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

Application for Zoning By-law Amendment Z09-26
Thunderbury Inc.
Baker Planning Group
25 William Street
PLAN 67 N PT LOT 2 N PT LOT 4
City of Stratford

City of Stratford Council will hold a public meeting on **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.

As shown on the attached Location Map, the subject lands include the property municipally known as 25 William Street, and an adjacent portion of the City-owned North Shore Parkland which contains the Stratford Lions Pool.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone portions of the subject lands to implement a proposed land exchange between Thunderbury Inc. and the Corporation of the City of Stratford, and to permit a quadruplex as an additional permitted use at 25 William Street subject to site-specific zoning provisions. No expansion to the existing building is proposed; all modifications to the building would be internal.

The proposed Zoning By-law Amendment requests the following zone changes (which should be read in conjunction with the attached Proposed Zoning Layout):

A. Rezone a portion of 25 William Street, shown as "Parcel C", having an area of approximately 53.6 m^2, from the site-specific Residential Second Density (R2(1)-4) Zone to the Open Space (OS) Zone, to prevent patrons of the Lions Pool from encroaching onto 25 William Street.
B. Rezone a portion of City-owned lands, shown as "Parcel E", having an area of approximately 9.5 m^2, from the Open Space (OS) Zone to the site-specific Residential Second Density (R2(1)-4) Zone, to ensure that all required off-street parking spaces are wholly contained on the property known as 25 William Street.
C. Amend the site-specific Residential Second Density (R2(1)-4) Zone to permit a residential use in the form of a quadruplex as an additional permitted use within the existing building at 25 William Street. In addition, the following site-specific zoning provisions are also being requested:
    1. Permitted uses:
       Professional office
       Clinic
       Quadruplex
       All other used permitted in the R2 zone
    2. Minimum Lot Area: 500 square metres
    3. Minimum Lot Frontage: As existing on the date of passing of this by-law
    4. Minimum Lot Depth: 21 Metres
    5. Minimum Front Yard Depth: As existing on the date of passing of this by-law
    6. Minimum Side Yard and Side Yard Aggregate Depth: As existing on the date of passing of this by-law
    7. Minimum Rear Yard Depth: 5 metres
    8. Maximum Porch Projection into a Rear Yard Setback: 4 metres
    9. Minimum Landscaped Open Space: 30%
    10. Maximum Lot Coverage: 45%

The following related applications under the Planning Act also affect the subject lands: Consent Applications B18-26, B19-26, B20-26, and B21-26.

Your opinion on this application is important. Please call, mail, email or fax your comments to Ryan Queenan at telephone number 519-271-0250 extension 5339, Fax: (519) 271-5966 - rqueenan@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, 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 Ryan Queenan at 519-271-0250 extension 5339, or mail to rqueenan@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

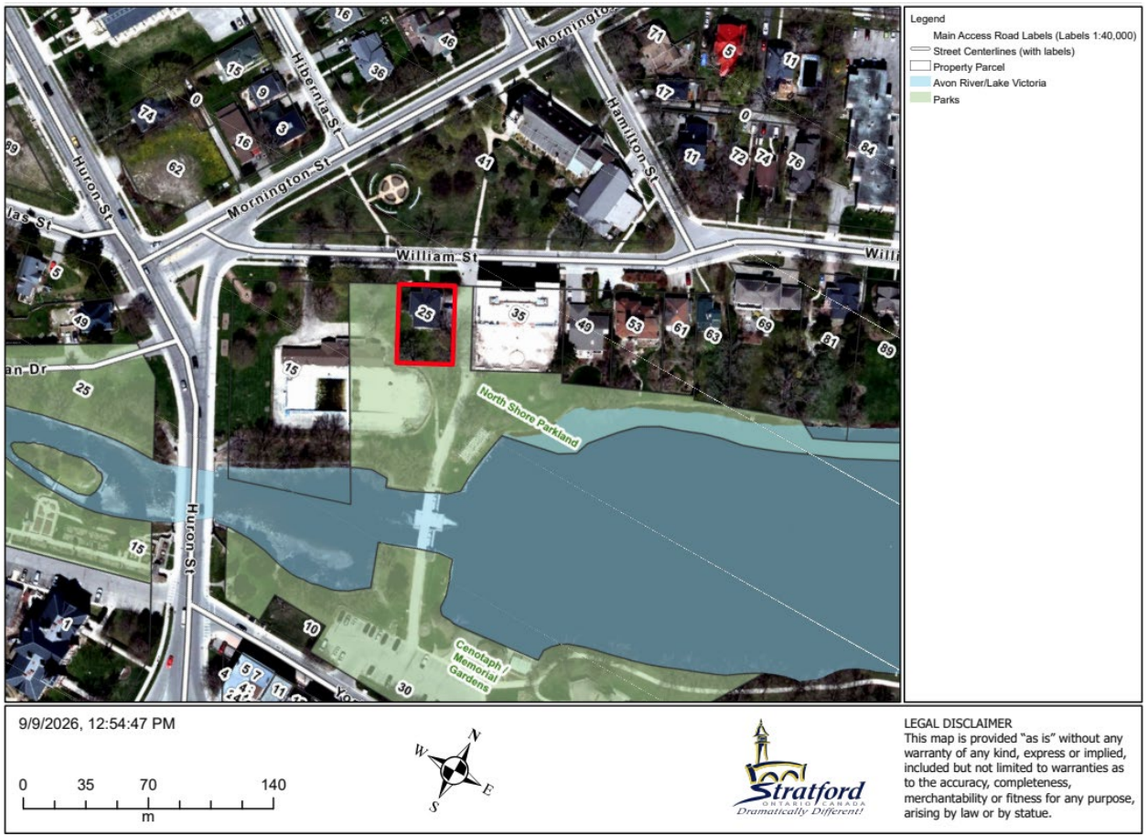
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated November 2, 2026

Ryan Queenan, 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 Zoning Layout

