



Stratford Town Crier

March 22, 2025

Public Information, Notices and Meeting Schedule

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday April 16, 2025 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

APPLICATIONS:

MINOR VARIANCE

ADDRESS: 489 Douro Street

APPLICATION NUMBER: A06-25

The purpose and effect of minor variance application A06-25 is to allow the Parking Aisle portion of a Parking Area to be located in the required front yard setback which includes land within 7.5 metres of the front lot line. The Parking Aisle portion of the Parking Area would remain approximately 1.96 metres from the front lot line. This minor variance would facilitate the construction of a new commercial-industrial building for a contractor's shop. Specifically, the requested variance is:

- Table 5.3.2 iv) "Where Parking Areas & Parking Aisles are Permitted" – to allow a Parking Area in the required front yard setback.



MINOR VARIANCE

ADDRESS: 448 Ontario Street

APPLICATION NUMBER: A03-25

The purpose of the application is to facilitate the conversion of an existing duplex dwelling into a triplex residential dwelling through the construction of an additional dwelling unit in the basement.

The effect of the application is to reduce the minimum lot area and lot frontage requirements for a triplex dwelling.

Variance(s) Requested:

1. Table 6.4.3 – Regulations in the Residential Third Density (R3) Zone: To reduce the minimum lot area requirement for a triplex dwelling from 450 m² to 411 m².

2. Table 6.4.3 – Regulations in the Residential Third Density (R3) Zone: To reduce the minimum lot frontage requirement for a triplex dwelling from 15 m to 11.28 m.



MINOR VARIANCE

ADDRESS: 67 Barron Street
APPLICATION NUMBER: A04-25

The purpose of the application is to reduce the required number of parking spaces for an apartment building to facilitate the development of 5 new dwelling units on the property. The property currently contains 18 spaces and no additional spaces are proposed for the new units.

The effect of the application is to reduce the minimum required number of parking spaces for an apartment building from 25 to 18.

Variance Requested:

1. Table 5.1: Minimum Parking Space Requirements – to decrease the minimum required number of parking spaces for an apartment building from 25 to 18.



MINOR VARIANCE

ADDRESS: 60 McKenzie Street
APPLICATION NUMBER: A05-25

The purpose of the application is to add a new addition to an existing single detached dwelling by replacing the rear portion of the dwelling with 42.3 sq. m of new construction.

The effect of the application is to reduce the side yard width requirement for the new addition to the existing residential dwelling.

Variance(s) Requested:

1. Table 6.4.2 – Regulations in the Residential Second Density R2(1) Zone: To decrease the side yard width requirement of a single detached dwelling from 1 m to 0.3 m.



MINOR VARIANCE

ADDRESS: 166 Brunswick Street
APPLICATION NUMBER: A07-25

The purpose of the application is to increase the maximum encroachment permitted for a covered porch in a required front yard from 2.5 m to 3.5 m to facilitate the enlargement of an existing front porch of a single-detached residential dwelling.

Variance(s) Requested:

Section 4.20.1 c) iii) – Projection into Required Yards: To increase the maximum encroachment permitted for a covered porch into a required front yard from 2.5 m to 3.5 m.



CONSENT AND MINOR VARIANCE

ADDRESS: 676-678 Devon Street
APPLICATION NUMBERS: B03-25 & A08-25

B03-25

The purpose and effect of this application is to sever the western portion of the subject lands, municipally known as 676 Devon Street. The proposed lot will have an approximate area of 386.7 m², depth of 36.5 m, and a frontage of 7.1 m. The lands to be retained, municipally known as 678 Devon Street, will have an approximate area of 440.4 m², a depth of 36.5 m, and a frontage of 7.1 m. Both the proposed severed and retained lands will have road access to Devon Street and currently contain one dwelling unit of an existing semi-detached dwelling.

A08-25

The purpose and effect of application A08-25 is to reduce the minimum required lot frontage for a semi-detached dwelling from 9 m to 7.1 m to facilitate the proposed severance.

Variance requested:

1. Table 6.4.2 - Regulations in the Residential Second Density (R2) Zone: to reduce the minimum required lot frontage for a semi-detached dwelling from 9 m to 7.1 m.



Additional information regarding these applications may be obtained by contacting the Building and Planning Services Department, at 519-271-0250 Ext 5345 or emailing: planning@stratford.ca during normal business hours.

If a person or public body that files an appeal of a decision of the City of Stratford Committee of Adjustment in respect of the application does not make written submissions to the City of Stratford Committee of Adjustment before it gives or refuses the application, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the City of Stratford Committee of Adjustment in respect of the application, you must make a written request to the Secretary-Treasurer, Stratford Committee of Adjustment, Eva Baker, 82 Erie Street, 3rd Floor Stratford, ON N5A 2M4. 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 Stratford Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister or a specified person or public body.

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. Personal information collected as a result of this Notice will be used to assist the Committee of Adjustment in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, Tatiana Dafoe, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: tdafoe@stratford.ca or by telephone at 519-271-0250 Ext 5237.

ATTENTION STRATFORD PROPERTY OWNERS

Property Tax – 2025 Interim levy due date April 28, 2025

Property tax payments may be made at your bank in person, by telephone or on-line banking. Cash, Debit or Cheques payable to the “City of Stratford” are also accepted at City Hall Ground Floor (Clerk’s Office). Cheques may also be deposited in the mailbox Rear Entrance or mailed to P.O. Box 818, Stratford ON N5A 6W1.

MEETING SCHEDULE

Date	Meeting	Time	Location
Mar 24	Committee of the Whole In-camera Session	5:00 p.m.	Council Chambers
Mar 24	Regular Council and Standing Committees	7:00 p.m.	Council Chambers
Mar 25	Committee of the Whole In-camera Session	5:00 p.m.	Council Chambers
Mar 26	Infrastructure, Transportation and Safety Sub-committee	4:30 p.m.	Council Chambers
Mar 27	Planning and Heritage Sub-committee	CANCELLED	

Meetings are open to the public to attend with the exception of In-Camera sessions (please note the adjournment into the In-camera Session is open to the public to attend and observe). Agendas can be accessed from the City’s website. Please check the City’s website for the Sub-committee, Committee, Council and Advisory Committee Meeting Schedules as these schedules are subject to change.

The Town Crier is available on the City of Stratford’s website.

www.stratford.ca