

APPLICATION NUMBER: A10-25

The purpose of the application is to permit an accessory structure with a second storey and a height of 6.3 m and wall height of 3.2 m, where the Zoning By-law permits a maximum height of 5.0 m or one storey and a maximum wall height of 3.0 m. The application further requests a reduced side yard setback for accessory structures of 0.8 m where 1.0 m is required, a minimum distance of 0.4 m for a fire escape to a lot line where 0.5 m is required, and a maximum floor area of 125 m<sup>2</sup> for an accessory structure where a maximum of 75 m<sup>2</sup> is required.

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

**Variances Requested:**

1. Table 4.1.2: Accessory Building or Structure Locations – to decrease the required side yard setback for an accessory structure from 1 m to 0.8 m.
2. Table 4.1.4: Accessory Use Regulations – to increase the maximum height permitted for an accessory structure from 5.0 m to 6.3 m.
3. Table 4.1.4: Accessory Use Regulations – to increase the maximum wall height for an accessory structure from 3.0 m to 3.2 m.
4. Table 4.1.4: Accessory Use Regulations – to increase the maximum floor area permitted for an accessory structure from 75 m<sup>2</sup> to 125 m<sup>2</sup>.
5. Table 4.1.4: Accessory Use Regulations – to permit a second storey accessory structure where a maximum of one storey is permitted.
6. Section 4.20.1 g): Permitted Yard Encroachments – to decrease the minimum distance from a lot line for an unenclosed fire escape from 0.5 m to 0.4 m.



**MINOR VARIANCE**

ADDRESS: Block 24, 25 and 26 on Plan 44M-100

APPLICATION NUMBER: A11-25

The purpose and effect of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law with respect to the lot frontage of a corner lot and lot coverage requirements to allow residential development in the form of street townhouse dwellings.

**Variance Requested:**

1. Section 15.4.31 – To increase the maximum lot coverage for the main building to 55%, whereas the Zoning By-law requires a maximum of 45%. Note, Applications for Minor Variance A17-24, A18-24 and A19-24 allow for a maximum of 50% lot coverage for the main building.
2. Section 15.4.31 – To increase the maximum lot coverage for the main building and accessory building to 60%, whereas the Zoning By-law requires a maximum of 50%.
3. Table 6.4.4 – To reduce the minimum lot frontage requirement for a corner lot to 9 metres, whereas the Zoning By-law requires 12 metres.



## MINOR VARIANCE

ADDRESS: 9 Humber Street

APPLICATION NUMBER: A12-25

The purpose of the application is to reduce the minimum setback for a parking area and parking aisle from an arterial road from 7.5 m to 1.5 m.

The effect of the application is to facilitate the development of an industrial warehouse on the subject lands and the associated parking spaces.

Variance Requested:

1. Table 5.3.2: Locations of Driveways, Parking Areas, and Parking Aisles - to reduce the minimum setback for a parking area and parking aisle from an arterial road from 7.5 m to 1.5 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](mailto: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: [tadafoe@stratford.ca](mailto:tadafoe@stratford.ca) or by telephone at 519-271-0250 Ext 5237.

## **VOLUNTEER OPPORTUNITY – COMMITTEE OF ADJUSTMENT**

The City of Stratford is looking to fill a vacancy on the Committee of Adjustment.

What is the Committee of Adjustment?

The Committee of Adjustment hears applications under Section 45 of the Planning Act and Section 53 of the Planning Act R.S.O. 1990 c.P13, as amended. The Committee of Adjustment is an independent body appointed by Stratford City Council. There are two major types of applications heard by the Committee of Adjustment: Applications for consent to create new lots or adjust boundaries and applications for minor variances to the City's Zoning By-law requirements or for permission to extend land uses that have existed prior to the passing of the current by-law.

When does the Committee of Adjustment meet?

This Committee meets on the third Wednesday of the month at 4:00 p.m. (if necessary). Please ensure you are available to attend meetings on this date and time monthly prior to applying.

Who can apply?

This opportunity is open to Stratford residents and eligible electors who are at least 18 years of age. Expertise, knowledge and interest related to the following is an asset:

- planning;
- law;
- engineering;
- government;
- adjudication;
- community development;
- architecture or construction;
- architecture, landscape architecture or urban forestry; and
- construction, building trades, or heritage conservation.

How do I submit an application?

If you are interested in serving on the Committee of Adjustment, please complete and return no later than 4:30 p.m. on **Friday, June 6, 2025**, an application to the attention of the City Clerk through one of the following:

**Email:** [clerks@stratford.ca](mailto:clerks@stratford.ca)

**In-person or mail to:**

The Corporation of the City of Stratford,  
Attention City Clerk,  
Clerk's Office, Ground Floor, Stratford City Hall  
P.O. Box 818, Stratford, ON N5A 6W1

The application form is available through the City's website or by pick-up at the City Clerk's Office.

