

PLANNING REPORT

Date: May 27, 2025
To: Mayor and Council
From: Alexander Burnett, Intermediate Planner
Report Number: COU25-066
Attachments: Draft By-law
Public Comments Received
Public Meeting Minutes March 24, 2025

Title: Recommendation Report for Lands Known as 963 O'Loane Avenue – Zoning By-law Amendment Application Z01-25

Objective: The purpose of this report is to provide a recommendation on Zoning By-law Amendment application Z01-25 submitted by Baker Planning Group (c/o Caroline Baker) on behalf of Pol Quality Homes (c/o Daryl Pol) for lands municipally known as 963 O'Loane Avenue.

Zoning By-law Amendment

The requested Zoning Change Amendment is to rezone subject lands from the Residential Second Density (R2(1)-1) Zone, to a new Residential Fifth Density (R5(2)-XX) Zone to permit three two-storey apartment buildings containing 38 units, subject to the following requested site-specific exceptions:

- Minimum front yard depth of 4.5 metres compared to the required minimum front yard depth of 10 metres under the parent R5(2) Zone.
- Minimum front yard setback from an arterial road of 4.5 metres compared to the minimum required setback of 7.5 metres.
- Minimum southernly side yard setback of 4.0 metres compared to the minimum requirement of 5.0 metres under the parent R5(2) Zone.
- Maximum lot coverage of 40% compared to a maximum lot coverage of 30% under the parent R5(2) Zone.
- Minimum of 0 loading spaces for 38 apartment units.

The following documents were submitted in support of the application:

- Planning Justification Report
- Concept Site Plan and Elevations

- Arborist Report
- Functional Servicing Report

Location Map



Background:

The subject lands, legally known as Part Lot 1, Plan 93 in the City of Stratford, are approximately 0.63 hectares in size and are located on the east side of O'Loane Avenue, south of Short Street and north of Oakdale Avenue, adjacent to the S.E.R.C Baseball Diamond and Bell Court.

Site Characteristics:

Characteristic	Information
Existing Use:	Single detached dwelling (to be removed)
Frontage:	59.27 m
Depth	101.24 m
Area	0.63 hectares

Characteristic	Information
Shape	Rectangular

Surrounding Land Uses:

Direction	Use
North	Semi-detached dwellings
East	Semi-detached dwellings
West	Single detached dwellings, agricultural lands
South	Athletic fields

Site Photo



Agency Comments

The application was circulated to various agencies on February 20, 2025, with agency comments being due March 7, 2025. All agency comments are summarized below. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Stratford Infrastructure Services Department*

- No comments or concerns.
- *Stratford Building Services*
 - Building has no comments for the proposed Zoning By-law Amendment.
- *Stratford Fire Prevention*
 - No comments from Fire Prevention.
- *Stratford Housing Consortium*
 - The Housing Specialist is in favour of the increased density on this site and the proposed two affordable units.
- *Sourcewater Protection (Upper Thames River Conservation Authority)*
 - The subject lands are located within a Wellhead Protection Area A10 to which the policies of the Thames-Sydenham and Region Source Protection Plan apply. This property and application have already received a S. 59 2(b) Notice to allow the application to proceed under the conditions that:
 - 1) Fuel Handling and Storage is Prohibited in quantities of 250L or Above
 - 2) Future Road Salt Storage is Prohibited
 - Quantities of 20kg or above Exposed
 - Quantities of 100Kg or above Partially Exposed (including road salt containers)
 - In addition, Storm Water Management Facilities (infiltration and outfall) may be considered a significant drinking water threat. Through the municipality completing a CLI-ECA, policies within the Source Protection Plan could apply. For more information, please refer to the Source Protection Plan: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>.
- *Enbridge Gas Inc*
 - Enbridge Gas does not object to the proposed application, however, we reserve the right to amend or remove development conditions.
- *Canada Post*
 - Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by

centralized mail delivery provided through Canada Post Community Mail Boxes.

