



# NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

**under the *Planning Act***  
**Draft Plan of Subdivision 31T21-003**  
**Zone Change Application Z13-21**

**3025 Line 34, Con 1 Part Lots 41 & 42, RP 44R-4198 Part 1, PT Part 3**  
**(Geographic Township of South Easthope) in the City of Stratford**

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City of Stratford Council will hold a public meeting on **Monday, February 7, 2022** at **6:00 pm** to hear all interested persons with respect to Draft Plan of Subdivision Application 31T21-003 and Zone Change Application Z13-21.

**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 Monday, February 7, 2022. 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 Friday, January 21<sup>st</sup>, 2022 at noon. Any comments received after this date will be listed at a subsequent Council meeting.

A Draft Plan of Subdivision and Zoning By-law Amendment application was received for the lands known municipally as 3025 Line 34, legally described as Concession 1 Part Lots 41 & 42, RP 44R-4198 Part 1, PT Part 3 (Geographic Township of South Easthope) in the City of Stratford. The lands are located on the south side of Highway 7 & 8 (Line 34), east of C.H. Meier Boulevard and have an area of 21.53ha.

## Draft Plan of Subdivision

The proposed draft plan of subdivision contains one industrial block, two stormwater management blocks, one park block, 52 street townhouse blocks, two live/work townhouse blocks, six cluster townhouse blocks, 54 single detached dwelling lots, six 0.3m reserves all served by six new local roads and the extension of Douro Street (collector road).

The lands are proposed to accommodate 452 new residential units.

## Zoning By-law Amendment

The requested Zoning By-law amendment is to rezone the lands from an Agricultural (A) Zone in the Township of Perth East Zoning By-law 30-1999 and General Industrial (I2) in the City of Stratford Zoning By-law 201-2000 to a General Industrial- Special zone (I2-VV), Park (P) zone, Residential Second Density- Special zone (R2(2)-XX), Residential Fourth Density- Special zone (R4(2)-YY), Residential Fourth Density- Special zone (R4(2)-WW and Mixed Use Residential- Special zone (MUR-ZZ).

The General Industrial- Special zone (I2-VV) is the zoning proposed for the industrial block. The applicant is requesting that this zone permits convenience commercial uses, a self-storage establishment, a studio and all the uses in the I2 zone with the exception of an adult entertainment establishment, animal kennel, building materials yard, car wash and fuel storage depot.

The Residential Second Density- Special zone (R2(2)-XX) is the zone proposed for the 54 single detached dwelling lots. The applicant is requesting special provisions relating to lot area, lot frontage, setbacks, height, lot coverage, driveway width, and encroachments. The requested special provisions to the R2(2) regulations are explained in the table below.

Requested Regulations	R2(2)-XX
Min Lot Area (Corner Lot)	350.0m <sup>2</sup>
Min Lot Frontage (Corner Lot)	11.5m
Min Front Yard Setback (Dwelling)	2.0m
Min Interior Side Yard Setback	1.2m on one side 0.6m on the other
Min Exterior Side Yard Setback	2.0m
Aggregate Side Yard Width	1.8m
Maximum Height	13.0m
Maximum Lot Coverage	55%
Deck Encroachment	2.0m into a rear yard
Maximum Driveway Width (Section 3.13.7b i))	N/A
Encroachments (notwithstanding regulation 3.21.e))	Bay windows, box windows and box-out windows, with or without foundation, having a maximum width of 3.0m, may project not more than 1.0m, exclusive of eaves and cornices, into a required front yard or required exterior side yard

The Residential Fourth Density- Special zone (R4(2)-YY) is the zone proposed for 52 street townhouse dwelling blocks and the Residential Fourth Density- Special zone (R4(2)-WW is the zone proposed for the six cluster townhouse dwelling blocks. The cluster townhouse blocks are proposed to be laneway townhouses with direct access onto a private, common element condominium lane. The applicant is requesting special provisions relating to lot area, lot frontage, lot depth, setbacks, height, lot coverage, landscaped open space, garage access, and encroachments. The requested special provisions to the R4(2) regulations are explained in the table below.

