



**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: December 31, 2024

Application No.: A28-24 & B07-24

**City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to Section 45 and 53 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: Bardh & Dardan Investments Corp.

Agent: Musli Prebreza

Location: 0 Moderwell Street, legally described as PLAN 41 PT MCCULLOCH ST RP 44R814 PART 1

Zoning: R2(1) - Residential Second Density

Official Plan Designation: Residential Area

Road Classification: Moderwell Street – Local

Purpose and Effect of Applications

The purpose and effect of application B07-24 is to sever an 809 m² property into two equal parts to create a new residential lot for the purposes of facilitating the development of a semi-detached dwelling on the severed and retained lands. The severed and retained lands are each to contain a semi-detached dwelling unit; the applicant is proposing to include two Additional Residential Units (ARUs) within each semi-detached dwelling unit. ARUs are self-contained residential units containing their own kitchen and bathroom facilities.

In 2019, the Provincial Government amended the *Planning Act* through Bill 108, being the *More Homes, More Choice Act*, by mandating municipalities to not prohibit ARUs to a maximum of three (3) units per lot including the primary dwelling unit. In addition, Bill 108 also clarified parking requirements associated with Additional Residential Units.

The purpose and effect of application A28-24 is to reduce the minimum required landscaped open space to facilitate the development and the required parking spaces on-site.

Variance requested:

1. Table 6.4.2 – Regulations in the Residential Second Density Zone: to reduce the minimum landscaped open space requirement from 30% to 26%.

Other Planning Applications: N/A

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. 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.

.....

The public hearing for this matter will be held on **Wednesday, January 22, 2025 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 **January 10, 2025**. 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. 237 during business hours.

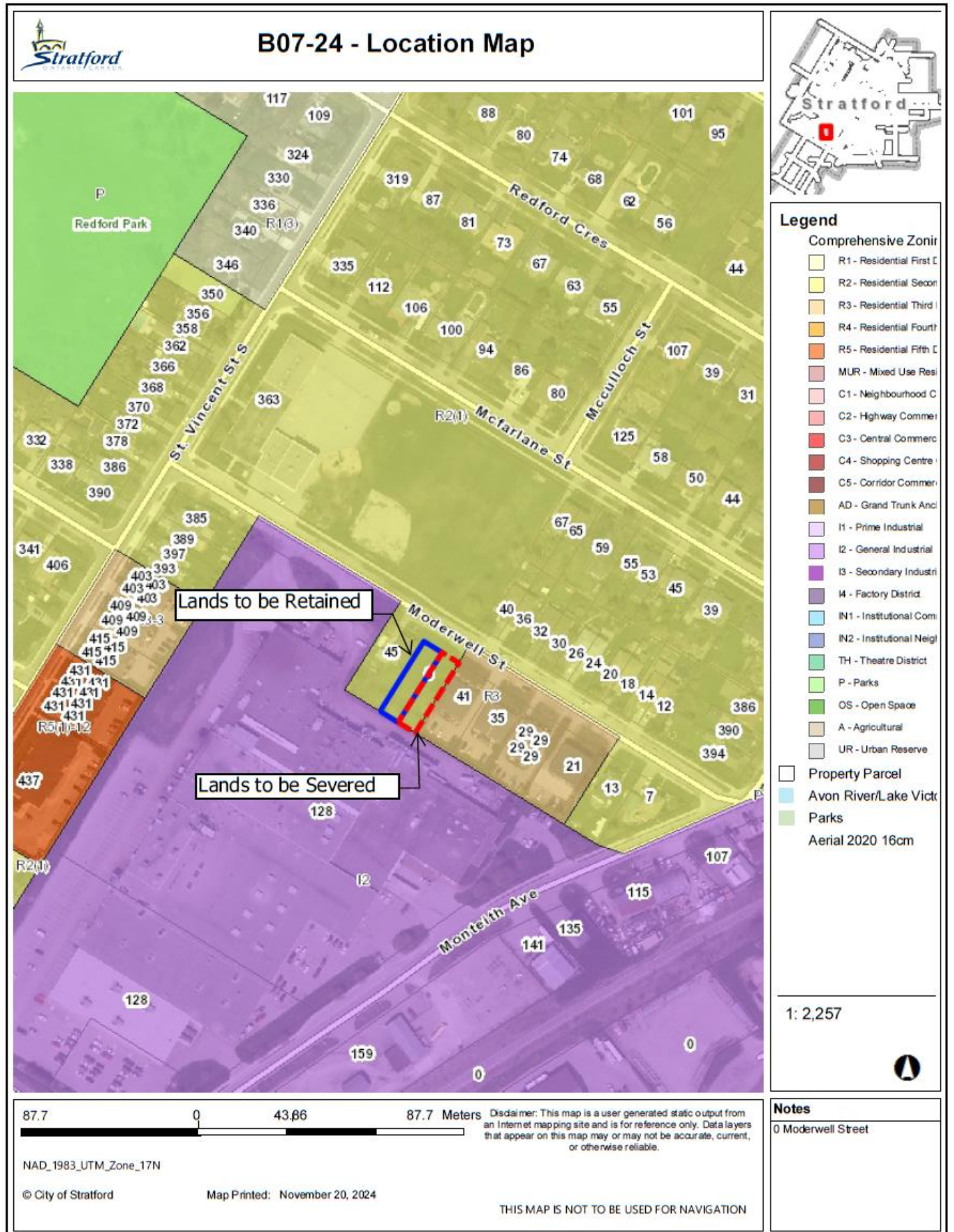
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: clerks@stratford.ca.



