



**Building and Planning Department
Planning Division
82 Erie Street, 3rd Floor
Stratford ON N5A 2M4**

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www.stratford.ca**

Date: February 24, 2026

Application No.: A02-26

**City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to Section 45 of the *Planning Act* R.S.O 1990, Ch. P.13.**

TO: All assessed persons within 60 metres of subject property and all applicable agencies as required under the provisions of the Planning Act.

Subject Property:

Owner: Northwest Stratford (2016) Developments Inc.

Agent: Siv-ik Planning and Design Inc. (c/o Lauren Sooley)

Location: 680 Orr Street, legally described as PLAN 44M92 BLK 5, in the City of Stratford.

Zoning: R4(2)-16(H16) – Residential Fourth Density with Zone Exceptions

Official Plan Designation: Medium Density Residential within Special Policy Area 17

Road Classification: McCarthy Road W – Arterial Road / Orr Street – Local Road

Purpose and Effect of Application

The purpose of this application is to facilitate a proposed residential development on the subject lands consisting of two 6-storey apartment buildings containing a total of 148 dwelling units. The effect of this application is to allow reduced setbacks for a parking area, reduced side yard and arterial road setbacks for the buildings, and to permit a reduction in the required visitor parking designation. Specifically, whereas Note 5 (Table 15.4.16) requires that 0.25 of the required spaces per dwelling unit be designated as visitor parking (resulting in a requirement for 56 visitor parking spaces based on a total of 222 required parking spaces), the applicant is requesting that 0.10 of the required spaced per dwelling unit be designated as visitor parking (resulting in 23 visitor parking spaces). This variance does not propose a reduction in the total number of on-site parking spaces (223 spaces); rather, it would change the allocation/designation of the on-site parking supply between visitor parking and standard parking categories.

These variances are intended to accommodate the proposed building placements and parking layout as reflected in the associated site plan submission.

Variances Requested:

1. Table 5.3.2: Location of Driveways, Parking Areas and Parking Aisles - To reduce the minimum parking area setback on a lot abutting an arterial road from 7.5 m to 3.9 m;
2. Table 15.4.16 - To reduce the minimum setback from an arterial road from 7.5 m to 7.2 m;

3. Table 15.4.16 - To reduce the minimum west side yard setback from 10.5 m to 7.0 m and the minimum east side yard setback from 10.5 m to 8.8 m; and
4. Table 15.4.16 - To reduce the minimum visitor parking requirement from 0.25 of the required spaces per dwelling unit to 0.10 of the required spaced per dwelling unit.

Other Planning Applications: The lands are subject to Site Plan Application SP11-25. The site plan includes building layouts, parking and proposed two access points, one from McCarthy Road W and one from Orr Street. A total of 223 parking spaces are proposed.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, public feedback prior to the meeting, deputations made at a public hearing and a report from staff.

If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request before the Committee of Adjustment makes a decision. Requests are to be made to the Secretary Treasurer of the Committee of Adjustment, Eva Baker by emailing: ebaker@stratford.ca. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, Minister, specified person or public body.

The Minister, specified person or public body may appeal decisions in respect of applications of the Committee of Adjustment to the Ontario Land Tribunal. If a specified person or public body that files an appeal to a decision of the Stratford Committee of Adjustment in respect of the application does not make written submission to the Stratford Committee of Adjustment before it gives or refuses to give an approval, the Ontario Land Tribunal may dismiss the appeal.

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The public hearing for this matter will be held on **Wednesday March 18, 2026 at 4:00 p.m.** in the **Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.**

The Staff report will be available upon request on the Friday before the meeting. To request a copy, please contact the Building and Planning Department by phone at (519) 271-0250 ext. 5345, or by email at planning@stratford.ca. Your opinion on this application is important. Those wishing to participate in the planning process are strongly encouraged to send their comments, questions, or concerns to the Planning Division by **March 6, 2026**. Comments received on this application will be summarized and included in the Planning Report. Comments received after the report is completed will be provided to the Committee of Adjustment on the day of the meeting. **For additional information about this application, please contact the Planner assigned to this file, Ryan Queenan, at (519)-271-0250 ext. 5339 or rqueenan@stratford.ca.**

If you receive this notice and are the owner of any lands that contain seven or more residential units in close proximity to the subject lands, 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 residents.

