



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*

Zoning By-law Amendment Application File # Z04-23

The Corporation of the County of Perth

24. St. Andrew Street and 1 and 5 Huron Street

City of Stratford Council will hold a public meeting on **Monday, December 11, 2023** at **7:00 pm** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z04-23) under Section 34 of the Planning Act, R.S.O. 1990.

The application affects the property with the municipal address of 24 St. Andrew Street and 1 and 5 Huron Street, located on the north side of St. Andrew Street and the west side of Huron Street. The subject lands are legally described as Lots 60, 108, and 354 PLAN 20 and Part of Lots 355, 360B, 361 PLAN 20 in the City of Stratford.

The purpose of this zone change is to rezone the property from an Institutional Community (IN1) Zone that permits a variety of institutional uses, including an auditorium, a library, a municipal office, a place of worship and a school, to a site-specific Institutional Community (IN1-___) Zone to permit, in addition to the existing permitted uses, the following:

- a theatre, a theatre classroom, a performing arts studio, a studio, a theatre retail store, a theatre restaurant, and a special event space.
- To provide a maximum theatre seating capacity of 80 persons.
- To provide a minimum parking requirement of 0 spaces for the added theatre uses.

Members of the public: your opinion on this application is important. Please call, mail, or e-mail your comments to Alexander Burnett - Tel: (519) 271-0250 ext. 5320, – aburnett@stratford.ca - City of Stratford, Building and Planning Services Department by **November 27, 2023** in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.

If you wish to be notified of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law, 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 Building and Planning Services Department located at 82 Erie Street, Stratford or by calling 519-271-0250 during business hours.

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 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 was included in the 'Town Crier' published in the Beacon Herald newspaper on Saturday, November 18, 2023. This Town Crier is also posted to the City of Stratford website: www.stratford.ca.

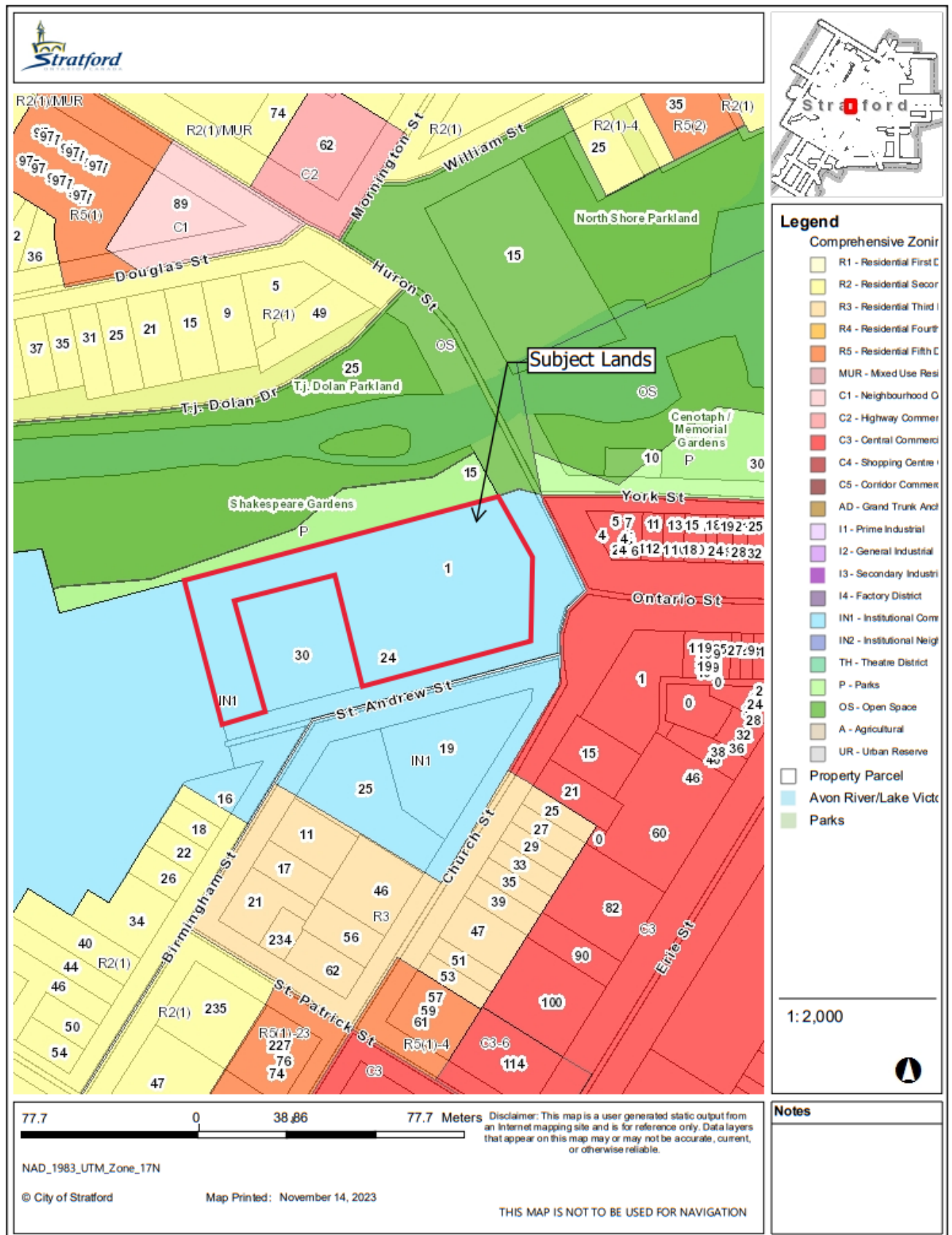
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated November 16, 2023

Alexander Burnett, Planner
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4
Tel: (519) 271-0250 ext. 5266 Fax: (519) 271-5966

Cc: The Corporation of the County of Perth
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map



Concept Plan

