



Stratford Town Crier

May 2, 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 May 20, 2026 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

APPLICATIONS:

CONSENT TO SEVER

ADDRESS: 16 Kastner Street

APPLICATION NUMBERS: B03-26, B04-26, B05-26, B06-26, B07-26, B08-26 & B09-26



Purpose and Effect of Applications (B03-26, B04-26, B05-26, B06-26 & B07-26)

The purpose and effect of these applications is to sever five (5) residential lots (Parts 1, 2, 3, 5, and 6) from the eastern portion of the subject lands, municipally known as 16 Kastner Street. The proposed severances would permit the development of five (5) single-detached dwellings. The severed lands would have frontage on Kastner Street in accordance with the following dimensions.

| Part | Frontage | Depth | Area |
|------|----------|-------|---------------------|
| 1 | 15m | 36.6m | 581.6m ² |
| 2 | 15.3m | 36.6m | 560.0m ² |
| 3 | 19.05m | 36.6m | 697.2m ² |
| 5 | 19.05m | 36.6m | 697.2m ² |
| 6 | 15m | 36.6m | 771.0m ² |

The lands to be retained, situated on the western portion of the subject lands, would have a frontage of 102.9 metres on Quinlan Road (Perth Line 36), a lot depth of 98 metres, and an area of 10,490.7 square metres. The retained lands would be developed with a four-storey apartment building, associated parking, landscaped areas, and access from Quinlan Road (Perth Line 36).

Purpose and Effect of Applications (B08-26 & B09-26)

The purpose and effect of these applications is to create two (2) servicing easements, shared equally between two (2) of the proposed building lots (Parts 3 and 5), in favour of the lands to be retained to support servicing for the proposed apartment building. The easements would collectively have a width of 7.5 metres and an area of 274.5 square metres.

CONSENT TO SEVER AND MINOR VARIANCE

ADDRESS: 342 Erie Street

APPLICATION NUMBER: B02-26 & A06-26



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.

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 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 or by telephone at 519-271-0250 Ext 5237.

NOTICE OF PUBLIC MEETING

The City of Stratford Council will consider the following applications at a public meeting to be held on Tuesday May 26, 2026 at 7:00pm in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

ZONING BY-LAW AMENDMENT

ADDRESS: 434-525 Orr St., 600-680 Orr St., 294-378 Bradshaw Dr., 295-331 Bradshaw Dr. & 750 McCarthy Road West, Blocks 127-129 on Plan 44M-75, Blocks 1-5 on Plan 44M-92 & Parts 1, 9 and 10 on Plan 44R-5900

APPLICATION NUMBER: Z01-26



The purpose of the Zoning By-law Amendment, being technical in nature, is to delete the H16 holding provision and replace it with a new site-specific zoning standard with the effect of limiting the maximum number of dwelling units for vacant lands and lands

under development. A holding "H" provision is commonly applied when a condition needs to be satisfied before development can proceed. In this case, the H16 provision was applied not as a condition of development but added as a zoning suffix applying to multiple zones to restrict the number of dwellings based on servicing capacity limitations associated with the catchment area for the Quinlan Pumping Station. The lands currently affected by the H16 provision are zoned area-specific Residential Fourth Density (R4-16-H16)) and area-specific Residential Fourth Density (R4-17(H16)), shown as Areas "A" and "B", respectively, on the attached key map, which currently permits a maximum of 707 dwelling units.

Considering the properties located at 294-378 Bradshaw Drive and 295-331 Bradshaw Drive contain existing residential uses in the form of 50 street townhouse dwelling units, shown as Area "A" on the attached key map, the (H16) holding provision is proposed to be deleted from the zoning of those lands. Through the new site-specific zoning provision, it would be limited to vacant lands and lands under development currently subject to H16, shown as Area "B" on the attached key map, in addition to lands known municipally as 750 McCarthy Road West which are vacant and undeveloped, shown as Area "C" on the attached key map.

