



Building and Planning Department
Planning Division
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Stratford ON N5A 2M4

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www.stratford.ca

Date: May 22, 2026

Application Nos.: B14-26 & B15-26

**City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to Section 53 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: Christopher Otten & Adam Fowler (315 Huron Street)

Owner: OA Developments Ltd. (317 Huron Street)

Agent: Zelinka Priamo Ltd. (c/o Aliyah Richards)

Location: 315 & 317 Huron Street, legally described as PLAN 46 PT LOT 7 & 8 as PART 2 & 3 on RP 44R6169, in the City of Stratford.

Official Plan Designation: Residential Area
Special Policy Area 2

Zoning: Residential Second Density R2(1)

Road Classifications: Huron Street – Arterial Road

Purpose and Effect of Application B14-26 & B15-26

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 m².

Other Planning Applications: Applications for Official Plan Amendment (OPA1-25) and Zoning By-law Amendment (Z09-24) to permit the proposed apartment buildings were deferred by Stratford City Council on February 9th, 2026. A decision on those applications will be made at a future council meeting to be determined. There are no other applications which affect the lands.

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 applications 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 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. 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 **June 5, 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, 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.

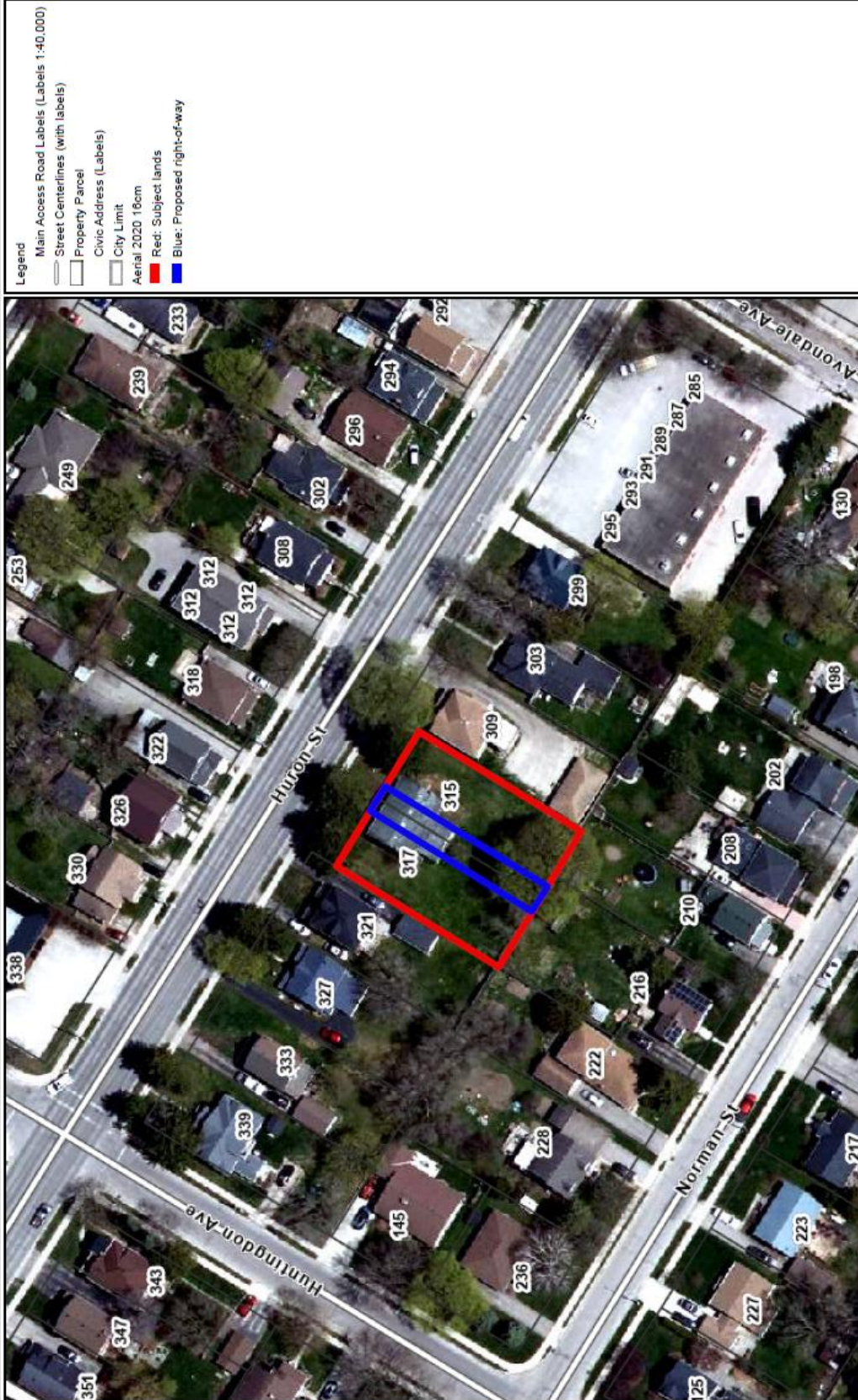
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: clerks@stratford.ca.

