



Building and Planning Department

Planning Division

82 Erie Street, 3rd Floor

Stratford ON N5A 2M4

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planning@stratford.ca

www.stratford.ca

Date: December 19, 2025

Application No.: B15-25

**City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to Section 53 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: 1935362 Ontario Inc.

Agent: Aliyah Richards (Zelinka Priamo Ltd.)

Location: 976 Erie Street, legally described as DOWNIE CON 3 PT LOT 2 RP 44R1902 PT PART 1, in the City of Stratford.

Zoning: I2-28 – General Industrial (With Zone Exceptions)

Official Plan Designation: Industrial Area

Road Classification: Erie Street – Arterial Road, Packham Avenue – Industrial Collector

Purpose and Effect of Application B15-25

The purpose and effect of this application is to sever the north and west portion of the subject lands to create a new lot to support a new industrial development. The proposed severed lands would have an approximate frontage of 30.0 m along Packham Avenue, frontage of 80.0 m along Erie Street, depth of 152.4 m from Erie Street, and area 14,444.6 m². The proposed retained lands would have an approximate frontage of 74.9 m along Erie Street, depth of 109.5 m along Packham Avenue, and area of 9,014.0 m². Both the lands to be severed and lands to be retained are vacant.

The lands to be severed are currently undergoing Site Plan Approval (SP06-25) for a Building Materials Yard (Rona).

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.

The public hearing for these matters will be held on **Wednesday January 21, 2026 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 **January 9, 2026**. 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.



Zoning & Location Map

File # B15-25

976 Erie Street



Severance Sketch
File # B15-25
976 Erie Street

