



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

(519) 271-0250 Ext. 5345
planning@stratford.ca
www.stratford.ca

Date: November 27, 2025

Application No.: B12-25

**City of Stratford – Committee of Adjustment
Notice of Public Hearing pursuant to Section 45 & 53 of
the *Planning Act*, R.S.O. 1990, c. 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: Myrtle M. Small c/o Fred Shuh (Shuh Cline & Grossman LLP)

Agent: Colin Vanderwoerd (Van Harten Surveying Inc.)

Location: 52 & 54 Avonwood Drive, legally known as PLAN 468 LOT 13 AS RP 44R597 PARTS 7 & 8, City of Stratford.

Zoning: Residential Second Density R2(1)-1

Official Plan Designation: Residential Area

Road Classification: Avonwood Drive – Local Road

Purpose and Effect of Application

The purpose and effect of this application is to sever the eastern portion of the subject lands, municipally known as 52 Avonwood Drive, so that each unit of the existing semi-detached dwelling is wholly contained on a separate lot. The proposed severed lot would have an area of 283 m², a depth of 31 m, and a frontage of 9.2 m. The lands to be retained, municipally known as 54 Avonwood Drive, would have an area of 279 m², a depth of 31 m, and a frontage of 9 m. Both the severed and retained lands would have road access to Avonwood Drive, and each currently contains one (1) dwelling unit of the existing two (2) storey semi-detached dwelling.

Other Planning Applications: N/A

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 making a written request to 82 Erie Street, 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, December 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 **Friday, December 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.

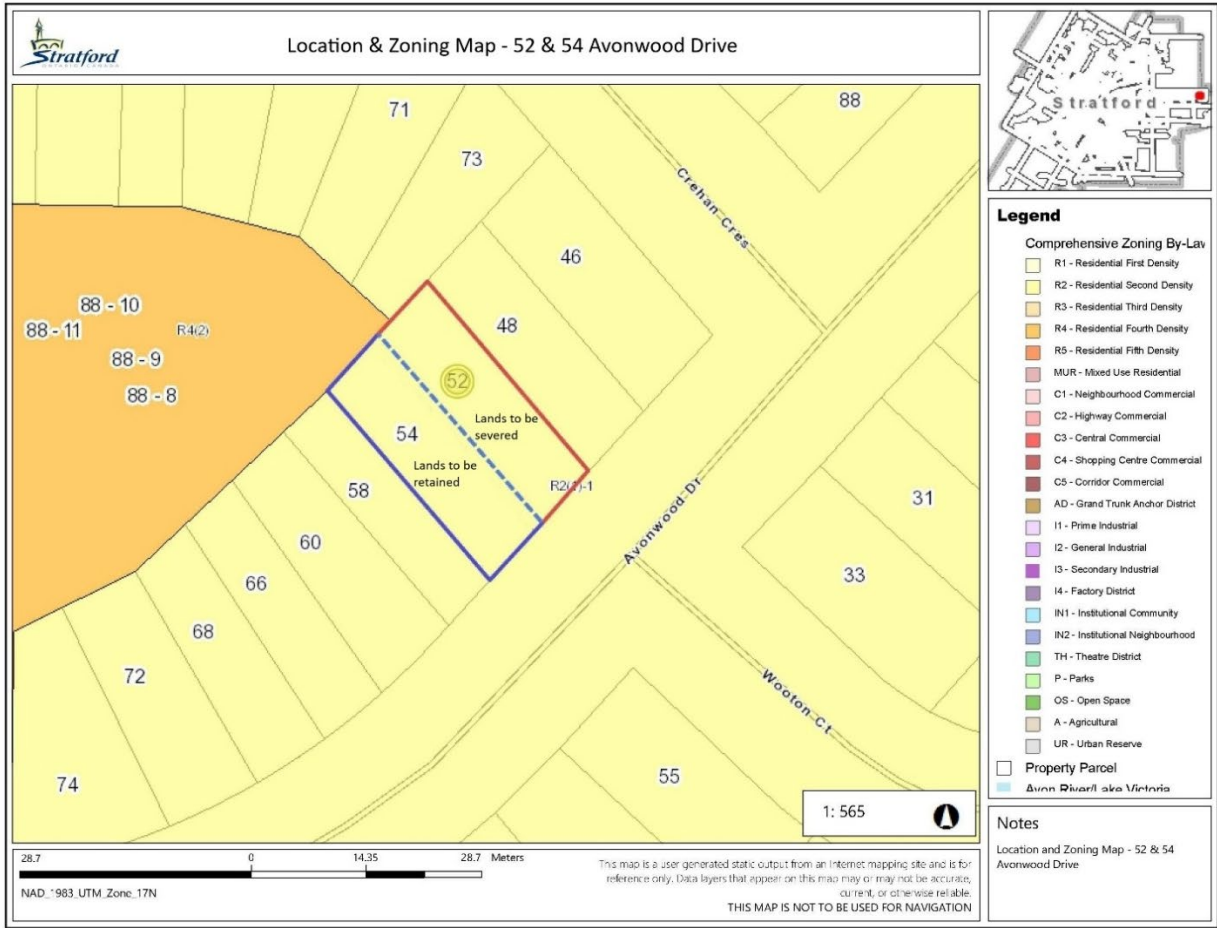
Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for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

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 # B12-25
52 & 54 Avonwood Drive



Severance Sketch
File # B12-25
52 & 54 Avonwood Drive

