



**NOTICE OF APPLICATION AND NOTICE  
OF PUBLIC MEETING  
under the *Planning Act*  
Official Plan Amendment Application OPA01-23 &  
Zone Change Application Z01-23  
Baker Planning Group  
198 Mornington Street, Stratford**

City of Stratford Council will hold a public meeting on **Monday, June 26, 2023 at 7:00pm** in the **Council Chambers in City Hall**, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z01-23) and Official Plan Amendment Application (File OPA01-23) under Section 34 and Section 21 of the Planning Act, R.S.O. 1990.

**SUBJECT LANDS**

Applications for Official Plan Amendment application (OPA01-23) and Zoning By-law Amendment application (Z01-23) affect lands municipally known as 198 Mornington Street, Stratford ("the subject lands") and are legally described as Pt. Corrie's Private Lane and Part Lots 29 & 30; being parts 1, 3 and 4 on Plan 44R-4828 and Pt Lot 10, Plan 70 as in R223756 in the City of Stratford.

The subject lands have an approximate area of 2,487 m<sup>2</sup>. The property has approximately 60 m of frontage along Mornington Street and approximately 60 m of frontage along Duke Street. A location map has been attached to this notice for your reference.

**DEVELOPMENT PROPOSAL**

The subject lands currently contain a vacant institutional building that was formerly used as a long-term care facility. The applicant is proposing to reuse the existing building as a low-rise residential apartment building. Interior renovations would result in 17 dwelling units. No additions or exterior renovations are proposed on site.

**OFFICIAL PLAN AMENDMENT APPLICATION**

To accommodate the development proposal, the application for Official Plan amendment proposes to increase the maximum residential density from 65 units per hectare to 75 units per hectare.

**ZONE CHANGE APPLICATION**

The application for zone change proposes to rezone the property from site specific 'Residential Second Density Zone (R2(2)-5 & R2(2)-38)' to site specific 'Residential Fifth Density Zone (R5(2))'. The site specific zoning provisions are as follows:

- To reduce the front yard depth from 10.0 m to 7.5 m for the existing building;
- To reduce the exterior side yard depth from 10.0 m to 8.0 m for the existing building;
- To reduce the side yard depth from 6.6 m to 6.0 m for the existing building; and
- To permit a maximum density of 75 units per hectare instead of 100.

For administrative purposes, the site specific provisions would also recognize the existing parking spaces, which are currently regulated under a Site Plan Agreement between the property owner and the City of Stratford.

## **PROVIDE YOUR COMMENTS**

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to our Planning Department - Tel: (519) 271-0250, Fax: (519) 271-5966, Email: [rmcityre@mhbcplan.com](mailto:rmcityre@mhbcplan.com) & [planning@stratford.ca](mailto:planning@stratford.ca) prior to the public meeting.

*Agencies: Please respond by: **Monday, June 26, 2023.**  
If you choose to respond via fax, please use 519-271-5966.*

If you wish to be notified of the decision for the subject applications, you must make a written request to the City of Stratford. If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, 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, or make written submission 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.

