



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

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

Date: May 27, 2026

**Application No.: B16-26 & A09-26**

**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: 1001389491 Ontario Inc. (c/o Sam Hall)

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

Location: 146 Church Street, legally known as PLAN 20 PT LOTS 336 and 504, in the City of Stratford.

Zoning: Residential First Density R1(3)

Official Plan Designation: Residential Area

Road Classification: Church Street – Local Road  
Birmingham Street – Local Road

**Purpose and Effect of Application B16-26**

The purpose and effect of this application is to sever the western portion of the subject lands, municipally known as 146 Church Street, to create a residential lot for the development of a single-detached dwelling. The proposed severed lot would, approximately, have a frontage of 15.2 m, a depth of 25 m, and a lot area of 381 m<sup>2</sup>. The lands to be retained, situated on the eastern portion of the subject lands, would, approximately, have a frontage of 24.2 m, a depth of 38.7 m, and a lot area of 902 m<sup>2</sup>. The lands to be retained comprises an existing converted dwelling with nine (9) units. The proposed severed lot would have access to Birmingham Street, and the proposed retained lot would continue to have access to Church Street.

**Purpose and Effect of Application A09-26**

The purpose and effect of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law regarding lot area, lot depth, rear yard depth, driveway width, and landscaped open space to facilitate the proposed severance and to recognize existing site conditions on the retained lands.

Variance requested:

1. Table 6.4.1 – Regulations in the Residential First Density (R1(3)) Zone: to reduce the minimum lot area for the proposed severed parcel to 381 m<sup>2</sup>, whereas the Zoning By-law requires a minimum lot area of 450 m<sup>2</sup>.
2. Table 6.4.1 – Regulations in the Residential First Density (R1(3)) Zone: to reduce the minimum lot depth to 25 m for the proposed severed parcel, whereas the Zoning By-law requires a minimum lot depth of 30 m.
3. Table 6.4.1 – Regulations in the Residential First Density (R1(3)) Zone: to permit a minimum rear yard setback of 6.0 m for the proposed severed parcel, whereas the Zoning By-law requires a minimum rear yard setback of 7.5 m.
4. Section 5.19 – Parking and Loading/Drive Regulations: to reduce the driveway width to 3.0 m for the lands to be retained, whereas the Zoning By-law requires a minimum driveway width of 6.0 m for new development.
5. Table 6.4.1 – Regulations in the Residential First Density (R1(3)) Zone: to reduce the landscaped open space to 28% for the lands to be retained, whereas the Zoning By-law requires a minimum landscaped open space of 35%.
6. Table 6.4.1 – Regulations in the Residential First Density (R1(3)) Zone: to reduce the rear yard setback to 6.5 m for the lands to be retained, whereas the Zoning By-law requires a minimum rear yard setback of 7.5 m.

**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, June 17, 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, June 5, 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.

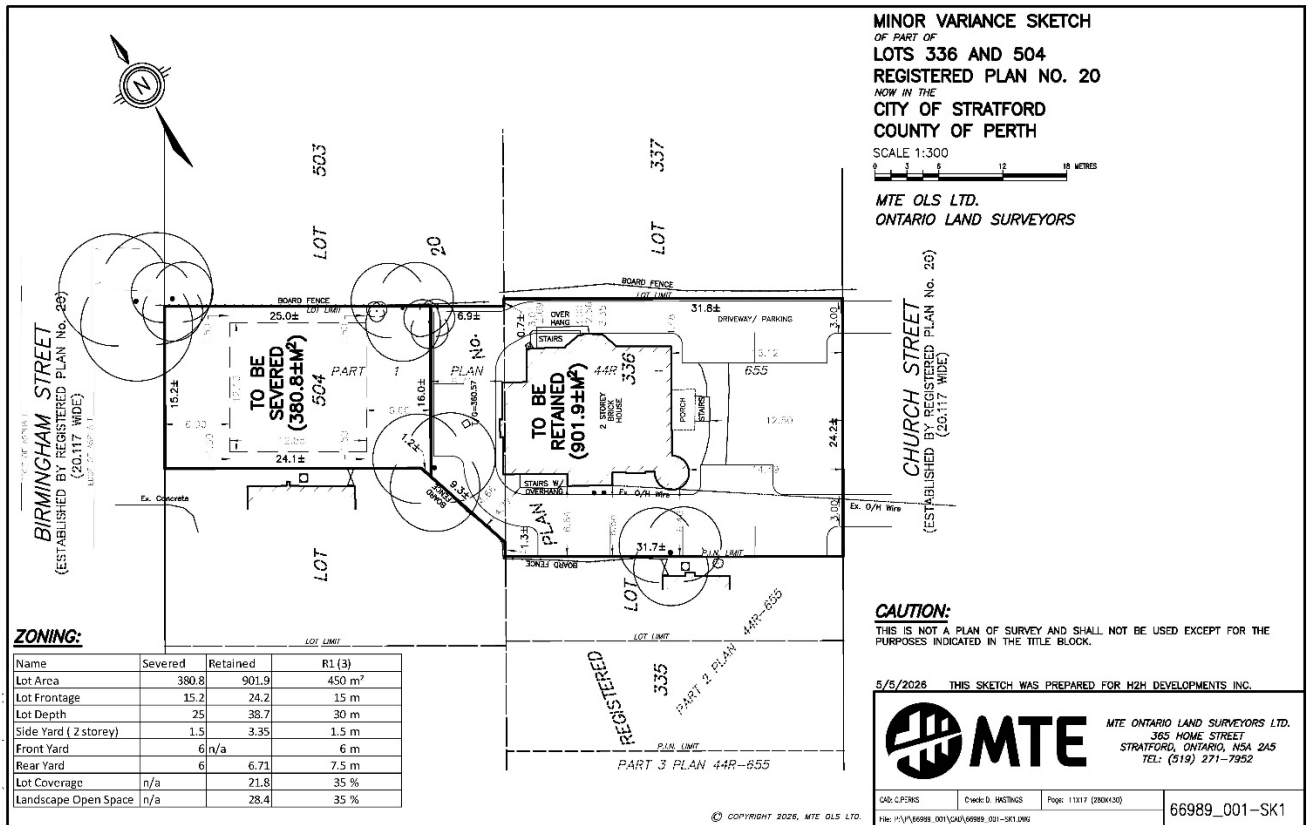
Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for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

**Location & Zoning Map**  
**File # B16-26 & A09-26**  
**146 Church Street**



**Severance Sketch**  
**File # B16-26 & A09-26**  
**146 Church Street**



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](mailto:planning@stratford.ca).