- Our Multi-unit policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.
- Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.
- In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:
 - The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
 - The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
 - The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
 - The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

- The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
 - The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Stratford.
 - The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
 - The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
- Canada Post further requests the owner/developer be notified of the following:
 - The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
 - Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
 - There will be no more than one mail delivery point to each unique address assigned by the Municipality
 - Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
 - The complete guide to Canada Post's Delivery Standards can be found at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Analysis:

Provincial Planning Statement 2024

The Provincial Planning Statement ("PPS") came into effect on October 20, 2024 replacing the Provincial Policy Statement, 2020 and the 2020 Growth Plan for the Greater Golden Horseshoe. The PPS provides direction on matters of provincial interest under Section 2 of the Planning Act, specifically relating to building homes, sustaining strong and competitive communities, infrastructure and facilities, wise use and management of resources, and protecting public health and safety. All decisions on planning matters are required to be consistent with the PPS.

Housing

Section 2.2 of the PPS states that planning authorities should provide a range and mix of housing options and densities to meet the requirements of current and future residents. Municipalities are to permit and facilitate all housing options required to meet the social, health, economic, and well-being requirements of residents including all types of residential intensification and redevelopment. Densities are to efficiently use land, resources, infrastructure, and public service facilities and support the use of active transportation and proximity to transit options.

The proposal would permit the development of three two-storey apartment buildings on the subject lands containing a total of 38 residential units. The redevelopment and intensification of the property will create residential units to help meet the City's need for housing and is an efficient use of land and resources. The proposal will connect to existing municipal services, supports active transportation, and is in proximity to municipal transit routes.

Settlement Areas

The PPS directs growth and development to be located within settlement areas. Land use patterns within settlement areas are to be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation and are transit supportive as appropriate.

The City of Stratford is identified as a settlement area in the PPS and the proposed development is located within the City's built boundary. The proposal efficiently uses land and resources, optimizes existing municipal servicing, and will support active and alternative transit opportunities.

As a result, Planning Staff are satisfied that Zoning By-law Amendment application Z01-25 is consistent with the PPS.

Official Plan

The subject lands are designated 'Residential Area' on Schedule 'A' of the City's Official Plan

Goals and Objectives

The goals and objectives of the Residential Area designation include achieving a mix of housing types and densities while maintaining essential neighbourhood qualities and

ensuring intensification is compatible with neighbouring development. The proposal would promote a mix of housing types within the neighbourhood consisting of low-density residential dwellings and medium density apartment buildings while maintaining essential neighbourhood qualities. The proposed development consists of two-storey apartments that meet the height and density requirements of the Residential Area, and as such, is compatible with the neighbourhood.

Permitted Uses

The Residential Area designation permits a range of dwelling types from single detached and semi-detached dwellings to townhouses and low-rise apartment buildings. Secondary uses are also allowed in the Residential Area designation including convenience commercial uses, home occupations and public uses. The proposed Zoning By-law Amendment would facilitate the development of three two-storey apartment buildings, which is permitted under the Residential Area designation.

Stable Residential Areas

The City's Official Plan provides policies for areas identified as 'stable residential areas'. Redevelopment or intensification within these areas are evaluated on their ability to generally maintain the structure and character of the immediate surrounding area. These policies include but are not limited to; ensuring the scale of the development respects the height, massing, and density of adjacent buildings, respecting the relationship between the rear wall of buildings and rear yard open spaces, ensuring that locations of buildings have no significant negative impacts with respect to privacy and shadowing to abutting properties, conforming with density provisions, and the protection of significant trees and other natural features identified as significant by the City.

