



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

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

Date: April 17, 2024

**Application No.: A10-24 & B02-24**

**City of Stratford – Committee of Adjustment**  
**Notice of Public Hearing Pursuant to Section 53 & Section 45 of**  
**the *Planning Act* R.S.O 1990, Ch. P.13.**

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

**Subject Property:**

Owner: Theocharis Brothers Properties Inc.

Agent: Monteith Ritsma Phillips PC (c/o Matthew Orchard)

Location: 55 & 69 Downie Street, 23 Albert Street and 18 Brunswick Street, located on the south side of Albert Street, the east side of Downie Street and the north side of Brunswick Street, and legally described as Lots 240, 241, 243 and 244, Plan 20 in the City of Stratford.

Zoning: C3 - Central Commercial

Official Plan Designation: Downtown Core & Heritage Area

Road Classification: Downie Street, Albert Street, & Brunswick Street – Collectors

**Purpose and Effect of Applications A10-24 & B02-24**

These applications were originally circulated on February 28<sup>th</sup>, 2024, and were considered by the Committee of Adjustment on March 20<sup>th</sup>, 2024 where they were deferred. Since this meeting, the applicant has addressed the concerns raised by the Committee of Adjustment at the March 20<sup>th</sup> meeting.

The purpose and effect of application B02-24 is to sever four previously existing lots that have merged on title. The severed lands are 55 Downie Street, 23 Albert Street, and 18 Brunswick Street. The retained lands are at 69 Downie Street.

The purpose and effect of application A10-24 is to recognize the lot areas and lot frontages of four properties that have merged on title. This would facilitate the consent process for each property. Specifically, the variances requested are to the provisions of Table 7.4 in the Zoning Bylaw, as follows:

<b>Address</b>	<b>Minimum Lot Area and Frontage</b>	<b>Proposed Lot Area</b>	<b>Proposed Lot Frontage</b>
69 Downie Street	Existing (*)	854.1 m <sup>2</sup>	23.2 m
55 Downie Street	Existing (*)	348.7 m <sup>2</sup>	11 m
23 Albert Street	Existing (*)	1,426.4 m <sup>2</sup>	44.4 m
18 Brunswick Street	Existing (*)	437.9 m <sup>2</sup>	13.7 m

(\*) – the existing lot area and frontage on the date the current Zoning Bylaw was passed.

**Other Planning Applications:**

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, Anthony Fletcher. 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, May 15, 2024 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](mailto: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 **Wednesday, May 1, 2024**. 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, Robyn McIntyre, at 519-576-3650 ext. 821 or [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com).**

**Please be advised, MHBC Planning Ltd. Is providing Land Use Planning Services under contract to the City of Stratford to help process Planning applications. As such, the assigned File Planner is from MHBC Planning Ltd.**

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](mailto:clerks@stratford.ca).

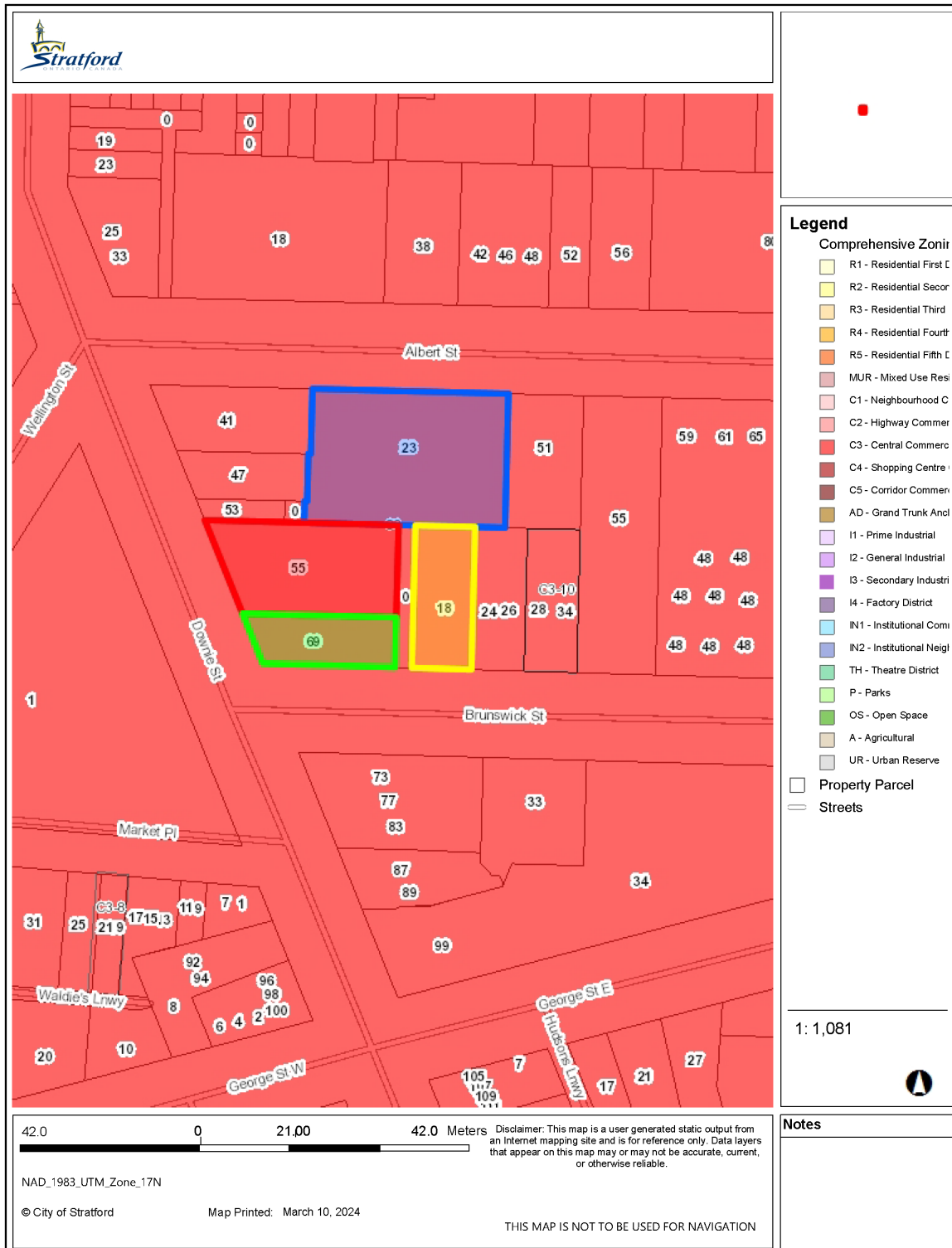


# Location & Zoning Map

File # A10-24 & B02-24

Monteith Ritsma Phillips PC (c/o Matthew Orchard)

55 & 69 Downie Street, 23 Albert Street, and 18 Brunswick Street



69 Downie Street is highlighted and outlined in green. 55 Downie Street is highlighted and outlined in red. 23 Albert Street is highlighted and outlined in blue. 18 Brunswick Street is highlighted and outlined in yellow.