Requested Regulations	R4(2)-YY	R4(2)-WW
Uses	Street Townhouses	Cluster Townhouses
Min Lot Area	Interior Lot:165.0m <sup>2</sup> End Lot: 205.0m <sup>2</sup> Corner Lot: 245.0m <sup>2</sup>	Interior Lot:125.0m <sup>2</sup> End Lot: 155.0m <sup>2</sup> Corner Lot: 175.0m <sup>2</sup>
Min Lot Frontage	Corner Lot: 7.5m End Lot: 9.0m	Corner Lot: 9.0m End Lot: 7.5m Interior Lot: 6.0m
Min Lot Depth	27.0m	21.0m
Min Front Yard Setback (Dwelling)	2.0m	2.0m
Min Interior Side Yard Setback	1.2m	1.2m
Min Exterior Side Yard Setback	2.0m	2.0m
Min Rear Yard Setback	6.0m	0.5m
Max Height	13.0m	15.0m
Max Lot Coverage	65%	100%
Min Landscaped Open Space	20%	0%
Deck Encroachment	2.0m into a rear yard	N/A
Garage Access	N/A	Rear lot line
Encroachments (notwithstanding regulation 3.21.e))	Bay windows, box windows and box-out windows, with or without foundation, having a maximum width of 3.0m, may project not more than 1.0m, exclusive of eaves and cornices, into a required front yard or required exterior side yard	Bay windows, box windows and box-out windows, with or without foundation, having a maximum width of 3.0m, may project not more than 1.0m, exclusive of eaves and cornices, into a required front yard or required exterior side yard

The Mixed Use Residential- Special zone (MUR-ZZ) is the zone proposed for the two live/work townhouse unit blocks. The site-specific zoning regulations defines a live/work townhouse dwelling as a dwelling unit in a townhouse building used and operated by one or more persons of a single household containing a subsidiary business and personal services occupancy that does not include food preparation requiring exhaust hood ventilation or producing grease-laden vapour. The requested permitted uses on the ground floor of a live/work townhouse unit are: business office, candy shop, clinic, day nursery, dry cleaning establishment, home occupation, hostel, laundromat, merchandise rental shop, neighbourhood store, personal care establishment, professional office, retail store, specialized medical office, specialty shop, and a studio. The applicant is requesting special provisions relating to lot area, lot frontage, lot depth, setbacks, height, lot coverage, landscaped open space, front lot line, and encroachments. The requested special provisions to the MUR-ZZ regulations are explained in the table below.

Requested Regulations	MUR-ZZ
Min Lot Area	Interior Lot: 140.0m <sup>2</sup> End Lot: 270.0m <sup>2</sup> Corner Lot: 350.0m <sup>2</sup>
Min Lot Frontage	Corner Lot: 9.5m End Lot: 7.5m Interior Lot: 5.5m
Min Lot Depth	25.0m
Min Front Yard Setback (Dwelling)	2.0m
Min Interior Side Yard Setback	1.2m
Min Exterior Side Yard Setback	2.0m
Min Rear Yard Setback	6.0m
Max Height	15.0m
Max Lot Coverage	100%
Min Landscaped Open Space	0%
Front Lot Line	Line 34 (Highway 7 & 8)
Encroachments (notwithstanding regulation 3.21.e))	Bay windows, box windows and box-out windows, with or without foundation, having a maximum width of 3.0m, may project not more than 1.0m, exclusive of eaves and cornices, into a required front yard or required exterior side yard

A key map is attached.

Your opinion on this application is important. Please call, mail, email or fax your comments to Alyssa Bridge at telephone number (519) 271-0250 extension 5221, Fax: (519) 271-5966 – [abridge@stratford.ca](mailto:abridge@stratford.ca) - City of Stratford, Development Services Division by Friday January 21<sup>st</sup>, 2022 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 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 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 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 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 proposed plan of subdivision 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, January 21, 2022.**  
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Alyssa Bridge at 519-271-0250, Extension 221.

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).

