

Building and Planning Department
Planning Division
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Stratford ON N5A 2M4

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Date: July 23, 2026

Application No.: B17-26 & A14-26

**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: Margaret & Glen Allen Scammell

Agent: Caroline Baker (Baker Planning Group)

Location: 70 Bedford Drive, legally described as PLAN 443 LOT 2, in the City of Stratford.

Zoning: R2(1) – Residential Second Density

Official Plan Designation: Residential Area

Road Classification: Bedford Drive – Local Road / Mornington Street – Arterial Road

Purpose and Effect of Application B17-26

The purpose of this Consent Application is to sever the western vacant portion of the subject lands, municipally known as 70 Bedford Drive, to create one new residential lot for the construction of a single detached dwelling. The proposed severed lands would have an approximate lot area of 505.7 m², lot depth of 27.5 m, and lot frontage of 19.8 m. The proposed retained lands would have an approximate lot area of 557.8 m², lot depth of 29.6 m, and lot frontage of 16.9 m. The proposed severed lands would obtain road access from Mornington Street, which would require the lifting of an existing 0.3 m reserve abutting the Mornington Street right-of-way. The proposed retained lands would continue to have road access from Bedford Drive via the existing driveway. The subject lands currently contain one single detached dwelling, which is located on the proposed retained lands. The proposed severed lands are currently vacant and are intended to be developed with a new single detached dwelling.

Purpose and Effect of Application A14-26

The purpose of this Minor Variance Application is to request relief from the City of Stratford Comprehensive Zoning By-law to permit reduced lot depths for both the proposed severed and retained lands associated with Consent Application B17-26. The proposed severed lands would have a lot depth of approximately 27.5 m, and the proposed retained lands would have a lot depth of approximately 29.6 m, whereas a minimum lot depth of 30 m is required.

Variances Requested:

1. Table 6.4.2: Regulation in the Residential Second Density (R2) Zone - to reduce the minimum lot depth to 27.5 for the proposed severed parcel, whereas the Zoning By-law requires a minimum lot depth of 30 m.
2. Table 6.4.2: Regulation in the Residential Second Density (R2) Zone - to reduce the minimum lot depth to 29.6 for the proposed retained parcel, whereas the Zoning By-law requires a minimum lot depth of 30 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 August 19, 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 **August 10, 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.

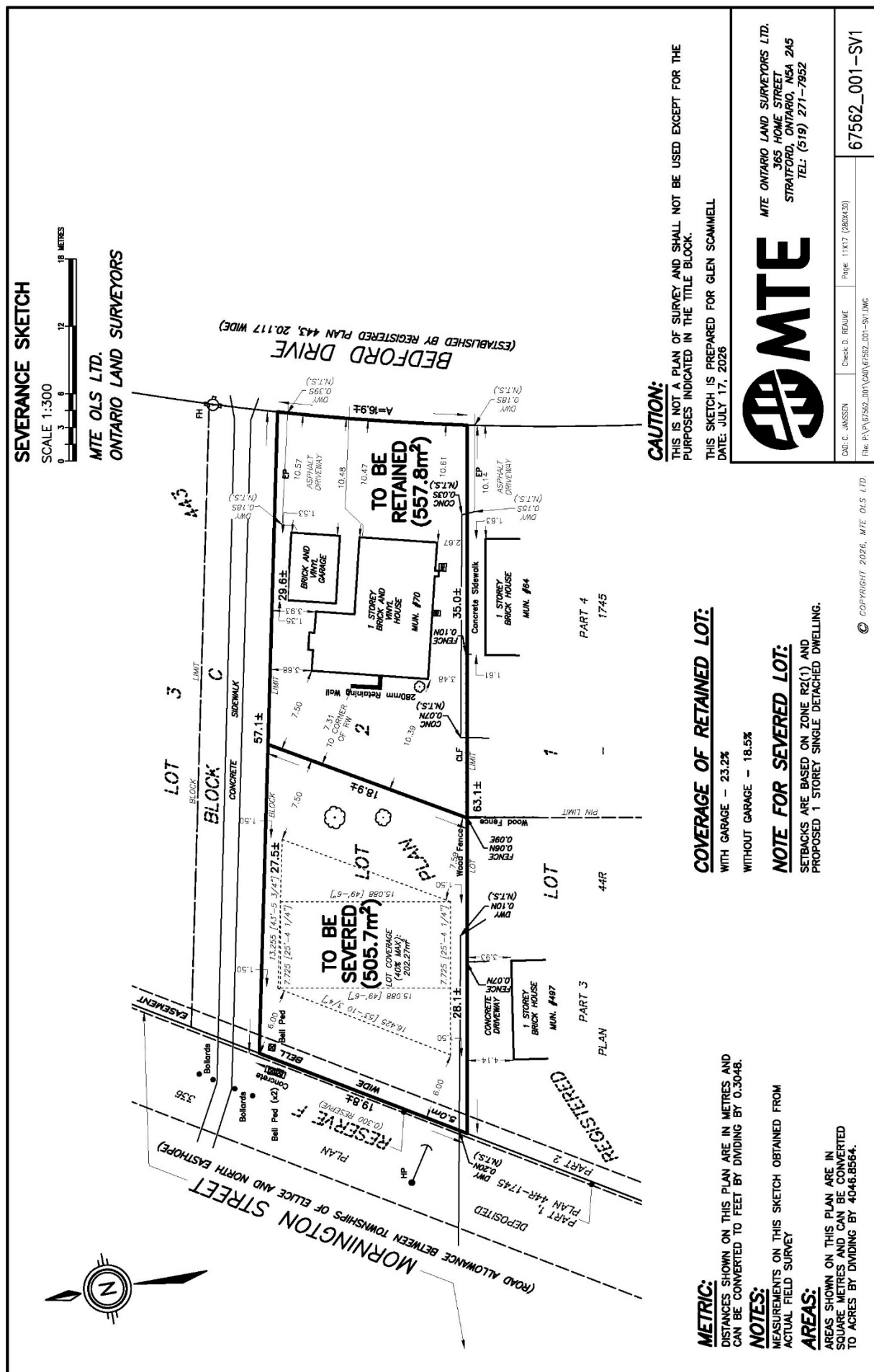
Aerial Map
File # B17-26 & A14-26
70 Bedford Drive



Site Plan and Severance Sketch

File # B17-26 & A14-26

70 Bedford Drive



The purpose of this sketch is to provide context for the proposal. Staff understand that the detailed notations and measurements may not be visible. If you would like an enlarged copy of the plan with the visible details, please reach out to planning@stratford.ca.

