



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

**(519) 271-0250 Ext. 345
planning@stratford.ca
www.stratford.ca**

Date: February 20, 2026

Application No.: A03-26

**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: Hayle Housing Inc. (c/o Jordan Hayle)

Agent: The Hive Design Co. (c/o Justine Nigro)

Location: 361 Nelson Street, legally described as PLAN 2 LOT 150 in the City of Stratford.

Zoning: R2(1) – Residential Second Density

Official Plan Designation: Residential Area

Road Classification: Nelson Street – Local Road

Purpose and Effect of Application

The purpose of the application is to permit an existing accessory structure with a reduced side yard setback of 0.6 m where 1.0 m is required.

The effect of the application is to facilitate the conversion of an existing accessory structure in the form of a detached garage into an Additional Residential Unit (ARU), which are currently defined and regulated in the City's Zoning By-law as "Garden Suites".

In 2019, the Provincial Government amended the Planning Act through Bill 108, being the "More Homes, More Choice Act", by mandating municipalities to authorize the use of Additional Residential Units through zoning by-laws. In addition, Bill 108 also clarified parking requirements associated with Additional Residential Units.

Variance Requested:

Table 4.1.2: Accessory Building or Structure Locations – to decrease the required side yard setback for an accessory structure from 1 m to 0.6 m.

Other Planning Applications: N/A

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, Alexander Burnett, at (519)-271-0250 ext. 5320 or aburnett@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.

