



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*
Zone Change Application Z02-22
385 West Gore Street
Plan 41 Lot 255 in the City of Stratford

City of Stratford Council will hold a public meeting on **Monday, May 16, 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 Z02-22) 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 no later than **10:00 am on Monday, May 16, 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 385 West Gore Street, located on the southeast corner of West Gore Street and McCulloch Street, having an area of approximately 890 sq.m. (8712 sq.ft.). The subject lands are legally described as Plan 41 Lot 255 in the City of Stratford.

The purpose of this zone change is to rezone the property from a Residential Second Density R2(1) zone to a Residential Third Density - Site Specific (R3-___) zone to allow the existing dwelling to be converted to a quadruplex dwelling with a minimum front yard depth of 5.4m, a minimum lot frontage of 20m for a quadruplex dwelling, a minimum side yard width of 1.2m for a quadruplex dwelling and a minimum rear yard setback to a parking area of 1.1m.

Your opinion on this application is important. Please call, mail, e-mail or fax your comments to Jeff Bannon- Tel: (519) 271-0250 ext. 5266, Fax: (519) 271-5966 – jbannon@stratford.ca - City of Stratford, Development Services Division by **Friday April 29th, 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 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.

*Agencies: Please respond by: Friday, April 29, 2022.
If you choose to respond via fax, please use 519-271-5966.*

If you require this document in an alternate format contact City Hall at 519-271-0250 ext. 5237 or email: clerks@stratford.ca

This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on April 15, 2022. This Town Crier will also be posted to the City of Stratford website: www.stratford.ca.

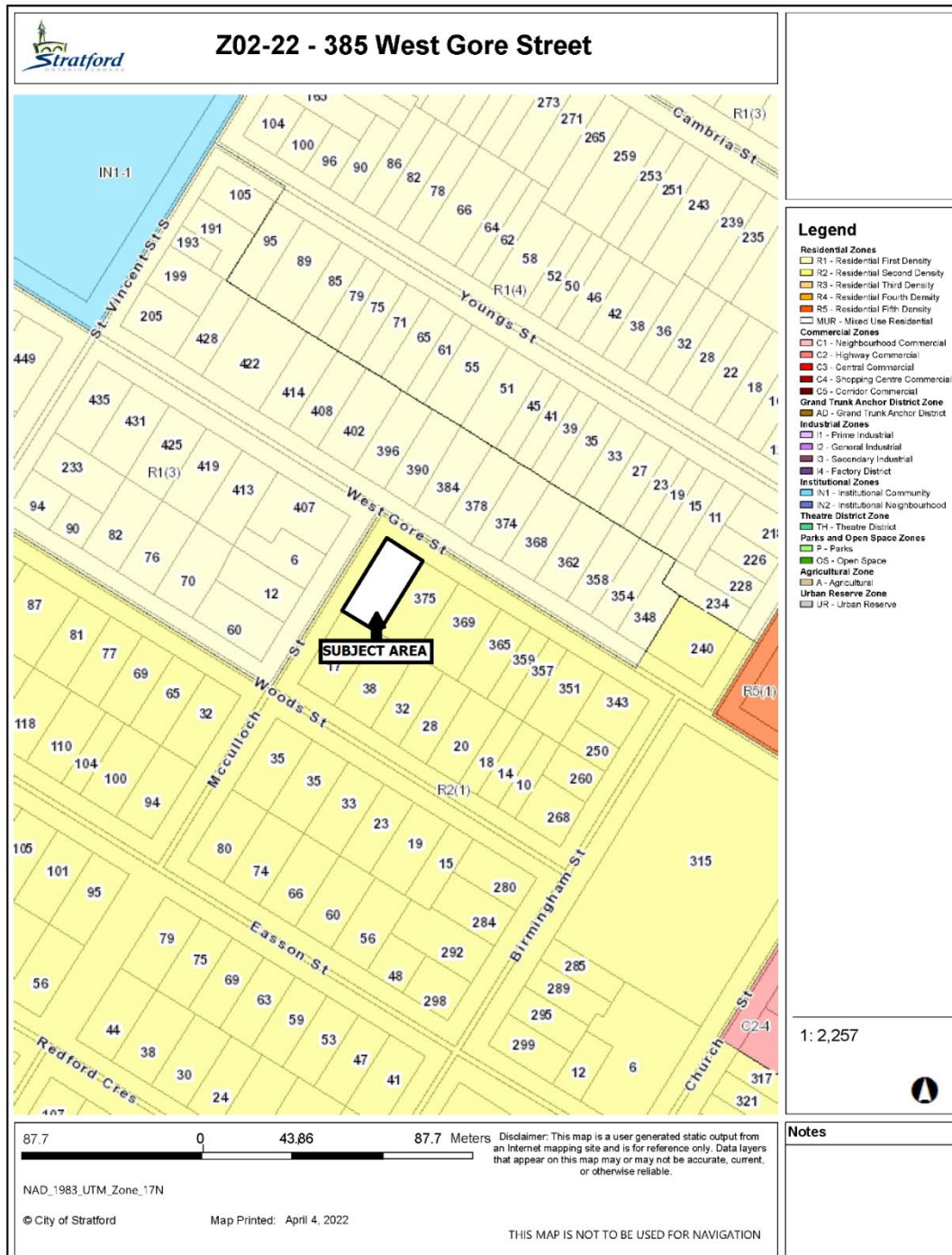
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated April 12, 2022

