



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.: A11-25

**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 the subject lands and all applicable agencies as required under the provisions of the Planning Act.

Subject Property:

Owner: Sifton Properties Limited

Agent: Devon Posthumus

Location: Block 24, 25 and 26 on Plan 44M-100, legally described as Part of Lot 1, Concession 3 (geographic Township of Ellice) in the City of Stratford; more specifically, the subject lands are situated on the north side of Johnson Street, east and west sides of Hardwick Avenue, and east side of Beatty Avenue.

Zoning: R1(5)-39 - Residential First Density & R4-31- Residential Fourth Density

Official Plan Designation: Residential Area

Road Classification: Johnson Street, Beatty Avenue and Hardwick Avenue – Local Roads

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 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.

Other Planning Applications: The lands are also subject to Minor Variance Applications A17-24, A18-24 & A19-24, that allow reduced interior and exterior side yard setbacks, increased lot coverage for the main building and increased density for the proposed development.

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, 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 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 **Friday 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 land 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.

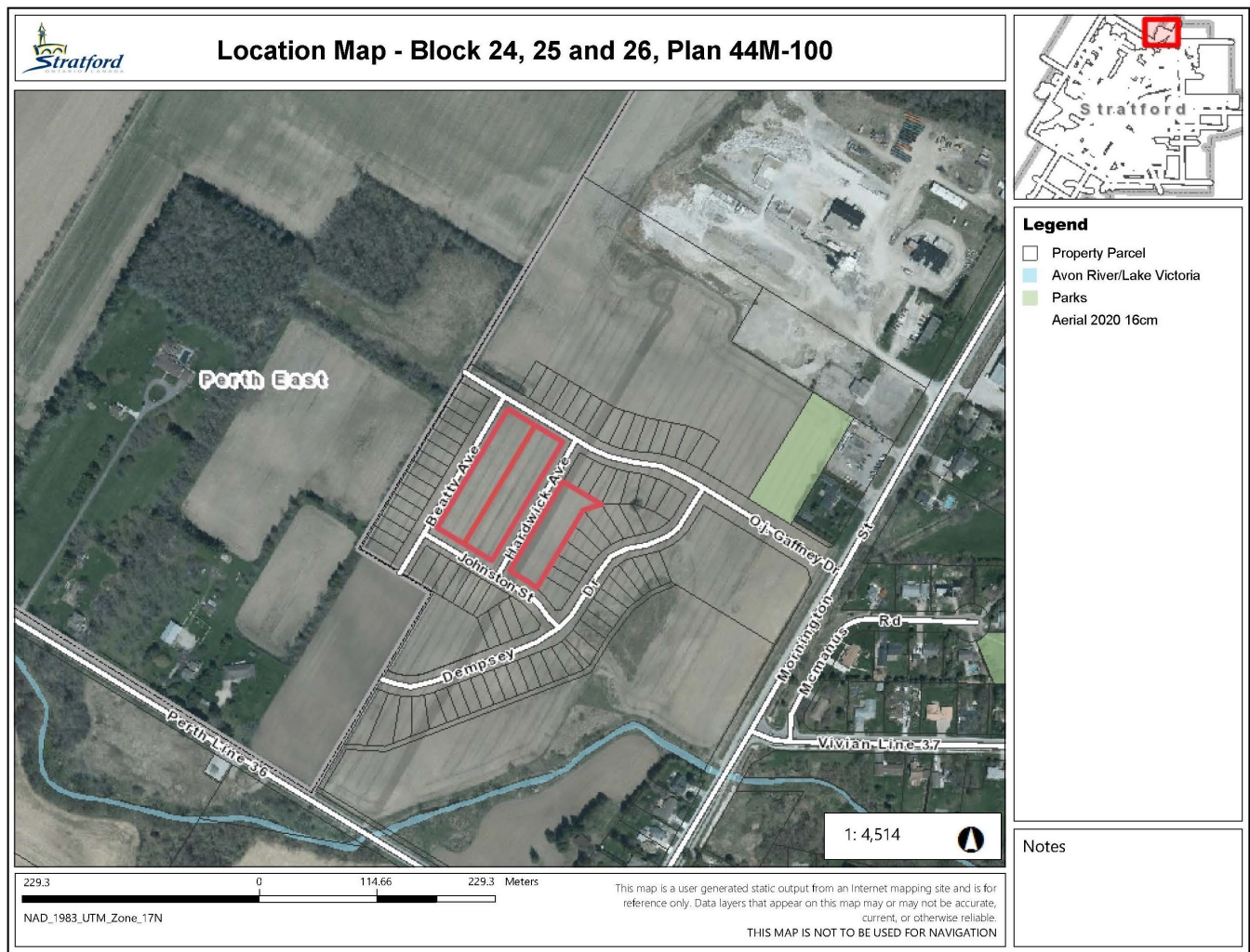
Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for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