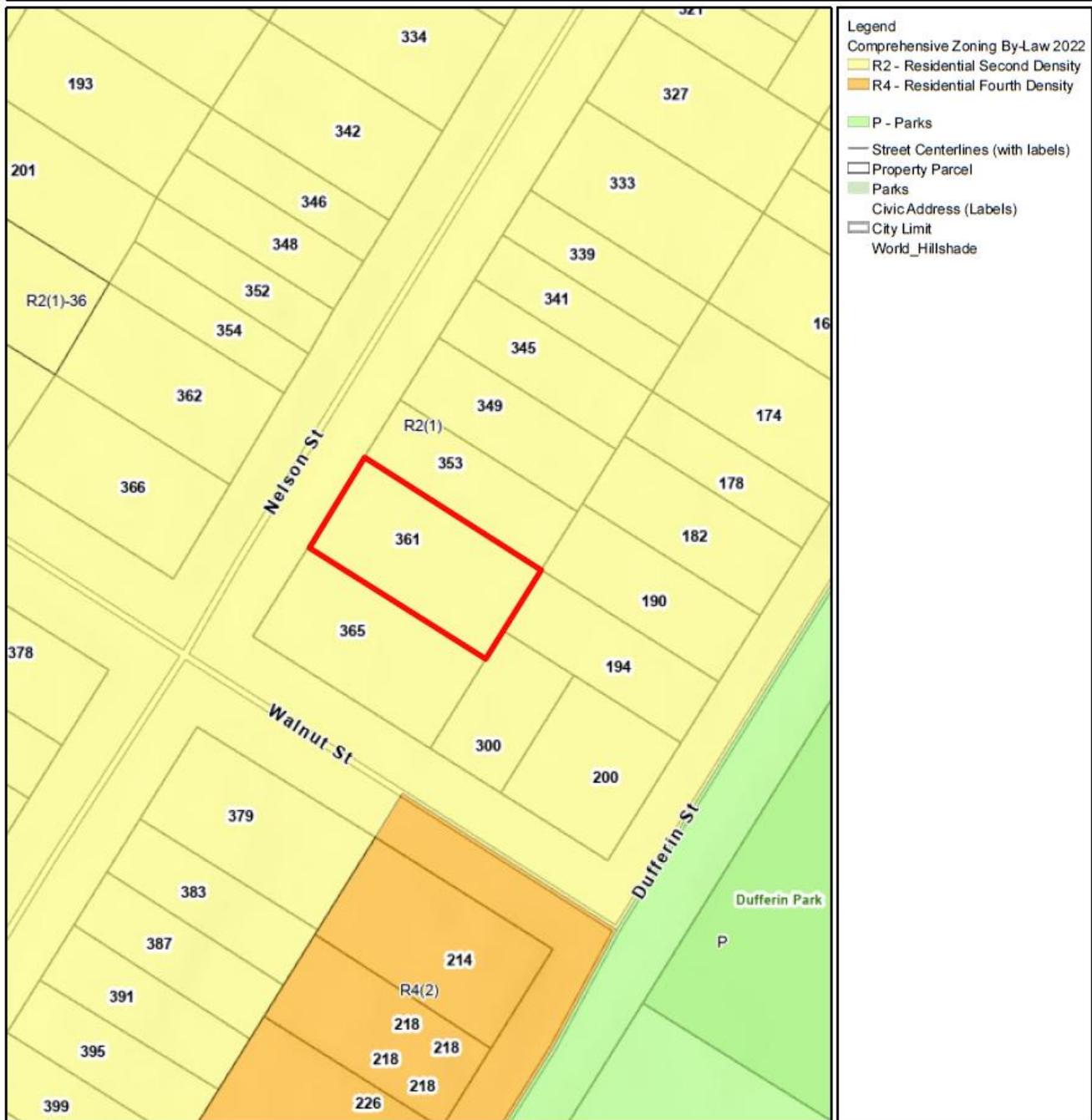


Location & Zoning Map

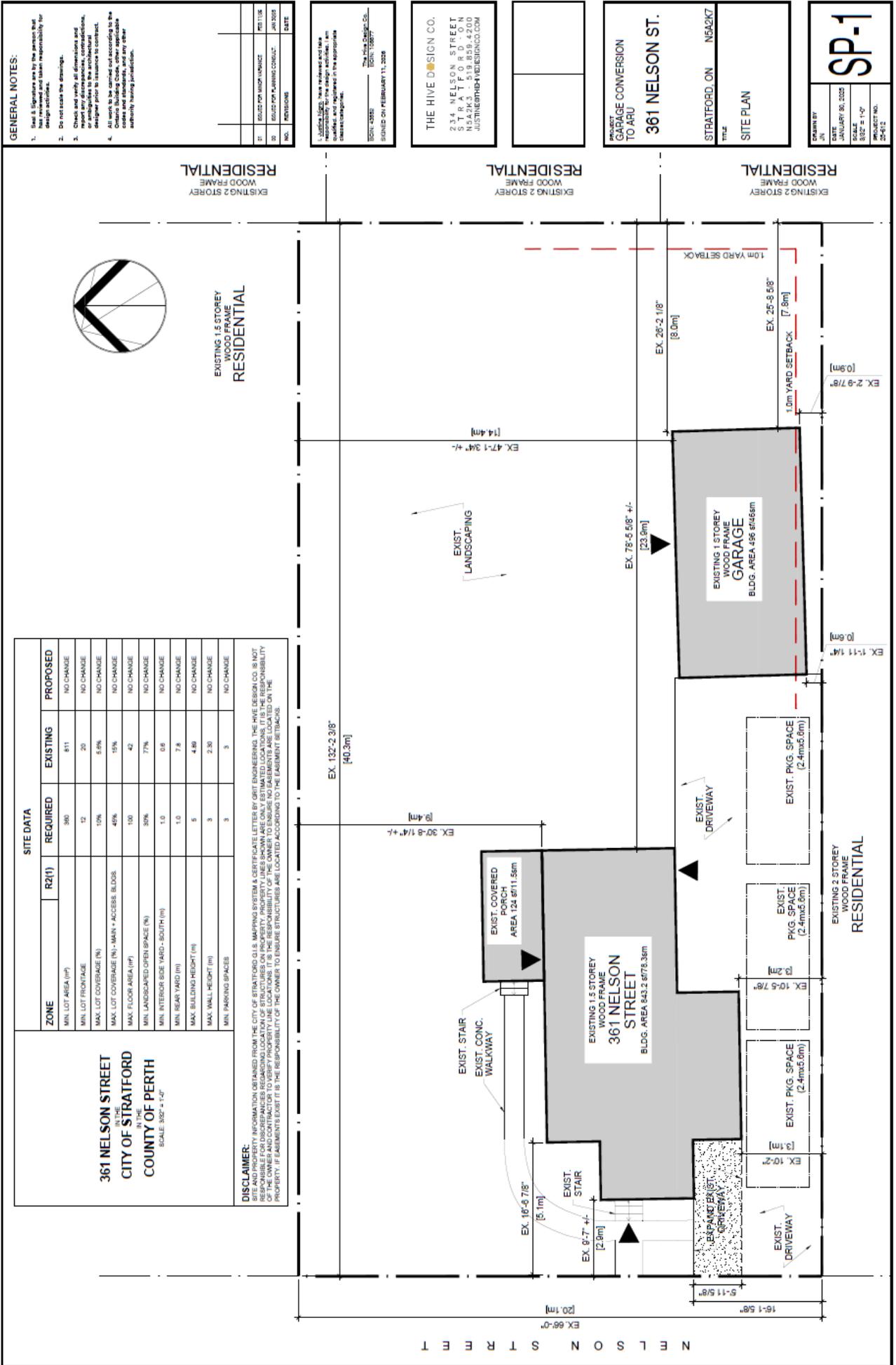
File # A03-26

361 Nelson Street

Location & Zoning Map - 361 Nelson Street



Site Plan
File # A03-26
361 Nelson Street



GENERAL NOTES:

1. Read & Signatures are by the person that has reviewed and taken responsibility for design activities.
2. Do not reuse the drawings.
3. Check and verify all dimensions and measurements against the site plan, site photographs, and site survey prior to issuance to contract.
4. All work to be carried out according to the Ontario Building Code and other applicable authority having jurisdiction.

NO.	REVISIONS	DATE
1	ISSUED FOR ARCH. REVIEW	FEB 11/24
2	ISSUED FOR PLUMBING CONSULT	JAN 2025

I, JUSTIN BIRBA, have reviewed and take responsibility for the design activities shown on this site plan and approved in the appropriate circumstances.

NO. 10885
 THE HIVE DESIGN CO.
 10887
 SIGNED ON FEBRUARY 11, 2025

THE HIVE DESIGN CO.
 234 NELSON STREET
 STRATFORD, ON N5A 2K3
 519.879.4200
 JUSTINE@THEHIVEDESIGN.CO

PROJECT: GARAGE CONVERSION TO APU
 361 NELSON ST.
 STRATFORD, ON N5A2K7
 TITLE: SITE PLAN

SP-1
 DRAWN BY: JN
 DATE: JANUARY 08, 2025
 SCALE: 3/32" = 1'-0"
 SHEET NO.: 26-02

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.

