



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

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Date: May 25, 2026

Application Nos.: B12-26 & B13-26

**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: Orr Street Inc.

Agent: GSP Group Inc. (c/o Brandon Flewwelling)

Location: 600 Orr Street, legally described as PLAN 44M92 BLK 4, in the City of Stratford.

Official Plan Designation: Medium Density Residential Area  
Special Policy Area 17

Zoning: R4(2)-16(H16) – Residential Fourth Density with Zone Exceptions

Road Classifications: McCarthy Road West – Arterial Road  
Orr Street – Local Road

**Purpose and Effect of Application B12-26 & B13-26**

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> respectfully and the parcel to be retained, labeled as Property 'B' would have an approximate area of 8,610 m<sup>2</sup>.

**Other Planning Applications:** Application for Zoning By-law Amendment (Z01-26). There are no other planning applications that affect the subject 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](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 **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](mailto: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.

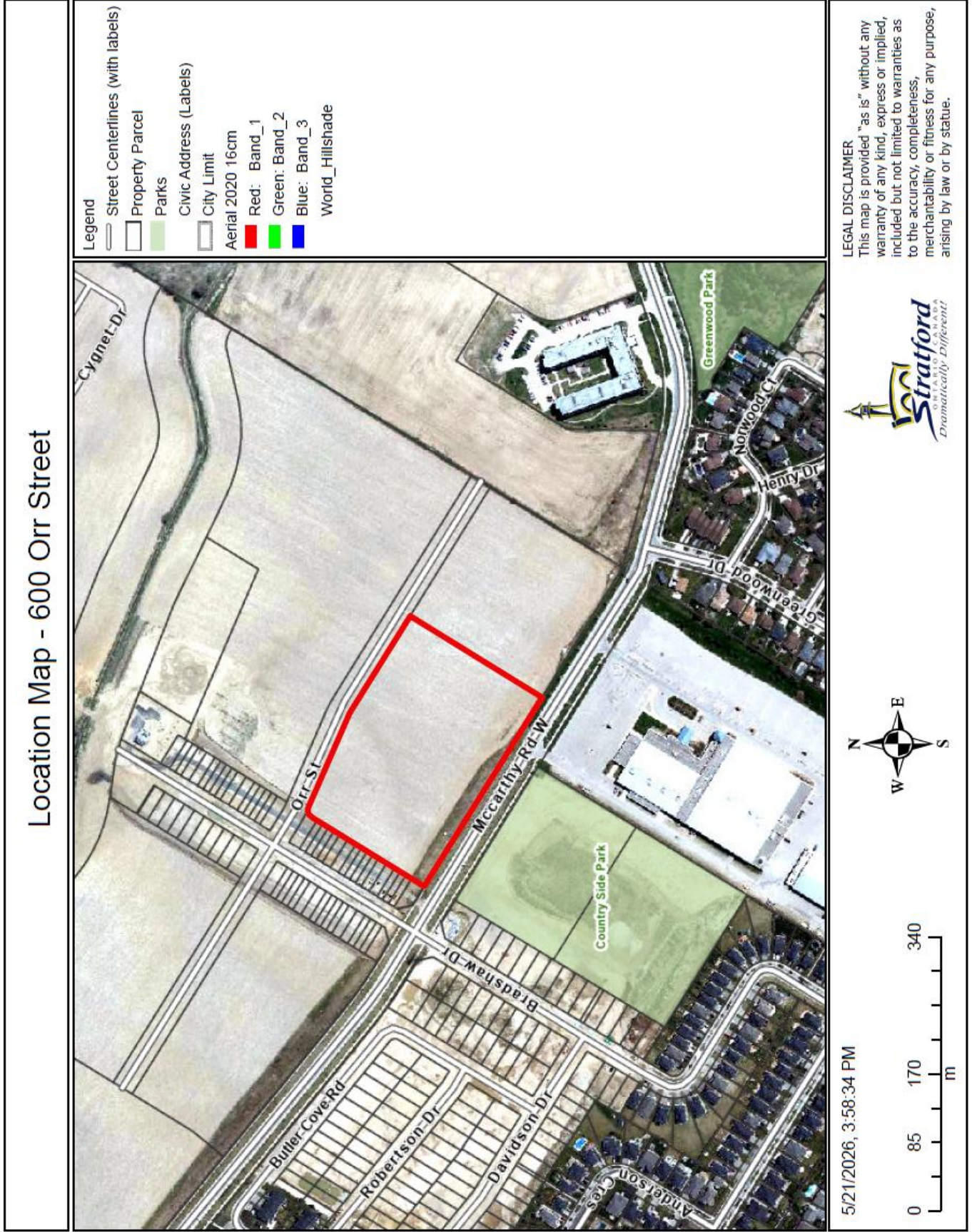
Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for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

