



Building and Planning Department
Planning Division
82 Erie Street, 3rd Floor
Stratford ON N5A 2M4

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www.stratford.ca

Date: October 28, 2025

Application No.: B07-25 & A20-25

**City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to Section 53 & 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: Lucas & Christina Collings

Agent: N/A

Location: 91 Daly Avenue, legally described as PLAN 74 E PT LOT 19 W PT LOT 20, in the City of Stratford.

Zoning: R2(1) – Residential Second Density

Official Plan Designation: Residential Area

Road Classification: Daly Avenue – Local Road

Purpose and Effect of Application B07-25

The purpose and effect of application B07-25 is to sever the eastern vacant portion of the subject lands, municipally known as 91 Daly Avenue, to allow the construction of a new single detached dwelling. The lands to be severed would have an area of approximately 417 m², depth of approximately 40.2 m, and a frontage of approximately 10.3 m. The lands to be retained will have an area of 836 m², a depth of approximately 40.2 m, and a frontage of approximately 20.8 m. Both the proposed severed and retained lands would have road access to Daly Avenue. The subject lands currently contain one single-detached dwelling located on the lands to be retained; the lands to be severed are vacant and are intended for the development of a new single-detached dwelling.

Purpose and Effect of Application A20-25

The purpose and effect of application A20-25 is to allow a reduction to the minimum required lot frontage requirement for the lands to be severed of Application for Consent B07-25 from 12 m to 10.3 m to facilitate the proposed severance.

Variance Requested:

1. Table 6.4.2: Regulations in the Residential Second Density (R2) Zone – to decrease the minimum lot frontage for a single detached dwelling on an interior lot from 12.0 m to 10.3 m.

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 these applications, 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 decisions since the Committee of Adjustment decisions 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 these matters will be held on **Wednesday November 19, 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 these applications 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 **November 7, 2025**. Comments received on these applications 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, Ryan Queenan, at (519)-271-0250 ext. 5339 or rqueenan@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.

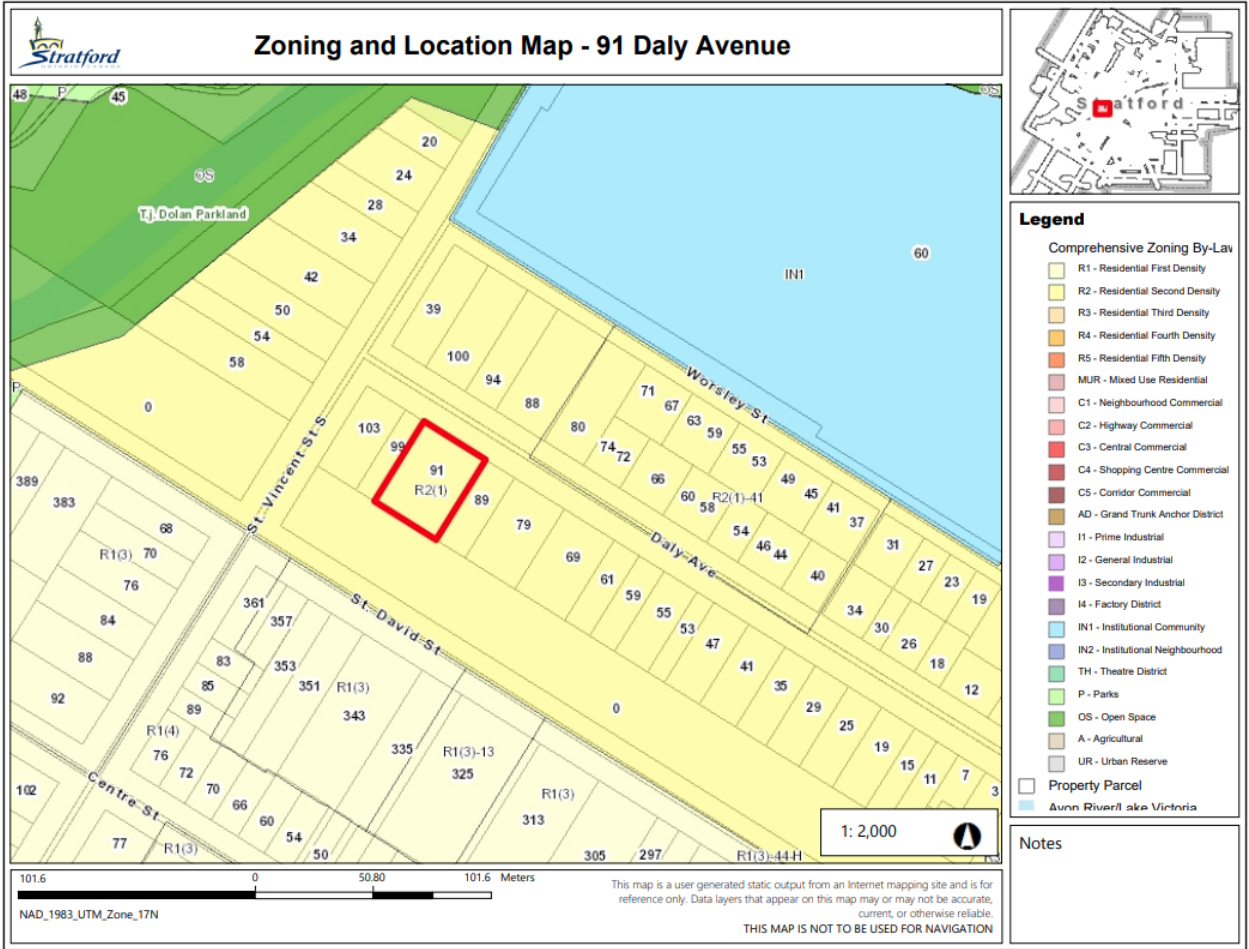
Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for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

