the meeting.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at [clerks@stratford.ca](mailto:clerks@stratford.ca) no later than **10:00 am on December 8, 2021**. **Following confirmation of the request to speak, details for participating in the meeting will be provided.** During the meeting there will be a question and answer feature where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

The meeting will concern a proposed building permit fee increase on all permit fees, with an effective date for new fees of January 1, 2022, in accordance with clause 7(1)(c) of the Ontario Building Code Act S.O. 1992, c23 as amended. Documents relating to this proposed amendment can be viewed on the City of Stratford website, <https://www.stratford.ca/en/inside-city-hall/building.aspx>.

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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 (519) 271-0250 extension 5237 during business hours.



**NOTICE OF APPLICATION AND NOTICE OF  
PUBLIC MEETING  
under the *Planning Act*  
Vacant Plan of Condominium 31CDM21-003  
500 McCarthy Road West Part Lot 4 Con 2  
Pt 3 & 12 on 44R-5813 in the City of Stratford  
Northwest Stratford Developments (2016) Inc.**

City of Stratford Council will hold a public meeting on **Wednesday, December 8, 2021** at **5:30 pm** to hear all interested persons with respect to Vacant Plan of Condominium Application 31CDM21-003.

**This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.**

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at [clerks@stratford.ca](mailto:clerks@stratford.ca) no later than **10:00 am on Wednesday, December 8, 2021. Following confirmation of the request to speak, details for participating in the meeting will be provided.** During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

All written comments received will be included with the Council agenda. The deadline for inclusion is Thursday, December 2<sup>nd</sup>, 2021 at noon. Any comments received after this date will be listed at a subsequent Council meeting.

An application was received for a Vacant Draft Plan of Condominium for the lands known municipally as 500 McCarthy Road West, legally described as Part Lot 4, Concession 2, Part 3 and 12 on 44R-5813 in the City of Stratford. The lands are located on the north side of McCarthy Road West to the west of Bradshaw Drive and have an area of approximately 5.44 ha. The proposed vacant land condominium plan contains a total of 193 units residential townhouse units. The remainder of the plan including visitor parking and amenity areas are proposed to be common elements. The lands are currently vacant. The lands received draft plan of subdivision approval in 2019 (city file 31T17-001). Access to the subject lands will be provided on the Orr Street extension.

The lands are zoned Residential Fourth Density- Special- R4(2)-19(H1) & R4(2)-19(H1)(H2). The lands are designated 'Medium Density Residential Special' in the Official Plan.

A key map is attached.

Your opinion on this application is important. Please call, mail, email or fax your comments to Rachel Bossie at telephone number (519) 271-0250 extension 5320, Fax: (519) 271-5966 – [rbossie@stratford.ca](mailto:rbossie@stratford.ca) - City of Stratford, Development Services Division by November 26, 2021, in order for your comments to be incorporated in the public meeting 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: [tdafoe@stratford.ca](mailto:tdafoe@stratford.ca) or by telephone at the number below.



If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, 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, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of the 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 proposed draft plan of condominium approval you must make a written request to the Manager of Planning, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

**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. 5345 during business hours.**

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*Agencies: Please respond by: **Friday, November 26, 2021.***

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

ADDITIONAL INFORMATION: Contact Rachel Bossie at 519-271-0250, Extension 5320.

