



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: July 25, 2025

Application No.: A16-25

**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: Katherine Aubree Sara Erickson & Leland Alexander Ehgoetz Miliokas

Agent: N/A

Location: 166 Brunswick Street, legally described as Plan 20 W Part Lot 543 in the City of Stratford.

Zoning: R2(2) - Residential Second Density

Official Plan Designation: Residential Area

Road Classification: Brunswick Street - Collector

Purpose and Effect of Application

The purpose of the application is to increase the maximum encroachment permitted for a covered porch, balcony, and sunroom in a required front yard from 2.5 m to 3.9 m and to be located 0.6 m from the front lot line and 0.5 m from the side lot line, whereas the Zoning By-law requires that such structures not be located closer than 1.5 m to any lot line.

The effect of the application is to facilitate the enlargement of the existing covered front porch with a sunroom addition on the upper level.

Variance(s) Requested:

Section 4.20.1 c) iii) – Projection into Required Yards: To increase the maximum encroachment permitted for a covered porch, balcony, and sunroom into a required front yard to 3.9 meters, whereas the Zoning By-law permits a maximum of 2.5 m. Additionally, relief is requested to permit the proposed structure to be located 0.6 m from the front lot line and 0.5 m from the side lot line, whereas the Zoning By-law requires that such structures not be located closer than 1.5 m to any lot line.

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. 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.

.....

The public hearing for this matter will be held on **Wednesday, August 20, 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 **August 8, 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.

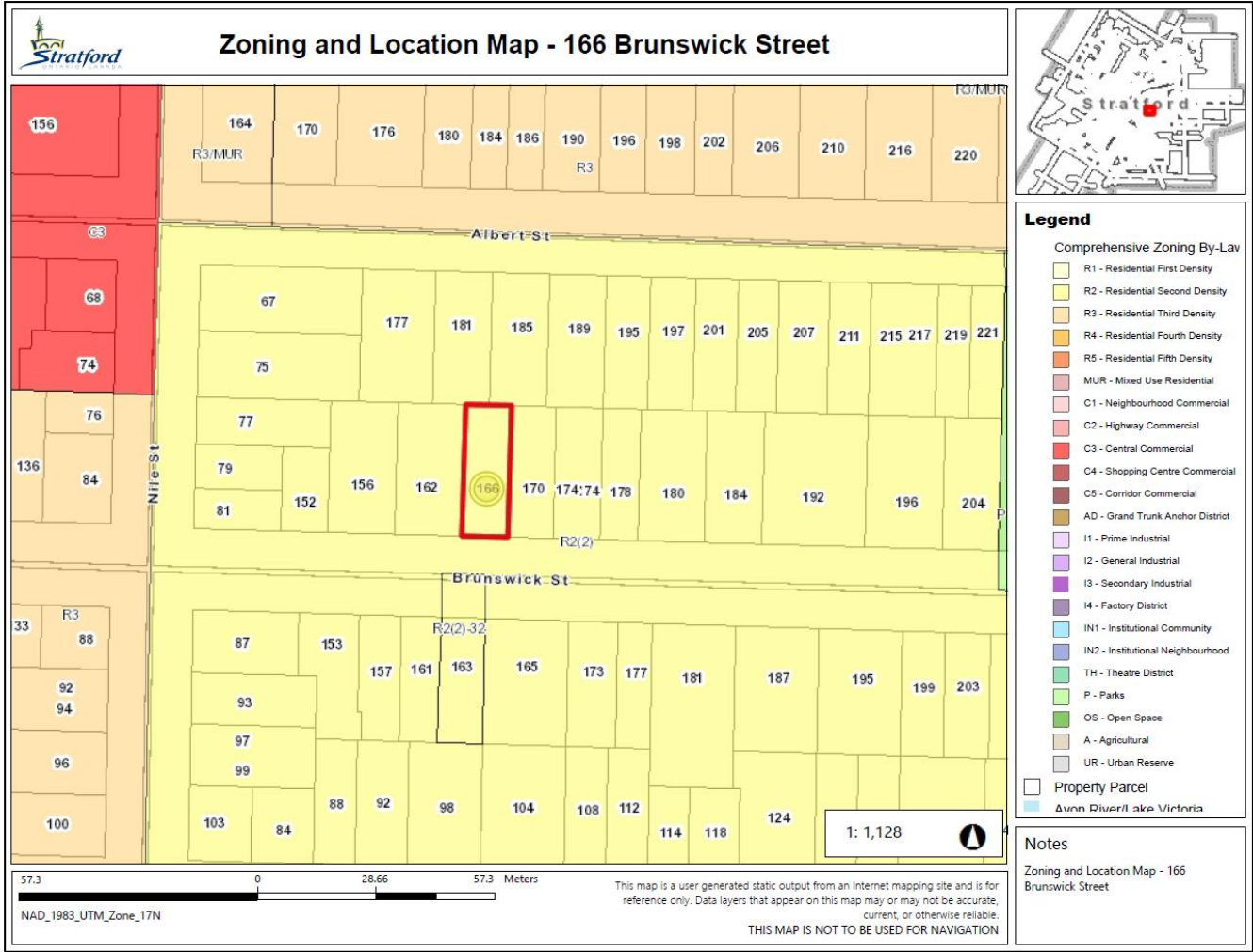
Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for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