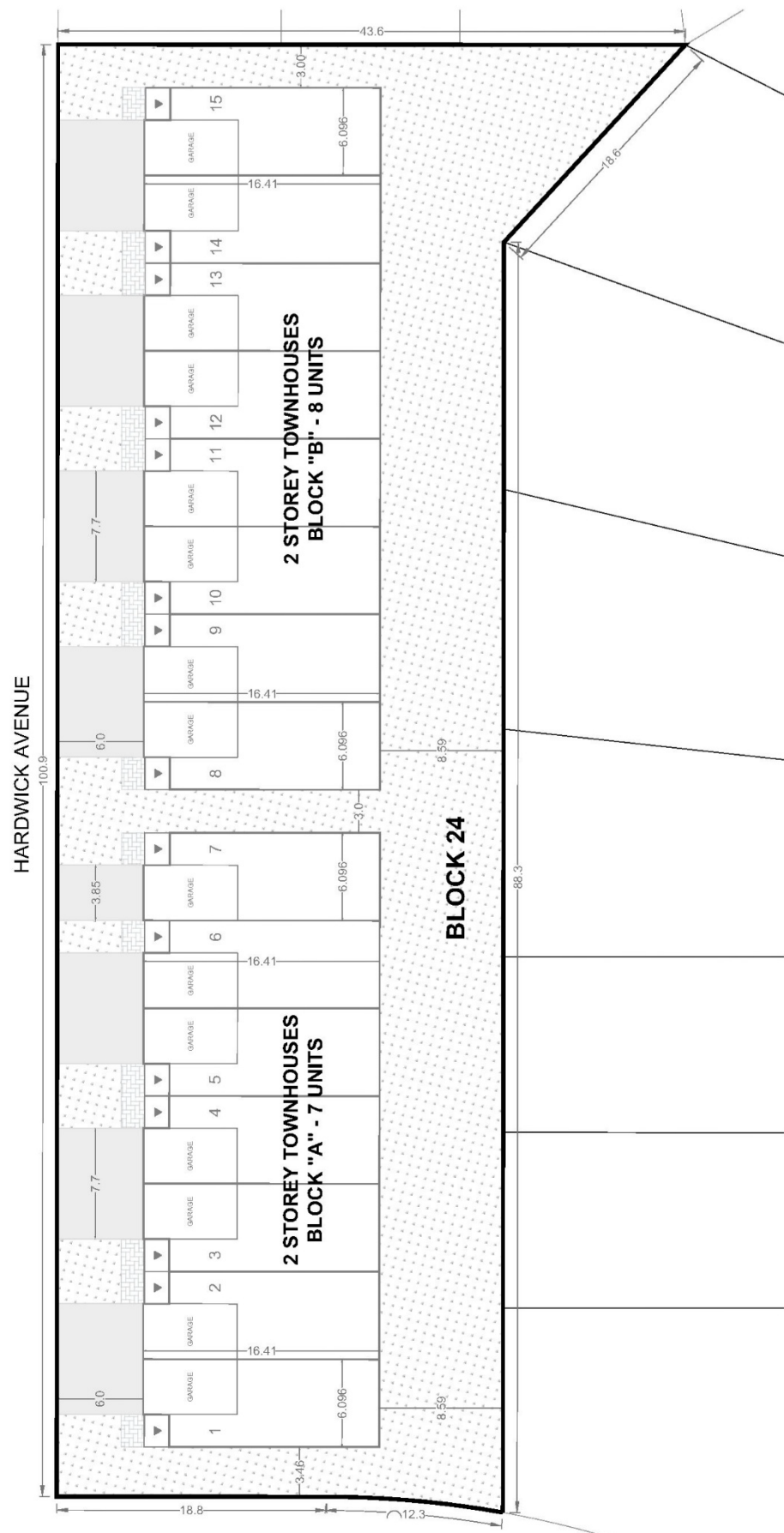
The purpose of the attached application documents are to provide context for the proposal. Requests for enlarged copies of these documents can be sent to planning@stratford.ca.

