NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING under the *Planning Act*

Official Plan Amendment Application OPA2-26
Zoning By-law Amendment Application Z08-26
Orr Street Inc.
600 Orr Street and 420 & 460 McCarthy Rd W
Block 4, PLAN 44M92
City of Stratford

City of Stratford Council will hold a public meeting on **Monday, November 30, 2026** at **5:00 pm** in the Council Chambers at City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the subject application.

The subject property has an approximate area of 27,342 m^2 and is located on the north side of McCarthy Road West, east of Bradshaw Drive. The site currently has Site Plan approval for the development of three 6-storey buildings consisting of a total of 265 dwelling units. Currently, the site contains two (2) 6-storey buildings.

Official Plan Amendment Application

The purpose of the Official Plan Amendment application is to add a site-specific policy to permit a maximum height of 8-storeys for an apartment building whereas a maximum of 6-storeys is currently permitted. The application also requests a maximum density of 111 units per net hectare whereas the Medium Density Residential Special designation that applies to the lands permits a maximum residential density of 100 units per net hectare.

Zoning By-law Amendment Application

The purpose of the Zoning By-law Amendment is to rezone the subject property from the Residential Fourth Density R4-16 Zone to a new site-specific Residential Fourth Density (R4)-XX) Zone to permit the development of an 8-storey apartment building. The effect of this application would be an increase of two (2) additional storeys to an approved 6-storey building and an increase of 38 units. The application is subject to the following requested site-specific exceptions generally applicable to the parent R4-16 Zone:

- A maximum height for an apartment building of 26.5 metres compared to the required maximum of 22 metres.
- A maximum density of 111 units per net hectare compared to the required maximum density of 100 units per net hectare.
- A parking rate of 1.25 spaces per unit compared to the required rate of 1.5 spaces per unit.

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 Alexander Burnett at telephone number (519) 271-0250 extension 5320, Fax: (519) 271-5966 – aburnett@stratford.ca - City of Stratford, Building and Planning Services Department by November 13, 2026, 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 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 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 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 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, or calling 519-271-0250 ext. 5345 during business hours.

Agencies: Please respond by: ***Friday, November 13, 2026.***
If you choose to respond via fax, please use 519-271-5966.

ADDITIONAL INFORMATION: Contact Alexander Burnett at 519-271-0250 ext. 5320 or aburnett@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

This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on November 7, 2026. This Town Crier is also posted to the City of Stratford website: www.stratford.ca

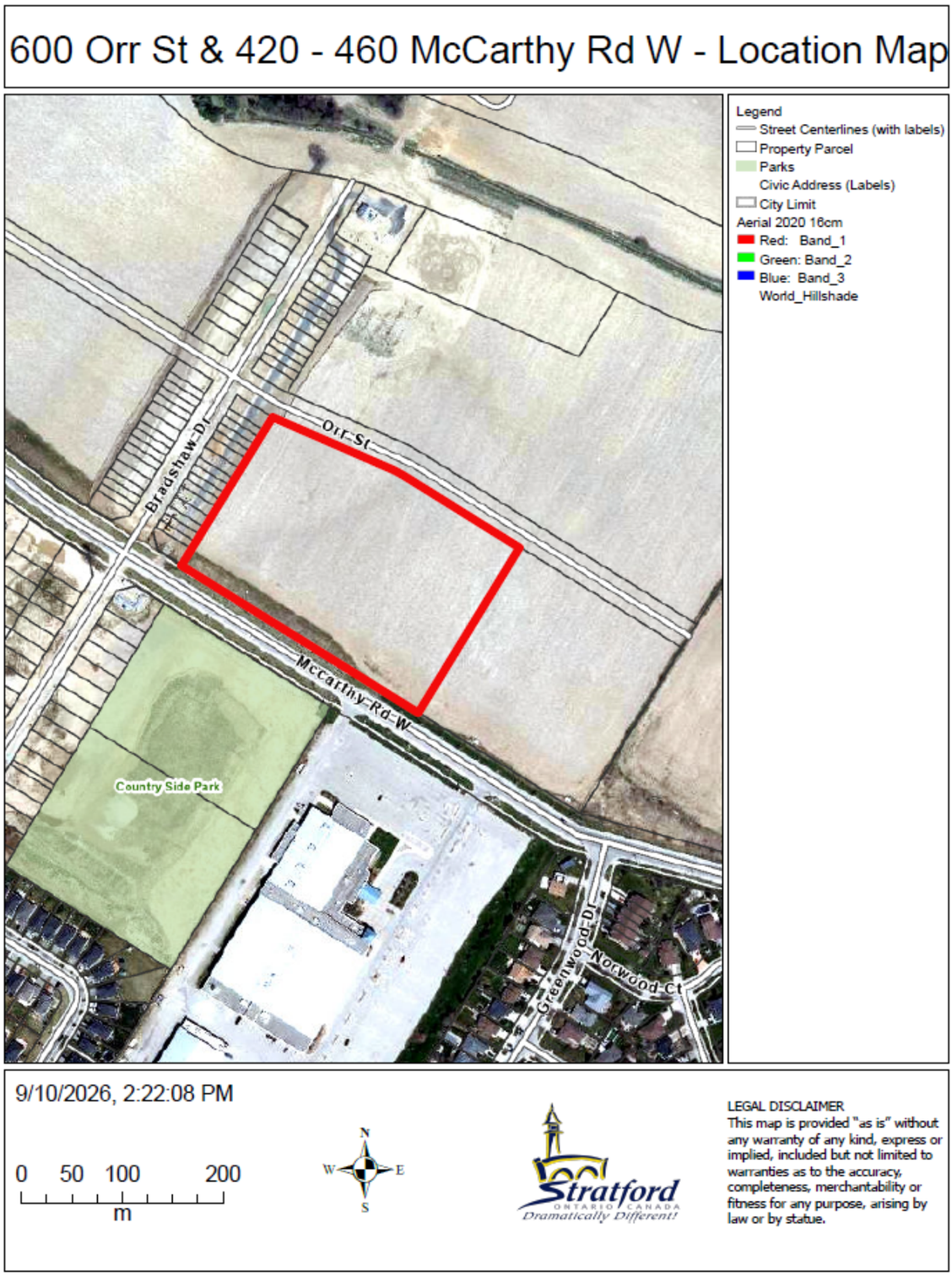
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated November 2, 2026

