



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: May 23, 2025

Application No.: A09-25

**City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to Section 45 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: Daly Development Inc.

Agent: Loftin Ltd.

Location: 67-71 Worsley Street, legally described as Plan 44M-91 Lot 1, in the City of Stratford.

Zoning: R2(1)-41

Official Plan Designation: Residential Area

Road Classification: Worsley Street – Local Road

Purpose and Effect of Application

The purpose and effect of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law with respect to the minimum lot area requirement for the east half of the subject lands, to allow residential development in the form of semi-detached dwelling units to be wholly contained on ultimately separate lots.

Variance Requested:

1. Table 6.4.2 – Regulations in the Residential Second Density (R2-1) Zone: To reduce the minimum lot area requirement for a semi-detached dwelling unit from 275 m² to 254.4 m².

A semi-detached dwelling is proposed to be constructed on the subject lands in that each dwelling unit is to be ultimately wholly contained on separate lots. It is anticipated that a lot creation application in the form of a consent (to sever) or part lot control exemption will be requested to allow the lands to be subdivided along the common wall separating the dwelling units. In advance of such application, zoning compliance must be obtained hence this minor variance request is being sought. Zoning compliance is capable of being achieved for the west half of the subject lands as the lands are larger in size in order to accommodate a retaining wall.

Other Planning Applications: N/A

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, public feedback prior to the meeting, deputations made at a public hearing and a report from staff.

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 by emailing ebaker@stratford.ca or sending the request to 82 Erie Street (3rd Floor) Stratford 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 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, June 18, 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 **June 6, 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, Anu Kumar, at (519)-271-0250 ext. 5266 or akumar@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.

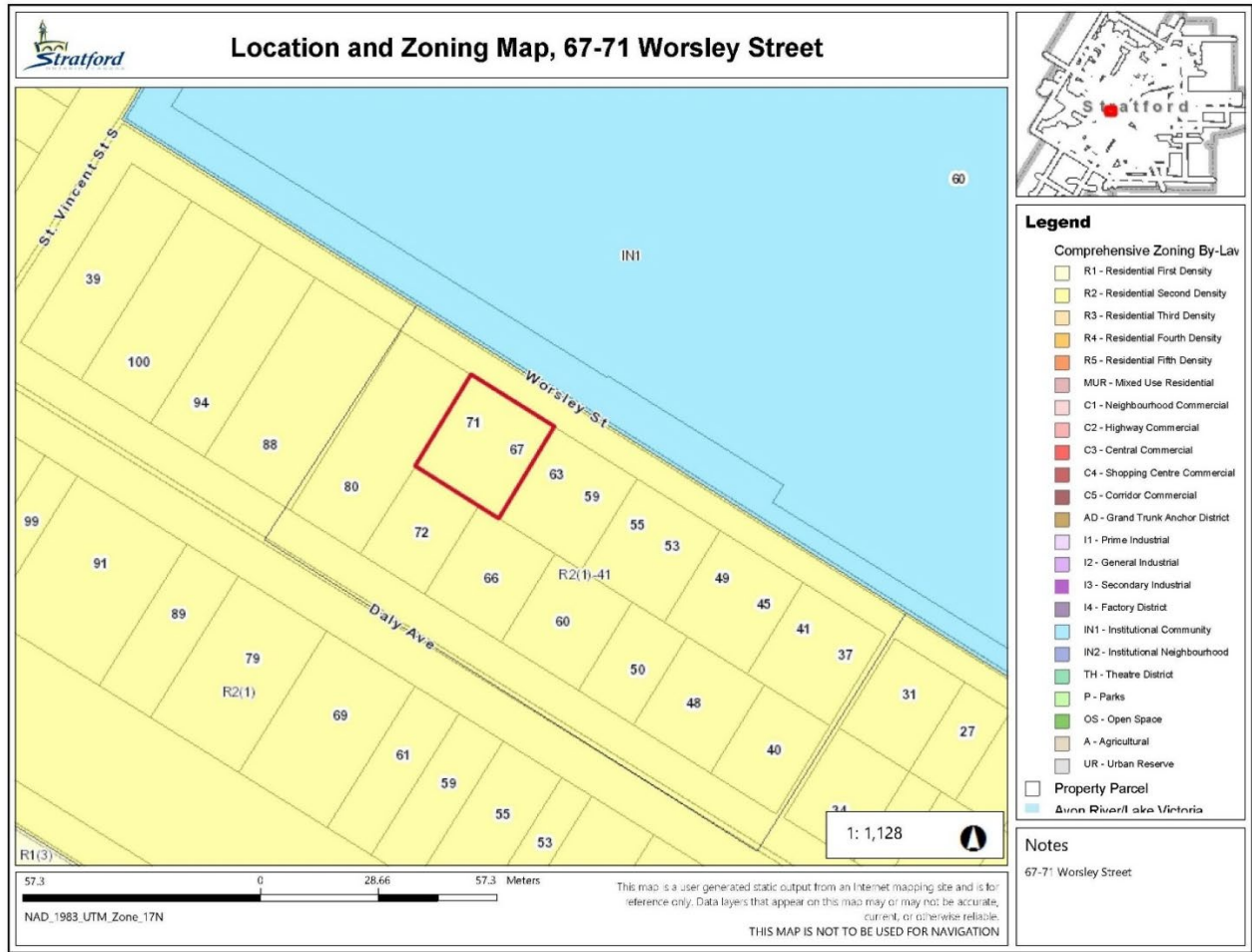
Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for 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. 5237 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.

