
PLANNING REPORT

Date: July 14, 2025
To: Mayor and Council
From: Marc Bancroft, Manager of Planning
Report Number: COU25-081
Attachments: None

Title: Statutory Public Meeting Report for lands known as 105 Wright Boulevard for Application for Zoning By-law Amendment Z03-24

Objective: The purpose of this report is to describe the application submitted by Invest Stratford on behalf of City of Stratford with respect to Application for Zoning By-law Amendment Z03-24. The application was deemed complete on June 17, 2025.

Zoning By-law Amendment

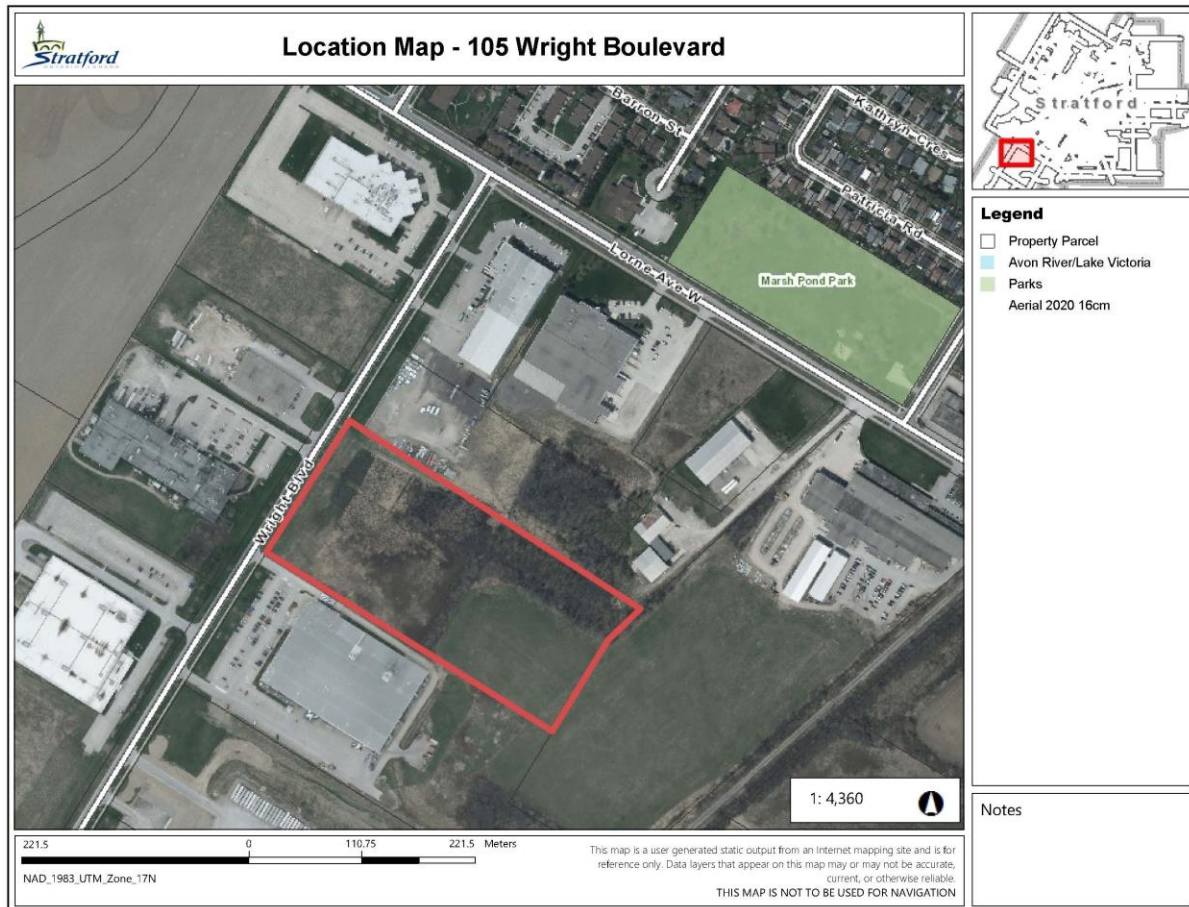
This Application proposes to rezone the subject lands from the Prime Industrial (I1) Zone to a site-specific General Industrial (I2-#) Zone to allow more flexibility for the development of the site. The requested rezoning would allow the following uses:

