



## **NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING**

### **under the *Planning Act***

**Draft Plan of Subdivision Application 31T24-003  
Official Plan Amendment Application OPA02-24  
Zoning By-law Amendment Application Z08-24  
C. Bet Limited  
672 Mornington Street**

City of Stratford Council will hold a public meeting on **Monday, April 14, 2025 at 7:00 pm** in the Council Chambers at City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to these planning applications.

The subject lands are located on the west side of Mornington Street and on the south side of Perth Line 36. Having an area of approximately 8.03 hectares and frontages of approximately 188.39 metres and 385.72 metres, respectively, along Mornington Street and Perth Line 36, the lands are currently vacant. The subject lands are legally described as Part of Lot 1, Concession 2 (geographic Township of Ellice), now in the City of Stratford.

#### Proposed Draft Plan of Subdivision

- A total of 123 housing units are proposed including 74 single detached dwellings (Lots 1 to 74) and 49 street townhouse dwellings (Blocks 75 to 82).
- Several blocks are proposed to accommodate a stormwater management facility (Block 83), open space lands adjacent to the Court Drain (Block 84), servicing block (Block 85), road widening dedication along Perth Line 36 (Block 86) and 0.3 metre reserves (Blocks 87, 88 and 89).
- New road network comprised of Streets A, B, C and D. Street A would provide access to Mornington Street and Deacon Street (from the adjacent residential subdivision to the south) whereas Street C would provide access to Perth Line 36.

A copy of the proposed draft plan of subdivision is attached.

#### Official Plan Amendment Application

The purpose of the Official Plan Amendment application is to add a site-specific policy to permit a residential density of 30 units per hectare whereas the Medium Density Residential Special designation that applies to the lands requires a residential density of 23 units per hectare. A limited number of single detached lots are partially designated Parks and Open Space however they do not contain natural heritage features. Through this Amendment, Lots 18-24 are proposed to be redesignated from Parks and Open Space to the requested Medium Density Residential Special site-specific policy area to accommodate the proposed development.

#### Zoning Bylaw Amendment Application

This Application seeks to rezone the subject lands from the Urban Reserve (UR) Zone to a site-specific Residential Second Density (R1(5)-XX) Zone to allow single detached dwellings, a site-specific Residential Fourth Density (R4(1)-YY) Zone to allow street townhouse dwellings, a Park (P) Zone for the stormwater management and servicing blocks and an Open Space (OS) Zone for lands adjacent to the Court Drain.

The proposed R1(5)-XX Zone would be subject to the same regulations associated with the parent R1(5) Zone except for the following site-specific regulations: reduced minimum lot area (corner lot) of 375 m<sup>2</sup> and reduced minimum lot frontage (corner lot) of 12 m are requested compared to the required minimum lot area (corner lot) of 450 m<sup>2</sup> and required minimum lot frontage (corner lot) of 15 m.

The proposed R4(1)-YY Zone would be subject to the same regulations associated with the parent R4(1) Zone except for the following site-specific regulation: increased maximum density of 48 housing units per hectare compared to the required maximum density of 35 housing units per hectare.

A key map is attached.

There are no other applications under the Planning Act that affect the subject lands.

Your opinion on this application is important. Please call, mail, email or fax your comments to Marc Bancroft at telephone number (519) 271-0250 extension 5221, Fax: (519) 271-5966 – [mbancroft@stratford.ca](mailto:mbancroft@stratford.ca) - City of Stratford, Building and Planning Services Department by April 4, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: [clerks@stratford.ca](mailto:clerks@stratford.ca) or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford in respect of the proposed plan of subdivision or before the By-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford in respect of the proposed plan of subdivision or before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the proposed draft plan of subdivision approval, the official plan amendment and the zoning by-law amendment, you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

**Further information may be obtained by visiting the Building and Planning Services Department offices located at 82 Erie Street, Stratford, visiting [engagestratford.ca](http://engagestratford.ca), or calling 519-271-0250 ext. 5345 during business hours.**

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*Agencies: Please respond by: **Friday, March 28, 2025.**  
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Marc Bancroft at 519-271-0250 ext. 5221 or [mbancroft@stratford.ca](mailto:mbancroft@stratford.ca)

If you require this document in an alternate format contact City Hall at 519-271-0250 extension 5237 or email: [clerks@stratford.ca](mailto:clerks@stratford.ca)