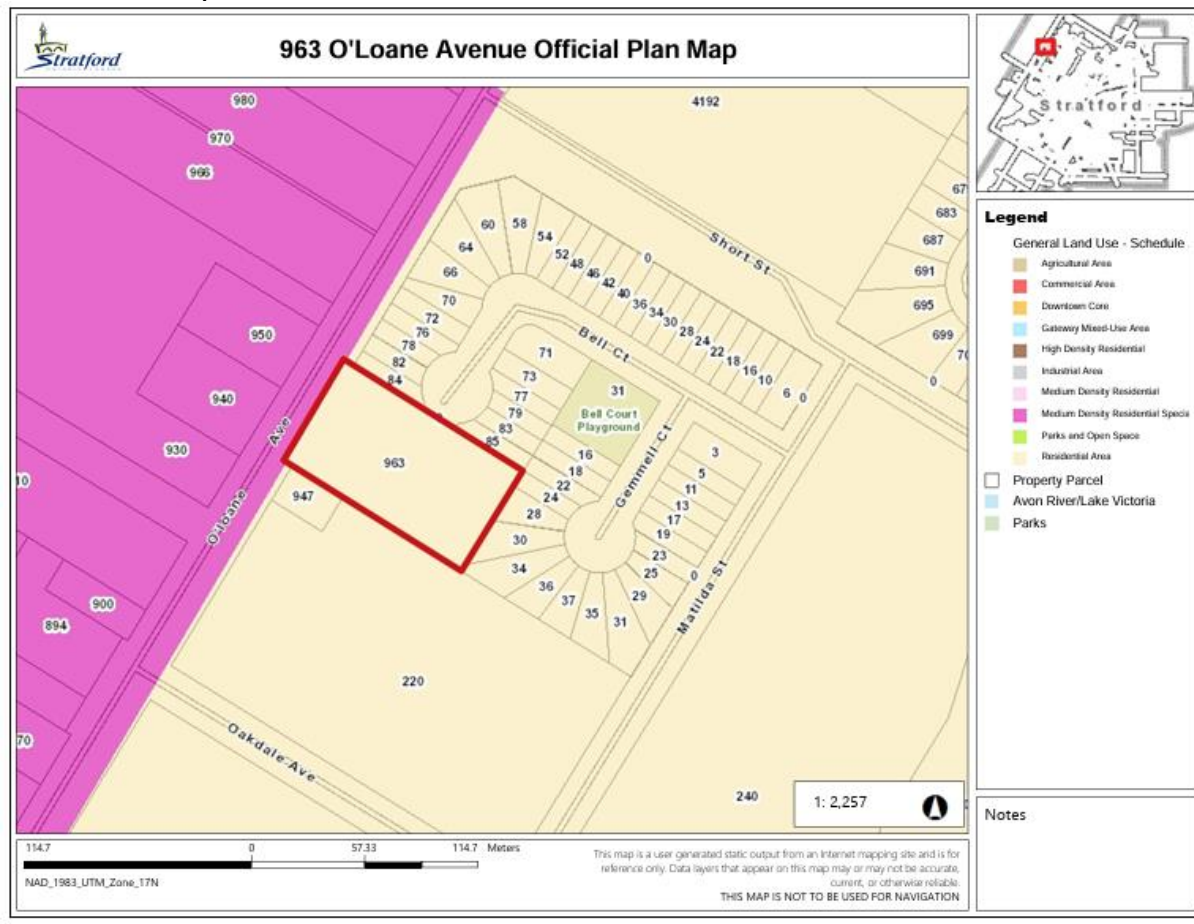
The proposed development will consist of three two-storey apartment buildings which respect the height and massing of the surrounding neighbourhood. The development proposes a density within the range permitted for residential designated lands. The proposed buildings meet the minimum setback requirement of the R5(2) Zone in relation to abutting residential dwellings and are not anticipated to result in any negative privacy or shadowing impacts on these abutting properties. There are no natural heritage features or trees identified as significant on the property and all trees proposed to be removed are to be replaced or compensated as per the requirements of the City's Private Tree Protection By-law. As a result, it is considered that the proposed Zoning By-law Amendment conforms to the Stable Residential Area policies of the Official Plan.