**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. 345 during business hours.**

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

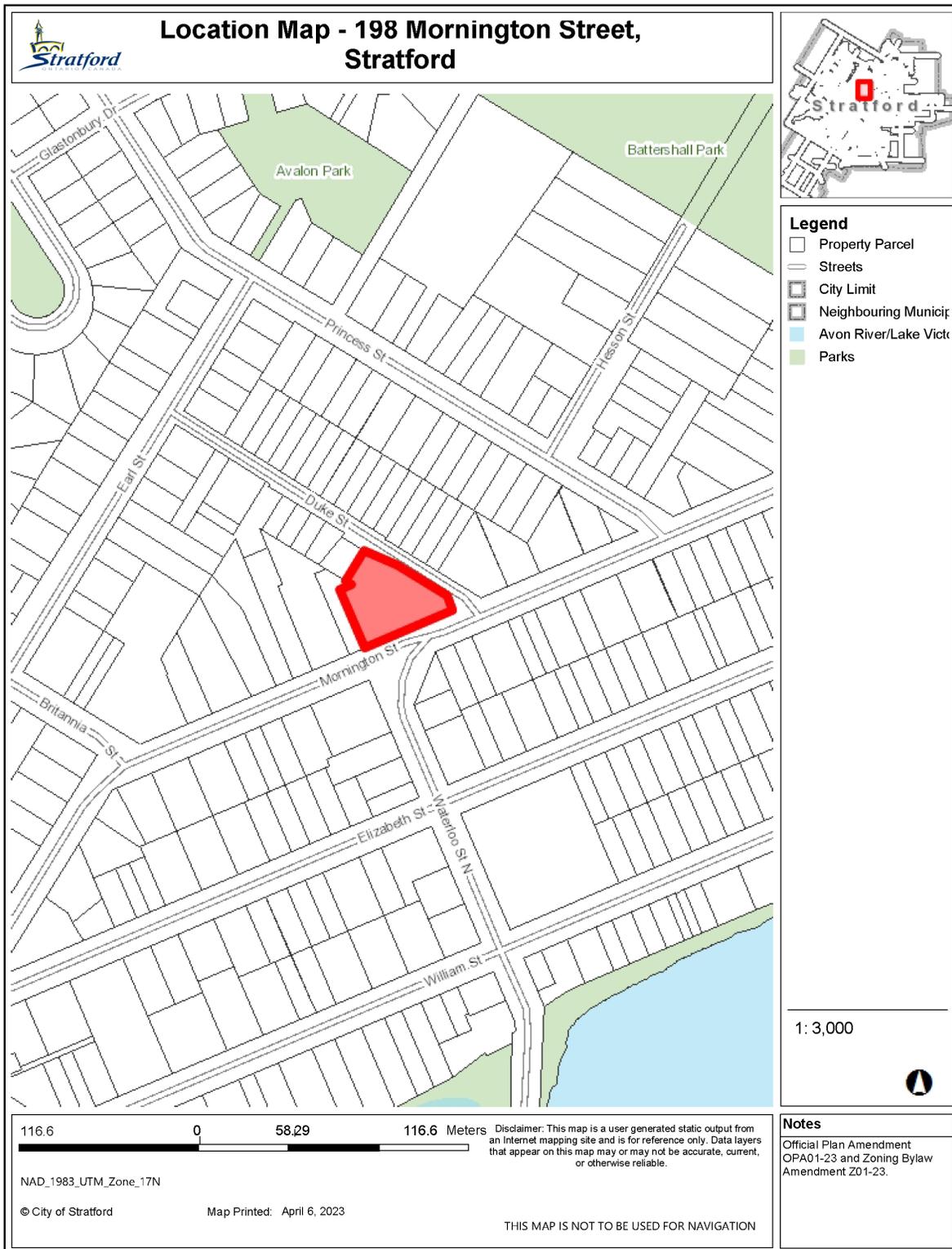
This Notice of Public Meeting was included in the 'Town Crier' published in the Beacon Herald newspaper on Saturday, June 03, 2023. This Town Crier is also posted to the City of Stratford website: [www.stratford.ca](http://www.stratford.ca).

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: June 6, 2023

Robyn McIntyre, Consulting Planner  
The Corporation of the City of Stratford  
82 Erie Street, Stratford, ON N5A 2M4  
Tel: (519) 271-0250 ext. 345 Fax: (519) 271-5966

# Location Map



116.6 0 58.29 116.6 Meters

Disclaimer: This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NAD\_1983\_UTM\_Zone\_17N

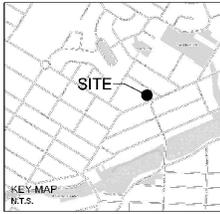
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Map Printed: April 6, 2023