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, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the collection and use of this information may be made to the City Clerk, P.O. Box 818, Stratford ON, N5A 6W1, or by telephone at 519-271-0250 ext. 5237 during business hours.



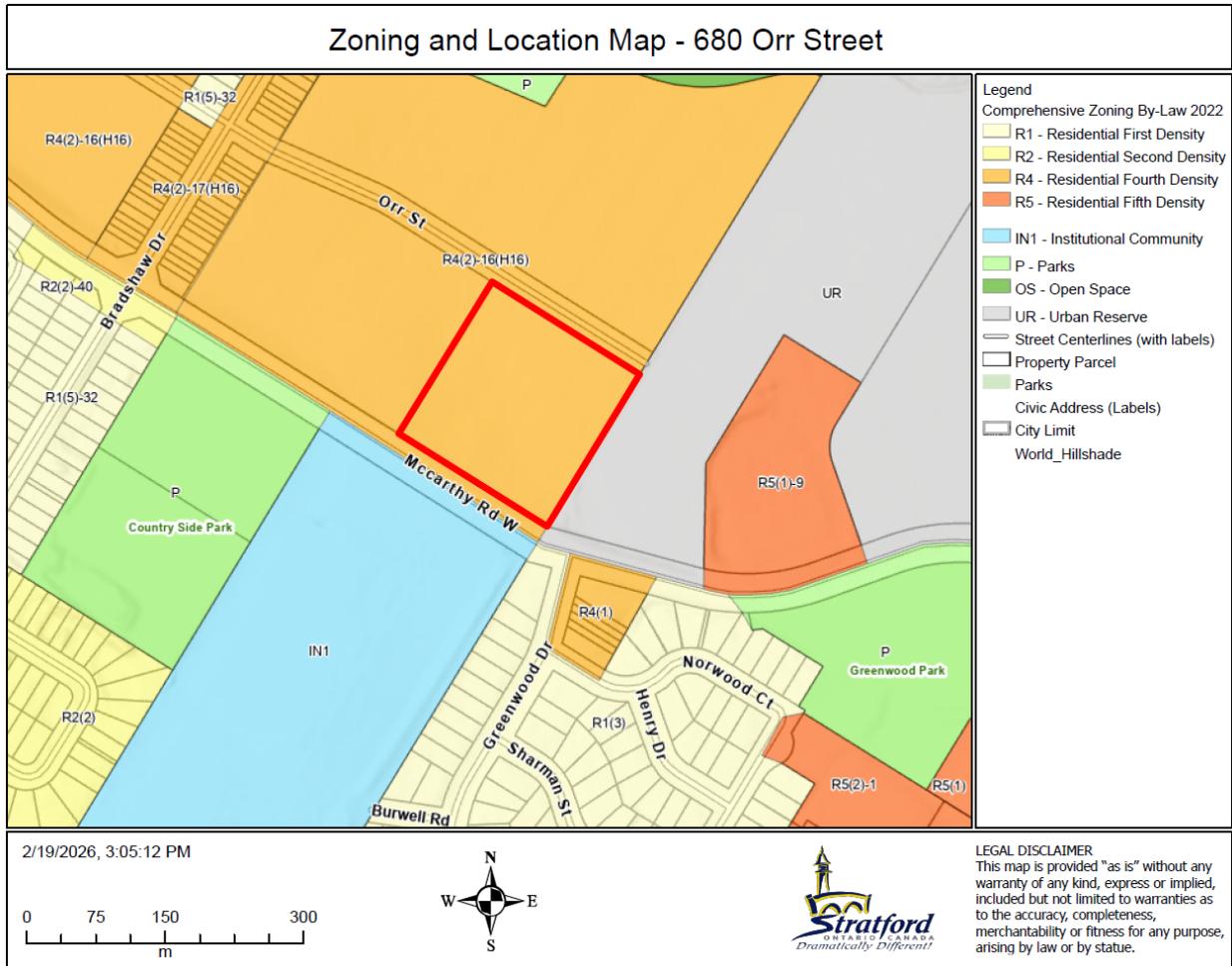
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: clerks@stratford.ca.