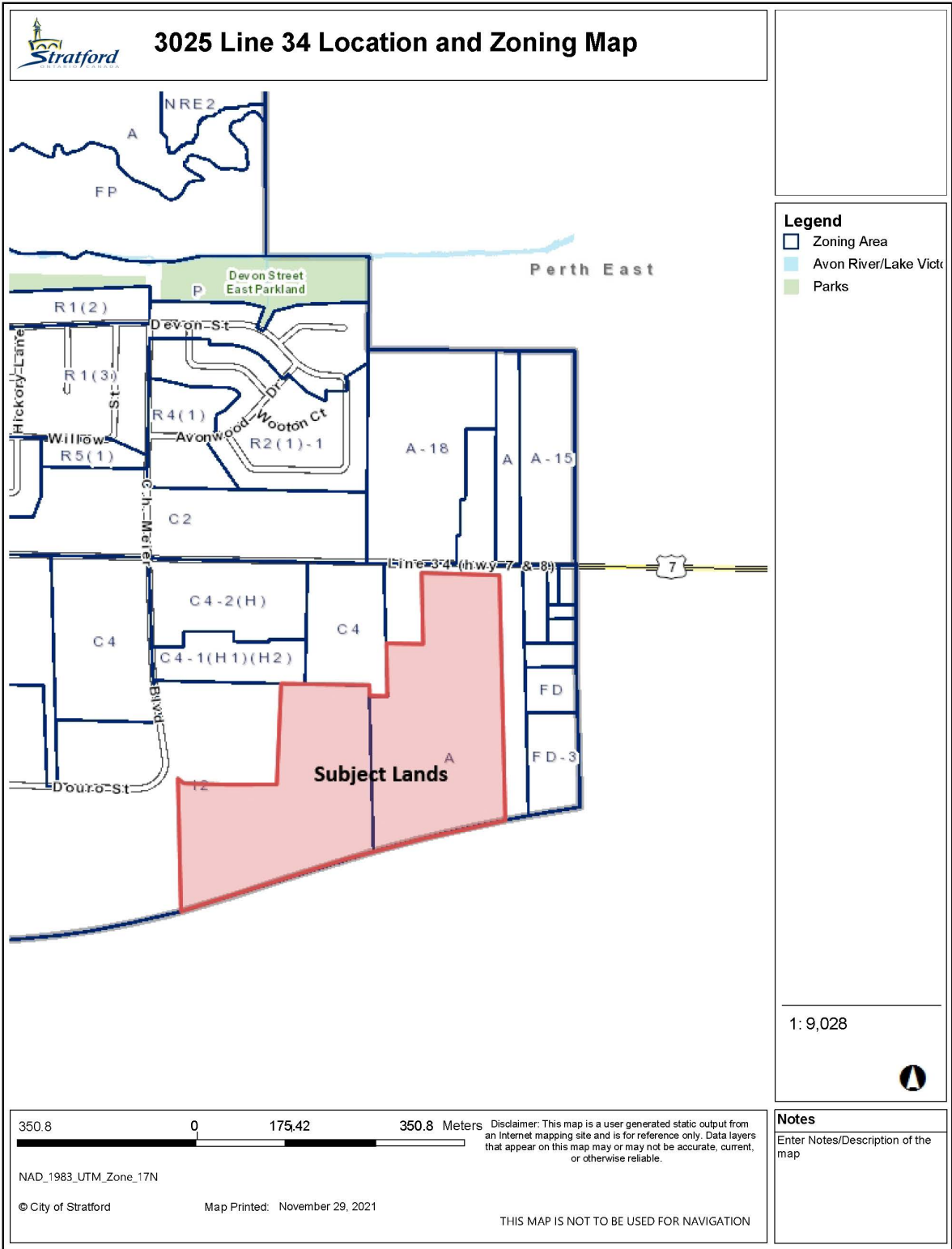
This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on January 8, 2022. This Town Crier will also be posted to the City of Stratford website: [www.stratford.ca](http://www.stratford.ca).

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.