This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on March 15, 2025. This Town Crier is also posted to the City of Stratford website: [www.stratford.ca](http://www.stratford.ca)

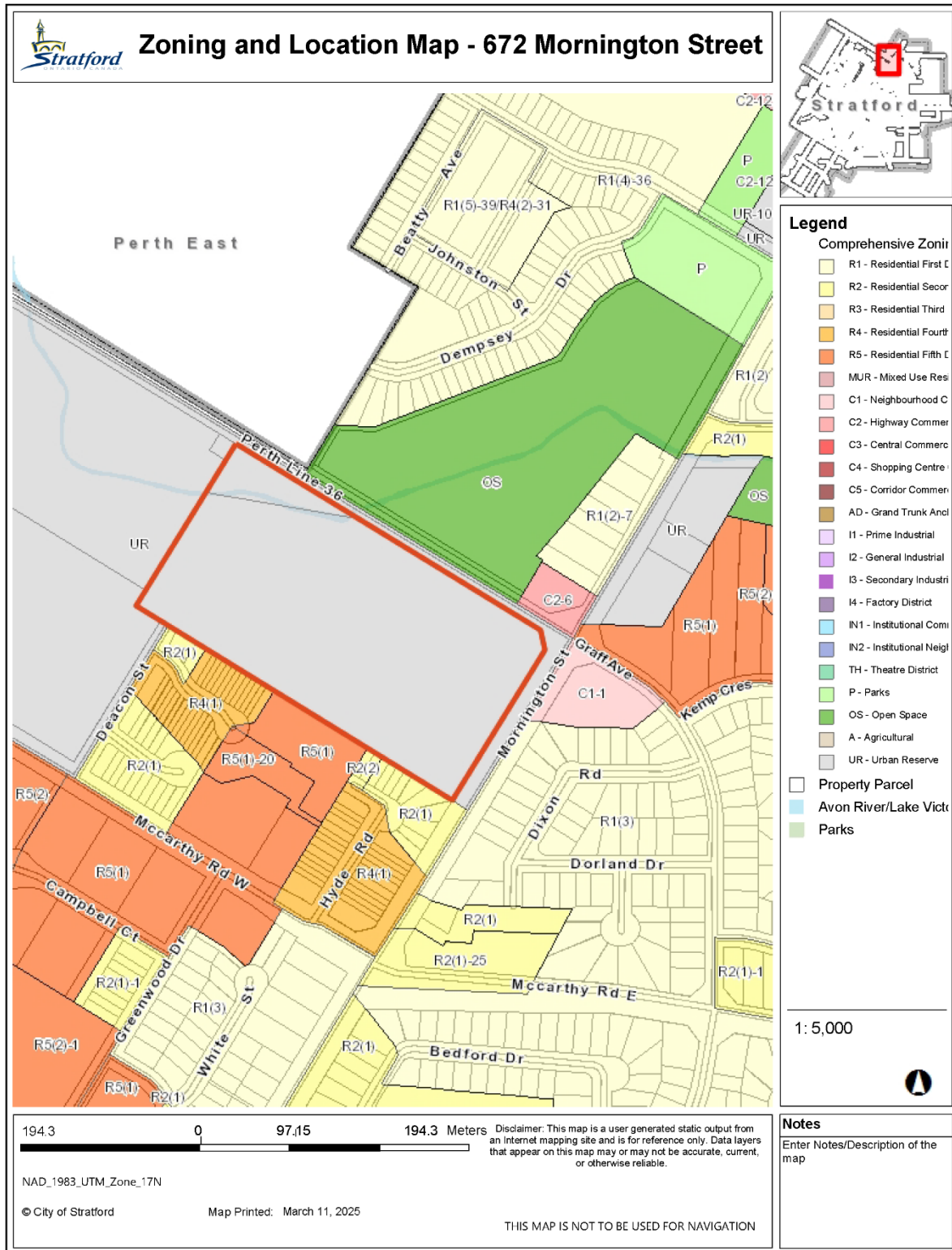
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated March 14, 2025

Marc Bancroft, MPL, MCIP, RPP, Manager of Planning  
The Corporation of the City of Stratford  
82 Erie Street, Stratford, ON  
N5A 2M4

Cc: Applicant  
Tatiana Dafoe, City Clerk  
Agencies and Departments  
Property owners within 120m of the subject lands

Location and Zoning By-law Map



Proposed Plan of Subdivision 31T24-003

