



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

**(519) 271-0250 Ext. 345  
planning@stratford.ca  
www.stratford.ca**

Date: April 24, 2026

**Application Nos.: B02-26 & A06-26**

**City of Stratford – Committee of Adjustment  
Notice of Public Hearing Pursuant to Sections 45 and 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: Centurion Appelt GP Inc.

Agent: Zelinka Priamo Ltd. c/o Katelyn Crowley

Location: 342 Erie Street, legally described as PLAN 40 LOTS 1-4 (inclusive), in the City of Stratford.

Official Plan Designation: Commercial and Special Policy Area 4

Zoning: C2-4 site-specific Highway Commercial

Road Classifications: Erie Street – Arterial Road  
West Gore Street – Collector Road  
Church Street – Local Road

**Purpose and Effect of Application B02-26**

The purpose of this Consent Application is to sever the southern portion of the lands. The lands to be severed would have a frontage of approximately 48 metres, a depth of approximately 36.9 metres and an area of approximately 1,770 square metres. The lands to be severed currently contain a parking area associated with the existing medical building (Jenny Trout Centre) located on the lands to be retained. The lands to be severed would have frontage and road access to Erie Street. The lands to be retained would have a frontage of approximately 72.5 metres, a depth of approximately 79.8 metres and an area of approximately 6,790 square metres. The lands to be retained are a through/corner lot with frontage on Erie Street, West Gore Street and Church Street, with access limited to Erie Street and Church Street. The effect of this Consent Application is to permit the continued use of the parking area considering there is no development proposal associated with the lands to be severed or the lands to be retained at this time.

**Purpose and Effect of Application A06-26**

The purpose of this Variance Application is to request relief from the City of Stratford Comprehensive Zoning By-law to permit the existing reduced front yard depth and existing reduced exterior side yard width for the existing medical building located on the lands to be retained; an increased lot coverage for the existing medical building located on the lands to be retained; a decreased minimum landscaped open space requirement for the lands to be severed; and, permission to allow the continued use of the existing parking lot on the lands to be severed in the absence of a main permitted use, which is otherwise prohibited.

The effect of this Variance Application is to recognize existing deficient front and exterior side yard and lot coverage requirements for the lands to be retained, to recognize the deficient landscaped open space requirement for the lands to be severed and to allow the use of the parking area for the lands to be severed.

Variations Requested:

1. Table 7.4: Reduced front yard depth of 5 m for the existing medical building whereas 7.5 m is required.
2. Table 7.4: Reduced exterior side yard width of 0.45 m for the existing medical building whereas 7.5 m is required.
3. Table 7.4: Increased maximum lot coverage of 40% for the existing medical building whereas a maximum of 35% is required.
4. Table 7.4: Reduced landscaped open space of 3.5% for the lands to be severed whereas a minimum of 15% is required.
5. Section 15.8.4: Permission to allow the continued use of the existing parking lot on the lands to be severed in the absence of a main permitted use, which is otherwise prohibited.

**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 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 May 20, 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 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 **May 8, 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, Marc Bancroft, at (519)-271-0250 ext. 5221 or [mbancroft@stratford.ca](mailto:mbancroft@stratford.ca).**



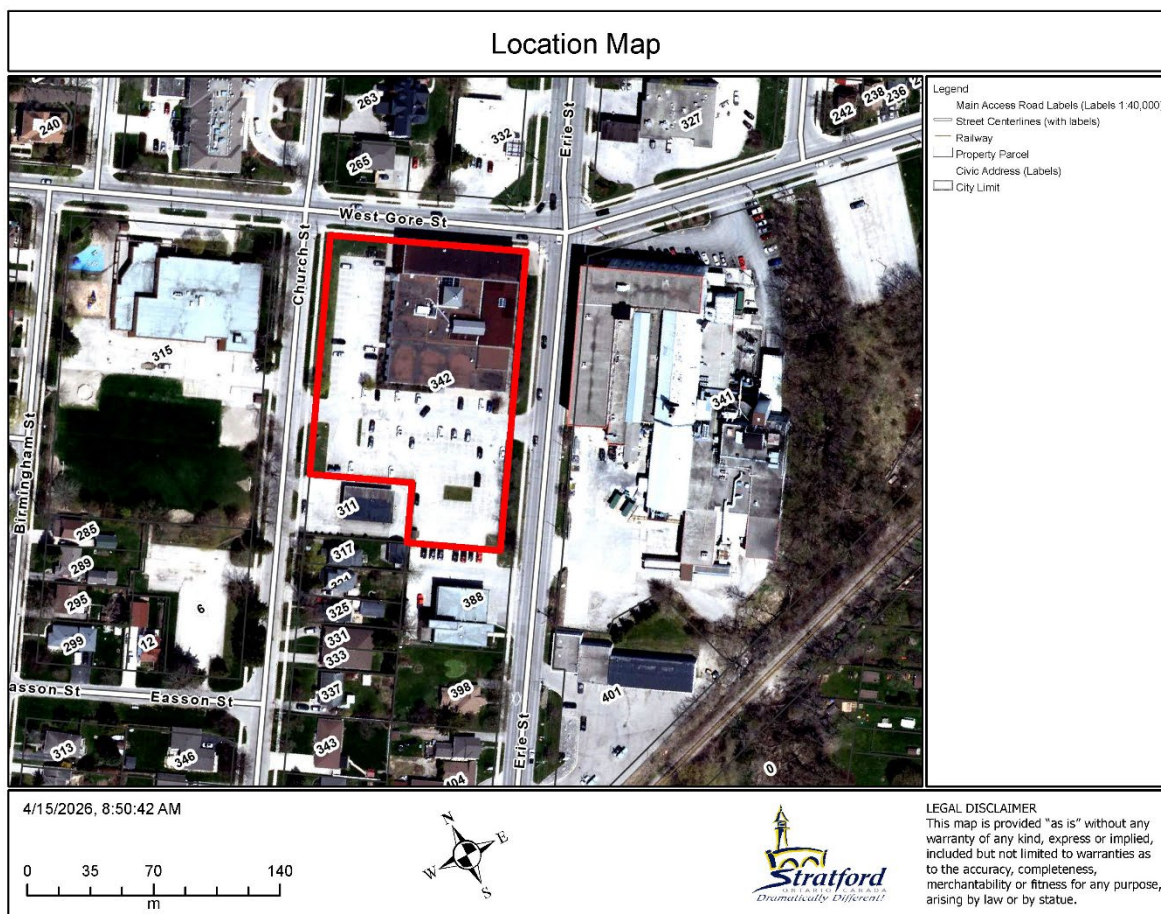
If you receive this notice and are the owner of any lands that contain seven or more residential units in close proximity to the subject lands, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all residents.

