



**BY-LAW NUMBER xx-2024**  
**OF**  
**THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to amend By-law 10-2022 as amended, with respect to Zoning Bylaw Amendment application Z02-24 by GSP Group to amend the zoning at 3188 Vivian Line 37 to be Institutional Community Special xx "IN1-XX", and to amend the zoning at future parcel 3184 Vivian Line 37 as "IN1-XX", as described herein.

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**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 10-2022, as amended, known as the Zoning By-law, be further amended.

**NOW THEREFORE BE IT ENACTED** by Council of The Corporation of the City of Stratford as follows:

1. THAT Schedule "A", Map 2, to Zoning Bylaw 10-2022 as amended, is hereby amended by rezoning those lands in the **north portion of 3188 Vivian Line 37** in the City of Stratford per the key map in Schedule "B" hereto, from Urban Reserve ("UR") and Agricultural ("A") to Institutional Community Special xx ("IN1-XX"); and
2. AND THAT Section 15.5 of Zoning Bylaw 10-2022 as amended be further amended by adding the following site-specific provisions to those lands in the north portion of 3188 Vivian Line 37 in the City of Stratford per the key map in Schedule "B" hereto:
  - a. "The IN1-XX zone shall apply to 3188 Vivian Line 37;
  - b. Section 2.3.2 b) of the Zoning Bylaw shall not apply;
  - c. The total number of beds permitted in the Nursing Home shall be 288;
  - d. The minimum south interior side yard setback shall be 0.0 metres where abutting 3184 Vivian Line 37;
  - e. The minimum overall Landscaped Open Space requirement shall be 26%;

- f. The Landscaped Open Space requirement may include green roofs above ground level;
  - g. The minimum Landscaped Open Space requirement for Parking Lots with more than 50 parking spaces shall be 9.5%;
  - h. A planting strip between parking areas or aisles and lot lines where the **IN1-XX** zone (3188 Vivian Line 37) and the **IN1-XX** zone (3184 Vivian Line 37) abut shall not be required;
  - i. The minimum bicycle parking requirement for the Nursing Home is 6 spaces;
  - j. Bicycle parking is permitted to be within 35 metres of the principle building entrance or the main employee entrance;
  - k. The minimum number of loading spaces for a Nursing Home shall be 2;
  - l. The minimum loading space setback from the south interior lot line shall be 0.0 metres where abutting 3184 Vivian Line 37;
  - m. A loading space shall not be required to be abutting the Nursing Home building;
  - n. Access and maneuvering to and from a loading space may exceed the boundaries of the subject lands only into a Right-of-Way easement over 3184 Vivian Line 37 registered in favour of the subject lands;
3. AND THAT Schedule "A", Map 2, to Zoning Bylaw 10-2022 as amended, is hereby amended by rezoning those lands in the **south portion of 3188 Vivian Line 37** in the City of Stratford per the key map in Schedule "B" hereto, from Urban Reserve ("UR") and Agricultural ("A") to Institutional Community Special xx ("**IN1-XX**"); and
4. AND THAT Section 15.5 of Zoning Bylaw 10-2022 as amended be further amended by adding the following site-specific provisions to those lands in the south portion of 3188 Vivian Line 37 in the City of Stratford per the key map in Schedule "B" hereto:
- a. "The **IN1-XX** zone shall apply to 3184 Vivian Line 37;
  - b. Section 2.3.2 b) of the Zoning Bylaw shall not apply;
  - c. A Personal Care Establishment shall be a permitted use provided it is accessory and subordinate to a Retirement Home use;
  - d. A Personal Service Establishment shall be a permitted use provided it is accessory and subordinate to a Retirement Home use;
  - e. There shall be no parking requirement for a Personal Care Establishment or Personal Service Establishment that is accessory to a Retirement Home use;

- f. The minimum west interior side yard setback shall be 6.0 metres where abutting 3188 Vivian Line 37;
  - g. The minimum eastern interior side yard setback shall be 9.0 metres where abutting 3188 Vivian Line 37;
  - h. The minimum rear yard setback shall be 0.0 metres where abutting 3188 Vivian Line 37;
  - i. The maximum lot coverage shall be 34.5%;
  - j. A planting strip between parking areas or aisles and lot lines where the IN1-XX zone (3184 Vivian Line 37) and the IN1-XX zone (3188 Vivian Line 37) abut shall not be required;
  - k. The minimum number of loading spaces required for a Retirement Home shall be 1;
  - l. The minimum loading space setback from the rear lot line shall be 0.0 metres where abutting 3188 Vivian Line 37;
  - m. A loading space shall not be required to be abutting the Retirement Home building;
  - n. Access and maneuvering to and from a loading space may exceed the boundaries of the subject lands only into a Right-of-Way easement over 3188 Vivian Line 37 registered in favour of the subject lands;
5. AND THAT this by-law shall come into effect upon Final Passage in accordance with the *Planning Act*.

