



## **Stratford Committee of Adjustment**

**Public Hearing Pursuant to Sections 45 and 53 of the  
*Planning Act R.S.O 1990, Ch. P.13.***

### **Minutes**

**Date:** Wednesday, August 14, 2024

**Time:** 4:00 p.m.

**Location:** Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

**Committee Members:** Andy Bicanic – Chair, Ajay Mishra, Justine Nigro, Charlene Gordon

**Member Regrets:** None

**Staff:** Alex Burnett – Planner, Nicollette van Oyen – Consulting Planner and Danielle Clayton – Recording Secretary

#### **1. Call to Order**

The Chair called the meeting to order at 4:00 p.m.

Opening remarks and land acknowledgement.

#### **2. Disclosure of Pecuniary Interest and the General Nature Thereof**

The Municipal Conflict of Interest Act requires any member declaring a pecuniary interest and the general nature thereof, where the interest of a member has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member and to otherwise comply with the Act.

Name, Item and General Nature of Pecuniary Interest

There were no disclosures of pecuniary interests made at the August 12, 2024, Committee of Adjustment meeting.

#### **3. General Business**

##### **3.1 Repeal Appointment of Secretary-Treasurer**

Motion by: C. Gordon

Seconded by: J. Nigro

**THAT the Stratford Committee of Adjustment repeal the appointment of Anthony Fletcher as the Secretary-Treasurer of the Committee of Adjustment.**

**Carried.**

**4. Adoption of the Previous Minutes**

Motion by: J. Nigro

Seconded by: A. Mishra

**THAT the minutes from the Stratford Committee of Adjustment meeting dated July 17, 2024, be adopted as printed.**

**Carried.**

**5. Current Applications**

**5.1 A23-24 – 180 Wright Boulevard**

**Owner:** Aisin Canada Inc.

**Agent:** Maple Rinders Constructors Ltd.

**Request:** The purpose of application A23-24 under Section 45(1) of the Planning Act, R.S.O 1990 is for a reduction to the minimum landscaped open space requirement to permit construction of an addition to the existing building.

Variances requested:

1. Table 9.4 of Section 9 – to reduce minimum landscaped open space from 30% to 28%.

Agency Comments

This minor variance application was circulated to agencies for comments on June 20, 2024. The following comments were received:

Circulation of the application to various agencies produced the following comments:  
City of Stratford Infrastructure and Development Services Department – Engineering Division:

- A revised stormwater management report is required to be submitted for the south part of the site (SP01-24) to approve this minor variance request. Without the revised stormwater management report, the Engineering Division is unable to confirm whether the impact is minor in nature.
- As per the submitted Stormwater Management Report (2024) for the Site Plan application SP01-24:
  - Catchment 206 in the south part of the site excludes 0.1 ha is impacted by the proposed changes to the softscape, as it drains to the north part of the site. This assumption also allowed for a decrease in SWM quantity on the south part of the site, by diverting it north. The runoff coefficient of 0.55 is now incorrect and should be addressed in SP01-24 SWM Report.
- It was assumed that 0.08 ha of the existing asphalt on the north lot was to be

removed and replaced with grass, decreasing the runoff coefficient from 0.9 to 0.2. This is now incorrect and should be addressed in the SWM model.

City of Stratford Infrastructure and Development Services Department –Building Services:

- No comments or concerns

Festival Hydro:

- No concerns

Community Services:

- No concerns

Clerks:

- No comment

Quadro Cable:

- No concerns

City of Stratford Infrastructure and Development Services Department Water Division/ Fire Department/ Transit/ Community Services:

- No concerns

Upper Thames Conservation Authority

- No objections and no concerns

Public Comments

Public Notice was provided to neighbouring property owners in accordance with the provisions of the Planning Act, on May 24, 2024. At the time of writing this report no letters of objection were received from neighbouring property owners in response to the original variances requested.

Any additional public comments received after the date of completion of the report will be provided to the Committee of Adjustment.

N. van Oyen introduced the application, provided context of the property and the proposal finishing with recommending approval of the application.

A. Mishra questioned if a Stormwater Management Report was required.

N. van Oyen responded that it will be required to be submitted during the Site Plan approval process.

A. Mishra questioned if the minimum landscaped open space at 30% had already been

approved.

- A. Burnett advised that earlier this year approval was granted to allow for the minimum landscaped open space to be 30%.

*The applicant was given an opportunity to provide comments.*

Wayne Robert – President of Aisin Canada Inc.

W. Robert advised that they have reviewed the stormwater concerns with MTE Consultants.

*Questions were then opened to the Committee.*

A. Bicanic questioned if these comments have been shared with the Engineering Department.

W. Robert advised that they have been submitted.

A. Burnett advised that he had not seen the comments to date.

*Questions were the opened to the public.*

None were made.

Public discussion closed.

### **Decision of the Committee**

**Moved by:** A. Mishra

**Seconded by:** J. Nigro

**THAT the City of Stratford Committee of Adjustment APPROVE Application A23-2024, submitted by Maple Reinders Constructors Ltd. for lands legally described as Part of Lot 3 RP 44R-3310 and municipally addressed as 180 Wright Boulevard in the City of Stratford, as it relates to:**

1. Table 9.4 of Section 9 – to reduce minimum landscaped open space from 30% to 28%.

**AND THAT the Committee of Adjustment pass a resolution that no further notice is required under Section 45(5) of the Planning Act.**

**Be approved,** subject to the following condition:

- i) Engineering Division receiving the revised stormwater management plan for review.

**Carried.**

level), located at 1 Wellington Street, Stratford.

## **7. Adjournment**

Motion by: J. Nigro

Seconded by: A. Mishra

**THAT the August 14, 2024, Stratford Committee of Adjustment meeting adjourn.**

**Carried.**

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