



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

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Date: April 28, 2026

**Applications No.: B03-26,  
B04-26, B05-26, B06-26,  
B07-26, B08-26 & B09-26**

**City of Stratford – Committee of Adjustment  
Notice of Public Hearing pursuant to Section 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: Countryside Developments (2014) Inc.

Agent: Zelinka Priamo Ltd. (c/o Katelyn Crowley)

Location: 16 Kastner Street, legally known as PLAN 44M-93, Block 44, City of Stratford.

Zoning: Residential Fifth Density (R5(3)-29) and Residential First Density (R1(3))

Official Plan Designations: Medium Density Residential and Residential Area

Road Classifications: Quinlan Road (Perth Line 36) – Collector Road  
Kastner Street – Local Road

**Purpose and Effect of Applications (B03-26, B04-26, B05-26, B06-26 & B07-26)**

The purpose and effect of these applications is to sever five (5) residential lots (Parts 1, 2, 3, 5, and 6) from the eastern portion of the subject lands, municipally known as 16 Kastner Street. The proposed severances would permit the development of five (5) single-detached dwellings. The severed lands would have frontage on Kastner Street in accordance with the following dimensions.

Part	Frontage	Depth	Area
1	15m	36.6m	581.6m <sup>2</sup>
2	15.3m	36.6m	560.0m <sup>2</sup>
3	19.05m	36.6m	697.2m <sup>2</sup>
5	19.05m	36.6m	697.2m <sup>2</sup>
6	15m	36.6m	771.0m <sup>2</sup>

The lands to be retained, situated on the western portion of the subject lands, would have a frontage of 102.9 metres on Quinlan Road (Perth Line 36), a lot depth of 98 metres, and an area of 10,490.7 square metres. The retained lands would be developed with a four-storey apartment building, associated parking, landscaped areas, and access from Quinlan Road (Perth Line 36).

**Purpose and Effect of Applications (B08-26 & B09-26)**

The purpose and effect of these applications is to create two (2) servicing easements, shared equally between two (2) of the proposed building lots (Parts 3 and 5), in favour of the lands to be retained to support servicing for the proposed apartment building. The easements would collectively have a width of 7.5 metres and an area of 274.5 square metres.

**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](mailto: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, May 20, 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](mailto: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, May 8, 2026**. 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](mailto: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](mailto: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](mailto:planning@stratford.ca).

### Location & Zoning Map

**File # B03-26, B04-26, B05-26, B06-26, B07-26, B08-26 & B09-26**  
**16 Kastner Street**



