

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*

Application for Zoning By-law Amendment Z03-26
Stratford Medical Arts Developments Inc. (c/o Ben Swirsky)
Zelinka Priamo Ltd. (c/o Aliyah Richards)
444 Douro Street, Stratford
PLAN 47 PT LOTS 781 TO 786



City of Stratford Council will hold a public meeting on **Monday, September 14, 2026**, at **7:00 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 lands are approximately 1.4 hectares in size and are located on the north side of Douro Street, east of Romeo Street and west of Burritt Street. The subject lands have approximately 167.2 metres of frontage on Douro Street and a lot depth of 82.9 metres. Access to the subject lands is provided by a separate entrance and exit on Douro Street.

The purpose and effect of the proposed Zoning By-law Amendment is to modify the existing site-specific "General Industrial (I2-27)" Zone of the subject lands to permit a 2-storey 743 m² addition to the existing 2-storey medical clinic building. There is no change of use proposed to the subject lands.

The proposed Zoning By-law Amendment requests the following site-specific provisions:

- To permit a reduced minimum of 194 parking spaces whereas 258 parking spaces are required;
- To permit a maximum floor area for clinic and office uses of 4,680 m² whereas a maximum of 3,500 m² is required;
- To permit a reduced loading space of 3.5 m by 8.5 m, whereas 3.5 m by 9.0 m is required; and
- To permit a loading space within the front yard, whereas a loading space is not permitted in the front yard between the main wall of the building and the front lot line.

The zoning of the subject lands currently permits clinic uses under the site-specific General Industrial (I2-27) Zone. Clinics require 1 parking space per 15 m² of net floor area. With the proposed 743 m² addition, the building would have a total floor area of 3,887 m² and would require 258 parking spaces. The Zoning By-law limits the maximum floor area for clinic and office uses on lands zoned I2-26 (being the adjacent property at 305 Romeo Street) and I2-27 (being the subject lands) to 3,500 m². The proposed enlarged building would have a floor area of 3,887 m², consisting of the existing 3,144 m² building and the proposed 743 m² addition. When combined with the existing 305 Romeo Street building, which has a floor area of 793 m², the total floor area would be 4,680 m², exceeding the permitted maximum.

A location 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 Anu Kumar at telephone number 519-271-0250 extension 5266, Fax: (519) 271-5266 - akumar@stratford.ca - City of Stratford, Building and Planning Services Department by August 21, 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, or calling 519-271-0250 ext. 5345 during business hours.

*Agencies: Please respond by: **Friday, August 21, 2026.**
If you choose to respond via fax, please use 519-271-5266.*

ADDITIONAL INFORMATION: Contact Anu Kumar at 519-271-0250 extension 5266, or mail to akumar@stratford.ca.

If you require this document in an alternate format contact City Hall at 519-271-0250 extension 5266 or email: clerks@stratford.ca

This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on August 15, 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 August 18, 2026 Anu Kumar, 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