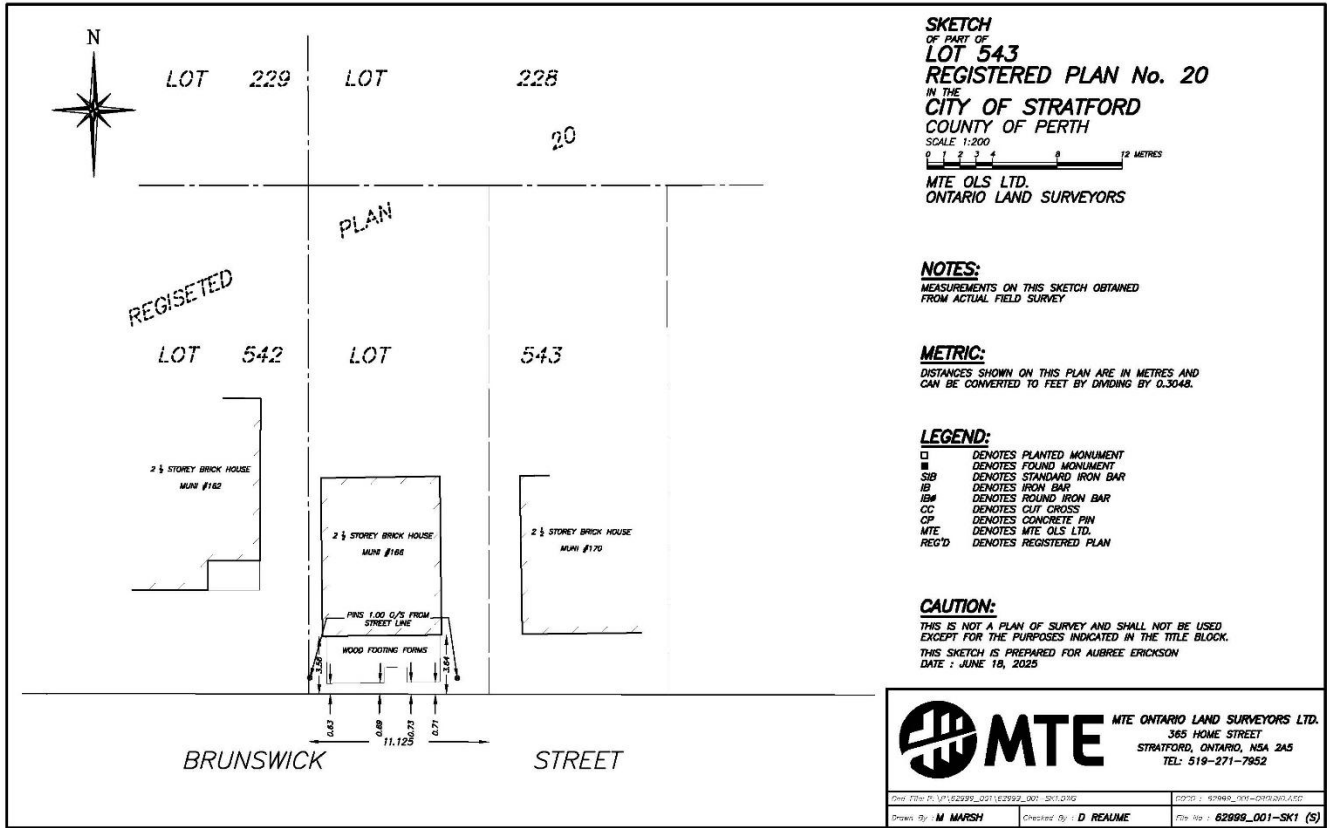
The purpose of the attached application documents are to provide context for the proposal. Requests for enlarged copies of these documents can be sent to planning@stratford.ca.