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.

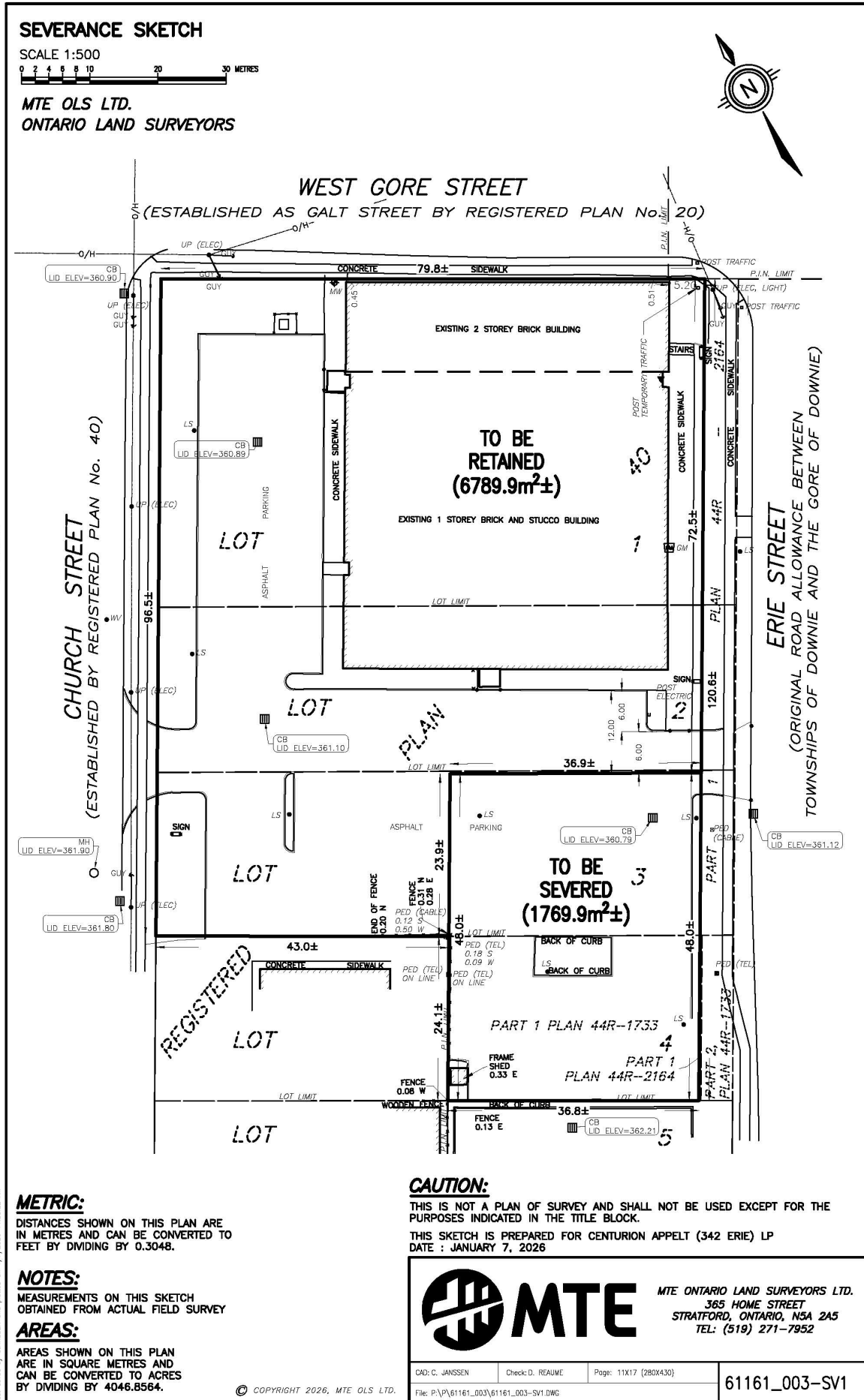
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: [clerks@stratford.ca](mailto:clerks@stratford.ca).

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](mailto:planning@stratford.ca).

**Location Map**  
**File #B02-26 & A06-26**  
**342 Erie Street**



**Severance Sketch**  
**File #B02-26 & A06-26**  
**342 Erie 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).