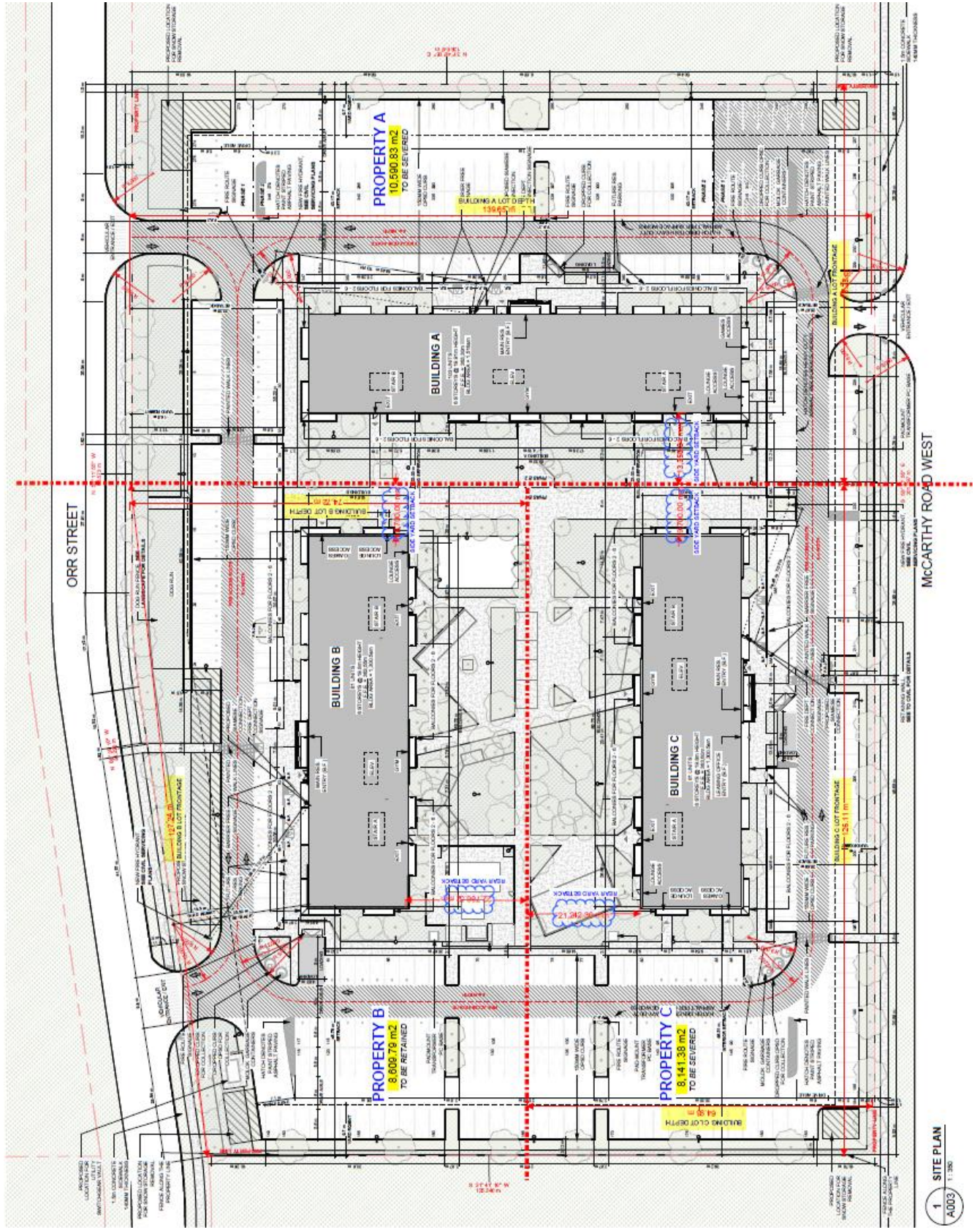
The purpose of the attached application documents is to provide context for the proposal. Requests for enlarged copies of these documents can be sent to [planning@stratford.ca](mailto:planning@stratford.ca).



**Location Map**  
**File #B12-26 & B13-26**  
**600 Orr Street**



**Site Plan with proposed parcels**  
**File #B12-26 & B13-26**  
**600 Orr 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).