Density

The density range for medium density residential development is 25 units per net hectare to 65 units per net hectare. The proposed development has a density of 64 units per net hectare which conforms with the required density range.

As a result, Staff are of the opinion that Zoning By-law Amendment application Z01-25 conforms to the City's Official Plan.

Official Plan Map



Zoning By-law

The subject lands are currently zoned Residential Second Density (R2(1)-1) Zone under the City of Stratford Comprehensive Zoning By-law which permits semi-detached dwellings and group homes. The Zoning By-law Amendment application requests a site-specific Residential Fifth Density (R5(2)-_) Zoning subject to the following provisions:

- Minimum front yard depth of 4.5 metres compared to the required minimum front yard depth of 10 metres under the parent R5(2) Zone.
- Minimum front yard setback from an arterial road of 4.5 metres compared to the minimum required setback of 7.5 metres.
- Minimum southernly side yard setback of 4.0 metres compared to the minimum requirement of 5.0 metres under the parent R5(2) Zone.
- Maximum lot coverage of 40% compared to a maximum lot coverage of 30% under the parent R5(2) Zone.
- Minimum of 0 loading spaces for 38 apartment units.

Stratford
ONTARIO CANADA

963 O'Loane Avenue Location and Zoning Map

Legend

- Comprehensive Zoning:**
 - R1 - Residential First City
 - R2 - Residential Second City
 - R3 - Residential Third City
 - R4 - Residential Fourth City
 - R5 - Residential Fifth City
 - MUR - Mixed Use Residential
 - C1 - Neighbourhood Commercial
 - C2 - Highway Commercial
 - C3 - Central Commercial
 - C4 - Shopping Centre
 - C5 - Corridor Commercial
 - AD - Grand Trunk Area District
 - I1 - Prime Industrial
 - I2 - General Industrial
 - I3 - Secondary Industrial
 - I4 - Factory District
 - IN1 - Institutional Commercial
 - IN2 - Institutional Neighbourhood
 - TH - Theatre District
 - P - Parks
 - OS - Open Space
 - A - Agricultural
 - UR - Urban Reserve
- Other Features:**
 - Property Parcel
 - Avon River/Lake Victoria
 - Parks

Scale: 0 to 87.7 Meters

Map Information:
NAD_1983_UTM_Zone_17N
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Map Printed: February 18, 2025

Disclaimer: This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION

The applicant is requesting to rezone the subject lands to a site-specific Residential Fifth Density (R5(2)-_) Zone to facilitate the development of three two-storey apartment buildings on the property. Permitted uses of the R5 zone include apartment buildings, as shown on the proposed Site Plan. As the proposal conforms to the Residential

policies of the Official Plan, Planning Staff are supportive of residential intensification on the property and have no concerns with rezoning the subject lands to R5 to permit the use of apartment buildings.

Yard Setbacks

As part of the Zoning By-law Amendment application, the applicant is requesting site-specific provisions to reduce required yard setbacks for the proposed development. The applicant is requesting a minimum front yard depth of 4.5 metres whereas a minimum of 10 metres is required under the parent R5(2) zoning and a minimum setback of 7.5 metres is required from an arterial road. The apartment buildings are proposed to be located 4.5 metres from the property line, following the conveyance of a 5.0 metre road allowance widening to the City to facilitate the extension of the O'Loane Avenue multi-use trail. The intent of the minimum front yard depth provision in the Zoning By-law is to ensure that dwellings are located a safe distance from the street and that a consistent streetscape is maintained, as well as to prevent noise or privacy issues. The proposed apartment buildings are generally in line with neighbouring dwellings that will result in a consistent streetscape that meets the policies of the City's Urban Design Guidelines. Additionally, as the proposed apartments will be located 4.5 metres from the property line and approximately 9.5 metres from the vehicle travelled portion of O'Loane Avenue, no safety, noise, or privacy issues are anticipated.