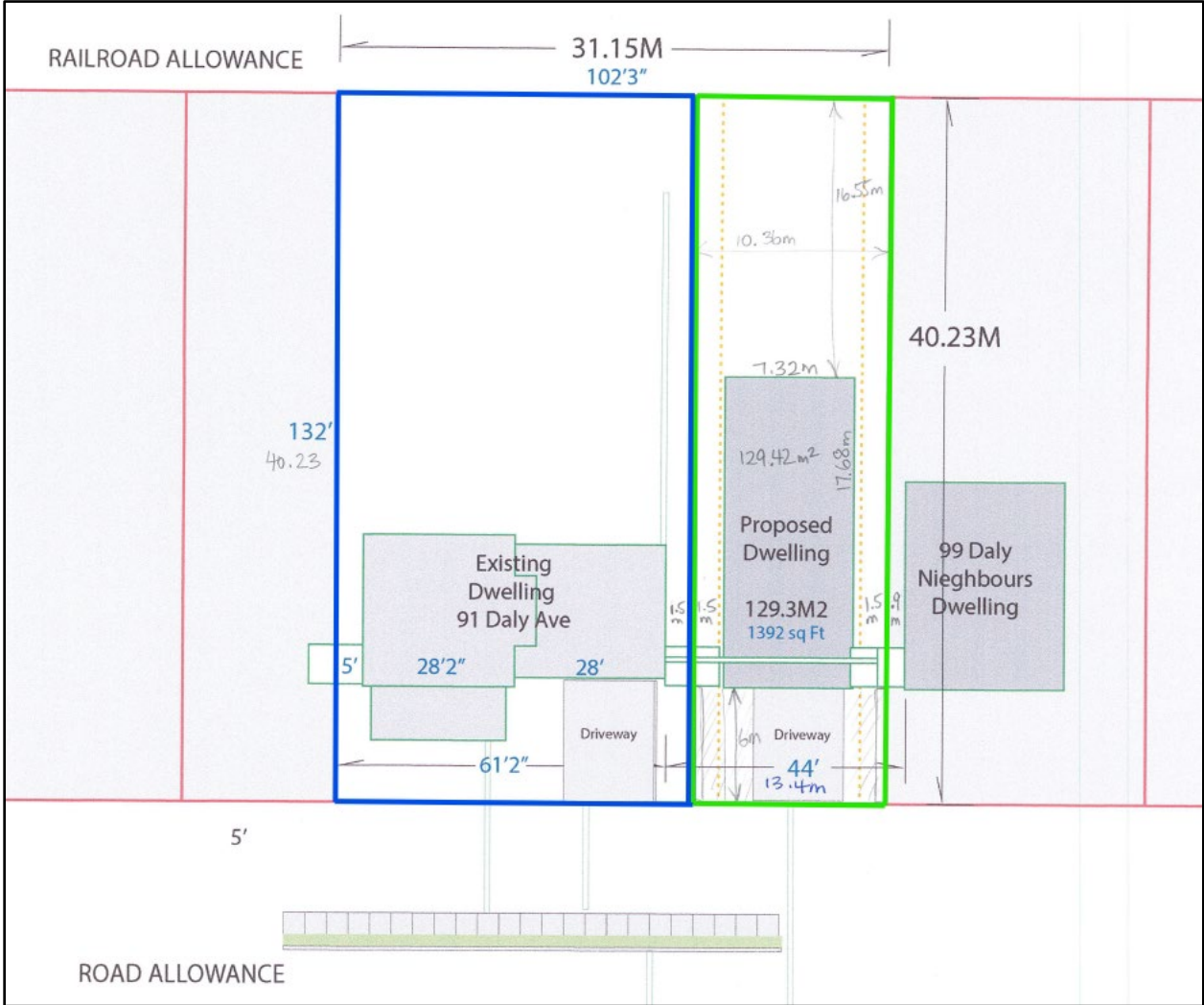
The purpose of the attached application documents is to provide context for the proposal. Requests for enlarged copies of these documents can be sent to planning@stratford.ca.



Location & Zoning Map
File # A20-25 & B07-25
91 Daly Avenue



Site Plan and Severance Sketch
File # A20-25 & B07-25
91 Daly Avenue



lands to be retained outlined in blue (blue), lands to be severed outlined in green (green)