READ a FIRST, SECOND and THIRD time and

FINALLY PASSED this \_\_\_\_\_ day of August 2024.

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Mayor – Martin Ritsma

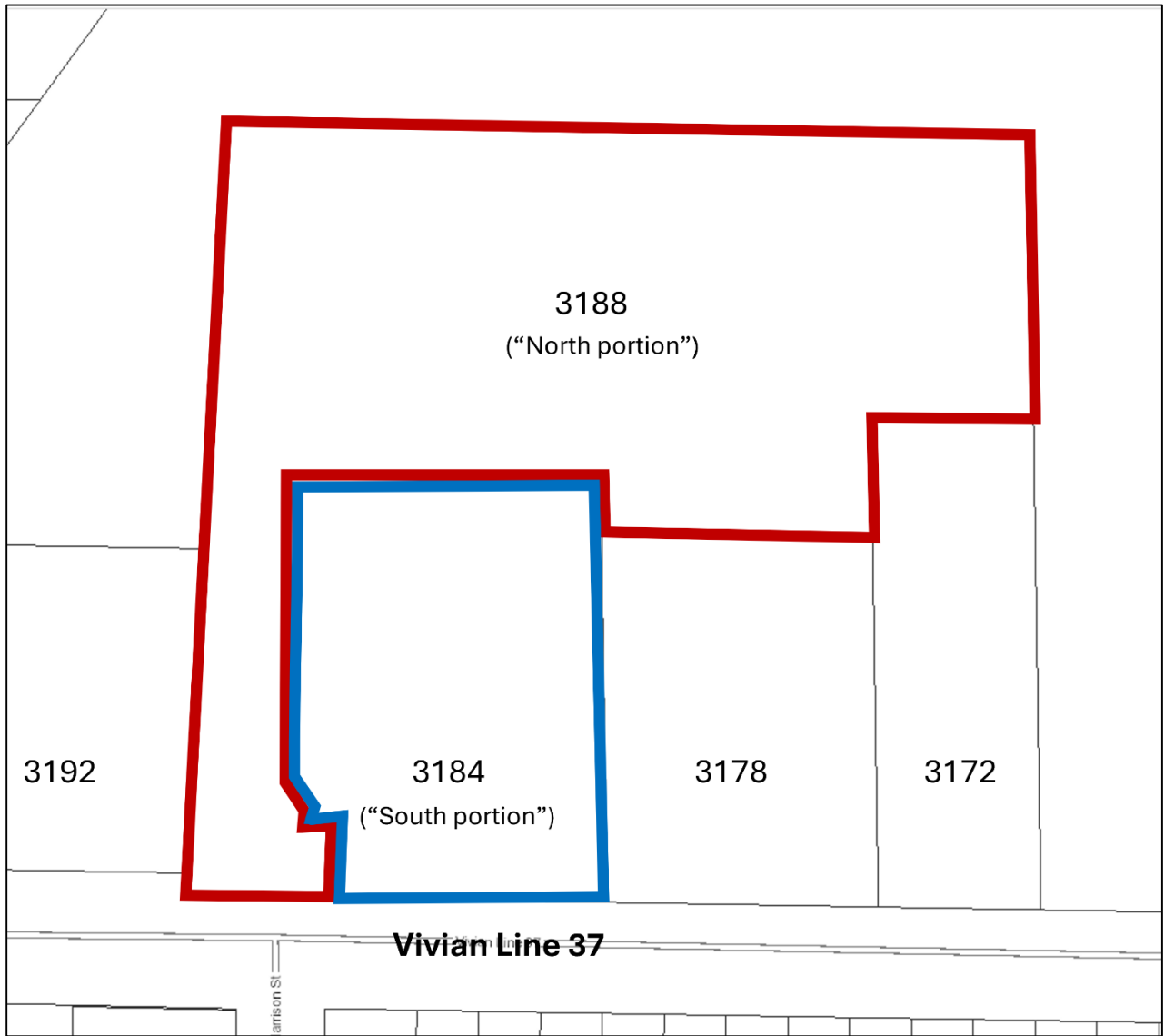
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Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law xx-2024**  
 Adopted this \_\_\_\_\_ day of August, 2024  
 3188 Vivian Line 37, Stratford



**This is Schedule "B" to By-law xx-2024  
Adopted this \_\_\_\_\_ day of August, 2024**

Key Plan showing 3188 Vivian Line 37 (north portion) and 3184 Vivian Line 37 (south portion).



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