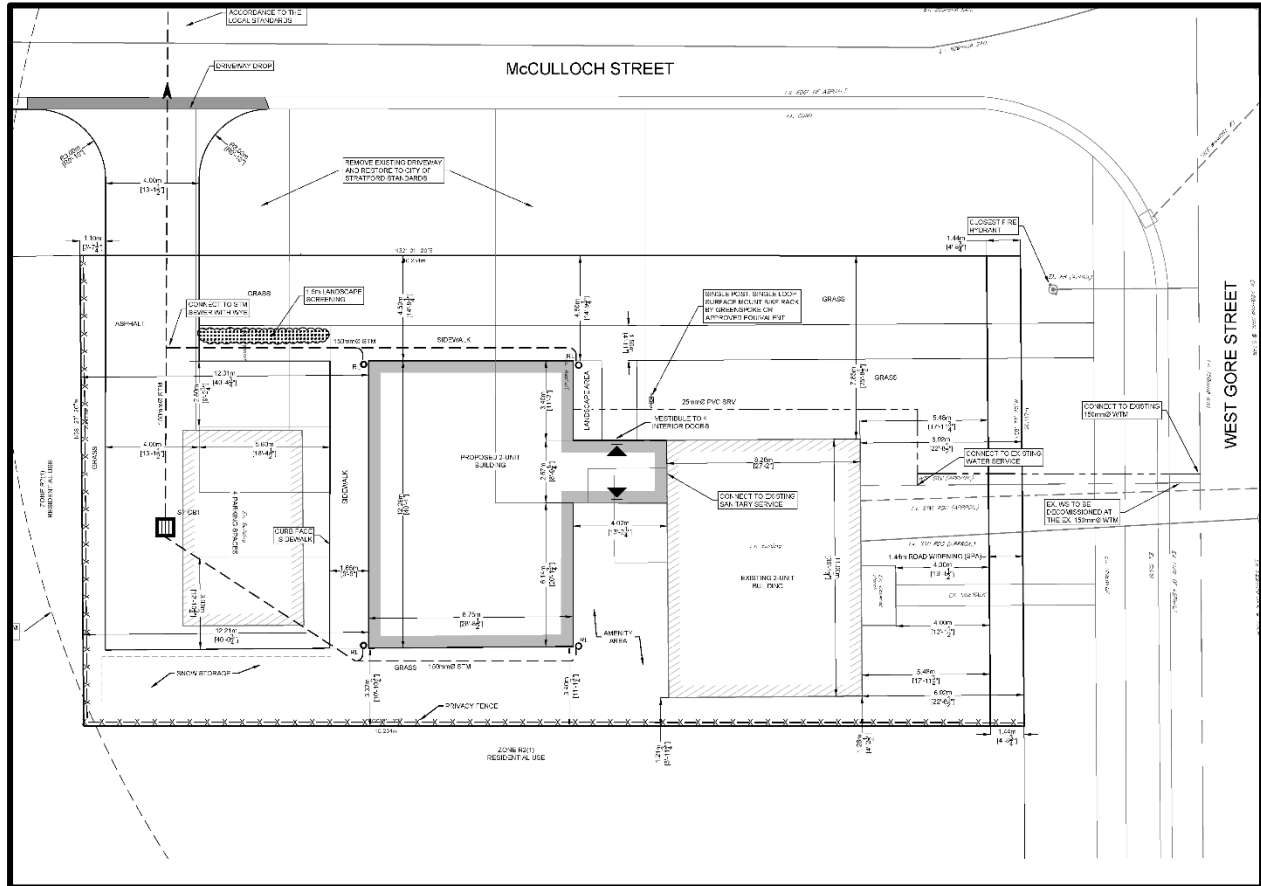
Alyssa Bridge, Manager of Planning
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4
Tel: (519) 271-0250 ext. 221 Fax: (519) 271-5966

Cc: Hayle Housing Inc., Owner
Jordan and Shelby Hayle, Applicant
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map



Concept Plan





NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*
Zone Change Application Z03-22
4253 Perth Line 36

Part Lot 7 as RP Part 1 44R-2937 Concession 2
in the City of Stratford

City of Stratford Council will hold a public meeting on **Monday, May 16, 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 Z03-22) 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.

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The application affects the property with the municipal address of 4253 Perth Line 36, located on the south side of Perth Line 36 between the city limits and O'Loane Avenue, having an area of approximately 38 ha. The subject lands are legally described as Plan 41 Lot 255 in the City of Stratford.