Additionally, the applicant is requesting to reduce the minimum required side yard width for the southernly side of the proposed development. The Zoning By-law requires a minimum side yard width of 5 metres for apartment buildings whereas the applicant is proposing a side yard width of 4 metres. The intent of the minimum side yard width requirement is to ensure that there are no privacy or shadowing impacts on neighbouring properties. However, the abutting lands to the south property line are a municipal well and a recreational sports field. As such, Staff anticipate no concerns with the requested reduction in the side yard width for the south property line.

Lot coverage

The application is requesting an increased maximum lot coverage of 40% as opposed to the required maximum of 30% for R5(2) zones. The intent of maximum lot coverage requirements is to prevent stormwater management concerns, to limit the size of a building envelope and to ensure sufficient outdoor amenity space. Planning Staff are of the opinion that, given the intensification of the subject lands and that the proposed Site Plan exceeds the minimum landscaped open space requirement of the Zoning By-law, that no lot coverage concerns are expected. Stormwater Management concerns are capable of being addressed as part of any future Site Plan process to ensure City criteria are satisfied.

Loading Spaces

The applicant has also requested the elimination of the number of loading spaces required for the proposed development. However, upon review, Planning Staff are of the opinion that this standard is not applicable as the Zoning By-law does not require

loading spaces for apartment buildings with less than thirty units. The proposed total number of residential units for this development is thirty-eight, though it consists of three apartment buildings, ranging from 12-14 units each. As such, Staff are of the opinion that this request is redundant as it is unnecessary.

Public and Council Concerns

The following concerns were raised as part of the application's circulation and public meeting process:

Bell Court Walkway connection

Members of the public expressed concerns with the proposed walkway connection from the development to Bell Court. Though final design of the site (including the walkway) would be determined through an application for site plan approval, the Zoning By-law Amendment application offers the opportunity for these concerns to be publicly addressed. Staff understand the concern with the proposed walkway, as it will potentially result in increased pedestrian traffic along Bell Court. However, increased pedestrian connectivity within neighbourhoods would be the intention of the walkway and a major goal of the City's Transportation Master Plan. Options were explored to have the walkway at the southern property line; however, this was determined to be infeasible due to the presence of the recreation fields owned by the School Board directly south of the site. Ultimately, the decision to construct the walkway would be determined through an application for site plan approval and this decision would take into consideration the safety and functionality of the walkway for future and existing residents. However, Planning Staff are of the opinion that the proposed walkway furthers the City's goal of improving active transportation and connectivity with neighbourhoods and is a positive addition of the proposed development.

Construction safety

Concerns were raised by members of the public regarding the safety of neighbouring properties during construction of the proposed development. Ontario's Building Code determines the requirements for active construction sites and enforces measures such as temporary fencing to ensure the safety of neighbouring dwellings and limit the impacts of dust and noise.

Density

Concerns were raised by members of the public that the proposed development is a density greater than the surrounding neighbourhood. The proposed density of the development is 64 units per net hectare which is within the permitted density range for residential areas under the City's Official Plan. Though the proposed density of the development is greater than the density of the surrounding neighbourhood, the Official Plan permits such residential intensification opportunities.

Greenspace

Concerns were raised by members of the public that the proposed development will provide insufficient greenspace for future residents. While the applicant has elected not

to dedicate part of the lands to the City as parkland, cash-in-lieu for parkland purposes will be required as per any future Site Plan process. Additionally, the proposed development with respect to the area of the lot consists of 38% landscaped open space where the City Zoning By-law requires a minimum of 35%.

Groundwater Contamination

Concerns were raised from members of the public regarding potential groundwater contamination as a result of the proposed development. The subject lands are located within Wellhead Protection Area A10 to which the policies of the Thames-Sydenham and Region Source Protection Plan apply. The Upper Thames River Conservation Authority has determined that the proposed development will have no negative impacts provided that fuel and salt storage are limited on site. These requirements will be enforced through a future Site Plan Agreement.