- Agricultural equipment sales or rental establishment
- Bus transportation terminal
- Business office or professional office of a consulting engineer or surveyor
- Cannabis production facility
- Contractor's yard or shop
- Crematorium
- Data centre
- Dwelling unit as an accessory use (existing)
- Equipment rental establishment
- Equipment service establishment
- Factory store
- Food processing establishment
- Industrial use
- Open storage as an accessory use
- Scientific or medical laboratory
- Service trade
- Veterinarian clinic
- Warehouse

Notwithstanding the generic definition for "Industrial Use", the requested site-specific General Industrial (I2-#) Zone seeks to prohibit a ready-mix concrete (asphalt) plant. The requested rezoning also proposes a reduced minimum lot frontage requirement of 23 metres compared to the minimum lot frontage requirement of 30 metres under the

parent I2 Zone. The reduced frontage requirement is being requested to facilitate future lot creation opportunities.

A Planning Justification Report was submitted in support of the application. An Environmental Impact Study was also conducted for the site which is subject to a peer review.



Background:

Legally described as Part of Lots 1 and 3, Concession 3 (geographic Township of Downie), now in the City of Stratford, the subject lands are located on the east side of Wright Boulevard between Lorne Avenue West and Packham Road.

Site Characteristics:

Characteristic	Information
Existing Use:	Vacant
Frontage:	Approximately 151 m
Depth	Approximately 329 m
Area	Approximately 4.86 ha
Shape	Generally Rectangular

Surrounding Land Uses:

Direction	Use
North	Industrial
East	Open Space – part of a larger parcel of land occupied by an industrial use located on Lorne Avenue West
West	Industrial
South	Industrial