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

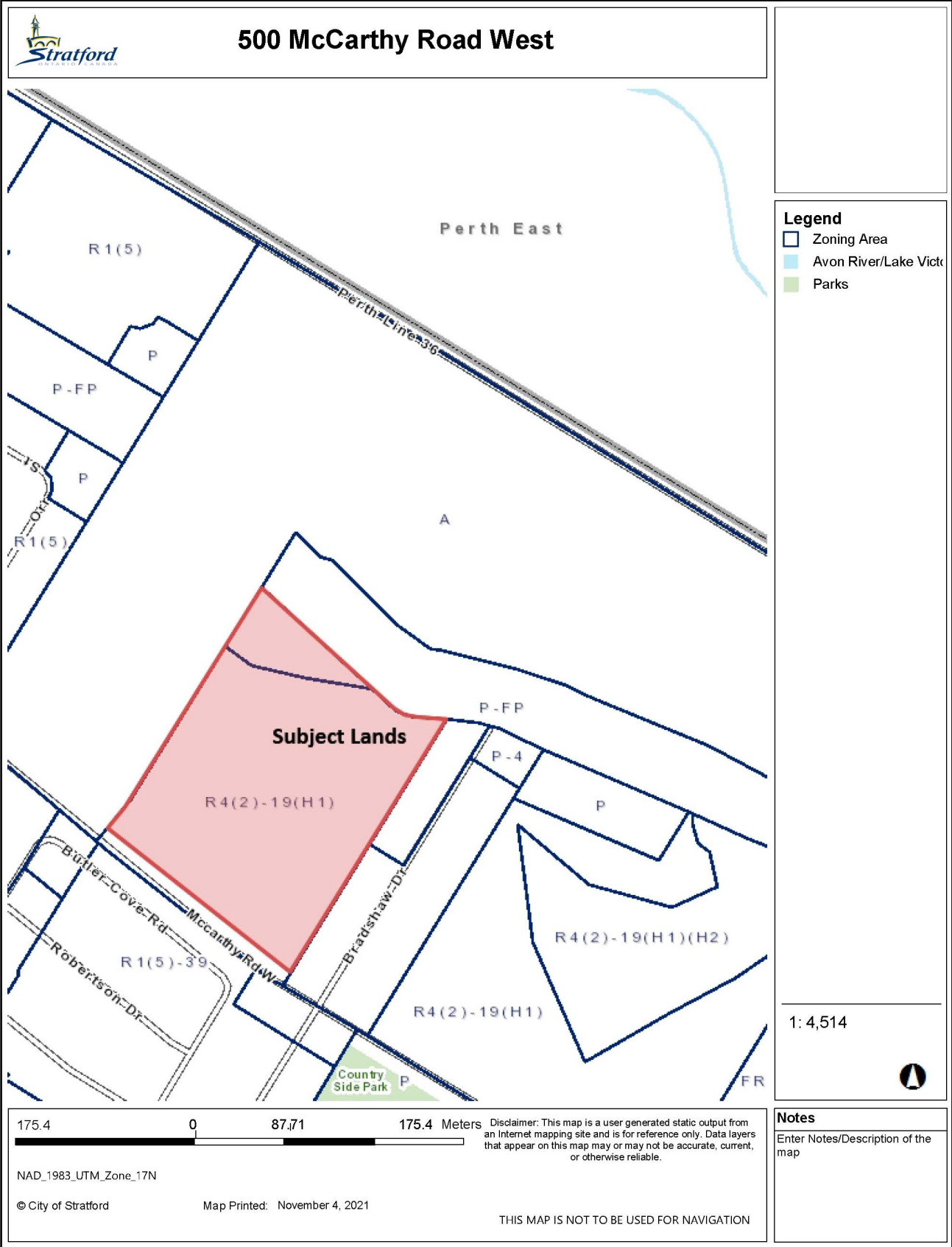
This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on November 13, 2021. This Town Crier is also posted to the City of Stratford website: [www.stratford.ca](http://www.stratford.ca).

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 November 15, 2021   Rachel Bossie, Planner,  
The Corporation of the City of Stratford  
82 Erie Street, Stratford, ON N5A 2M4  
Tel: (519) 271-0250 ext. 5320   Fax: (519) 271-5966

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

Location Map





### Proposed Vacant Plan of Condominium Plan

### OWNER'S CERTIFICATE

I HEREBY SUBMIT THIS PLAN OF PROPOSED CONDOMINIUM TO THE CORPORATION OF THE CITY OF STRATFORD FOR APPROVAL.

DATE: \_\_\_\_\_

DAVID TENNANT  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: \_\_\_\_\_

TERRY P. DIETZ  
ONTARIO LAND SURVEYOR

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

SITE LOCATION

## DRAFT PLAN OF VACANT LAND CONDOMINIUM

OF ALL OF

# BLOCKS 2 & 4

## PLAN 44M-XX

IN THE CITY OF STRATFORD  
COUNTY OF PERTH

SCALE 1:500 (Metric)