Location Map
File # A11-25
Sifton Properties Limited
Block 24, 25 and 26 on Plan 44M-100

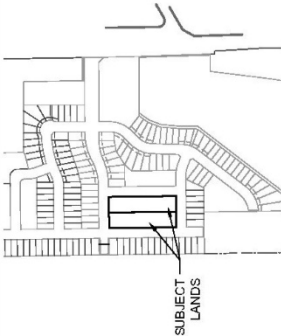


A site plan map showing a residential development. The map features several streets and numerous plots, many of which are shaded with diagonal lines. A central area is outlined with a thick black border. An arrow points from the text 'SUBJECT LANDS' to this outlined area.

SITE DATA CHART FOR KNIGHTSBRIDGE TOWNHOMES, BLOCK 24			
CURRENT ZONING & PROPOSED NUMBER OF UNITS: 1b - Two-Storey Street Fronting (Block 24)			
Building Name & Unit Counts	Building Gross Floor Area (GFA)	Gross Floor Area Coverage	
BLOCK 24 - KNIGHTSBRIDGE TOWNHOMES BLOCK 24 - TWO-STOREY UNITS BLOCK 24 - TWO-STOREY UNITS TOTAL 16 RESIDENTIAL UNITS	1,614 m ² 1,314 m ² * 2,928 m ² *	60.4 m ² 50.7 m ² * 1,069.1 m ² *	
REGULATION	CURRENT REQUIREMENTS	AS SHOWN ON PLAN	
LOT AREA MINIMUM	189 m ² per unit	189 m ²	
LOT DEPTH MINIMUM (Metres)	30 m	31 m	
LOT FRONTAGE MINIMUM (Metres)	6 m	6 m	
LOT FRONT YARD - CORNER LOT MINIMUM (Metres)	12 m	9 m ***	
REAR AND EXTERIOR SUBYARD * SETBACKS MINIMUM	Front Yard = 1.5 m * Rear Yard = 3 m *	6 m 3 m	
REAR AND EXTERIOR SUBYARD * SETBACKS MINIMUM	Front Yard = 6 m Rear Yard = 1.5 m *	8.5 m 1.5 m	
LANDSCAPE / OPEN SPACE MINIMUM	30 % of lot area	38.1 %	
LOT COVERAGE MAXIMUM *	50 % of lot area *	53.2 % ***	
HEIGHT MAXIMUM (Metres)	12 m	9.5 m	
DENSITY *	15 units (80 UPH) *	15 units (80 UPH)	30
PARKING (1 Space / Unit)			
*** DENOTES CHANGE OR MINOR VARIANCE REQUIRED. * DENOTES PREVIOUSLY APPROVED ZONE CHANGE OR MINOR VARIANCE.			
APPROVAL STAMP			
 SIFTON PROPERTIES LTD. NEIGHBOURHOOD DEVELOPMENTS 1295 RIVERBEND SOUTH, SUITE 300 LONDON, ONTARIO N6K 0G2			
KNIGHTSBRIDGE, 44M-100 - BLOCK 24 STRATFORD, ONTARIO 4110 PERTH LINE 36			
SITE PLAN CONCEPT 15 STREET TOWNHOUSE UNITS			
Project No. : --	Date: --	14 May 2025	
Drawing No. : --	Scale: --	NTS	
Drawn By : DCP			
Checked By: NO & PM			