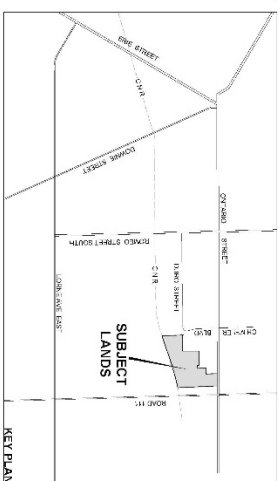
Dated November 30, 2021    Alyssa Bridge, Manager of Planning  
The Corporation of the City of Stratford  
82 Erie Street, Stratford, ON N5A 2M4  
Tel: (519) 271-0250 ext. 221    Fax: (519) 271-5966

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

Location and Zoning Map







**DRAFT PLAN OF SUBDIVISION**

**FILE # \_\_\_\_\_**  
**CACHET DEVELOPMENTS (STRATFORD) INC.**

PART OF LOTS 41 & 42  
CONCESSION 1  
CITY OF STRATFORD  
COUNTY OF PERTH

## OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF STRATFORD FOR APPROVAL.

SIGNED  DATE: NOVEMBER 3 2012

RAMSEY SHAHEEN, A.S.C.  
CACHET DEVELOPMENTS

DATE: NOVEMBER 3, 2021

### SURVEYORS CERTIFICATE

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

SIGNED *John Clark* DATE: NOVEMBER 4, 202

J. D. BARNES LIMITED SURVEYING  
J. D. BARNES LTD., U.K.S.

### ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

## LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (acres)	UNITS (upha)	DENSITY (per ha)
LEWEMOR TOWNHOUSE	137	0.29	0.72	15	51.7
6.1m (20) REAR LANE TOWNHOUSE	103,114	0.63	1.56	43	68.3
10.0m (32) STREET TOWNHOUSE	55,106	7.16	17.69	340	47.5
10.0m (32) DETACHED TOWNHOUSE	1-34	1.75	4.32	54	30.9
INDUSTRIAL	116,117	3.61	8.92		
SWAN POND	10,117	2.05	5.07		
OPEN RESERVE	119-124	0.00	0.00		
23m ROW LENGTH 24m		0.63	1.56		
23m ROW LENGTH 36m)		0.91	2.25		
23m ROW LENGTH 188m)		3.43	8.48		
9m LANE (LENGTH 24m)		0.29	0.72		
TOTAL	124	21.53	53.20	452	46.0

## NOTES

- DAYLIGHT TRIANGLE DIMENSIONS, LOCALCOLLECTOR TO ARTERIAL DAYLIGHT TRIANGLE  
10m x 10m
- MINIMUM SETBACKS: FRONT YARD: 4.5m, EXTERIOR YARD: 2.5m, REAR YARD: 6m
- LANEWAY DAYLIGHT RAOI = 5m
- CRESCENT INSIDE ELBOW = 5m



SCALE: 1:1250  
(24 x 36)  
NOVEMBER 3, 2021








PART OF LOTS 41 & 42  
CONCESSION 1  
CITY OF STRATFORD  
COUNTY OF PERTH

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF STRATFORD FOR APPROVAL.

SIGNED  \_\_\_\_\_ DATE: NOVEMBER 3, 2021

**RAMSEY SHAHEEN, A.S.O.**  
CACHET DEVELOPMENTS (STRATFORD) INC.

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SIGNED  DATE: NOVEMBER 4, 2021  
J. R. ELLIOTT, O.L.S.  
J D BARNES LIMITED SURVEYING

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED  
I) SANDY LOAM AND CLAY LOAM  
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (upha)
LIVE/WORK TOWNHOUSE	113,114	0.29	0.72	15	51.7
6.1m (20') REAR LANE TOWNHOUSE	107-112	0.63	1.56	43	68.3
6.1m (20') STREET TOWNHOUSE	55-106	7.16	17.69	340	47.5
10.0m 33' DETACHED	1-54	1.75	4.32	54	30.9
INDUSTRIAL	115	3.61	8.92		
SWM POND	116,117	2.05	5.07		
PARK	118	0.78	1.93		
0.3m RESERVE	119 - 124	0.00	0.00		
26m ROW (LENGTH: 241m)		0.63	1.56		
23m ROW (LENGTH: 395m)		0.91	2.25		
20m ROW (LENGTH: 1689m)		3.43	8.48		
8m LANE (LENGTH: 347m)		0.29	0.72		
<b>TOTAL</b>	<b>124</b>	<b>21.53</b>	<b>53.20</b>	<b>452</b>	<b>46.0</b>