TERRY P. DIETZ  
ONTARIO LAND SURVEYOR

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OWNER'S CERTIFICATE

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DATE

DAVID TENNANT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

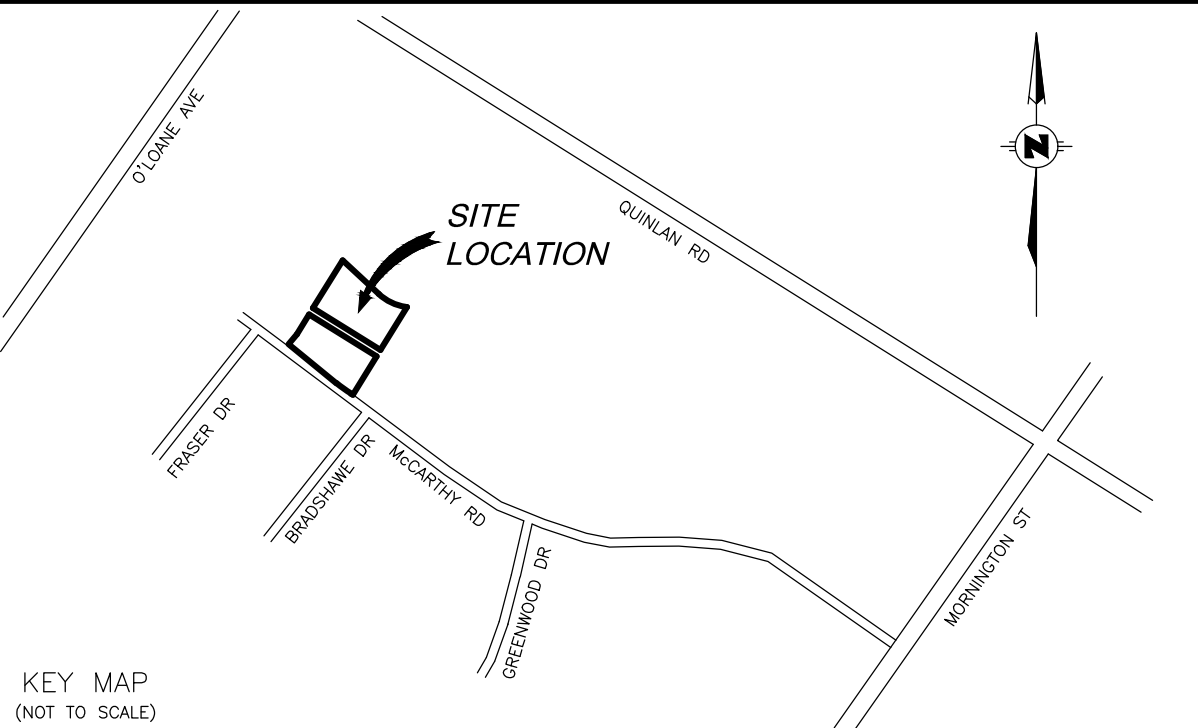
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