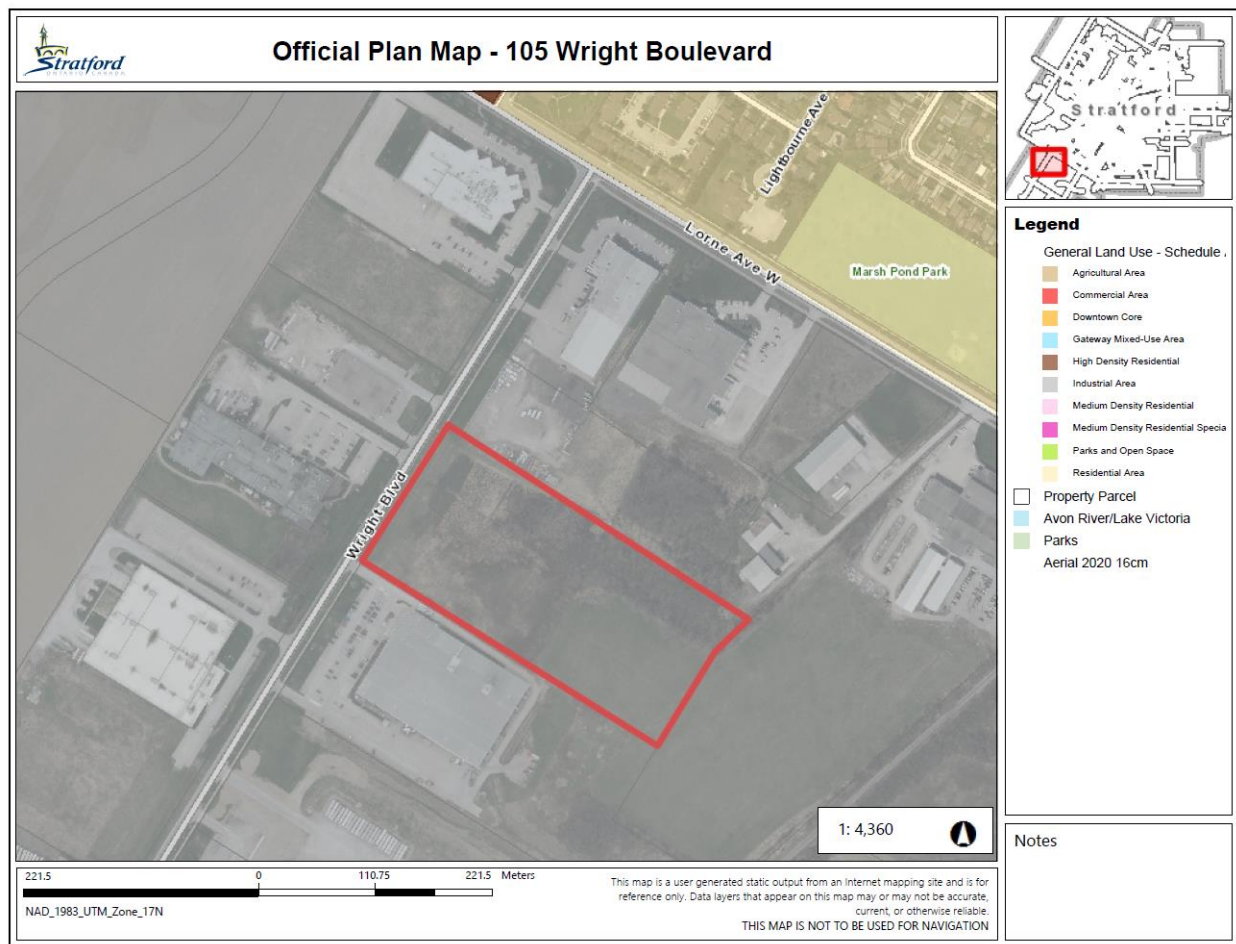
Site Photo



Photo of 105 Wright Boulevard, looking east from Wright Boulevard.

