

NOTICE OF

STATUTORY PUBLIC MEETING AND OPEN HOUSE - CITY OF STRATFORD PROPOSED COMPREHENSIVE OFFICIAL PLAN AMENDMENT TO IMPLEMENT THE CITY'S OFFICIAL PLAN REVIEW AND UPDATE

NOTICE OF PUBLIC MEETING

City of Stratford Council will hold a statutory public meeting on **Monday, September 28, 2015 at 7:00 p.m.** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the consideration of proposed Comprehensive Official Plan Amendment to the Stratford Official Plan pursuant to Sections 17 and 26 of the Planning Act, R.S.O., 1990 to implement the City's Official Plan Review and Update.

NOTICE OF PUBLIC OPEN HOUSE

The City will also host a Public Open House pursuant to Sections 17 and 26 of the Planning Act, R.S.O., 1990, to provide the public additional information and to answer questions on the proposed Comprehensive Official Plan Amendment in advance of the Statutory Public Meeting.

Date: **Tuesday, September 22, 2015**
Time: **7:00-8:30 pm**
Location: **City Hall Council Chambers
1 Wellington Street, Stratford**

SUBJECT PROPERTY

Proposed Comprehensive Official Plan Amendment applies to all the lands in the City of Stratford including the lands annexed as of January 1, 2015.

EXPLANATORY NOTE

On May 27, 2014 Council adopted Official Plan Amendment No. 19. Official Plan Amendment No. 19 was a comprehensive amendment to the Official Plan resulting from consultation carried out between 2012 and 2014. It was forwarded to the Ministry of Municipal Affairs and Housing for approval. Since that time additional lands have been annexed into the City. These annexed lands are predominately used for agricultural purposes. Official Plan Amendment No. 19 did not contain agricultural policies or the lands annexed on January 1, 2015. Repealing Official Plan Amendment No. 19 and adopting a new comprehensive Official Plan Amendment which includes agricultural policies and the 2015 annexed lands will allow all the lands currently in the City of Stratford to be within one Official Plan.

The proposed Comprehensive Official Plan amendment continues to make significant changes to the existing Official Plan. It reflects new policies and regulatory initiatives and address emerging issues and trends for the time horizon of 2033.

The proposed comprehensive Official Plan amendment also addresses Section 26 of the *Planning Act* which requires an Official Plan review at a minimum of every five years. A particular focus is to ensure that the Official Plan conforms to provincial plans, or does not conflict with them; has regard for matters of provincial interest; and is consistent with policy statements issued under the *Planning Act*.

The proposed comprehensive Official Plan amendment does not include a review of the City's commercial policies. Given the detailed analysis that has been undertaken by the City with respect to commercial development as reflected in Official Plan Amendment No. 10, and the recent nature of the approvals (2010), additional review was not considered appropriate or necessary.

Some of the key new policy directions which would be reflected in the Official Plan through the proposed Amendment include:

- Updated Vision and Guiding Principles;
- Detailed policies related to growth management including population and employment forecasts and housing mix targets; an intensification strategy, and, policies related to industrial land conversion and City boundary expansions;
- Direction with respect to economic development;
- Expanded policies with respect to housing including the provision of housing options; integration of affordable housing in the housing market; and student housing;
- Updated policies for heritage conservation;
- Detailed direction with respect to land uses permitted in all land use designations;
- Additional direction on development in residential areas including policies for stable residential areas, new residential areas and high density residential areas;
- Establishment of a separate designation for the Factory District Area which allows conversion to alternative development;
- Establishment of a separate designation for the Cooper Site which permits public, institutional or public service uses, buildings and structures, provides that development shall be in accordance with a Master Plan prepared by the City, and indicates that the City will establish a process to determine the appropriate approach to commemorating the site including consultation with the community;

- Establishment of an Environment and Sustainability Strategy including policies for the protection of natural heritage features; flood and erosion prone areas; and water resources including policies which implement the Thames-Sydenham Source Protection Plan, as well as policies requiring separation distances and protection of lands adjacent to uses such as landfill sites and petroleum resources and establishing a sustainability strategy;
- Establishment of a Community Design Strategy which provides general direction with respect to the evaluation of community design.
- Updated policies with respect to community infrastructure including transportation, servicing, parks, cultural facilities, schools, community facilities and emergency services;
- Detailed policies with respect to development application review requirements, implementation and interpretation;
- New Agricultural Area policies; and,
- Inclusion of lands annexed on January 1, 2015.

REPRESENTATION

Any person may attend the Public Meeting and make written or oral representation either in support of, or in opposition to, proposed comprehensive Official Plan Amendment. If you are unable to attend written submissions will be received up to the time of the meeting.

NOTICE OF DECISION

If you wish to be notified of the adoption of proposed comprehensive Official Plan Amendment, you must make a written request to the City of Stratford Clerk at the address noted below.

WRITTEN SUBMISSIONS

Written submissions should be addressed to the City of Stratford Clerk, City Hall, P.O. Box 818, Stratford, Ontario, N5A 6W1.

APPEAL

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 proposed comprehensive Official Plan Amendment adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Stratford to the Ontario Municipal Board.

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 proposed comprehensive Official Plan Amendment is adopted, the person or public body

may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION

Additional information on the proposed comprehensive Official Plan Amendment may be obtained through the Shaping Stratford website, www.shapingstratford.ca, or the City's website <http://www.stratfordcanada.ca/en/insidecityhall/planning.asp>, by visiting the City's Development Services Office at 82 Erie Street, 2nd Floor, or by contacting:

Mr. Jeff Leunissen, MCIP, RPP
Manager of Development Services
(P) 519-271-0250, ext. 221
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Email: jleunissen@city.stratford.on.ca