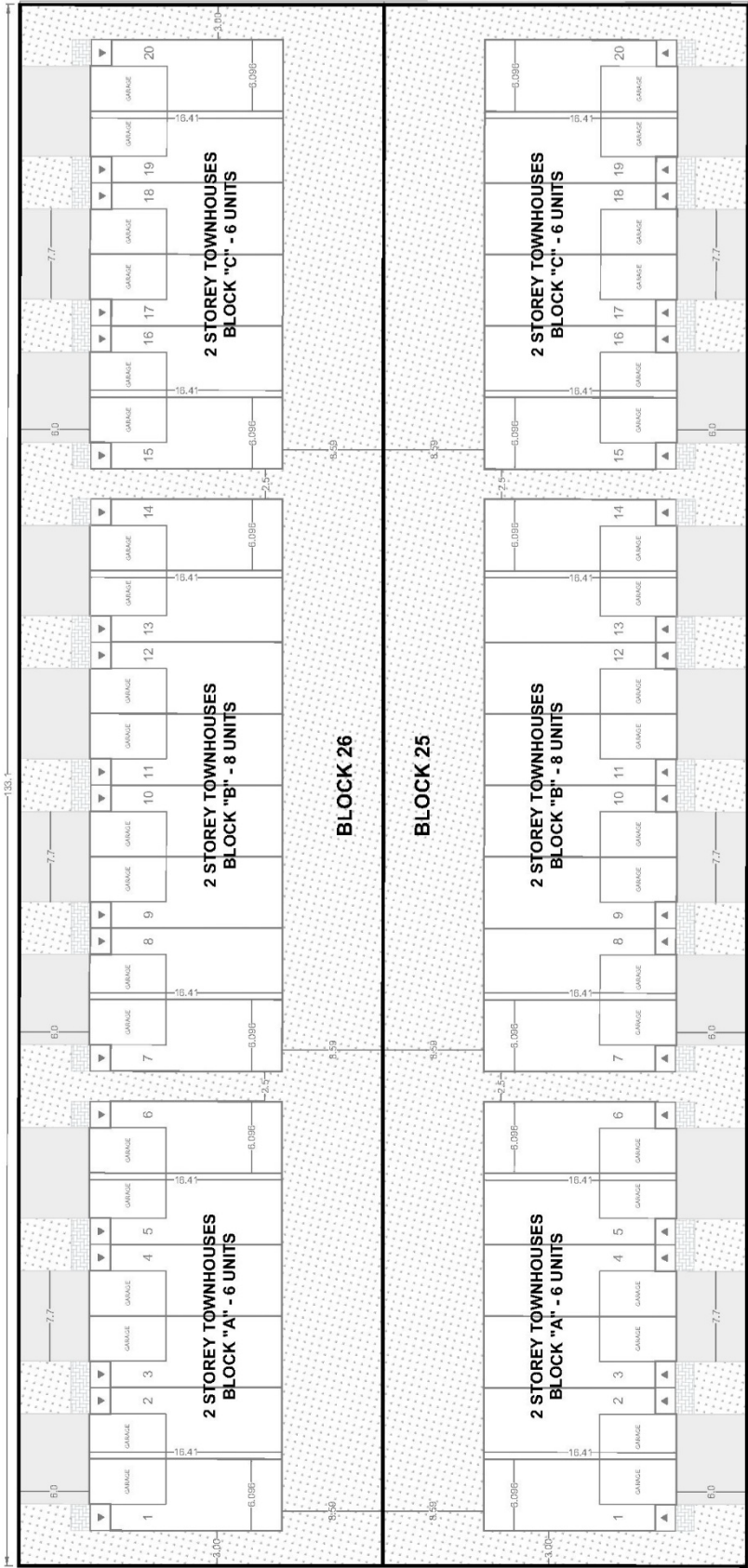
Proposed Site Plan
File # A11-25
Sifton Properties Limited
Block 25 & 26 on Plan 44M-100



