Town Crier

November 7, 2026

Public Information, Notices and Meeting Schedule

DOWNTOWN PARKING STUDY – PUBLIC OPEN HOUSE #2
The City of Stratford has retained R.J. Burnside & Associates Limited to undertake a Downtown Parking Study. The study will identify existing and future parking needs in the Downtown and develop strategies to optimize parking resources as the Grand Trunk Redevelopment progresses.

You are invited to attend Public Open House #2, where the project team will present the parking data collected and potential parking options, and gather your feedback to help shape the recommendations.

The Open House will take place on **Thursday, November 19**, from 5:00 to 7:00 p.m. in the City Hall Auditorium (1 Wellington Street). All are welcome.

For more information or to register for project updates, visit:
www.engagestratford.ca/downtown-parking-study

CLIMATE STRATEGY OPEN HOUSE
The City of Stratford's Climate Action team is hosting an open house to share an update on the City's draft Climate Adaptation and Resilience Strategy.

The informal, drop-in session will take place on **Thursday, November 12**, from 4:00 to 6:00 p.m. in the City Hall Auditorium (1 Wellington Street).

City staff will be on hand to provide information, answer questions and gather community input on:

- What we heard from community engagement
- Draft climate adaptation actions
- Next steps in the strategy development process

All are welcome.

NOTICE OF PUBLIC MEETING
The City of Stratford Council will consider the following applications at a public meeting to be held on Monday November 30, 2026 at 5:00pm in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

ADDRESS: 600 Orr Street and 420 & 460 McCarthy Rd W

APPLICATION NUMBERS: OPA2-26 & Z08-26

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.

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.

ZONING BY-LAW AMENDMENT

ADDRESS: 25 William Street

APPLICATION NUMBER: Z09-26

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:

A. Rezone a portion of 25 William Street, 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, 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.

ZONING BY-LAW AMENDMENT

ADDRESS: 714 Ontario Street

APPLICATION NUMBER: Z07-26

The purpose and effect of the proposed Zoning By-law Amendment is to amend the existing site-specific Highway Commercial (C2-13) Zone to permit the conversion of the existing commercial building to a retail store, which is otherwise prohibited.



The proposed Zoning By-law Amendment requests the following:

- A retail store as an additional permitted use.
- A total of 20 parking spaces is proposed for the retail store use, whereas a minimum of 24 parking spaces is otherwise required.

The zoning of the subject lands currently permits the following uses: business office, clinic, convenience store, dry cleaning establishment, eat-in or take-out restaurant, gas bar, laundromat, merchandise rental store, personal care establishment, personal service establishment, professional office, and service trade.

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.

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 proposed official plan amendment or zoning by-law amendment is passed or refused, 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 proposed official plan amendment or zoning by-law amendment by-law is passed or refused, 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 add the person or public body as a party.

If you wish to be notified of the decision of the City of Stratford in respect of an application, 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 contacting the Building and Planning Services Department offices located at 82 Erie Street, Stratford, calling 519-271-0250 ext. 5345 or emailing planning@stratford.ca during business hours.

REMEMBRANCE DAY HOLIDAY SCHEDULE
City of Stratford Administrative Offices and the Landfill will be closed on Wednesday, November 11, 2026, in observance of Remembrance Day.

LEAF & YARD WASTE COLLECTION
Leaf and Yard Waste will be collected citywide, on your regular garbage collection day, from October 20 through November 28. Leaf and yard waste will only be collected in the following forms:

- 110 L Kraft Paper bags
- Certified Compostable bags
- Re-useable Container with label attached

Clear Plastic Bags are NOT accepted and will be left at the curbside. Leaf and Yard waste is also accepted at the landfill depot during regular landfill hours.

MEETING SCHEDULE

Date	**Meeting**	**Time**	**Location**
Nov 9	Committee of the Whole In-camera Session	CANCELLED	
Nov 9	Regular Council and Standing Committees	7:00 p.m.	Council Chambers

Meetings are open to the public to attend with the exception of In-camera sessions (please note the adjournment into the In-camera Session is open to the public to attend and observe). Agendas can be accessed from the City's website. Please check the City's website for the Sub-committee, Committee, Council and Advisory Committee Meeting Schedules as these schedules are subject to change.

The Town Crier is posted to the City's website.

www.stratford.ca