Location & Zoning Map

File # A28-24 & B07-24

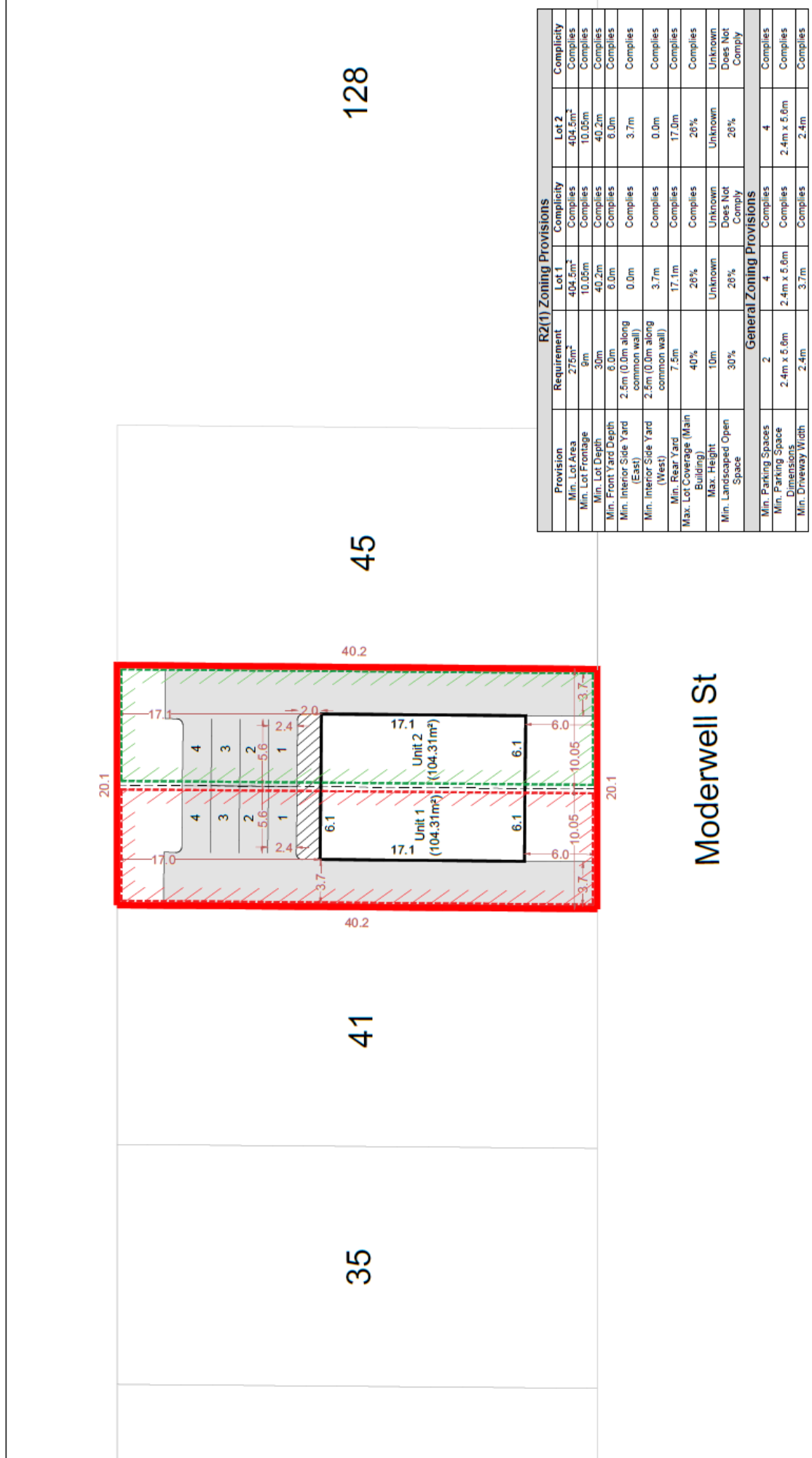
Musli Prebreza – 0 Moderwell Street (PLAN 41 PT MCCULLOCH ST RP 44R814 PART 1)



Severance Sketch

File # A28-24 & B07-24

Musli Prebreza – 0 Moderwell Street PLAN 41 PT MCCULLOCH ST RP 44R814 PART 1)



R2(1) Zoning Provisions			
Provision	Requirement	Lot 1	Lot 2
Min. Lot Area	275m ²	Complies	404.5m ² Complies
Min. Lot Frontage	9m	Complies	10.05m Complies
Min. Lot Depth	30m	Complies	40.2m Complies
Min. Front Yard Depth	6.0m	Complies	6.0m Complies
Min. Interior Side Yard (East)	2.5m (0.0m along common wall)	Complies	3.7m Complies
Min. Interior Side Yard (West)	2.5m (0.0m along common wall)	Complies	0.0m Complies
Min. Rear Yard	7.5m	Complies	17.0m Complies
Max. Lot Coverage (Main Building)	40%	Complies	28% Complies
Max. Height	10m	Unknown	Unknown
Min. Landscaped Open Space	30%	Does Not Comply	28% Does Not Comply
General Zoning Provisions			
Min. Parking Spaces	2	4	4
Min. Parking Space Dimensions	2.4m x 6.0m	Complies	2.4m x 6.0m Complies
Min. Driveway Width	2.4m	Complies	2.4m Complies

Scale 1:300 | November 25, 2024 | Project No. 24178 | Drawn By: EF

GSP group

NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. It is not intended to be used for final design or planning approvals and is subject to more detailed design as well as municipal planning approvals.

Lot to be Retained: 404.5m² (LOT 1)

Lot to be Severed: 404.5m² (LOT 2)



Consent Sketch
0 Moderwell St, Stratford