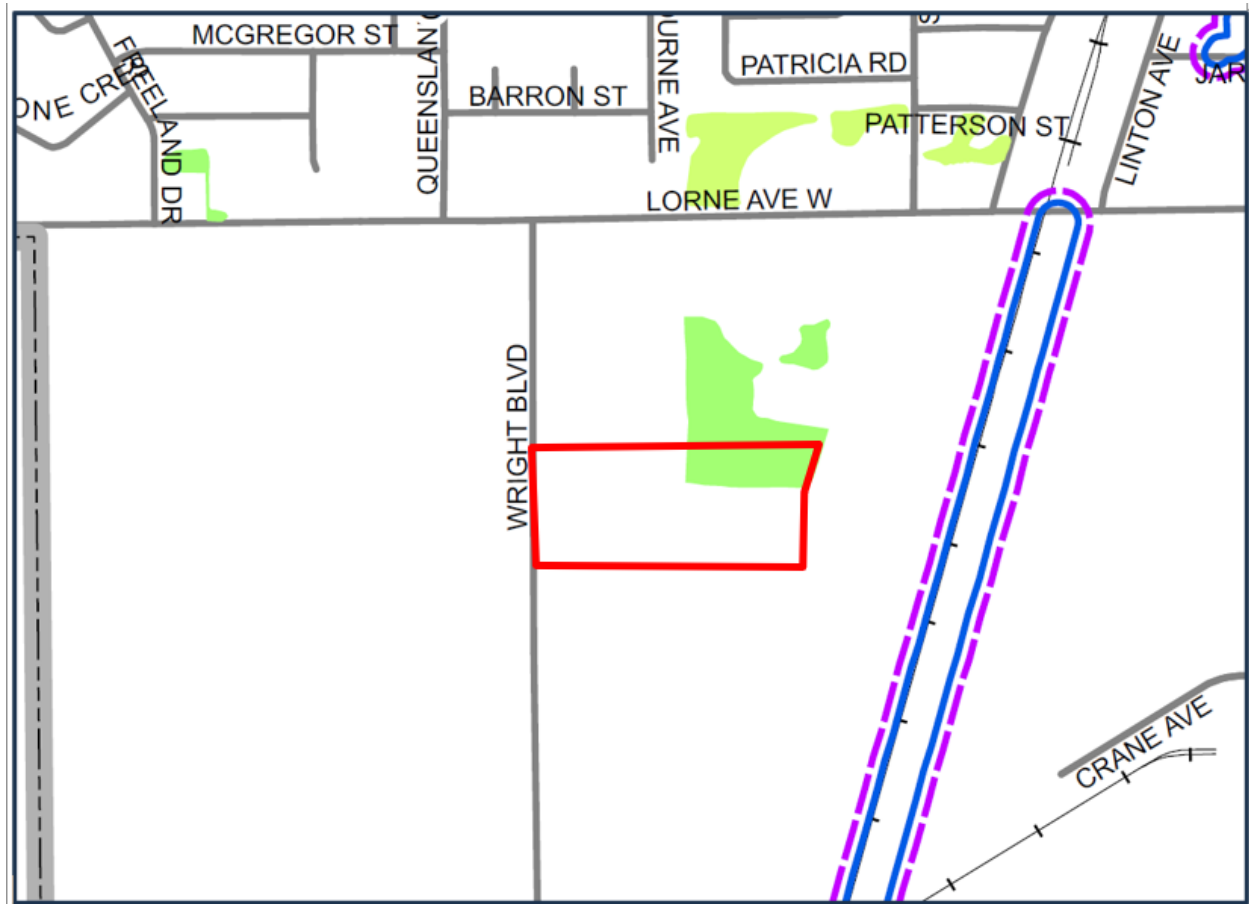
Official Plan Designation

As shown below on part of 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.



As shown below on part of Schedule "B" – Natural Heritage and Natural Hazards of the City's Official Plan, the northeast portion of the site is identified as containing "Natural & Naturalized Woodlands". Development and site alteration are not permitted within or adjacent to such natural heritage features unless it has been demonstrated that there will be no negative impacts on the features or their ecological function. An Environmental Impact Study (EIS) was conducted to evaluate the extent of the natural heritage features and determine appropriate mitigation measures to ensure no negative impacts on the said features. The EIS is subject to a peer review in that any recommended and approved mitigation measures would be implemented through the site plan approval process in advance of the development of the subject lands.

