



**BY-LAW NUMBER XXX-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 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

