



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

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BEING a By-law to adopt Official Plan Amendment No. 34 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.

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**WHEREAS** Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, provide that the Council of a municipality may, by by-law, adopt amendments to its Official Plan;

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

**AND WHEREAS** the public interest was considered by Council to the need to adopt an amendment to the Official Plan of the City of Stratford for the subject lands;

**AND WHEREAS** the Council has determined that the request for an amendment is consistent with the Provincial Policy Statement, conforms with the goals and objectives of the Official Plan, will facilitate development that is appropriate for the lands, is compatible with surrounding lands and is considered to be sound land use planning and will encourage efficient use of land and infrastructure;

**NOW THEREFORE** the Council of The Corporation of the City of Stratford in accordance with the *Planning Act*, R.S.O. 1990, c.P.13 as amended, hereby enacts as follows:

1. That Amendment No. 34 to the Official Plan of the City of Stratford, consisting of the attached text and schedules, is hereby adopted.
2. The Clerk is hereby authorized and directed to proceed with the giving of written notice of Council's decision in accordance with the provisions of the *Planning Act*.
3. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of September, 2024.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



# City of Stratford Official Plan Amendment No. 34

Adopted: September 9, 2024

AMENDMENT NO. 33 TO THE OFFICIAL PLAN  
OF THE CITY OF STRATFORD

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### Section 1 – Title and Components

This amendment shall be referred to as Amendment No. 34 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.

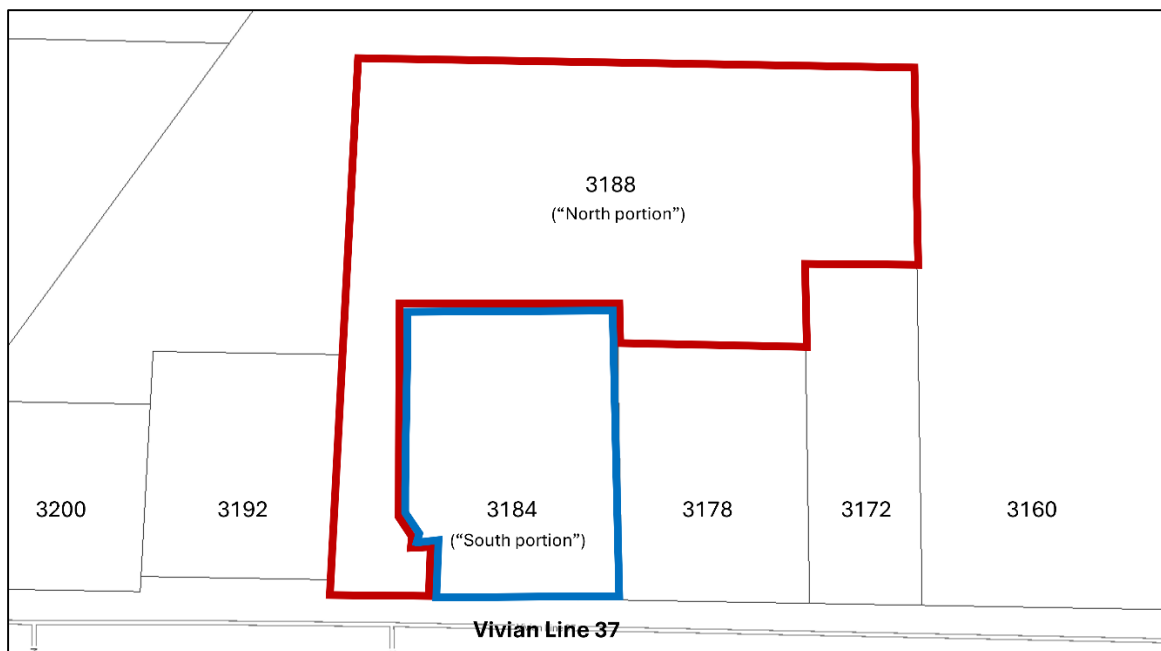


Figure 1: Key Plan depicting 3188 Vivian Line 37 (north portion) and 3184 Vivian Line 37 (south portion).

