



## **NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING**

### **under the *Planning Act***

**Draft Plan of Subdivision Application 31T24-002**

**Zone Change Application Z07-24**

**Cachet Developments (North Stratford) Inc.**

**1296 O'Loane Avenue**

**Part Lot 6, Concession 2 (Geographic Township of Ellice)**

**Part 2 on Plan 44R-4773**

**City of Stratford**

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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 subject lands are located on the west side of O'Loane Avenue and on the south side of Perth Line 36. Having an area of approximately 7.95 hectares and frontages of approximately 190 metres and 210 metres, respectively, along O'Loane Avenue and Perth Line 36, the lands are vacant and used for agricultural purposes (see attached map).

#### Proposed Draft Plan of Subdivision

- A total of 167 housing units are proposed including 56 single detached dwellings (Lots 1 to 56) and 109 street townhouse dwellings (Blocks 57 to 76).
- Several blocks are proposed to accommodate a Residential Reserve (Block 77), Stormwater Management (Blocks 78 & 79), Natural Heritage Channel Block associated with the McNamara Drain (Block 80), a road widening dedication along Perth Line 36 (Block 81) and 0.3 metre reserve (Block 82).
- New road network comprised of Street A and Street B, accessible from O'Loane Avenue. Given the McNamara Drain, no road access is proposed to Perth Line 36.

A copy of the proposed draft plan of subdivision is attached.

#### Zoning Change Application

This Application seeks to rezone the subject lands from the site-specific Agricultural (A-4) Zone to a site-specific Residential Second Density (R2(2)-XX) Zone to allow single detached dwellings, a site-specific Residential Fourth Density (R4(1)-XX) Zone to allow street townhouse dwellings and a Park (P) Zone for the stormwater management blocks and natural heritage block.

The R2(2)-XX Zone proposes site-specific regulations with respect to the following: minimum lot area (corner lot), minimum lot frontage (corner lot), minimum front yard depth, minimum interior side yard width, minimum exterior side yard width, aggregate side yard width, maximum building height, maximum lot coverage for main building, maximum lot coverage for main and accessory buildings, encroachments of bay windows, bow windows, box-out windows, and eaves, and driveway and garage widths.

The R4(1)-XX Zone proposes site-specific regulations with respect to the following: minimum lot area (interior, end, corner lots), minimum lot frontage (end, corner lots), minimum lot depth, minimum front yard, minimum interior side yard, minimum exterior side yard, maximum building height, maximum lot coverage, minimum landscaped open space, encroachments of bay windows, bow windows, and box-out windows, and a modified definition of "Height".

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](mailto: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](mailto: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](http://engagestratford.ca), or calling 519-271-0250 ext. 5345 during business hours.**

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*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](mailto: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](mailto:clerks@stratford.ca)

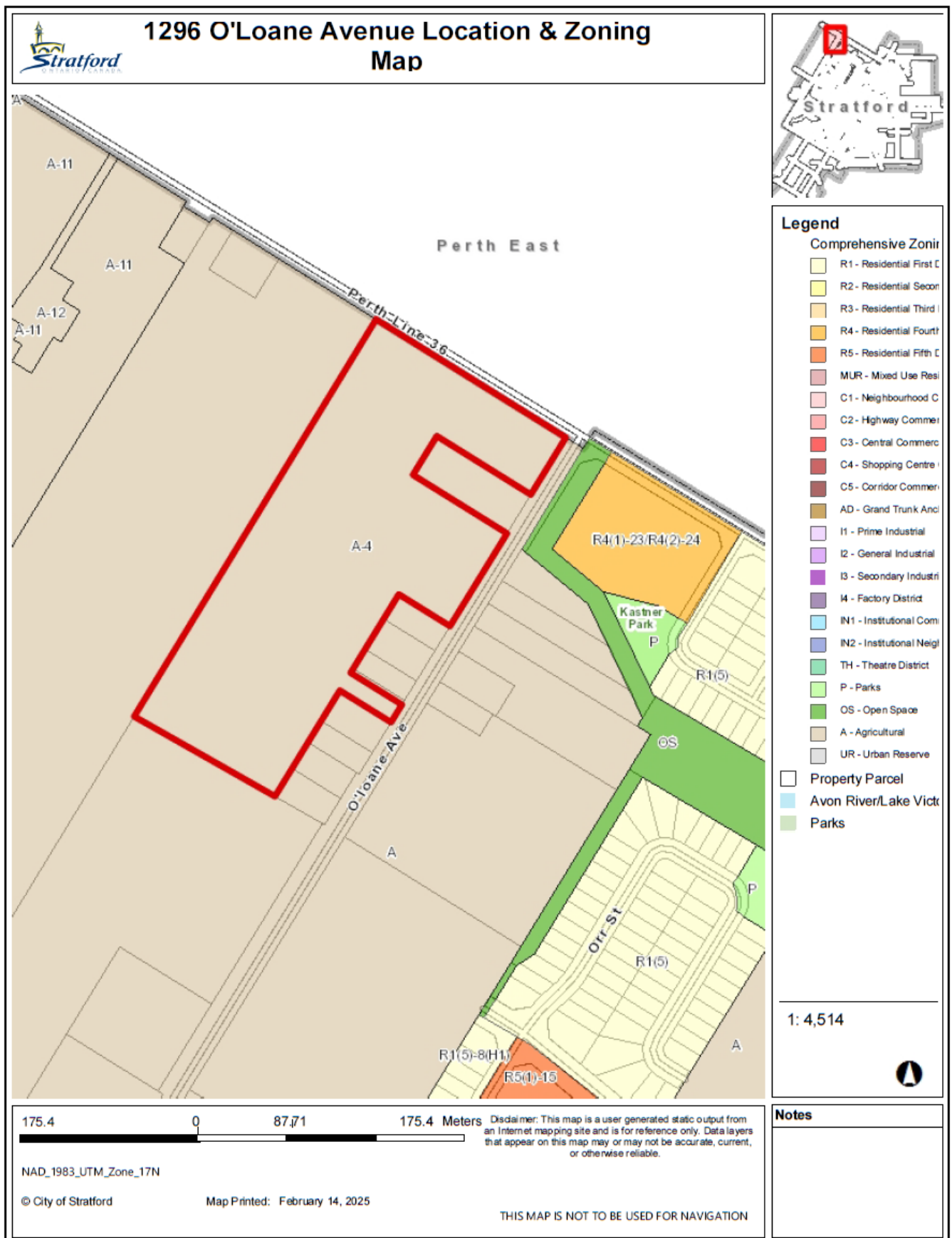
This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on February 22, 2025. This Town Crier is also posted to the City of Stratford website: [www.stratford.ca](http://www.stratford.ca)

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 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 Plan of Subdivision 31T24-002

