



City of Stratford

Official Plan Amendment No. _____

Adopted August _____, 2024

Section 1 – Title and Components

This amendment shall be referred to as Amendment No. ___ to the Official Plan of the City of Stratford. Sections 1 to 4 constitute background information and are not part of the formal Amendment. Section 5 constitutes the formally adopted Amendment to the Official Plan.

Section 2 – Location

The subject lands are presently known as 3188 Vivian Line 37, Stratford. Legally, these lands are referred to as PT LT 45 CON 3, N Easthope PT 2, 44R1587 & PT 2, 44R1032 except PT1 44R1674, Perth E, City of Stratford, Perth County, Province of Ontario, PIN 53080-0027.

The subject lands are proposed to be divided into two parcels. The first parcel is 3188 Vivian Line 37, also referred to as the North portion. The North portion is approximately 1.6 hectares in size with 30 metres of frontage on Vivian Line 37. The second parcel is 3184 Vivian Line 37, also referred to as the south portion. The south portion is approximately 0.6 hectares with 64.5 metres of frontage on Vivian Line 37.

The key plan below shows 3188 Vivian Line 37 (north portion) in red, and 3184 Vivian Line 37 (south portion) in blue.

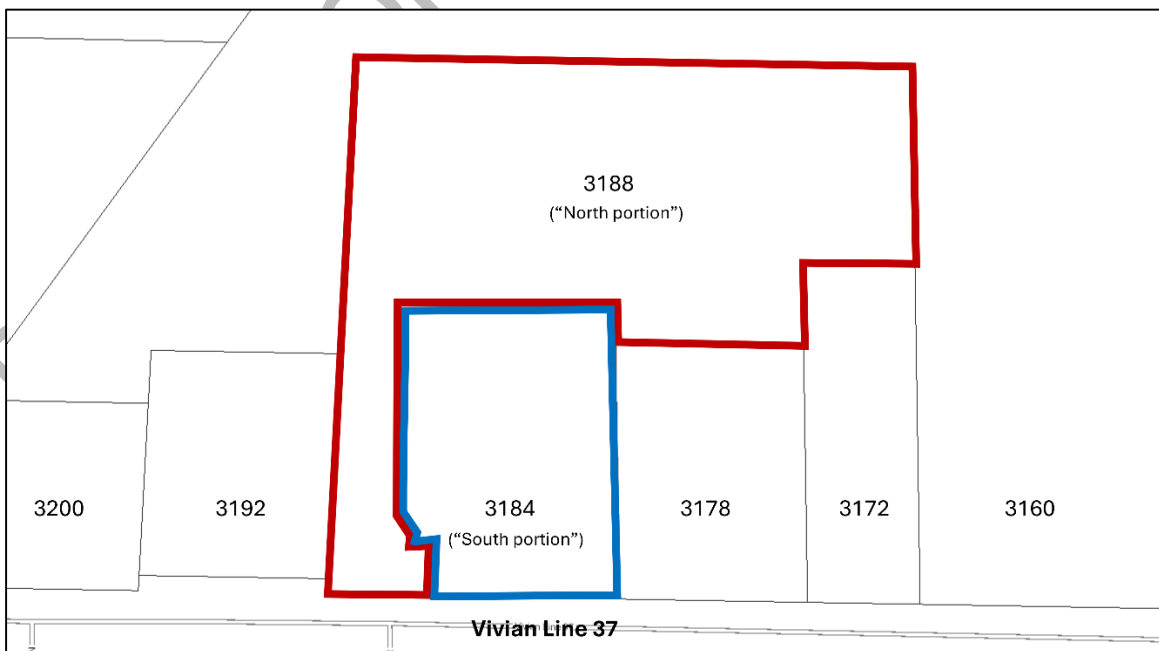


Figure 1: Key Plan depicting 3188 Vivian Line 37 (north portion) and 3184 Vivian Line 37 (south portion).

Section 3 – Purpose of the Amendment

The purpose of this amendment is to add special policies to the “Residential Area” designation that applicable to the Subject Lands at 3188 Vivian Line 37 (north portion) and 3184 Vivian Line 37 (south portion) respectively.

The special provisions include:

3188 Vivian Line 37 - North Portion

- a) The maximum building height for a Nursing Home shall be five (5) storeys.

3184 Vivian Line 37 – South Portion

- a) The maximum building height for a Retirement Home building shall be seven (7) storeys.

Section 4 – Basis of Amendment

Official Plan Amendment OPA01-24 will facilitate the establishment of a 288-bed Nursing Home at 3188 Vivian Line 37 (north portion), having a height of five (5) storeys whereas the Official Plan currently permits a maximum of four (4) storeys. Further, Official Plan Amendment OPA01-24 will facilitate the establishment of a 164-bed Retirement Home at 3184 Vivian Line 37 (south portion), having a height of seven (7) storeys whereas the Official Plan currently permits a maximum of four (4) storeys.

The Official Plan Amendment OPA01-24 would maintain the “Residential Areas” designation on the subject lands and to add Special Policy Areas to permit increased heights for 3188 Vivian Line 37 (north portion) and 3184 Vivian Line 37 (south portion) respectively.