The purpose of the attached application documents are to provide context for the proposal. Requests for enlarged copies of these documents can be sent to planning@stratford.ca.

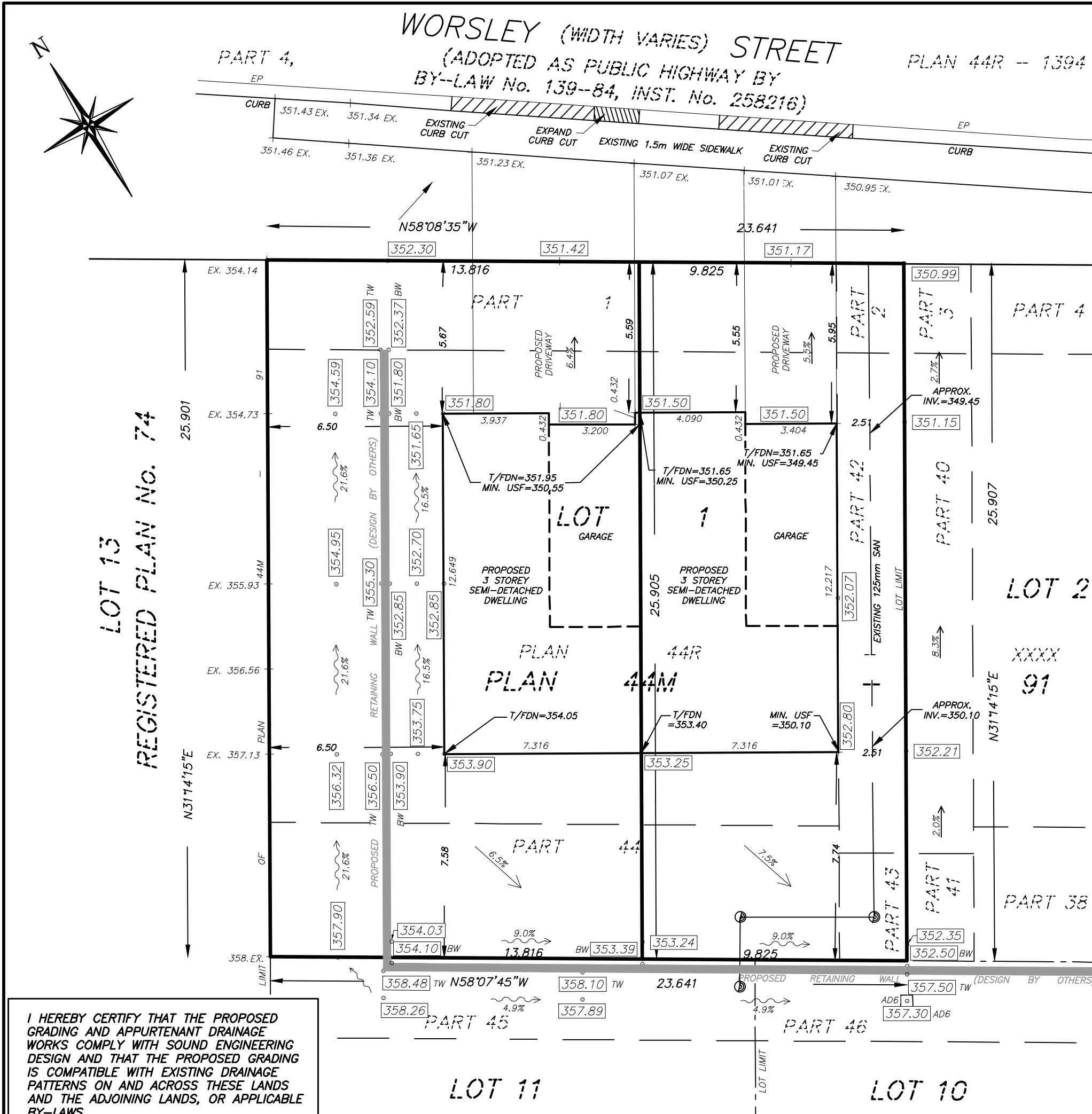


Location & Zoning Map
File # A09-25
67-71 Worsley Street



Grading Sketch of Lot 1
File # A09-25
67-71 Worsley Street





LOT GRADING SKETCH

OF
LOT 1
PLAN 44M-91
IN THE
CITY OF STRATFORD
COUNTY OF PERTH

SCALE 1:150
0 3 6 9 METRES

MTE OLS LTD.
ONTARIO LAND SURVEYORS

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES:

1. BEARINGS AND DISTANCES SHOWN HEREON WERE DERIVED FROM REGISTERED PLAN No. 44M-91.
2. GRADE PLAN INFORMATION WAS DERIVED FROM THE SUBDIVISION LOT GRADING PLAN PREPARED BY MTE CONSULTANTS INC.
3. LOT COVERAGE : 29.7%.
4. DEPTH OF ALL UNDERSIDE OF FOOTINGS MUST MAINTAIN A MINIMUM OF 1.219m (4'-0") OF FROST COVER BELOW FINISHED GRADE.

CONSTRUCTION NOTES:

1. EXTEND SERVICES TO PROPOSED HOUSE LOCATION PRIOR TO EXCAVATION OF THE FOUNDATION.