The purpose of the attached application documents is to provide context for the proposal. Requests for enlarged copies of these documents can be sent to planning@stratford.ca.

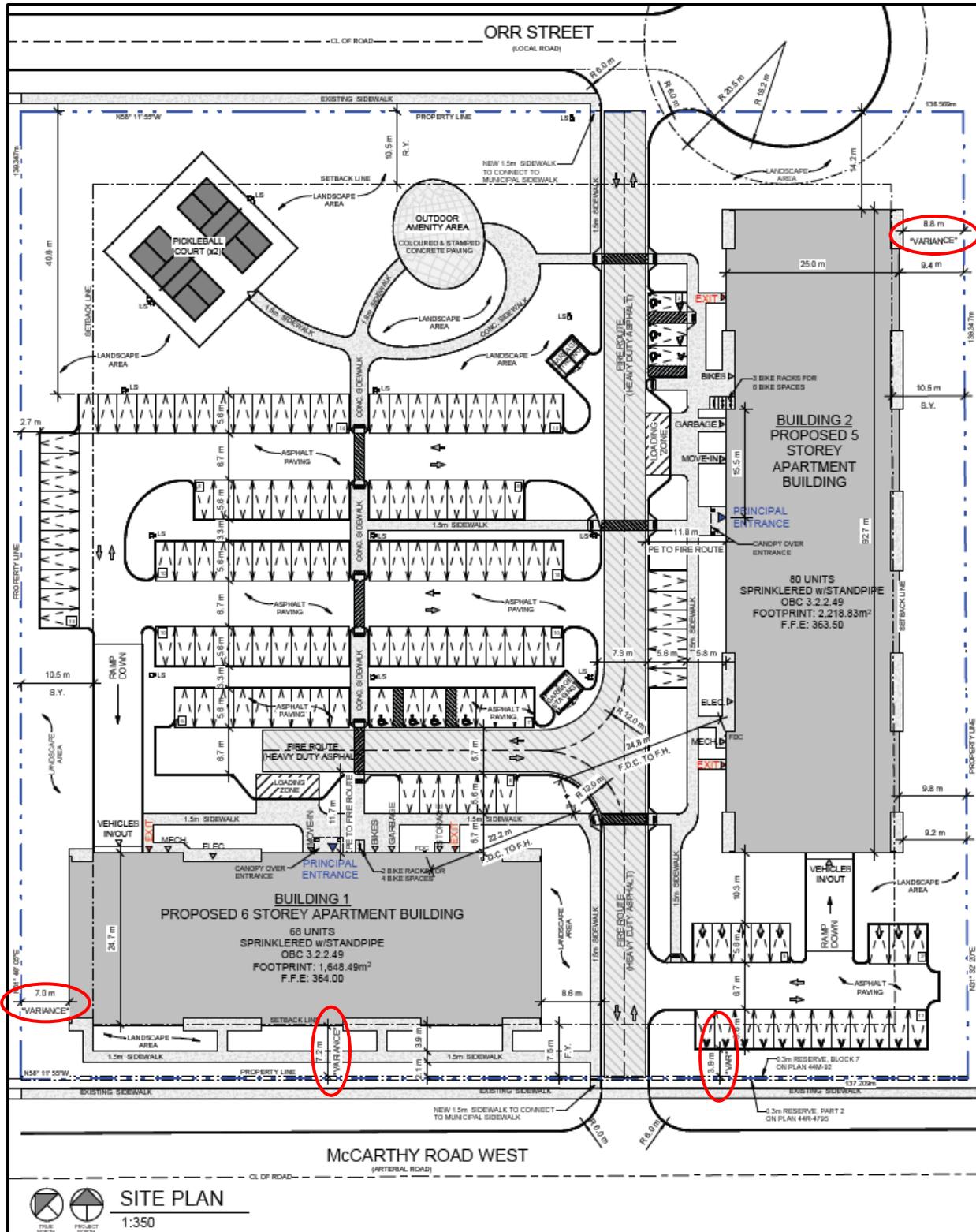
Zoning & Location Map

File # A02-26

680 Orr Street



Site Plan
File # A02-26
680 Orr Street



Variances 1-3 are outlined in red.

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.