Location & Zoning Map
File # A16-25
166 Brunswick Street



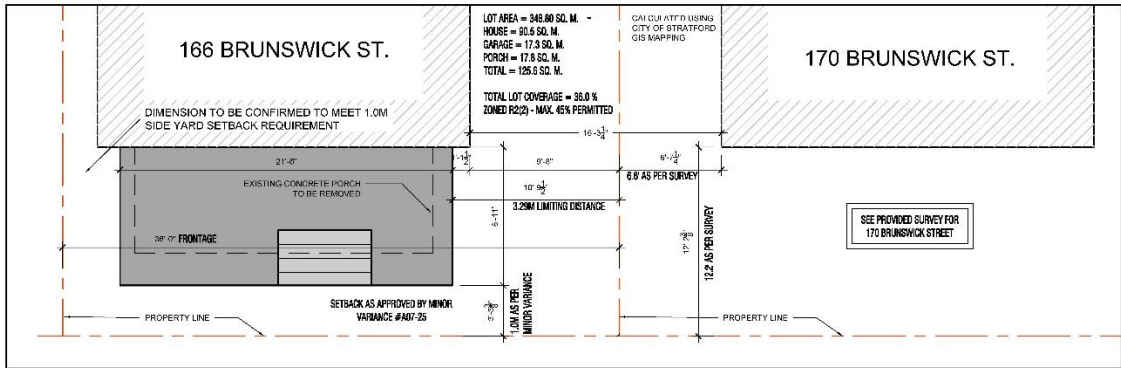
Survey Plan
File # A16-25
166 Brunswick Street



Proposed Site Plan and Foundation Plan

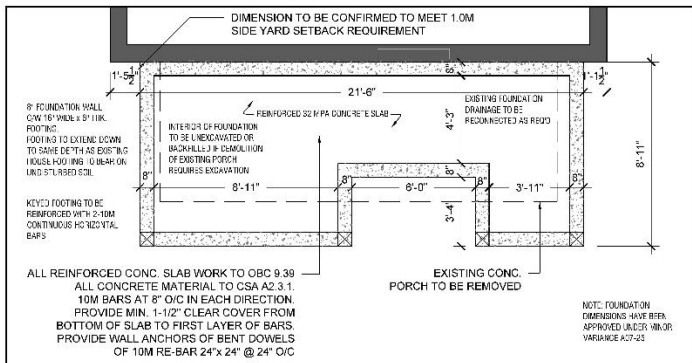
File # A16-25

166 Brunswick Street



SITE PLAN

SCALE: 3/16"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



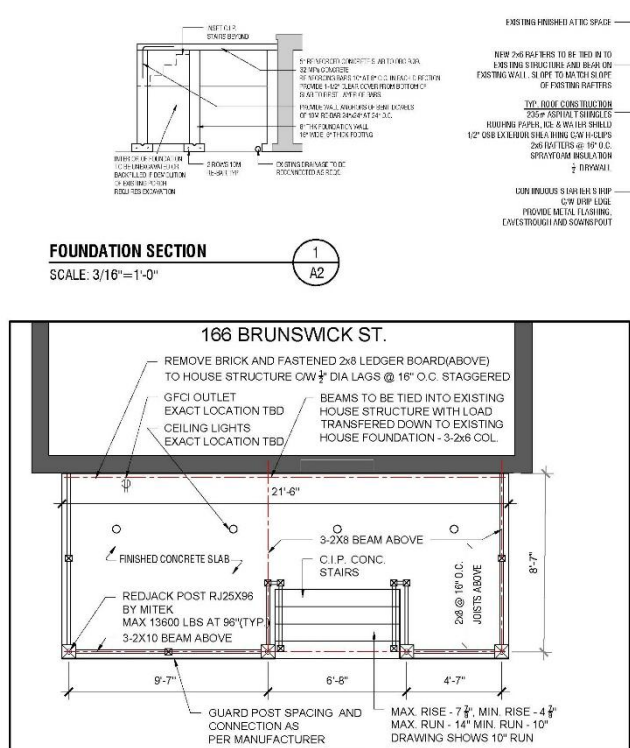
EXISTING

SCALE: N.T.S.

Proposed Plan and Elevation

File # A16-25

166 Brunswick Street



MAIN LEVEL PLAN

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

A1

FRONT PORCH REPLACEMENT

166 Brunswick Street
Stratford, Ontario

DRAWN BY:
A. ERINSON
CREATION DATE:
February 4, 2024
REVISION DATE:
JUNE 1, 2025
REASON FOR REVISION:
BUILDING DEPARTMENT
SCALE:
AS NOTED

A2

FRONT PORCH REPLACEMENT

166 Brunswick Street
Stratford, Ontario

DRAWN BY:
A. ERINSON
CREATION DATE:
February 4, 2024
REVISION DATE:
JUNE 1, 2025
REASON FOR REVISION:
BUILDING DEPARTMENT
SCALE:
AS NOTED

