



Building and Planning Department
Planning Division
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Stratford ON N5A 2M4

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Date: August 27, 2025

Application No.: A18-25

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: Samuel Hall & Maxwell Hall

Agent: Baker Planning Group (c/o Caroline Baker)

Location: 45 Devon Street, legally described as PLAN 141, Lot 36 in the City of Stratford.

Zoning: R1(3) – Residential First Density

Official Plan Designation: Residential Area

Road Classifications: Devon Street – Collector Road
Canterbury Avenue – Local Road

Purpose and Effect of Application

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.

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.

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The public hearing for this matter will 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.**

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 **September 5, 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.

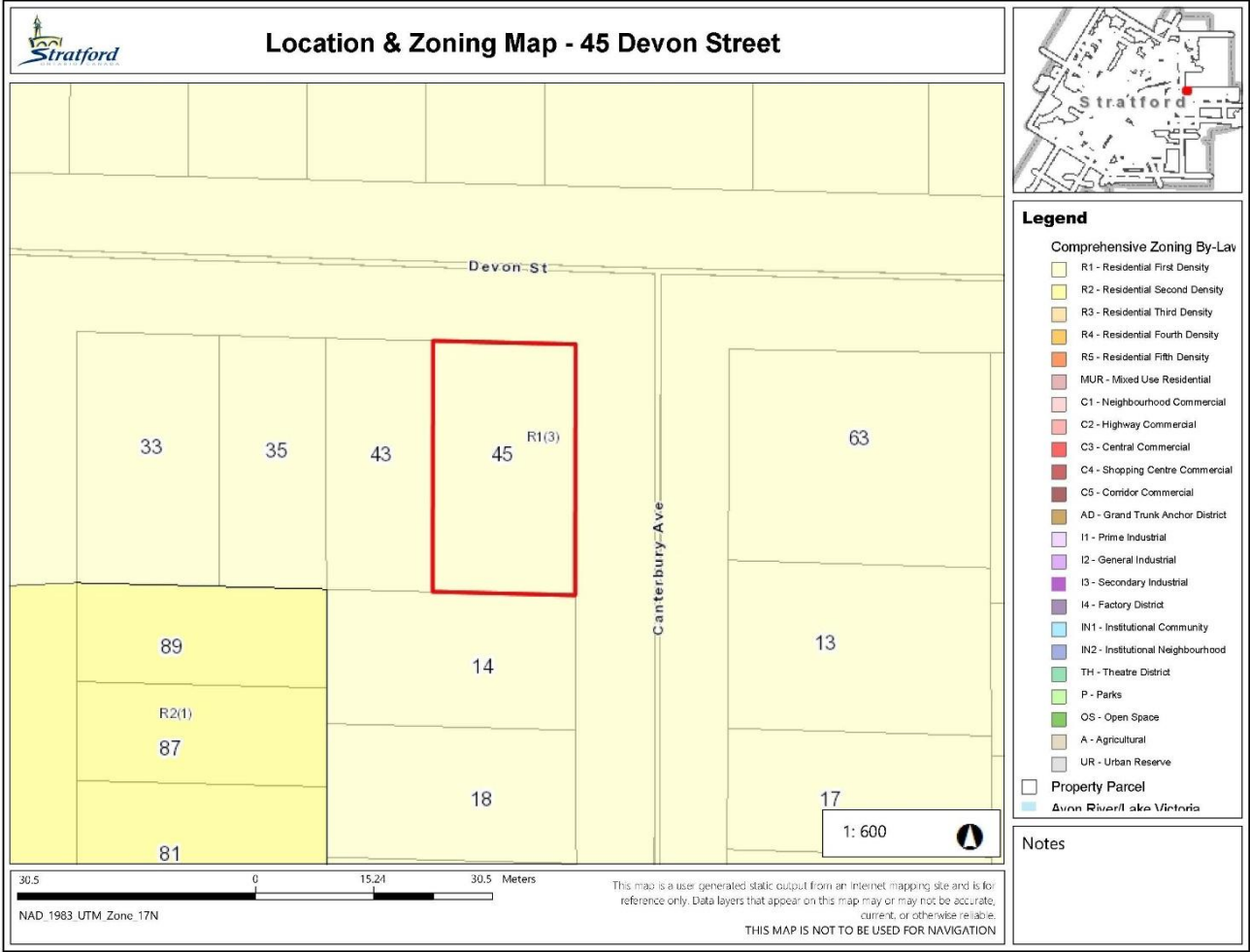


Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for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



Location & Zoning Map
File # A18-25
45 Devon Street



Conceptual Site Plan
File # A18-25
45 Devon Street