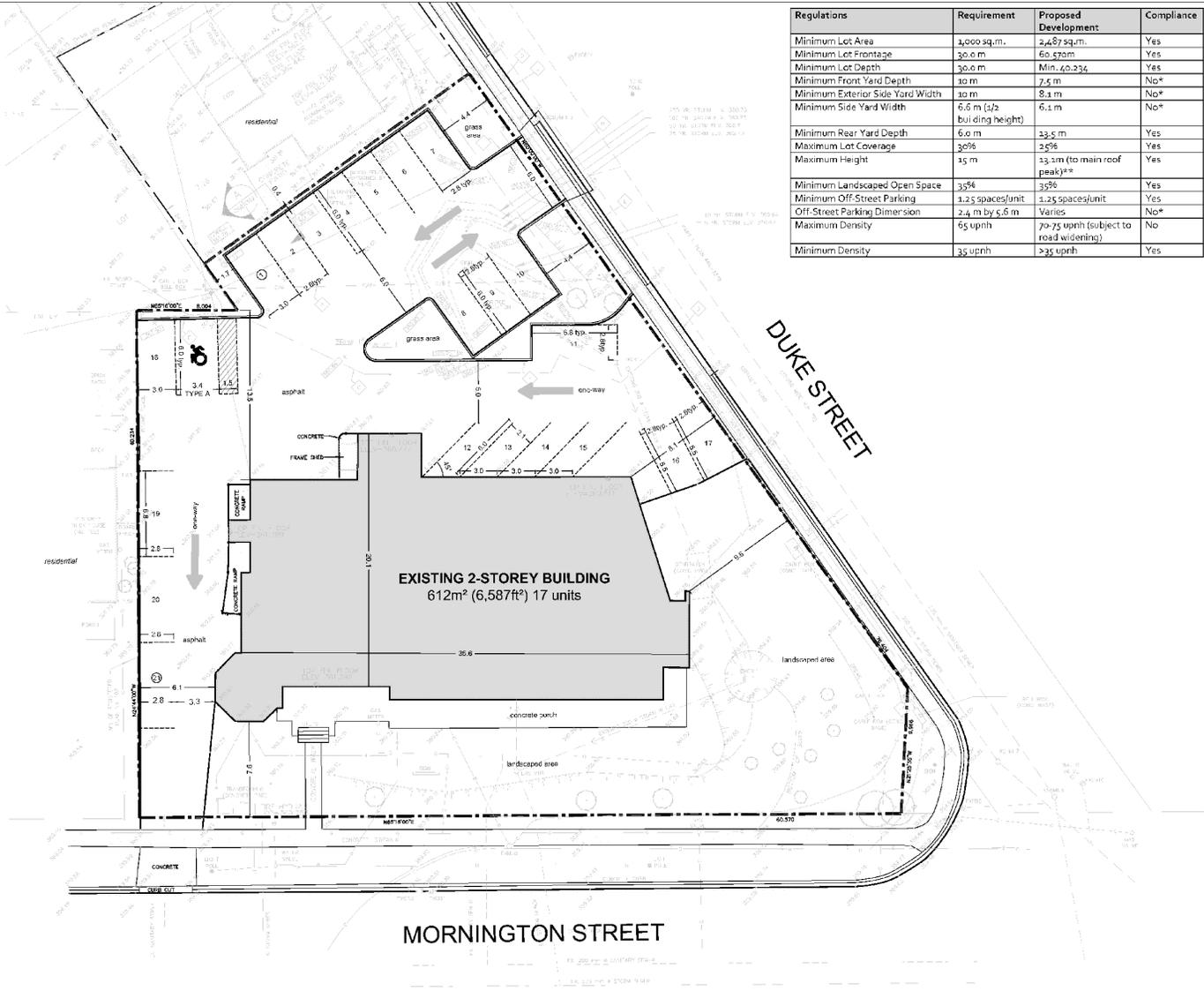
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

Official Plan Amendment OPA01-23 and Zoning Bylaw Amendment Z01-23.



Regulations	Requirement	Proposed Development	Compliance
Minimum Lot Area	1,000 sq.m.	2,487 sq.m.	Yes
Minimum Lot Frontage	30.0 m	60.52m	Yes
Minimum Lot Depth	30.0 m	Min. 40.234	Yes
Minimum Front Yard Depth	4.0 m	7.5 m	No*
Minimum Exterior Side Yard Width	4.0 m	8.1 m	No*
Minimum Side Yard Width	6.6 m (1/2 building height)	6.1 m	No*
Minimum Rear Yard Depth	6.0 m	33.5 m	Yes
Maximum Lot Coverage	30%	25%	Yes
Maximum Height	15 m	13.1m (to main roof peak)**	Yes
Minimum Landscaped Open Space	35%	35%	Yes
Minimum Off-Street Parking	1.25 spaces/unit	1.25 spaces/unit	Yes
Off-Street Parking Dimension	2.4 m by 5.6 m	Varies	No*
Maximum Density	65 up/h	70-75 up/h (subject to road widening)	No
Minimum Density	35 up/h	>35 up/h	Yes



North arrow and **jst DESIGN** logo.

Project Name:  
**198 MORNINGTON ST  
STRATFORD, ON**

**BAKER**  
Planning Group

Sheet Title:  
**CONCEPTUAL SITE PLAN**

DISCLAIMER:  
Site boundaries and dimensions are approximate and subject to change based on ground level survey. The design is conceptual and subject to engineering and municipal confirmation and input.

Sheet No: <b>1</b>	Sheet No: <b>CP-1</b>
Scale: 1:300 METRIC	Date: 12/10/2022
File Location: 021401_lev1.dwg	Drawn By: <b>J.THERBERT</b>