



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

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 ("IN1-_____"), and to amend the zoning at future parcel 3184 Vivian Line 37 to be Institutional Community Special with a Site Specific Holding Provision ("IN1-_____ (H_____)", as described herein.

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 which will eventually be wholly referred to as 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 ("IN1-_____"); 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-_____ 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 28%;
 - 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 7.5%;
 - h. A planting strip between parking areas or aisles and lot lines where the IN1-_____ zone (3188 Vivian Line 37) and the IN1-_____ 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, which will eventually to be municipally known as 3184 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 with a Site Specific Holding Provision ("IN1-_____ (H_____)");
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-_____ 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-_____ zone (3184 Vivian Line 37) and the IN1-_____ 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 Section 2.5.2 of Zoning Bylaw 10-2022 as amended be amended by adding the following Site-Specific (H_____) Holding Provision:
- a. "The following uses shall be permitted until the (H_____) Holding Provision is removed in accordance with the Planning Act:
 - i. Site Alteration is permitted only to legally establish the north parcel (3188 Vivian Line 37) and south parcel (3184 Vivian Line 47) as well as any required easements. All other Site Alteration shall be prohibited until the Holding Provision is removed.
 - ii. Site Development is permitted only to establish site elements that are shared with the North Parcel (3188 Vivian Line 37), including a driveway, parking area, and servicing infrastructure. All other Site Development shall be prohibited until the Holding Provision is removed.
 - b. The (H_____) Holding Provision may be removed when the following conditions have been met:
 - i. That a Noise Study be completed to the satisfaction of the City of Stratford."
6. 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 9th day of September, 2024.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

This is Schedule "A" to By-law _____ -2024

Adopted this 9th day of September, 2024

3188 Vivian Line 37, Stratford



This is Schedule "B" to By-law _____-2024

Adopted this 9th day of September, 2024

Key Plan showing 3188 Vivian Line 37 (north portion) where the IN1-_____ zone is proposed, and 3184 Vivian Line 37 (south portion) where the IN1-_____(H_____) zone is proposed.