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.



Location Map
File #B14-26 & B15-26
315 & 317 Huron Street

Location Map - 315 & 317 Huron Street



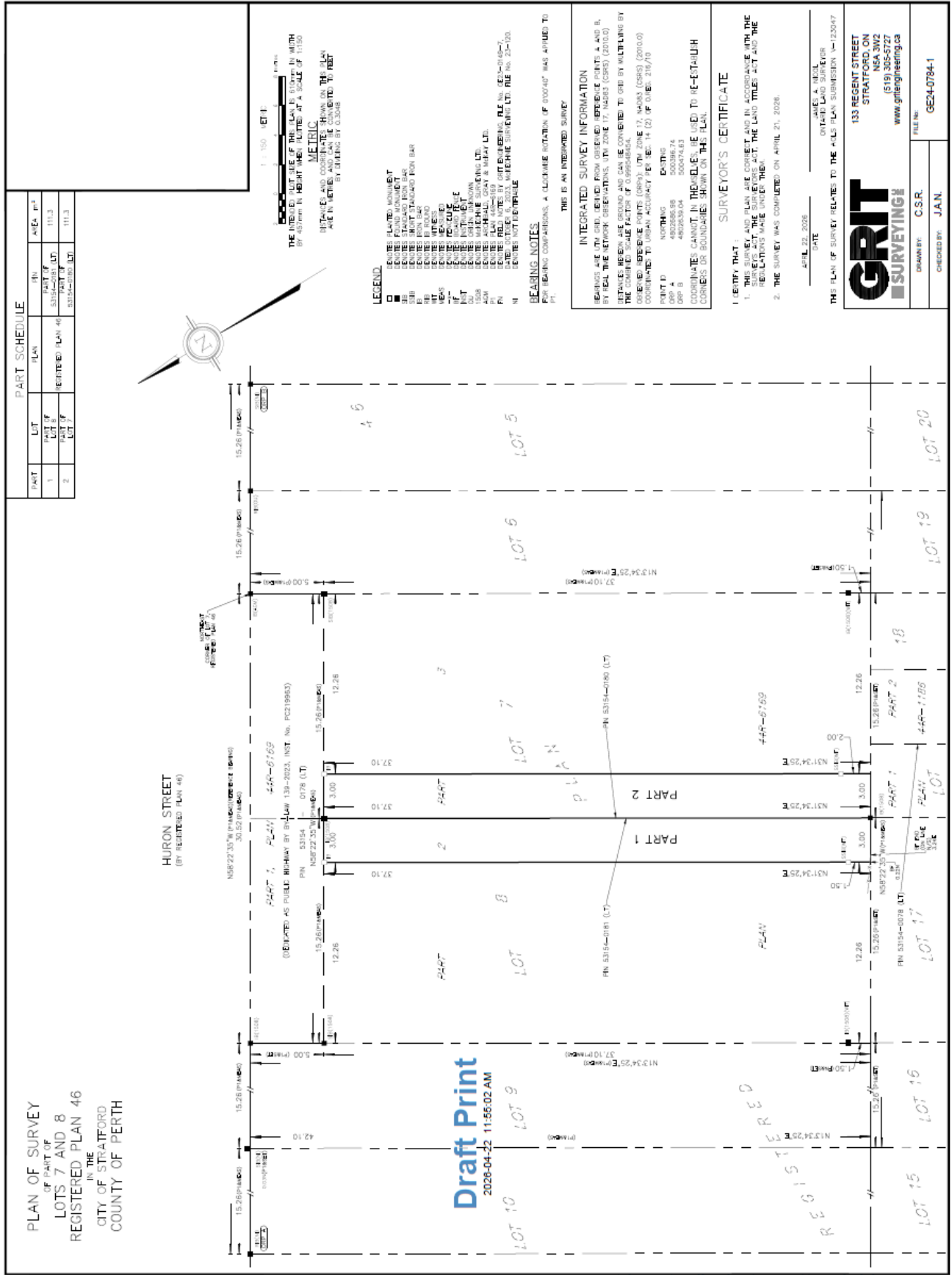
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LEGAL DISCLAIMER
 This map is provided "as is" without any warranty of any kind, express or implied, included but not limited to warranties as to the accuracy, completeness, merchantability or fitness for any purpose, arising by law or by statute.



Draft Reference Plan
File #B14-26 & B15-26
315 & 317 Huron 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.