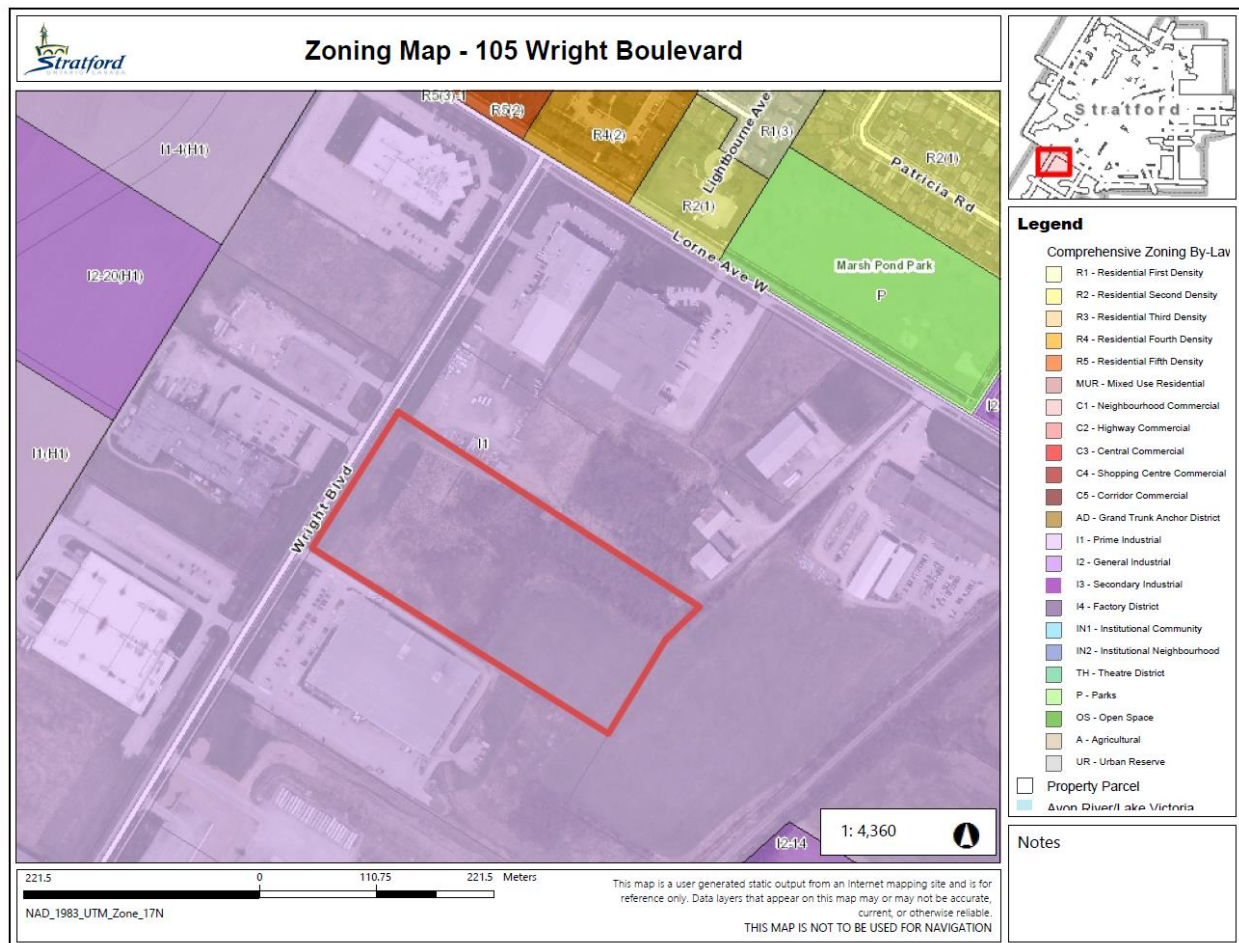
Part of Schedule "B" – Natural Heritage & Natural Hazards



Zoning

The subject lands are currently zoned Prime Industrial (I1) under the City of Stratford Comprehensive Zoning By-law which permits the following uses:

- Business office or professional office of a consulting engineer or surveyor
- Cannabis production facility
- Crematorium
- Data centre
- Factory store
- Food processing establishment
- Industrial use
- Scientific or medical laboratory
- Open storage as an accessory use
- Warehouse



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

- *Stratford Clerk's Office*
 - No concerns related to parking.
- *Upper Thames River Conservation Authority – Source Water Protection Division*
 - The subject lands are located within a vulnerable area of a Wellhead Protection Area D2. Due to the low vulnerability of the area, the property is currently not designated for restricted land use under S. 59 of the Clean Water Act, 2006. We do ask that due to the vulnerability of the area to take steps to protect it, such as; conserving water, properly disposing of hazardous wastes, use non-toxic products where possible, and prevent pollutants from entering into runoff. 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*
 - The UTRCA's previous recommendation on this application was for deferral until the required studies [in the form of a Hydrogeological Study and an Environmental Impact Study (EIS)] were completed and reviewed to the UTRCA's satisfaction.
 - Understanding that the rezoning is just to allow for a more flexible industrial use than the existing Prime Industrial (I1) Zoning and to reduce the minimum lot frontage under the I2 Zone, it is still the UTRCA's opinion that the boundary of the Site Specific General Industrial (I2-xx) Zone should be based off of the findings of a completed EIS, and that the wetland and its associated setbacks should be rezoned to Open Space (OS) Zone to prohibit future encroachment into the setback, and to best protect the long term function of the feature.
 - If City of Stratford Council decide to approve the Zoning By-law Amendment application, UTRCA staff recognize that the required studies can still be reviewed alongside a development proposal through the Site Plan application process, and we look forward to working with City staff at that time. We wish to advise the City and any potential buyer that future development to the subject lands will require a Section 28 Permit prior to any site alteration or grading. We look forward to receiving and reviewing the studies once completed.

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, no written submissions have been received from the public.

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 Z03-25 for 105 Wright Boulevard.

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