



**NOTICE OF APPLICATION AND
NOTICE OF PUBLIC MEETING**
under the *Planning Act*
Modifications to Draft Plan of Subdivision 31T15-001
Zone Change Application Z06-24
Grandville Inc. c/o Al Allendorf
Formerly 576 O'Loane Avenue
Part Lot 6, Concession 1 (Geographic Township of Downie)
City of Stratford

City of Stratford Council will hold a public meeting on **Thursday, March 20, 2025** at **6:30 pm** to hear all interested persons with respect to these planning applications.

The entire subdivision covers approximately 13.75 hectares of land located on the west side of O'Loane Avenue and south of Huron Street, adjacent to the Canadian National Railway. The subject applications apply to the undeveloped balance of the subdivision being a 5.3 hectare parcel of land located at the rear of the subdivision, and accessible from the west ends of Riddell Drive and Ford Drive (see attached map).

Proposed Modifications to Draft Plan of Subdivision

- Lotting adjustments to support 141 street townhouse units compared to the current draft plan approval which supports 89 housing units (comprised of 63 single detached, 8 semi-detached and 18 street townhouse units).
- The draft plan approved road network is to remain unchanged except Street E is being adjusted further north and Street F is being added as an additional road stub on the west portion of the site.

A copy of the proposed red-lined draft plan of subdivision is attached.

Zoning Change Application

The requested Zoning Change Amendment is to rezone the undeveloped balance of the subdivision from the Residential First Density (R1(5)-31) Zone, Residential Second Density (R2(2)-30) Zone and Residential Fourth Density (R4-15) Zone to a new Residential Fourth Density (R4(1)-XX) Zone to allow street townhouse dwellings subject to the following requested site-specific exceptions:

- Minimum side yard width of 2 metres compared to the required minimum side yard width of 2.5 metres under the parent R4 Zone.
- Maximum lot coverage of 52% compared to a maximum lot coverage of 40% under the parent R4 Zone.
- Maximum lot coverage of 54% for the main building and accessory buildings compared to the maximum lot coverage of 45% under the parent R4 Zone.

A key map is attached.

Your opinion on this application is important. Please call, mail, email or fax your comments to Marc Bancroft at telephone number (519) 271-0250 extension 5221, Fax: (519) 271-5966 – mbancroft@stratford.ca - City of Stratford, Building and Planning Services Department by February 28, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: clerks@stratford.ca or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford in respect of the proposed plan of subdivision or before the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford in respect of the proposed plan of subdivision or 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 draft plan of subdivision approval or the zoning by-law amendment you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting the Building and Planning Services Department offices located at 82 Erie Street, Stratford, visiting engagestratford.ca, or calling 519-271-0250 ext. 5345 during business hours.

*Agencies: Please respond by: **Friday, February 28, 2025.**
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Marc Bancroft at 519-271-0250 ext. 5221 or mbancroft@stratford.ca

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

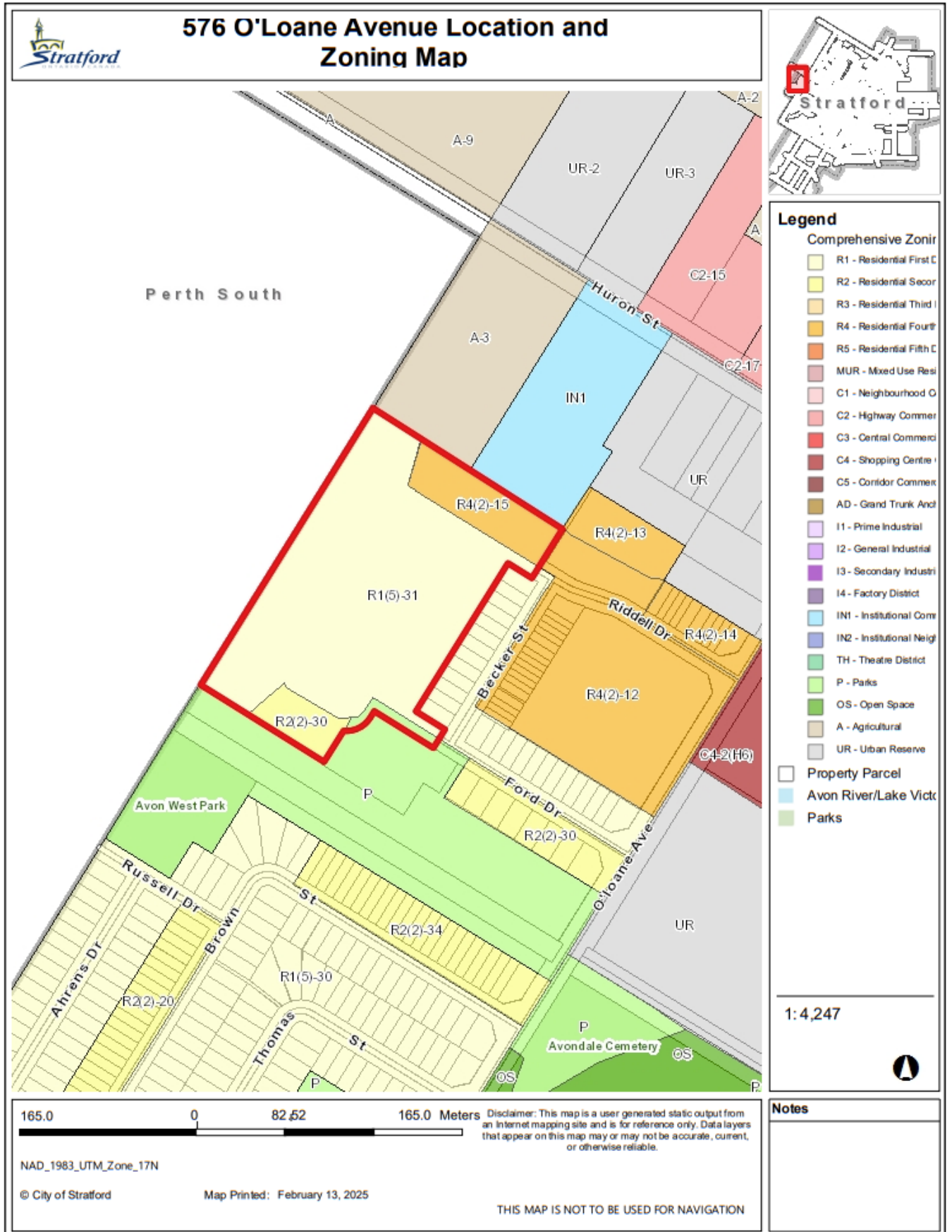
This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on February 22, 2025. This Town Crier is also posted to the City of Stratford website: www.stratford.ca

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

Dated February 14, 2025 Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON
N5A 2M4

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

Location and Zoning By-law Map



Proposed Modifications to Draft Approved Plan of Subdivision 31T15-001