Fire Department Access

Concerns were raised from members of the public regarding access to the proposed development for fire engines. The application was circulated to the City's Fire Department and no concerns were received. Further, during any future Site Plan process, the Fire Department will have the opportunity to review and provide input on the detailed design, including the dedicated fire route.

Noise

Concerns were raised from members of the public about the noise produced by the proposed development. Planning Staff acknowledge that the construction of the site would result in increased noise within the area. However, the proposed buildings are to be located the minimum required distance from abutting dwellings and the construction noise will be temporary. After project completion, the City's Noise Control By-law will remain in effect, limiting any significant noise impacts on neighbouring properties.

Parking

Concerns were raised by members of the public regarding insufficient parking and potential overflow onto Bell Court. As the requirement of the Zoning By-law is met through the provision of 49 on-site parking spaces, Staff do not anticipate a significant increase in street-parking on Bell Court because of the proposed development. Additionally, the City's Traffic and Parking By-law will still be in effect, which enforces parking regulations across the City, and prohibits overnight parking on City streets including Bell Court.

Privacy

Concerns were raised by members of the public about potential privacy impacts resulting from the proposed development. Minimum building setbacks are proposed to be maintained for property lines with abutting residential dwellings and a combination of a board privacy fencing and hedging are proposed along those property lines. As a result, no negative impacts on the privacy of neighbouring residential uses are anticipated.

Road Widening

A question was raised by City Council regarding the road widening shown on the proposed Plan and if it would be used for the extension of the O'Loane Avenue multi-use trail. If conveyed to the City as part of any future Site Plan process, the lands conveyed to the City would be used to extend the multi-use trail along O'Loane Avenue.

Snow Removal

Concerns were raised from members of the public regarding insufficient space for snow removal. Snow removal is an important aspect of site design and will be considered during any future Site Plan process to ensure the criteria of the City is met.

Stormwater Management

Concerns were raised by members of the public regarding potential increased flooding as a result of the proposed development. Stormwater Management is an integral part of the City's Site Plan approval process, as is the grading of the site. Any stormwater management or grading concerns will be addressed during this time, through criteria enforced by the City's Engineering Division, to ensure amongst other matters, there are no unacceptable adverse impacts on neighbouring lands.

Traffic

Concerns were heard from members of the public regarding increased traffic on O'Loane Avenue as a result of the proposed development. Planning Staff acknowledge that the addition of 38 residential units will increase vehicle traffic along O'Loane Avenue, however, this increase will be within the acceptable range for arterial roads. A Traffic Impact Study was not required by the City for the proposed development as O'Loane Avenue is an arterial road that is designed to handle large volumes of traffic, including any increase produced by the proposed development. It is not anticipated that there will be any unacceptable adverse traffic impacts.

Transit Connection

A question was raised by City Council regarding the proposed development's connection to municipal transit services. The subject lands are serviced by Route 1 of the City's transit service which has a stop conveniently located at the intersection of O'Loane Avenue and Oakdale Avenue, approximately 175 metres from the subject lands.

Tree Removal and habitat loss

Concerns were raised by City Council and members of the public regarding the trees to be removed to facilitate the development. As part of the Zoning By-law Amendment application, the applicant was required to complete an Arborist Report to identify all the trees on the property and to determine their significance. To facilitate the proposal, a total of 105 trees are proposed to be removed, 71 of which (67%) are noted as non-desirable and/or invasive. No potential wildlife/bat habitat trees of significance were noted on the site and no species at risk trees were identified. Additionally, though two pear and ten crab-apple trees exist on the property, it has never commercially operated as an orchard. The subject lands are not identified to have any natural heritage features

on Schedule B of the City's Official Plan as well. As such, Staff have no concerns with the proposed tree removals provided that their removal is in accordance with the City's Private Tree Protection By-law. The City's Private Tree Protection By-law mandates that replacement trees be planted on site where appropriate or cash-in-lieu be provided to the City for the number of trees to be removed. The City's Community Services Department had no concerns with the received Arborist Report and as part of any proposed development, will ensure the necessary removal permits are obtained. Compliance with the City's Private Tree Protection By-law will need to be addressed through the site plan approval process.

