



# Stratford Town Crier

May 30, 2026

Public Information, Notices and Meeting Schedule

## **NOTICE OF COMMITTEE OF ADJUSTMENT HEARING**

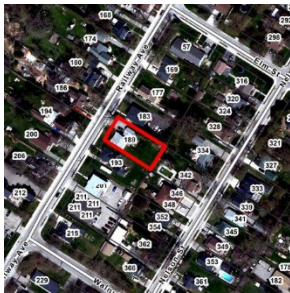
The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday June 17, 2026 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

### **APPLICATIONS:**

#### **MINOR VARIANCE**

ADDRESS: 189 Railway Avenue

APPLICATION NUMBER: A07-26



#### **Purpose and Effect of the Application**

The purpose of this application is to request relief from the City of Stratford Comprehensive Zoning By-law to permit a detached garage with an increased lot coverage and floor area. The effect of this application is to facilitate the development of a proposed detached garage in the rear yard of the subject lands with an approximate floor area of 100.4m<sup>2</sup> and a lot coverage of approximately 12.4%. The existing attached garage on the subject lands is proposed to be demolished as part of the redevelopment of the property.

#### **Variations Requested:**

1. Table 4.1.4: Accessory Use Regulations – to increase the maximum lot coverage for an accessory structure from 10% to 12.4%
2. Table 4.1.4: Accessory Use Regulations – to increase the maximum floor area for an accessory structure from 75.0 m<sup>2</sup> to 100.4 m<sup>2</sup>.

#### **CONSENT TO SEVER**

ADDRESS: 503 & 505 St. Vincent Street

APPLICATION NUMBERS: B10-26 & B11-26



### Purpose and Effect of Application B10-26

The purpose and effect of this Consent Application is to sever the northern portion of the subject lands, municipally known as 503 St. Vincent Street South. The proposed lot would have an approximate area of 376.6 m<sup>2</sup>, depth of 40.2 m, and a frontage of 9.4 m. The lands to be retained, municipally known as 505 St. Vincent Street South, would have an approximate area of 409.5 m<sup>2</sup>, a depth of 40.2 m, and a frontage of 10.2 m. Both the proposed severed and retained lands would have road access to St. Vincent Street South and currently contain half of an existing semi-detached dwelling.

### Purpose and Effect of Application B11-26

In addition, the applicant is proposing the establishment of an easement over the retained lands in favour of the proposed severed lands to facilitate shared use of the existing storm service. The proposed easement would have an approximate area of 31.6 m<sup>2</sup>.

### **CONSENT TO SEVER**

ADDRESS: 600 Orr Street

APPLICATION NUMBERS: B12-26 & B13-26



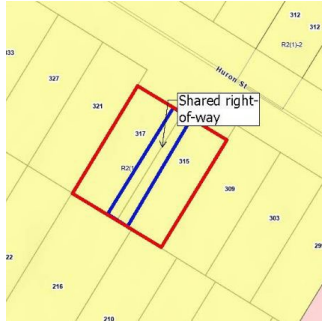
### Purpose and Effect of the Applications

The purpose of the applications is to create three (3) individual parcels for mortgage purposes only from the subject property. The effect of the applications would be three (3) separate parcels for mortgage purposes only from a single wholly contained property. The lands to be severed and retained for mortgage purposes would each contain a 6-storey apartment building. The parcels to be severed for mortgage purposes, labelled as Property 'A' and 'C' on the attached plan would have an approximate area of 10,591 m<sup>2</sup> and 8,141 m<sup>2</sup> respectively and the parcel to be retained, labeled as Property 'B' would have an approximate area of 8,610 m<sup>2</sup>.

### **CONSENT TO SEVER**

ADDRESS: 315 & 317 Huron Street

APPLICATION NUMBERS: B14-26 & B15-26



### Purpose and Effect of the Applications

The purpose and effect of Consent Applications B14-26 & B15-26 is to create a shared driveway or right-of-way between 315 & 317 Huron Street to facilitate access to the proposed two 6-unit apartment buildings on the properties. The shared right-of-way would have an approximate area of 111.3 m<sup>2</sup>.

### **CONSENT TO SEVER AND MINOR VARIANCE**

ADDRESS: 146 Church Street

APPLICATION NUMBERS: B16-26 & A09-26



### 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.

Variations 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.

Additional information regarding these applications may be obtained by contacting the Building and Planning Services Department, at 519-271-0250 Ext 5345 or emailing: [planning@stratford.ca](mailto:planning@stratford.ca) during normal business hours.

If a person or public body that files an appeal of a decision of the City of Stratford Committee of Adjustment in respect of the application does not make written submissions to the City of Stratford Committee of Adjustment before it gives or refuses the application, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the City of Stratford Committee of Adjustment in respect of the application, you must make a written request to the Secretary-Treasurer, Stratford Committee of Adjustment, Eva Baker, 82 Erie Street, 3rd Floor Stratford, ON 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 Stratford Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister or a specified person or public body.

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. Personal information collected as a result of this Notice will be used to assist the Committee of Adjustment in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, Tatiana Dafoe, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: [tdafoe@stratford.ca](mailto:tdafoe@stratford.ca) or by telephone at 519-271-0250 Ext 5237.

### **NOTICE TO PROPERTY OWNERS: DESTROY NOXIOUS WEEDS – FINAL REMINDER**

Notice is hereby given to all property owners in accordance with Ontario's *Weed Control Act, R.S.O. 1990, c. W.5*, that unless noxious weeds growing on their lands within the City of Stratford are destroyed by June 1, 2026 and throughout the season, the Municipality may enter upon said lands and cause the noxious weed or weed seeds to be destroyed, charging the costs against the land in taxes as set out in the *Act*.

In the interest of public health, the noxious weeds requiring eradication include Giant Hogweed, Ragweed, Poison Ivy, European Buckthorn, Thistles, Jointed Goatgrass, and others as designated under the above *Act*.

Enquiries and complaints should be directed to Building and Planning Services at 519-271-0250 ext. 5345.

City Inspector  
City of Stratford

The Town Crier is posted to the City's website.

**[www.stratford.ca](http://www.stratford.ca)**