



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

BEING a By-law to adopt Official Plan Amendment No. 35 to redesignate the lands municipally known as 3980 Road 111 in the City of Stratford to "Medium Density Residential" designation.

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 Planning 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.P13 as amended, hereby enacts as follows:

1. That Amendment No. 35 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 16th day of December, 2024.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



City of Stratford

Official Plan Amendment No. 35

Adopted: December 16, 2024

AMENDMENT NO. 35 TO THE OFFICIAL PLAN
OF THE CITY OF STRATFORD

Section 1 – Title and Components

This amendment shall be referred to as Amendment No. 35 to the Official Plan of the City of Stratford. Sections 1 to 4 of this Amendment 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 3980 Road 111 in the City of Stratford. Legally, these lands are referred to as Part Lot 41, Concession 1, in the former Township of South Easthope, County of Perth. The location of the subject lands is shown in Schedule B to this Amendment.

Section 3 – Purpose of the Amendment

The purpose of this amendment is to redesignate the subject lands to "Medium Density Residential" designation applicable to the subject lands.

Section 4 – Basis of Amendment

Amendment No. 35 to the Official Plan of the City of Stratford will facilitate the redesignation of the subject lands to "Medium Density Residential" from the current "Urban Fringe Area" designation within the Perth County Official Plan. The subject lands were annexed by the City of Stratford in 2016 and are now proposed for 'Medium Density Residential' development comprised of 68 Street fronting townhouses by way of plan of subdivision. This Amendment would facilitate the redevelopment of the subject lands and would aid in the provision of housing options within the City.

The Official Plan Amendment is consistent with the Provincial Planning Statement, 2024. 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 redesignating the Subject Lands to 'Medium Density Residential Special', municipally known as 3980 Road 111, as identified on Schedule "B" to this Official Plan Amendment No. 35; and
- b) By adding the following Section to the Official Plan of the City of Stratford:

"Section 4.5.4.11 3980 Road 111

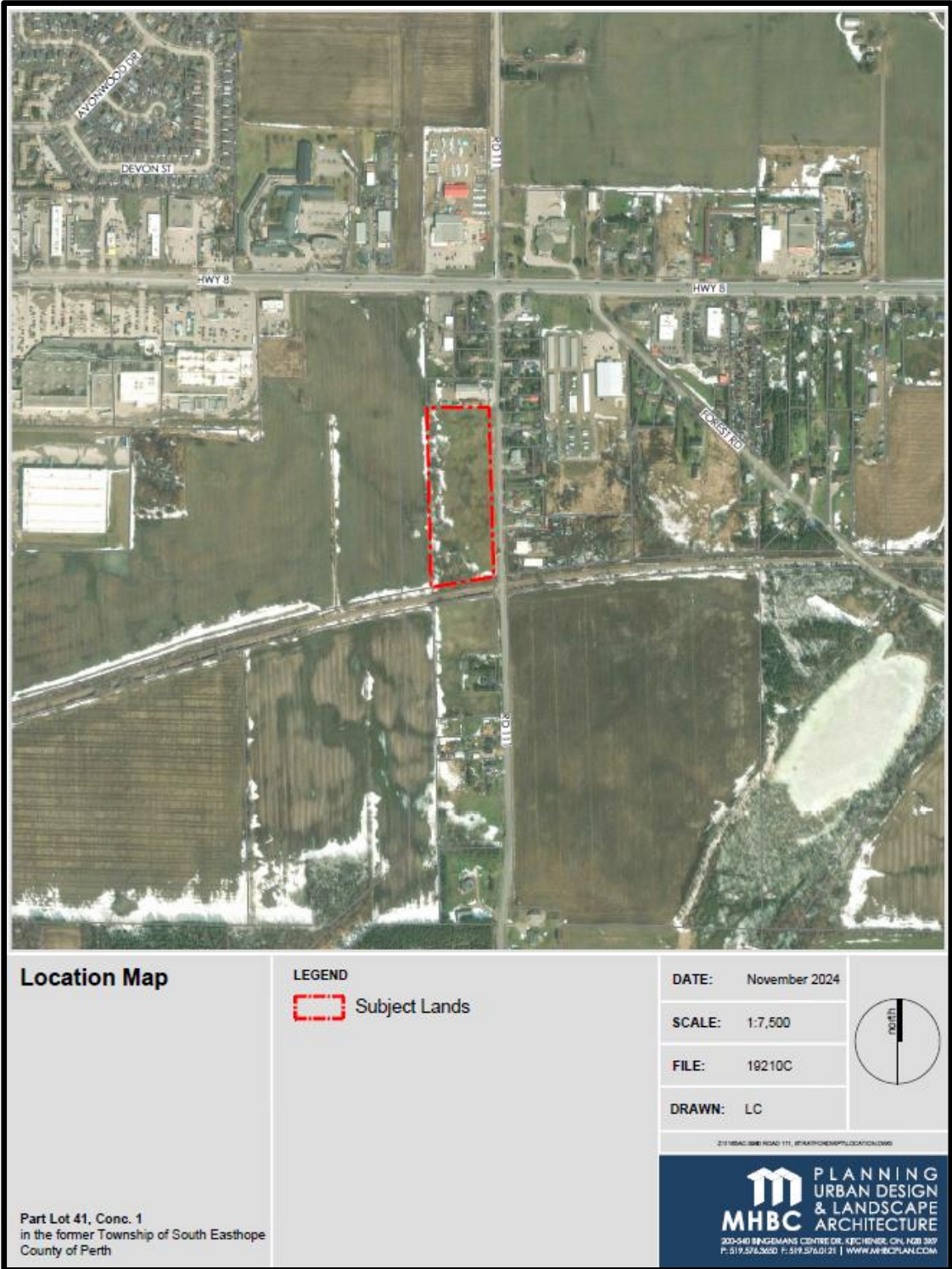
On lands identified on the attached 'Schedule A' the following uses shall be permitted within the Medium Density Residential designation:

- i) medium density residential including street townhouse dwellings, low rise apartments and stacked townhouses, but shall generally not include single detached, semi-detached or duplex dwellings up to a maximum density of 65 units per net hectare in accordance with Section 4.5.3.3.

Schedule "A"

To Official Plan Amendment No. 35

Location Map



Schedule "B"

To Official Plan Amendment No. 35