SITE DATA CHART FOR KNIGHTSBRIDGE TOWNHOMES, BLOCK 26			
CURRENT ZONING & PROPOSED NUMBER OF UNITS: Current Zoning: RA-33 20+ Two-Storey Street Fronting (Block 26)			
Building Block & Unit Counts	Building Gross Floor Area (GFA)	Ground Floor Area Coverage	
BLOCK A - 4 TWO-STORY UNITS BLOCK B - 4 TWO-STORY UNITS BLOCK C - 6 TWO-STORY UNITS TOTAL 16 RESIDENTIAL UNITS	1,911 m ² 5,344 m ² 1,001 m ² 8,256 m ²	977.84 m ² 907.19 m ² 977.84 m ² 1,911.47 m ²	
REGULATION	CURRENT REQUIREMENTS	AS SHOWN ON PLAN	
LOT AREA MINIMUM	180 m ² per unit	188 m ²	
LOT DEPTH MINIMUM (feet)	30 m	31 m	
LOT FRONTAGE MINIMUM (feet)	6 m	6 m	
LOT FRONTAGE - CORNER LOT MINIMUM (feet)	12 m	12 m	9 m ***
FRONT AND EXTERIOR SIDEYARD * SETBACKS (% Main Building)	Front Yard = 4.5 m Back Yard = 3 m Side Yard = 3 m	Front Yard = 4.5 m Back Yard = 3 m Side Yard = 3 m	9 m
REAR AND INTERIOR SIDEYARD * SETBACKS MINIMUM	Interior Side Yard = 1.2 m *	Interior Side Yard = 1.2 m *	1.2 m
LANDSCAPE / OPEN SPACE MINIMUM	30 % of lot area	35.1 %	35.1 %
LOT COVERAGE MAXIMUM *	50 % of lot area *	53.2 % ***	53.2 % ***
HEIGHT MAXIMUM (feet)	12 m	9.5 m	9.5 m
DENSITY *	20 units (50 UPH) *	20 units (50 UPH)	20 units (50 UPH)
PARKING (2 spaces / unit)	40	40	40
*** DENOTES CHANGE OR MINOR VARIANCE REQUIRED. * DENOTES PREVIOUSLY APPROVED ZONE CHANGE OR MINOR VARIANCE.			
APPROVAL STAMP			
SIFTON PROPERTIES LTD. NEIGHBOURHOOD DEVELOPMENTS 1295 RIVERBEND SOUTH, SUITE 300 LONDON, ONTARIO N6K 0C2			
KNIGHTSBRIDGE, 44M-100 - BLOCKS 25 & 26 STRATFORD, ONTARIO 4110 PERTH LINE 36			
SITE PLAN CONCEPT 20 STREET TOWNHOUSE UNITS / BLOCK			
Project No. :	--	Date:	14 May 2025
Drawing No. :	--	Scale:	NTS
Drawn By :	DCP		
Checked By:	NO & PM		



BEATTY AVENUE



JOHNSTON STREET

O.J. GAFFNEY DRIVE

HARDWICK AVENUE

SITE DATA CHART FOR KNIGHTSBRIDGE TOWNHOMES, BLOCK 25			
CURRENT ZONING & PROPOSED NUMBER OF UNITS: Current Zoning: RA-33 20+ Two-Storey Street Fronting (Block 25)			
Building Block & Unit Counts	Building Gross Floor Area (GFA)	Ground Floor Area Coverage	
BLOCK A - 4 TWO-STORY UNITS BLOCK B - 4 TWO-STORY UNITS BLOCK C - 6 TWO-STORY UNITS TOTAL 16 RESIDENTIAL UNITS	1,911 m ² 5,344 m ² 1,001 m ² 8,256 m ²	977.84 m ² 907.19 m ² 977.84 m ² 1,911.47 m ²	
REGULATION	CURRENT REQUIREMENTS	AS SHOWN ON PLAN	
LOT AREA MINIMUM	180 m ² per unit	188 m ²	
LOT DEPTH MINIMUM (feet)	30 m	31 m	
LOT FRONTAGE MINIMUM (feet)	6 m	6 m	
LOT FRONTAGE - CORNER LOT MINIMUM (feet)	12 m	12 m	9 m ***
FRONT AND EXTERIOR SIDEYARD * SETBACKS (% Main Building)	Front Yard = 4.5 m Back Yard = 3 m Side Yard = 3 m	Front Yard = 4.5 m Back Yard = 3 m Side Yard = 3 m	9 m
REAR AND INTERIOR SIDEYARD * SETBACKS MINIMUM	Interior Side Yard = 1.2 m *	Interior Side Yard = 1.2 m *	1.2 m
LANDSCAPE / OPEN SPACE MINIMUM	30 % of lot area	35.1 %	35.1 %
LOT COVERAGE MAXIMUM *	50 % of lot area *	53.2 % ***	53.2 % ***
HEIGHT MAXIMUM (feet)	12 m	9.5 m	9.5 m
DENSITY *	20 units (50 UPH) *	20 units (50 UPH)	20 units (50 UPH)
PARKING (2 spaces / unit)	40	40	40
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