Through this Application, it is also proposed that the zoning provision limiting the maximum number of dwelling units be increased from 707 to 866 units, being an additional 159 units. This addition is based on surplus capacity of 75 units identified by the City's Engineering Division within the Quinlan Pumping Station catchment area, the inclusion of the 134 units allocated to 750 McCarthy Road West (also owned by the applicant) and the reduction of the existing 50 dwelling units on Bradshaw Drive.

The lands known municipally as 750 McCarthy Road West are subject to an Application for Draft Plan of Subdivision (31T25-001) and Application for Zoning By-law Amendment (Z02-25) to allow the residential development of the lands. There are no other applications under the Planning Act that affect the subject lands.

Your opinion on this application is important. Please call, mail, email or fax your comments to Marc Bancroft at telephone number 519-271-0250 extension 5221, Fax: (519) 271-5966 – mbancroft@stratford.ca- City of Stratford, Building and Planning Services Department by May 8, 2026, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

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 Council 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, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: clerks@stratford.ca or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the proposed zoning by-law amendment is passed or refused, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the proposed zoning by-law amendment by-law is passed or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the City of Stratford in respect of the application, you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by contacting the Building and Planning Services Department offices located at 82 Erie Street, Stratford, calling 519-271-0250 ext. 5345 or emailing planning@stratford.ca during business hours.

NOTICE OF SPECIAL COUNCIL MEETING

The City of Stratford Council will consider the following matter at a special council meeting to be held on Tuesday May 19, 2026 at 6:00pm in the Stratford City Council Chambers (upper level), located at 1 Wellington Street, Stratford. The matter affects the City's ongoing Review of its Official Plan.

TOPIC: Official Plan Review Discussion Papers

This meeting is non-statutory and is being held for information-sharing, discussion, and early public input. No decisions will be made at this meeting.

The purpose of the non-statutory meeting is to present and discuss the following Official Plan Review discussion papers:

- A Cultural City
- A Green City
- A Connected and Mobile City
- A Sustainable City

These discussion papers address key policy areas intended to help inform the next phase of the Official Plan Review, including culture and built heritage, environmental stewardship, mobility and accessibility, and broader sustainability and community well-being.

Members of the public are encouraged to follow the Official Plan Review and review available materials in advance of the meeting. Meeting materials will be available through the City of Stratford's agenda page and on Engage Stratford.

The video for this meeting will be published on the City's website at the following link: <https://calendar.stratford.ca/meetings>

Your opinion on this matter is important. Please call, mail or email your comments to Stuart Filson at telephone number 519-271-0250 extension 5429 – sfilson@stratford.ca – City of Stratford, Building and Planning Services Department.

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 Council in making future decisions on the Official Plan Review. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: tdafoe@stratford.ca or by telephone at the number below.

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

SPRING HYDRANT FLUSHING

The City of Stratford began its spring hydrant flushing. This is something we do twice a year – typically in the spring and fall – to clean out some of the iron deposits that build up over time in the City's water mains, and as preventative maintenance.

You may temporarily experience discoloured water as a result of this flushing process, but water quality is not affected. Discoloured water will clear, but it's best to wait until it has cleared before doing laundry.

Please note that the hydrant flushing schedule is not fixed. It changes every day depending on a number of factors, including the weather, availability of staff and the length of time it takes to clear the hydrants in a neighbourhood.

For more information, please visit our Discoloured Water webpage, or call the City's Water Division at 519-271-0250, ext. 5222 during business hours.

RAKING OF WINTER SAND

Reminder to residents from the Infrastructure Services Department that during the months of April and May, winter sand that has accumulated can be raked to the edge of the road or the street gutter. Please help street sweeping operations by spreading the sand out in the gutter area. Please do not place the sand in large piles in the gutter or along the road, as the piles can restrict water flow and be a traffic hazard.

NOTICE TO PROPERTY OWNERS: DESTROY NOXIOUS WEEDS

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, 2025 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