The subject lands received provisional consent approval from the Committee of Adjustment in December of 2021. The applicant is required to rezone the subject land in order to complete the severance.

The purpose of this zone change is to rezone the property from an Agricultural Zone (A) zone to an Agricultural (A-___) zone to prohibit dwelling units and to allow the two existing accessory farm storage structures (not including livestock and manure storage) to be located in the existing location with a lot frontage of 163m and lot area of approximately 37.5ha on the lands to be retained and to permit a single detached dwelling on a lot with a minimum lot area of 5099 square metres and a minimum lot frontage of 9.02 metres on the lands to be severed.

Your opinion on this application is important. Please call, mail, e-mail or fax your comments to Jeff Bannon- Tel: (519) 271-0250 ext. 5266, Fax: (519) 271-5966 – jbannon@stratford.ca - City of Stratford, Development Services Division by **Friday April**

29th, 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.

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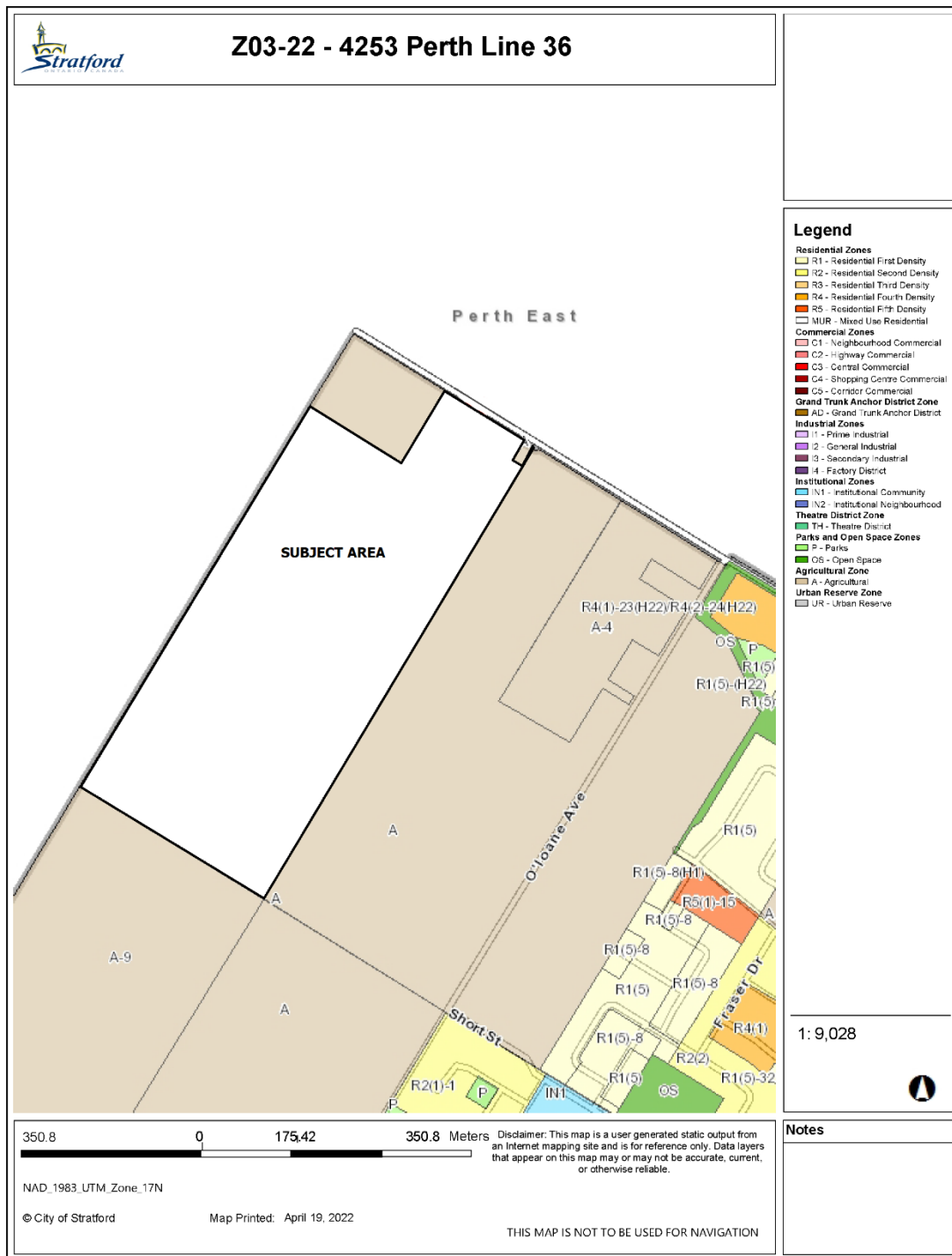
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Dated April 19, 2022

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: Marcor Farms Ltd. & C and M Farms Corp., Owner
Trevor McNeil - MTE, Applicant
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map



Concept Plan

