



Stratford Town Crier

August 30, 2025

Public Information, Notices and Meeting Schedule

LABOUR DAY HOLIDAY SCHEDULE – September 1, 2025

City of Stratford administration offices and the Landfill will be closed on Monday, September 1, 2025, for the Civic Holiday. Curbside Recycling, Green Bin, and Garbage Collection Schedule.

There will be no change in the Recycling, Green Bin, and Garbage Collection programs on Monday, September 1, 2025. Please ensure the materials are to the curb prior to 8:00 a.m. on collection dates. For further information, please call 519-271-0250 extension 5279.

NOTICE OF APPLICATION FOR NOISE CONTROL BY-LAW EXEMPTION

Pining Productions Inc has requested an exemption from Noise Control By-law 113-79 to allow for a film production in Market Square on September 11th and September 12th between the hours of 11:00 a.m. - 12:00 a.m. daily.

Anyone wishing to comment on this application for exemption should provide their concerns in writing or email by September 5th, 2025, to: The Corporation of the City of Stratford, Attention: Events Coordinator, Community Services, P.O. Box 874, 357 McCarthy Rd., Stratford, ON N5A 6W3. Email: kriddell@stratford.ca

18th ANNUAL MAYOR'S COMMUNITY BREAKFAST

The 18th Annual Mayor's Community Breakfast will be held Thursday, October 9, from 7-8:45 a.m. at the Best Western Plus – The Arden Park Hotel.

A buffet breakfast will be served with a guest speaker from the Stratford House of Blessing.

The cost is a monetary donation to the Stratford House of Blessing or specific pantry items (cereal, peanut butter, and mac & cheese). Receipts will be provided for amounts of \$20.00 and over.

Everyone is welcome.

Pre-registration is required. To reserve a seat, please call Lindsay Gerber at 519-271-0250 extension 5236 or email mayor@stratford.ca.

The event is sponsored by the Best Western Plus – The Arden Park Hotel, Maria Walsh RE/MAX a-b Realty Ltd, the Stratford and District Council of Churches, and Famme & Co. Professional Corporation.

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday September 17, 2025 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

APPLICATIONS:

CONSENT

ADDRESS: 208/210 Forman Avenue

APPLICATION NUMBER: B04-25

The purpose and effect of this application is to sever the northern portion of the subject lands, municipally known as 210 Forman Ave, to permit individual dwelling units of an existing semi-detached dwelling to be wholly contained on separate lots. The proposed lot would have an area of 372.7 m², a depth of 38.1 m, and a frontage of 9.82 m. The lands to be retained, municipally known as 208 Forman Ave, would have an area of 382.1 m², a depth of 38.1 m, and a frontage of 9.99 m. Both the proposed severed and retained lands have road access to Forman Avenue and currently each contain one dwelling unit of an existing one (1) storey semi-detached dwelling. The northern portion of the subject lands (210 Forman Ave) also comprises a frame shed, whereas the southern portion (208 Forman Ave) also comprises a frame garage.



MINOR VARIANCE

ADDRESS: 293 Queen Street

APPLICATION NUMBER: A15-25

The purpose of the application is to permit a detached garage with an increased wall height, width, and an increased lot coverage to accommodate a larger garage than is otherwise permitted.

The effect of this application is to facilitate the expansion of an existing detached garage on the subject lands. The existing detached garage, with an area of 45.15 m², is proposed to be enlarged to 63.41 m². Additionally, the wall height is proposed to be increased to 3.68 m, while the maximum height will remain compliant. The detached garage will retain its existing shape while expanding in length and width. Specifically, the width is proposed to increase from 5.49 m to 6.71 m.

Variances Requested:

1. Table 4.1.4: Accessory Use Regulations – to increase the maximum lot coverage for an accessory structure from 10% to 14.24%
2. Table 4.1.4: Accessory Use Regulations – to increase the maximum wall height for an accessory structure from 3.0 m to 3.68 m.
3. Table 6.4.2: to increase the allowable garage width from sixty (60) percent of the elevation facing the front lot line or exterior side lot line, as stipulated by note ④ of the additional regulations for Table 6.4.2, to ninety (90) percent of the width of the dwelling facade.



MINOR VARIANCE
 ADDRESS: 990 O’Loane Avenue
 APPLICATION NUMBER: A17-25

The purpose of this application is to permit a detached garage with an increased wall height and floor area.