### **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. 34; and

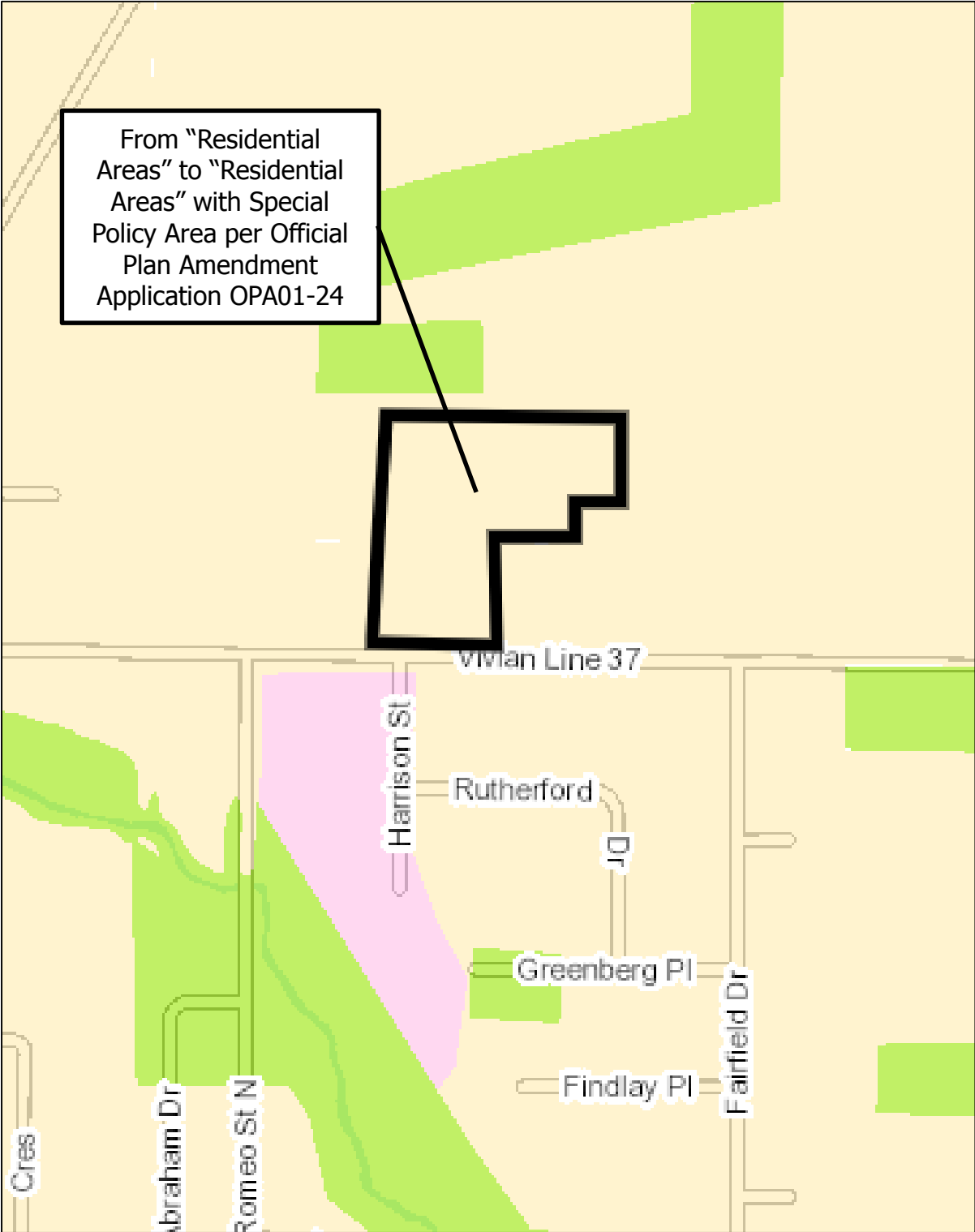
- b) By adding the following Section to the Official Plan of the City of Stratford:

- 1. “Section 4.5.4.11

- 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.”

**Schedule "A"**

To Official Plan Amendment No. 34  
Special Policy Area.



# Schedule "B"

To Official Plan Amendment No. 34  
Location Map

