



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

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Date: June 26, 2026

Application No.: A01-26

City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to 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: Two Thirty Stratford Development Inc.

Agent: Baker Planning Group (c/o Caroline Baker)

Location: 230 Ontario Street, legally described as PLAN 20 LOT 15 in the City of Stratford.

Zoning: C3 – Central Commercial

Official Plan Designation: Downtown Core

Road Classification: Ontario Street – Arterial Road
Nile Street – Local Road

Purpose and Effect of Application

The purpose of the application is to permit a 17-unit apartment building with a decreased minimum ground floor height of 3.0 m whereas a minimum of 4.5 m is required, and to allow a reduced minimum parking requirement of 1.05 parking spaces per apartment unit compared to the required minimum rate of 1.25 parking spaces per unit, all in accordance with the City's Comprehensive Zoning By-law. The effect of the reduced parking requirement would allow 18 on-site parking spaces for the proposed apartment building compared to 22 required spaces. The 18 spaces provided would consist of 17 standard parking spots for tenants of the units and 1 visitor space. On-site parking is to be accommodated within the proposed apartment building with vehicular access to and from Nile Street.

The effect of the application is to facilitate the development of a 17-unit apartment building.

Variances Requested:

1. Table 5.1: Minimum Parking Space Requirements – to permit a reduced parking requirement rate of 1.05 spaces per apartment unit compared the required rate of 1.25 spaces per unit and 0.05 spaces per unit to be designated as visitor parking compared to the required rate 0.25 spaces.
2. Table 7.4: Regulations in the Commercial Zones – to decrease the minimum groundfloor height for an apartment building from 4.5 m to 3.0m.

All other zoning requirements are capable of being satisfied.

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 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. 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 July 15, 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 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 **July 6, 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, Alexander Burnett, at (519)-271-0250 ext. 5320 or aburnett@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.

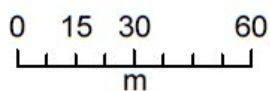


Location Map
File # A01-26
230 Ontario Street

Location Map - 230 Ontario Street



6/18/2026, 9:33:18 AM

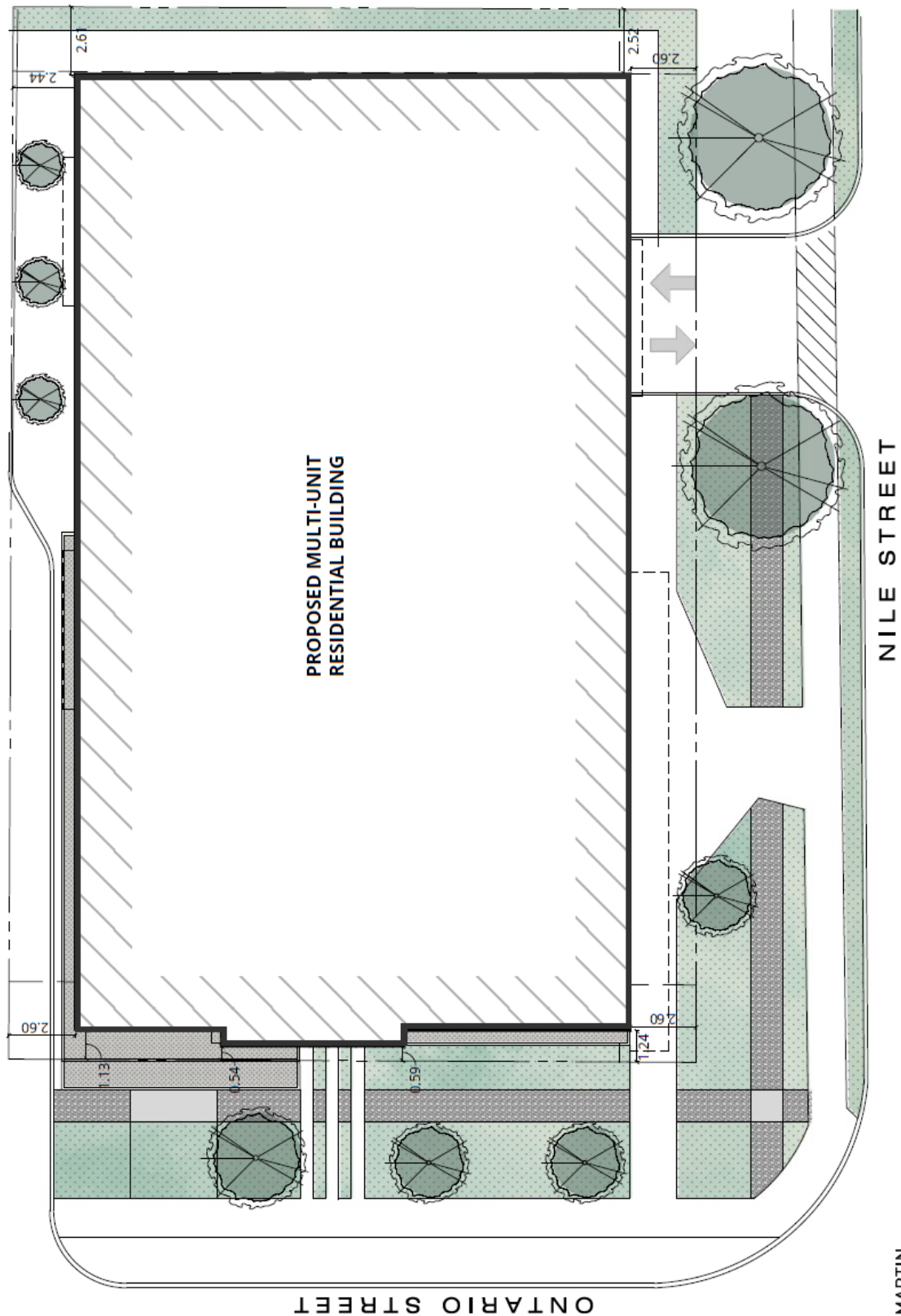


LEGAL DISCLAIMER
This map is provided "as is" without any warranty of any kind, express or implied, included but not limited to warranties as to the accuracy, completeness, merchantability or fitness for any purpose, arising by law or by statute.



230 Ontario Street
Stratford, ON

GROUND FLOOR PLAN
Residential Building // 4-Storeys
Scale 1:150



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



Conceptual Elevations
File # A01-26
230 Ontario Street