## **PUBLIC INPUT INVITED: STRATFORD LANDFILL SITE**

The City of Stratford welcomes feedback on the operation of its Romeo Street landfill site, and there are several options to provide it.

Comments can be made to the Infrastructure Services department by calling 519-271-0250 ext. 5261, or by emailing [dclayton@stratford.ca](mailto:dclayton@stratford.ca), by Tuesday, June 3, 2025. Comments received will be included in the agenda for the meeting.

Citizens are also invited to comment on the operation of the landfill site at the upcoming Infrastructure, Transportation and Safety Sub-committee meeting scheduled for Wednesday, June 25, 2025, at 4:30 p.m., by requesting to appear as a delegation.

Delegation requests can be made by completing the Delegation Request Form, available on the City's website at <https://www.stratford.ca/en/inside-city-hall/appearingasadelegation.aspx>. Alternatively, requests can be made by contacting

the City Clerk at [clerks@stratford.ca](mailto:clerks@stratford.ca). Requests to appear as a delegation must be submitted no later than 4:30 p.m., on June 17, 2025. Details for participating in the meeting will be provided once the request is confirmed. This meeting will be held in person at Stratford City Hall, and a link to watch the meeting will be populated at the start of the meeting time, in the Council Calendar: <https://calendar.stratford.ca/meetings>.

Answers to some frequently asked questions about the Stratford Landfill Site can be found on the City's website at <https://www.stratford.ca/en/live-here/landfillsite.aspx>.

Notice of Collection: Personal information is collected under the authority of the Municipal Act, 2001, and will be used by City Staff and Council to assist in making a decision on this matter. All 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 519-271-0250 ext. 5237 during business hours.

### **LEAF & YARD WASTE COLLECTION**

Leaf and Yard Waste will be collected citywide, on your regular garbage collection day, the week of May 26-30. Leaf and yard waste will only be collected in the following forms:

- 110 L Kraft Paper bags
- Certified Compostable bags
- Re-useable Container with label attached

Clear Plastic Bags are NOT accepted and will be left at the curbside. Leaf and Yard waste is also accepted at the landfill depot during regular landfill hours.

The next Leaf and Yard Waste collection week is June 23-27.

### **TREASURE HUNT WEEKEND**

May 23 to 25 is a Treasure Hunt Weekend, an opportunity for residents to recycle any unwanted household items by placing them at the curb, for anyone in the community to collect. This event keeps materials with some useful life out of Stratford's landfill site.

Materials can be put out starting at 4:00 p.m. on the Friday, and any unclaimed items must be removed from the curb by 3:00 p.m. on Sunday. Please remember not to leave any items you want to keep, including children's toys or bicycles, near the curb during the Treasure Hunt weekend.

The next Treasure Hunt Weekend is June 20-22, 2025.

### **NOTICE TO PROPERTY OWNERS: DESTROY NOXIOUS WEEDS - REMINDER**

Notice is hereby given to all property owners in accordance with Ontario's *Weed Control Act, R.S.O. 1990, c. W.5*, that unless noxious weeds growing on their lands within the City of Stratford are destroyed by June 1, 2025 and throughout the season, the Municipality may enter upon said lands and cause the noxious weed or weed seeds to be destroyed, charging the costs against the land in taxes as set out in the *Act*.

In the interest of public health, the noxious weeds requiring eradication include Giant Hogweed, Ragweed, Poison Ivy, European Buckthorn, Thistles, Jointed Goatgrass, and others as designated under the above *Act*.

Enquiries and complaints should be directed to Building and Planning Services at 519-271-0250 extension 5345.

### **RAKING OF WINTER SAND - REMINDER**

Reminder to residents from the Infrastructure Services Department that during the months of April and May, winter sand that has accumulated can be raked to the edge

of the road or the street gutter. Please help street sweeping operations by spreading the sand out in the gutter area. Please do not place the sand in large piles in the gutter or along the road, as the piles can restrict water flow and be a traffic hazard.

**MEETING SCHEDULE**

<b>Date</b>	<b>Meeting</b>	<b>Time</b>	<b>Location</b>
May 27	Committee of the Whole In-camera Session	CANCELLED	
May 27	Regular Council and Standing Committees	7:00 p.m.	Council Chambers
May 28	Infrastructure, Transportation, and Safety Sub-committee	4:30 p.m.	Council Chambers
May 29	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](http://www.stratford.ca)**