- DAYLIGHT TRIANGLE DIMENSIONS: LOCAL/COLLECTOR TO ARTERIAL DAYLIGHT TRIANGLE 10m x 10m
- MINIMUM SETBACKS: FRONT YARD: 4.5m, EXTERIOR YARD: 2.5m, REAR YARD: 6m
- LANEWAY DAYLIGHT RADII = 5m
- CRESCENT INSIDE ELBOW = 5m



SCALE: 1:1250  
(24 x 36)  
NOVEMBER 3, 2021







## NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

**under the *Planning Act***  
**Zone Change Application Z15-21**  
**555 Downie Street**

**Plan 381 Lot 1 and Lot 2 in the City of Stratford**

City of Stratford Council will hold a public meeting on **Monday, February 07, 2022 at 6:00 p.m.** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z15-21) under Section 34 of the Planning Act, R.S.O. 1990.

**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 Monday, February 7, 2022. 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.

The application affects the property with the municipal address of 555 Downie Street, located on the southeast corner of Downie Street and Norfolk Street, having an area of approximately 0.19 ha (0.48 ac). The subject lands are legally described as Plan 381 Lot 1 and Lot 2 in the City of Stratford.

The purpose of this zone change is to rezone the property from a Neighbourhood Commercial (C1) zone to a Neighbourhood Commercial- Site Specific (C1-\_\_\_) zone to add a retail store as a permitted use with a maximum gross floor area of 95m<sup>2</sup>, to permit parking spaces to be a minimum of 2.4m in width and 5.6m in length, to permit a minimum rear yard setback of 1.5m, to permit a minimum parking setback from an arterial road of 6.5m, and to apply a parking rate of 1 parking space per 32m<sup>2</sup> for the retail store and 1 per 34m<sup>2</sup> for a neighbourhood store accessory to a gas bar for a total of 10 parking spaces on site.

Your opinion on this application is important. Please call, mail, e-mail or fax your comments to Alyssa Bridge- Tel: (519) 271-0250 ext. 5221, Fax: (519) 271-5966 – [abridge@stratford.ca](mailto:abridge@stratford.ca) - City of Stratford, Development Services Division by **Friday January 21<sup>st</sup>, 2022** in order for your comments to be incorporated in the Planning Report. Comments received after this date will be summarized in a future 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 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 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 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 proposed 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, January 21, 2022.  
If you choose to respond via fax, please use 519-271-5966.*

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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 December 16, 2021    Alyssa Bridge, Manager of Planning  
The Corporation of the City of Stratford  
82 Erie Street, Stratford, ON N5A 2M4  
Tel: (519) 271-0250 ext. 221    Fax: (519) 271-5966