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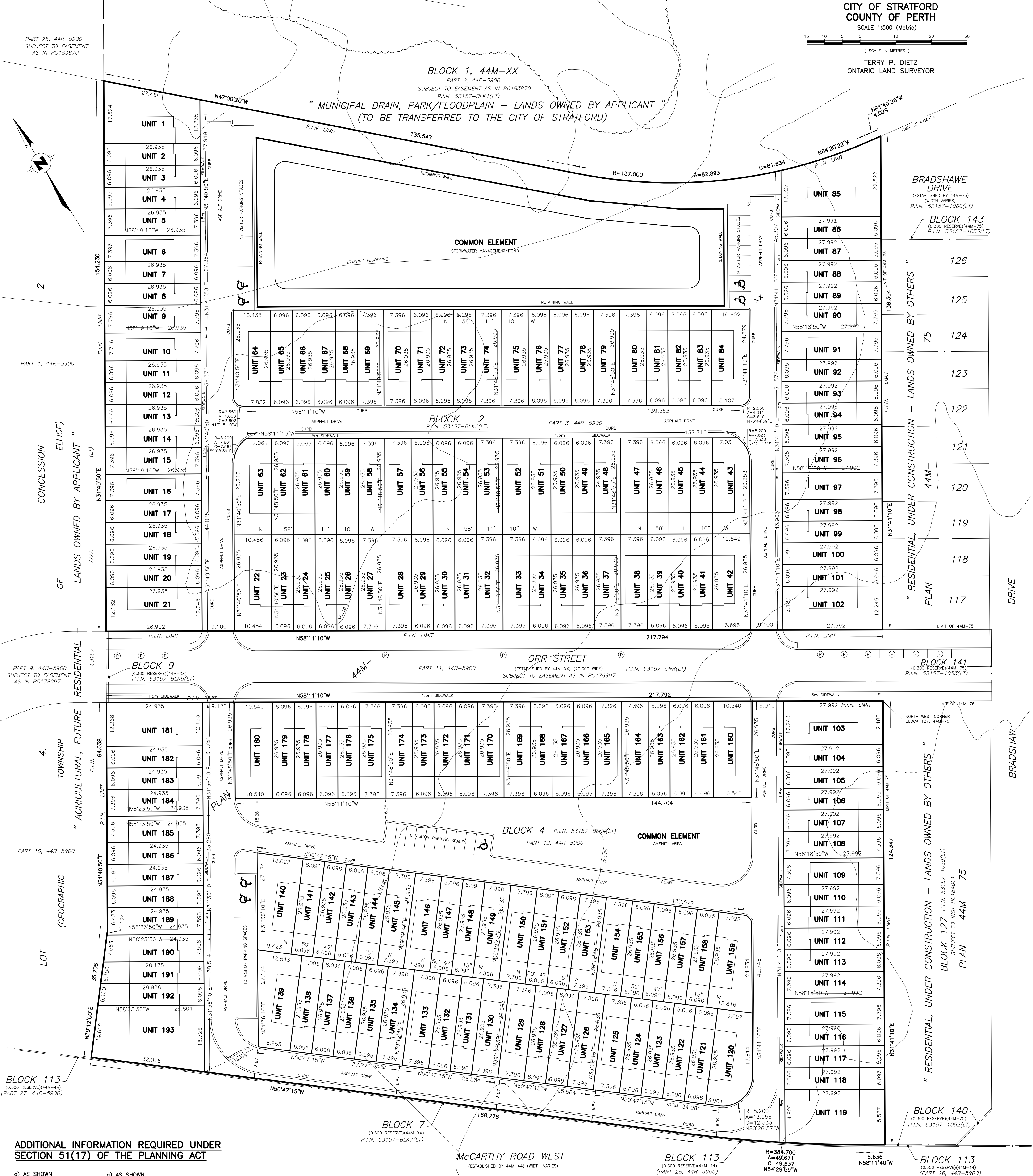
TERRY P. DIETZ  
ONTARIO LAND SURVEYOR

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



DRAFT PLAN OF  
VACANT LAND CONDOMINIUM  
OF ALL OF  
BLOCKS 2 & 4  
PLAN 44M-XX  
IN THE  
CITY OF STRATFORD  
COUNTY OF PERTH  
SCALE 1:500 (Metric)

TERRY P. DIETZ  
ONTARIO LAND SURVEYOR



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a) AS SHOWN  
b) AS SHOWN  
c) AS SHOWN  
d) RESIDENTIAL  
e) AS SHOWN  
f) AS SHOWN  
g) AS SHOWN  
h) MUNICIPAL WATER AVAILABLE  
i) SANDY CLAY LOAM  
j) AS SHOWN  
k) STORM & SANITARY SEWERS, HYDRO, GAS  
l) AS SHOWN

LAND USE SCHEDULE

SITE AREA: 5.454 ha. (54,543.28 sq.m.)  
TOTAL NUMBER OF UNITS: 193 RESIDENTIAL TOWNHOUSE UNITS  
PARKING SPACES: 439 (195 DRIVEWAY, 195 GARAGE, 49 VISITOR)  
BUILDING COVERAGE: (UNITS 85 & 193 ARE DOUBLE CAR GARAGES/DRIVES)  
DENSITY: 17,258.7 sq.m. (31.6%)  
35.4 RESIDENTIAL UNITS / ha.

NOTES

ALL SUBJECT LAND AREAS SHOWN HEREON, WITH THE EXCEPTION OF UNITS, COMPRISES THE COMMON ELEMENT.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

C:\CD\Drawn\GWC\2009a\2009a\09-16980\DraftCond(X-2829).dwg September 16, 2021

Callon & Dietz INCORPORATED  
ONTARIO LAND SURVEYORS  
CARLTON PLACE LONDON NORTH BAY  
info@callondietz.com callondietz.com

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| SURVEY BY: | DRAWN BY: H.D. | FILE No: 09-16980F | PLAN No: X-2829 |
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ISO 9001