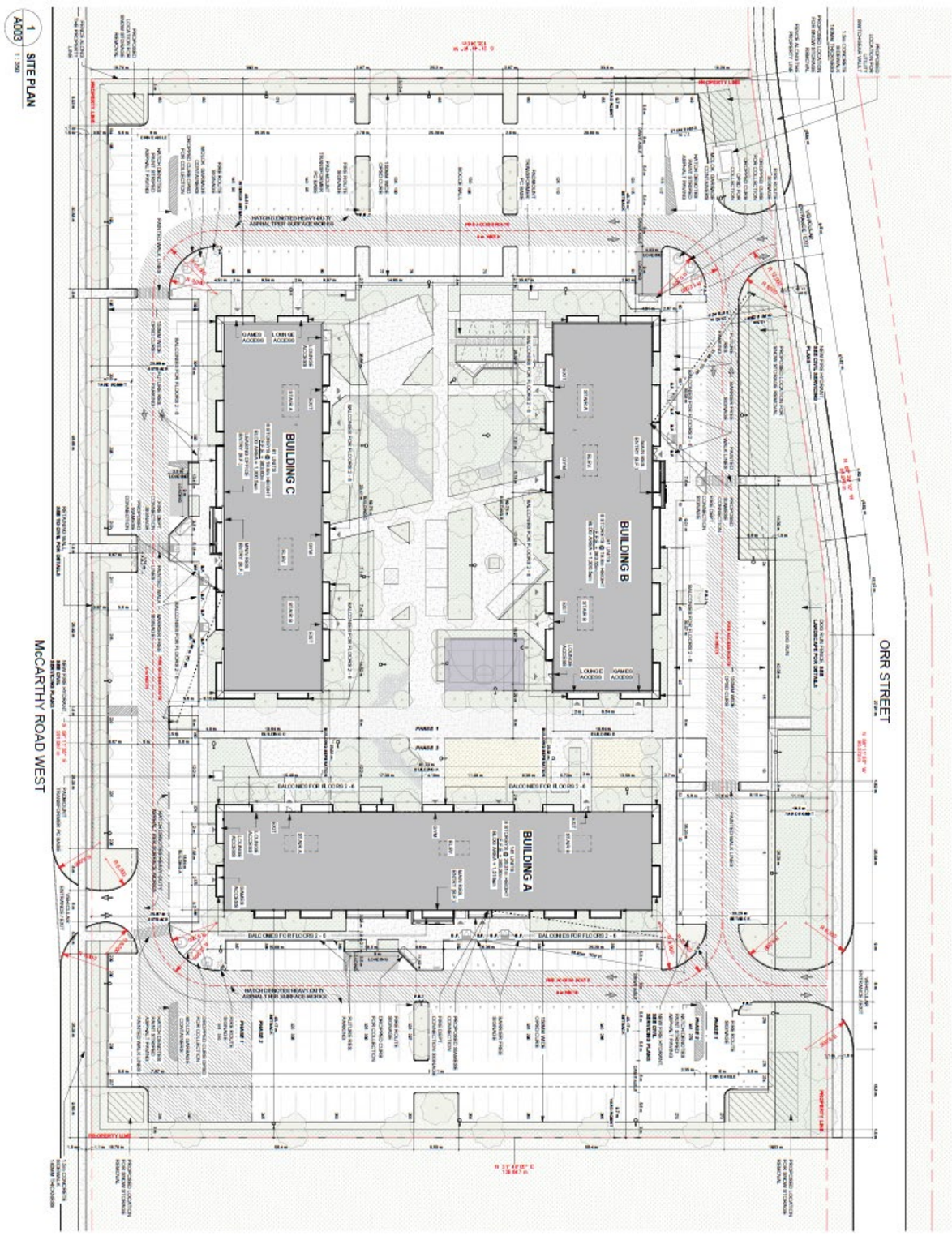
Alexander Burnett, MCIP, RPP, Intermediate Planner
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON
N5A 2M4

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

Location Map



Proposed Site Plan



The purpose of this site plan is to provide context for the proposal. Staff understand that the detailed notations and measurements may not be clearly visible. If you would like an enlarged copy of the plan with the visible details, please reach out to planning@stratford.ca.