The effect of this application is to facilitate the expansion of an existing detached garage on the subject lands. An addition of 74.14 m2 is proposed to be added to the rear of the existing detached garage, to increase the existing garage floor area from 162.67 m2 to 236.81 m2. The proposed addition would have a wall height of 3.66 m, and would follow the existing roof line. There would be no change to the façade of the existing garage.

Variances Requested:

1. Table 4.1.4: Accessory Use Regulations – to increase the maximum floor area for an accessory structure from 100 m2 to 236.81 m2.
2. Table 4.1.4: Accessory Use Regulations – to increase the maximum wall height for an accessory structure from 3.0 m to 3.66 m.



MINOR VARIANCE
 ADDRESS: 45 Devon Street
 APPLICATION NUMBER: A18-25

The purpose of the application is to allow the conversion of a single detached residential dwelling to one (1) primary dwelling unit along with two (2) Additional Residential Units (ARUs), for a total of three (3) dwelling units, each with a maximum gross floor area of 115 m². The applicant is seeking relief regarding the maximum floor area requirement for ARUs, whereas the City’s zoning by-law requires the first unit to be the primary unit, with two additional accessory residential units having a maximum gross floor area of 50% of the primary unit, up to a maximum of 100 m². Additional Residential Units are 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, known as the “More Homes, More Choice Act,” by mandating municipalities to authorize the use of ARUs through zoning by-laws. The Planning Act permits up to two (2) ARUs within a single detached dwelling. The application seeks to leverage these legislative changes to permit the proposed residential development on the subject property.

The effect of the application is to allow the reconstruction of the existing single-detached dwelling to include three (3) dwelling units while maintaining the overall

footprint of the existing dwelling on the subject property. The detached garage, located on the rear portion of the subject property, would be demolished. The proposed residential development would have one unit in the basement and two units with covered porches, living, dining, and kitchen spaces on the first floor, while bedrooms and other associated spaces would be on the second floor. The proposed development would have four (4) parking spaces and two (2) separate driveways: one from Devon Street to the north and one from Canterbury Avenue to the east.

Variance Requested:

1. Section 4.24.1 b) – A second suite shall not be greater than 50% of the gross floor area of the principal residential dwelling on the lot, up to a maximum size of 100 m², whereas the proposed principal residential dwelling unit and the additional residential units would each have a maximum gross floor area of 115 m².



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.

NOTICE OF PUBLIC MEETING

The City of Stratford Council will consider the following applications at a public meeting to be held on Monday September 22, 2025 at 7:00pm in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

ADDRESS: 750 McCarthy Road West

APPLICATION NUMBERS: 31T25-001 & Z02-25

The subject lands are located on the north side of McCarthy Road West at Fraser Drive. Having an area of approximately 4.93 hectares and a frontage of approximately 172.57 metres along McCarthy Road West, the lands are currently vacant. The subject lands are legally described as Part of Lot 4, Concession 2 (geographic Township of Ellice), now in the City of Stratford.

Proposed Draft Plan of Subdivision

- 60 single detached dwellings and multi-unit residential (comprised of 16-26 townhouse units on Block 61)
- Several blocks are proposed to accommodate a stormwater management facility (Block 62) and 0.3 metre reserves (Blocks 63-71).
- New roads are proposed with the extensions of Fraser Drive and Orr Street.



Zoning Bylaw Amendment Application

This Application seeks to rezone the subject lands from an Agricultural (A) Zone to a Residential Second Density (R2(2)-XX) Zone with site specific provisions, a Residential Fourth Density (R4(2)-XX) Zone with site specific provisions, and Park (P) Zone.

Your opinion on this application is important. Please call, mail, email or fax your comments to Robyn McIntyre- Consulting Planner at telephone number 519-576-3650 x821 or email rmcintyre@mhbcplan.com by September 5th, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

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 Council 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, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: clerks@stratford.ca or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford in respect of the proposed plan of subdivision or zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford in respect of the proposed plan of subdivision or before the by-law is passed, the person or public body may not be

added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of any of the applications, you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting engagestratford.ca, the Building and Planning Services Department offices located at 82 Erie Street, Stratford, calling 519-271-0250 ext. 5345 or emailing planning@stratford.ca during business hours.

The Town Crier is posted to the City's website.

www.stratford.ca