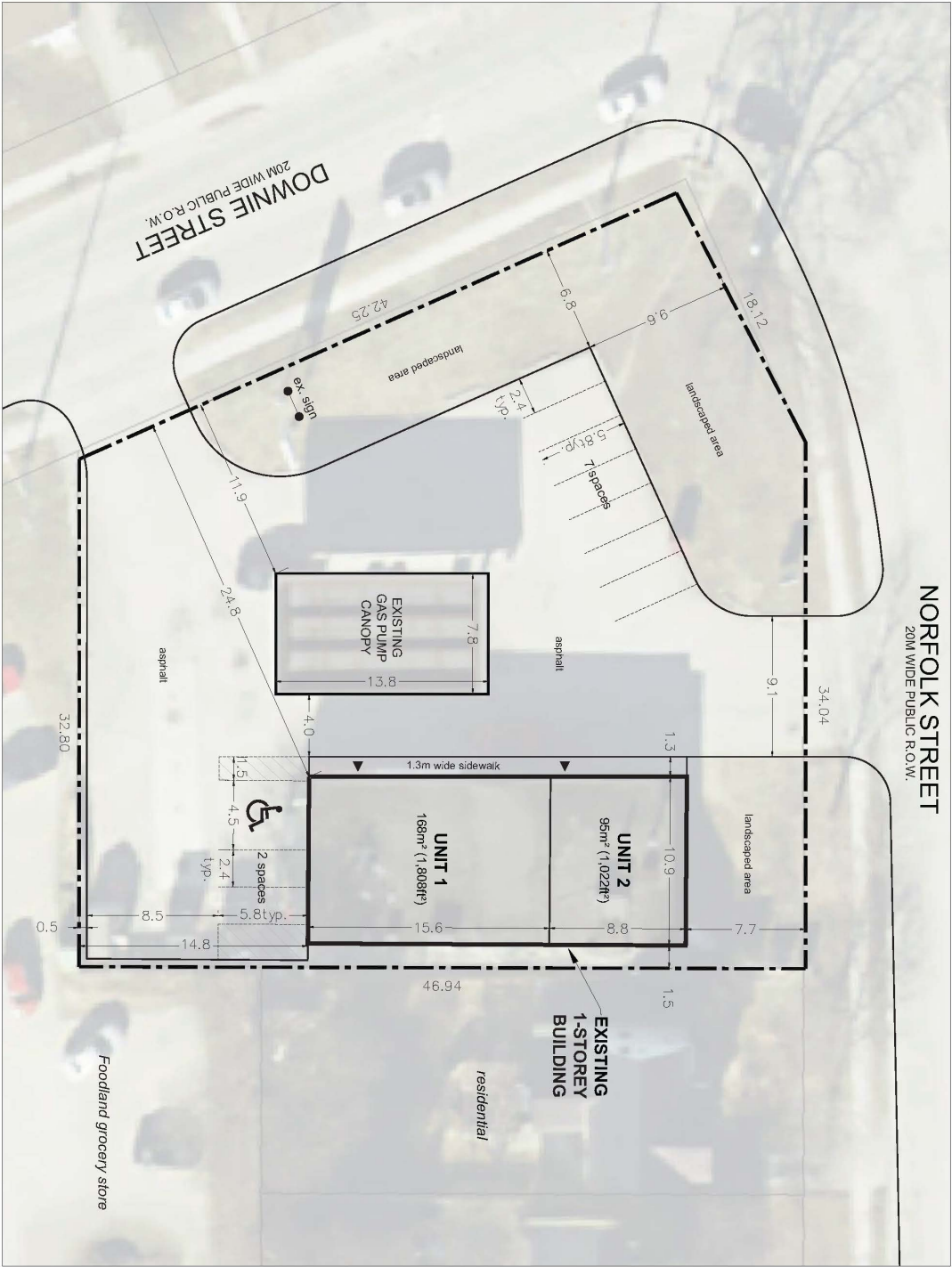


Cc: Owner  
Applicant  
Tatiana Dafoe, City Clerk  
Agencies and Departments  
Property owners within 120m of the subject lands

## Location Map



Figure 1: Concept Site Plan



**KEY MAP**  
M.T.S.

**SITE DATA**

**ZONING:** Neighbourhood Commercial (C)12 Zone

**EXISTING BUILDING AREA:** 30m²

**CONSENT/STREET:** Retail

**GAS STATION:** 60m

**LOT COVERAGE:** 14%

**PARKING REQUIRED:** 1 space

**ACCESSIBLE PARKING REQUIRED:** 1 space

**ACCESSIBLE PARKING PROVIDED:** 1 space

**Notes:**

**Project Name:** 555-557 DOWNIE STREET STRATFORD, ON

**Part of Lot:** 555-557 DOWNIE STREET STRATFORD, ON

**Part of Lot:** 555-557 DOWNIE STREET STRATFORD, ON

**Part of Lot:** 555-557 DOWNIE STREET STRATFORD, ON

**Scale:** 1:5000

**Date:** 06/05/2021

**Drawn by:** J. THOMAS

**DISCLAIMER:** This plan is a conceptual site plan and is not a final plan. It is not to be used for any other purpose without the written consent of Baker Planning Group.

**Sheet No.:** 1

**SP-1**

**BAKER Planning Group**

**SITE PLAN**