Site Plan Requirements

As per the City of Stratford's Site Plan Control By-law, the development of the subject lands to residential use will require Site Plan Approval.

Financial Implications:

If approved, the proposed development will create 38 new residential units on the subject lands, contributing to the City's property assessment base. The City's Director of Corporate Services/Treasurer has noted that property taxes are primarily determined by the City's budgetary needs, which are distributed across all properties in the City. Generally, adding new residential units to the housing supply can reduce the relative tax burden for other property owners. Additionally, development charges will be collected as part of the building permit application. No municipal expenses are anticipated to support the proposed development.

Staff Recommendation: THAT Zoning By-law Amendment Application Z01-25, submitted by Baker Planning Group on behalf of Pol Quality Homes for the lands located at 963 O'Loane Avenue, to change the zoning of the subject lands from a Residential Second Density (R2(1)-1) Zone to a Residential Fifth Density R5(2)-5 Zone with site specific regulations BE APPROVED to permit:

- a) Minimum front yard depth of 4.5 metres**
- b) Minimum front yard setback from an arterial road of 4.5 metres**
- c) Minimum southernly side yard setback of 4.0 metres**
- d) Maximum lot coverage of 40%**

AND THAT such approval be granted for the following reasons:

- 1) The request is consistent with the Provincial Planning Statement, 2024;**
- 2) The request is in conformity with the goals, objectives, and policies of the Official Plan;**

- 3) The Zoning By-law Amendment application will facilitate the development of thirty-eight residential units within the City; and**
- 4) Public comments have been received, reviewed, comprehensively considered, and appropriately addressed through the planning process.**

Recommended by: Alexander Burnett, Intermediate Planner
Reviewed by: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Approved for Council by: Adam Betteridge, MPA, RPP, MCIP, Director of Planning and Building Services / Interim Chief Administrative Officer

Draft

**BY-LAW NUMBER XX-2025
OF
THE CORPORATION OF THE CITY OF STRATFORD**

Being a By-law to amend Zoning By-law 10-2022 as amended, with respect to Zoning By-law Amendment Z01-25 – 963 O’Loane Avenue, to rezone all of Part Lot 1, Plan 93 Stratford, as in R229679.

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 the Council of The Corporation of the City of Stratford as follows:

1. That Schedule “A”, Map 1 to Zoning By-law 10-2022 as amended, is hereby amended by changing the zoning of the lands from Residential Second Density R2(1)-1 to Residential Fifth Density R5(2)-5, those lands outlined in heavy solid lines and described as R5(2)-5 on Schedule “A” attached hereto and forming part of this By-law, and legally described as Part Lot 1, Plan 93 Stratford, as in R229679.
2. That Zoning By-law 10-2022 as amended, be further amended by adding Section 15.5.32 (R5(2)-5, being Zone Exceptions of the Residential Fifth Density Zone, to the following:

15.5.32

- a) Defined Area (963 O’Loane Avenue – By-law ____-2025) R5(2)-5 as shown on Schedule “A”, Map 1
 - b) Maximum Lot Coverage: 40%
 - c) Minimum Front Yard Setback: 4.5 metres
 - d) Minimum Setback from an Arterial Road: 4.5 metres
 - e) Minimum Southerly Side Yard Setback: 4.0 metres
3. 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 27th day of May, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XX-2025
Adopted this 27th day of May, 2025**

Amending By-law 10-2022
Of
The Corporation of the City of Stratford

