

## PLANNING REPORT

**Date:** July 14, 2025  
**To:** Mayor and Council  
**From:** Marc Bancroft, Manager of Planning  
**Report Number:** COU25-080  
**Attachments:** Public Comment Received

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**Title:** Statutory Public Meeting Report for lands known as 225 Oak Street for Application for Zoning By-law Amendment Z04-25

**Objective:** The purpose of this report is to describe the application submitted by John Wolfe on behalf of Forster Holdings Inc. with respect to Application for Zoning By-law Amendment Z04-25. The application was deemed complete on May 30, 2025.

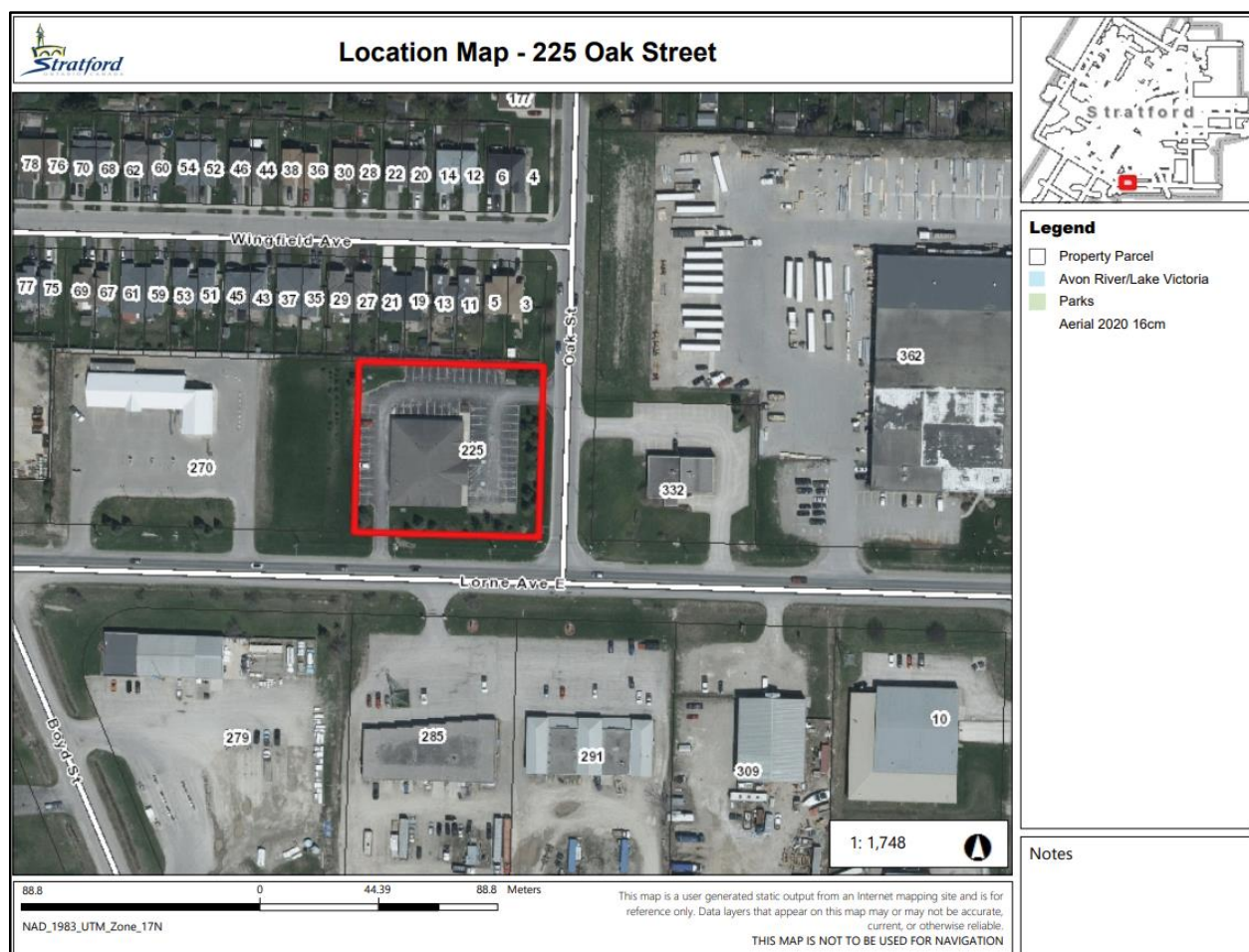
### Zoning By-law Amendment

The requested Zoning Change Amendment is to amend the subject land's current General Industrial (I2-19) zone to permit a Day Care Centre as an additional permitted land use, thereby allowing the establishment of such facility on the site within the existing building.