The Official Plan Amendment is consistent with the Provincial Policy Statement, 2020. The Official Plan Amendment maintains the general intent of the City of Stratford’s Official Plan.

Section 5 – The Amendment

The Official Plan of the City of Stratford is amended as follows:

- a) Schedule “A” of the Official Plan of the City of Stratford is amended by adding ‘Special Policy Area _____’ to the Subject Lands, currently known as 3188 Vivian Line 37, which is inclusive of a future parcel to be known as 3184 Vivian Line 37, as identified on Schedule “A” to this Official Plan Amendment No. _____; and

b) By adding the following Section to the Official Plan of the City of Stratford:

1. "Section 4.5.4._____

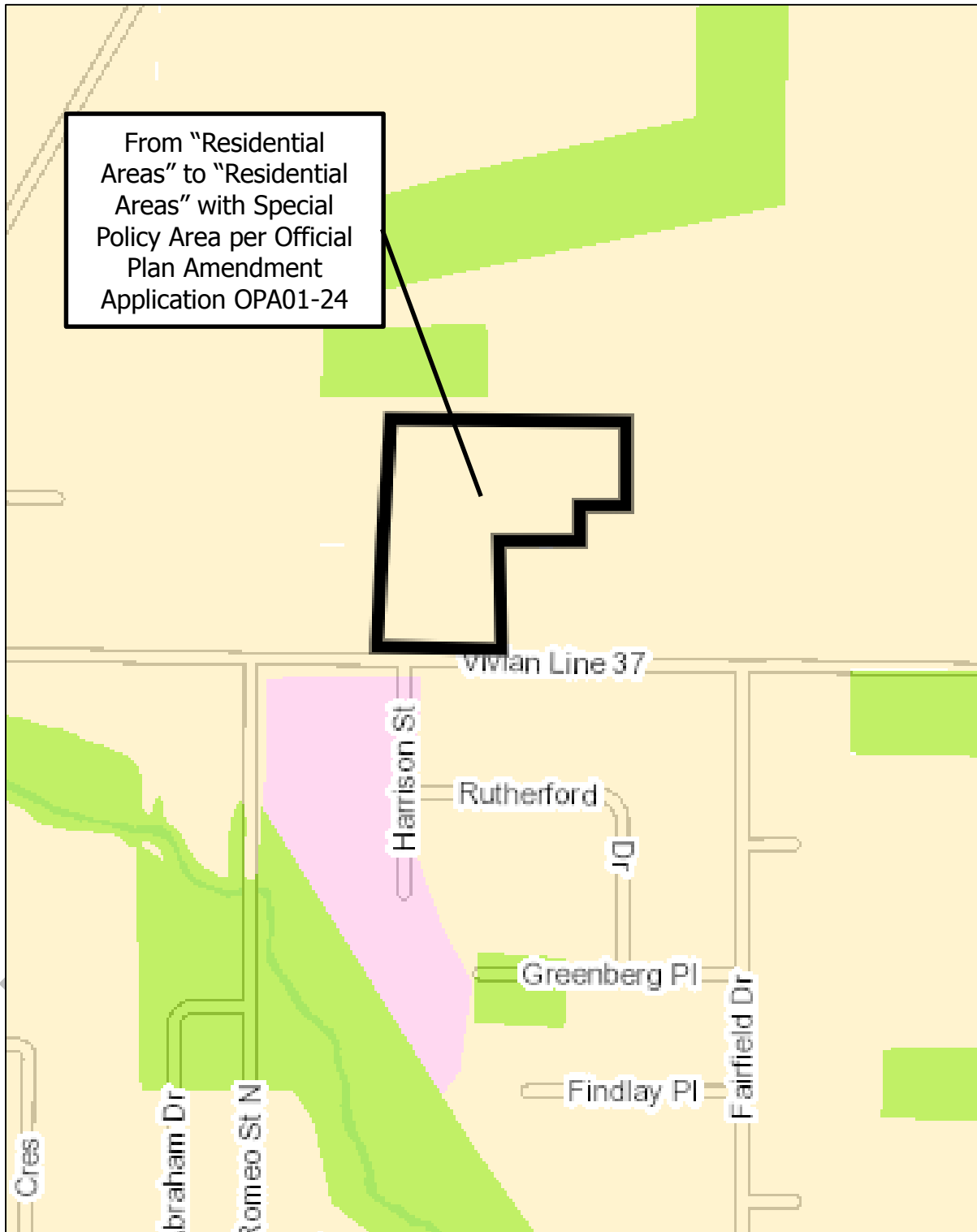
Notwithstanding any mention to the contrary herein, the maximum height of a Nursing Home at 3188 Vivian Line 37 shall be five (5) storeys and the maximum height of a Retirement Home at 3184 Vivian Line 37 shall be seven (7) storeys."

DRAFT FOR PUBLIC MEETING

Schedule "A"

To Official Plan Amendment No. _____

Special Policy Area.



Schedule "B"

To Official Plan Amendment No. _____

Location Map