2. ANY DISCREPANCIES IN ELEVATION OF STORM OR SANITARY CONNECTIONS MUST BE REPORTED TO THE DEVELOPER'S ENGINEER PRIOR TO BACKFILLING.
3. BUILDING DIMENSIONS AND UNPROTECTED OPENING REQUIREMENTS SHOULD BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
4. PREVENTATIVE BASEMENT FLOODING REQUIREMENTS SHOULD BE CONFIRMED WITH THE MUNICIPALITY WHEN OBTAINING THE BUILDING PERMIT.
5. WEEPERS MUST EMPTY INTO A SUMP AND BE PUMPED.
6. UTILITIES SHOULD BE LOCATED PRIOR TO EXCAVATING.

LEGEND:

- x 333.33 DENOTES EXISTING ELEVATION
333.33 DENOTES PROPOSED ELEVATION
← DENOTES PROPOSED SURFACE DRAINAGE DIRECTION
~ DENOTES PROPOSED SWALE
EX. DENOTES EXISTING
TW DENOTES TOP OF WALL
BW DENOTES BOTTOM OF WALL
T/FDN DENOTES TOP OF FOUNDATION

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

THIS SKETCH IS PREPARED FOR DALY DEVELOPMENT INC.
DATE : OCTOBER 30, 2024
REVISED: JANUARY 24, 2025

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I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS, OR APPLICABLE BY-LAWS.



MTE ONTARIO LAND SURVEYORS LTD.
365 HOME STREET
STRATFORD, ONTARIO, N5A 2A5
TEL: 519-271-7952