The Application requests to an amendment to section 15.14.19 of the Zoning By-law, which includes site-specific zone provisions for the General Industrial (I2) zone. The request is to retain the existing site-specific provisions which permit a Clinic and Professional Office, and to add a Day Care Centre as an additional permitted use.

The following documents were submitted in support of the application:

- Planning Justification Report
- Noise Study
- Reference Plan
- Conceptual Site Plan



## Background:

Legally described as Part of Lot 3, Concession 2 (geographic Gore of the Township of Downie), now in the City of Stratford, being Parts 3 and 4 on Plan 44R-3943, the subject lands are located at the north-west corner of the intersection of Oak Street and Lorne Avenue East.

## Site Characteristics:

Characteristic	Information
Existing Use:	Clinic, Professional Office
Frontage:	Approximately 63.44 m
Depth	Approximately 68.59 m
Area	Approximately 4,357 m <sup>2</sup>
Shape	Rectangular

### Surrounding Land Uses:

Direction	Use
North	Residential in the form of semi-detached dwellings
East	Commercial, Industrial
West	Commercial, Industrial
South	Industrial

### Site Photo

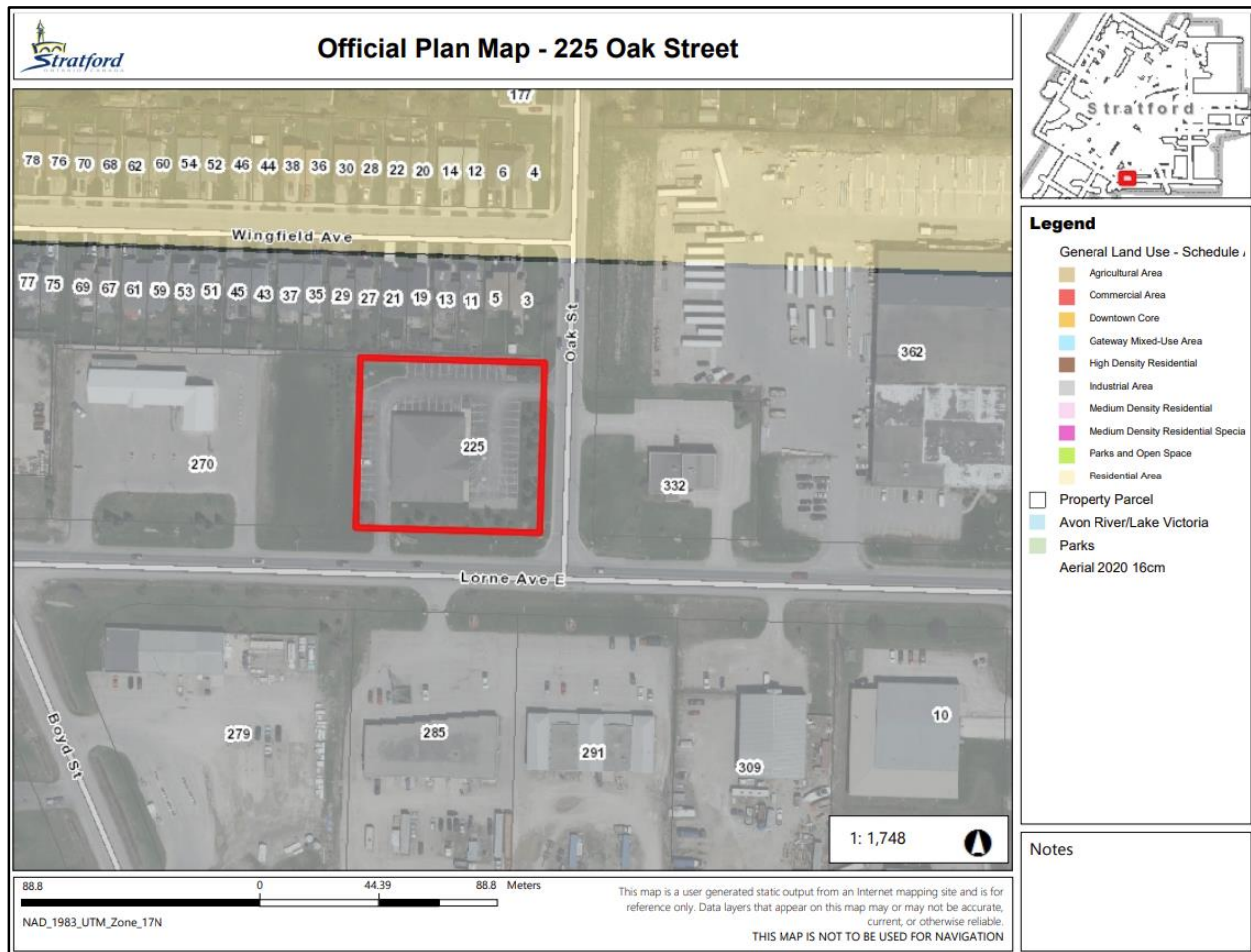


Photo of 225 Oak Street, Looking north-east from Lorne Avenue East

### Official Plan Designation

Under Schedule "A" – General Land Use Plan of the City's Official Plan, the subject lands are designated "Industrial Area", which primarily permits uses for the manufacturing, assembling, repairing, wholesaling or storage of any goods, substance, article or thing. Warehousing, truck terminals, data processing and building trades are also permitted.

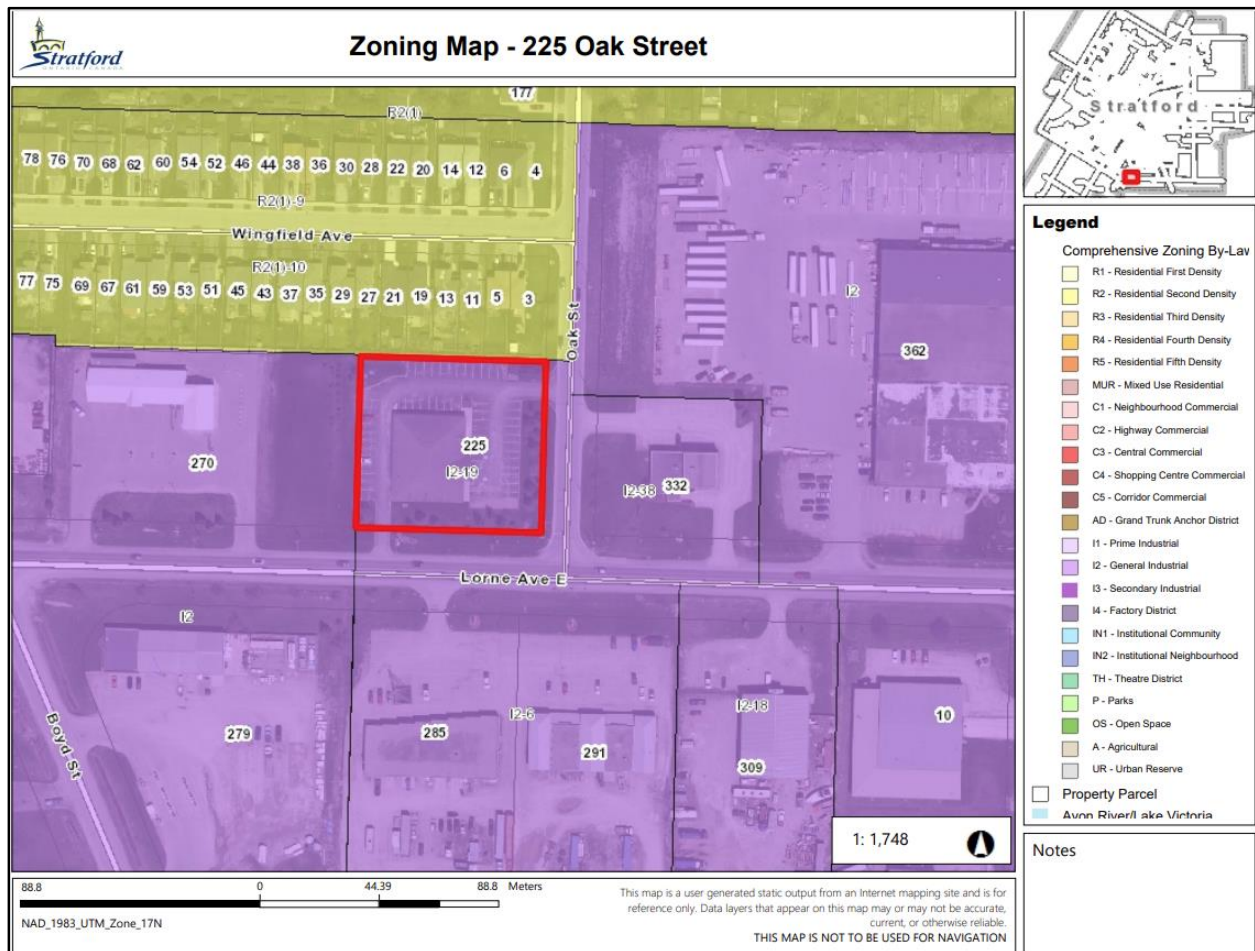
Secondary uses including but not limited to institutional uses may also be permitted in an "Industrial Area" designation which do not detract from the area for industrial purposes nor which would conflict with existing or potential future industrial uses.



## Zoning

The subject lands are currently zoned site-specific General Industrial (I2-19) under the City of Stratford Comprehensive Zoning By-law. The I2-19 zone permits the range of uses allowed under the parent I2 zone as well as additional permitted uses including a Clinic and Professional Office.





## Agency Comments

The application was circulated to various agencies on June 19, 2025, with agency comments being due July 2, 2025. All agency comments are summarized below. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Stratford Building and Planning Services – Building Division*
  - No comments
- *Stratford Fire Prevention*
  - No concerns

- *Stratford Infrastructure Services – Climate Action Division*
  - No comments
- *Upper Thames River Conservation Authority – Source Water Protection Division*
  - The subject lands are not located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at”  
  
<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>
- *Upper Thames River Conservation Authority*
  - No objections.
- *Enbridge Gas Inc.*
  - No objection to the proposed application however we reserve the right to amend or remove development conditions.
- *Huron Perth Public Health*
  - [This proposal demonstrates] an efficient use of space [and] strong alignment with mixed-use and complete community principles. Daycare is much needed in the Stratford and surrounding area. My only concern was children being exposed to air pollution within this industrial zone. When consulting HealthyPlan. City for this equity-deserving population, the results yielded great results and I don’t have any concerns.  
  
[For Council’s information, HealthyDesign.City is a university-based initiative dedicated to raising awareness about the connections between how our communities are designed and population health. This website is operated by the Dalla Lana School of Public Health, an affiliate of the University of Toronto.]

### Public Comments

Notice of the application and public meeting was sent to surrounding property owners on June 19, 2025. Notice was also published in the Beacon Herald on June 21, 2025. To date, one written submission was received by a nearby property owner offering no objections to this proposal. Any public comments received after this report is finalized will be provided to Council for consideration. Following the public meeting, any public comments received will be considered by Council before a decision is rendered.

**Analysis:** To be reported in a future planning report.

**Financial Implications:** To be reported in a future planning report.

**Staff Recommendation:** **THAT Council hear all interested persons with respect to Application for Zoning By-law Amendment Z04-25 for 225 Oak Street.**

**Recommended by:**

Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

**Reviewed and Approved for Council by:**

Adam Betteridge, MPA, MCIP, RPP, Interim CAO / Director of Building and Planning Services