



Stratford Committee of Adjustment

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

MEETING MINUTES

Date: Wednesday, February 19, 2025

Time: 4:00 p.m.

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

Committee Members in attendance: Andy Bicanic-Chair, Ajay Mishra, Justine Nigro, Charlene Gordon,

Committee Member Regrets: Roger Black

Staff in attendance: Marc Bancroft- Manager of Planning, Alex Burnett- Intermediate Planner, Eva Baker- Secretary-Treasurer

1. Call to Order

The Chair called the meeting to order.

Opening remarks

Land acknowledgement

Respectful Conduct Statement

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

None were declared

3. General Business

None stated

4. Adoption of the Previous Minutes

Motion by: J. Nigro

Seconded by: A. Mishra

THAT the minutes from the Stratford Committee of Adjustment hearing dated January 22, 2025 be adopted as printed.

5. Current Applications

5.1 A25-24 – 14 Milton Street

Request:

The purpose of this application A25-24 under Section 45(1) of the Planning Act, R.S.O. 1990 is for a reduction in the eastern side yard setback requirement to permit the construction of a two storey addition to the existing dwelling to accommodate another dwelling unit or a short term rental unit. Variance requested:

1. Section 15.3.11: To reduce the eastern side yard setback from 4.2 metres to 1.61 metres.

The subject application was originally circulated on September 19, 2024, and was deferred from consideration at the October 16, 2024 Committee of Adjustment meeting pending the submission of a Heritage Impact Assessment, which has since been received.

Agency Comments

Circulation of the application to various agencies produced the following comments:

City of Stratford Infrastructure and Development Services Department – Engineering Division:
General Comments

1.1 A damage deposit of \$3,400.00 (plus administrative fee and HST) is required prior to construction as per "Schedule E" of the Fees and Charges By-Law 117-2023.

1.2 Adhere to the Private Tree Preservation By-Law #86-2020 regarding the existing tree identified on the property.

1. General Drawing Requirements

2.1 A grading plan submission is required during the building permit application phase for review by the Engineering Division

2.1.1 The overall lot grading cannot negatively impact the adjacent lands, and if grading permits positive overland flow towards the frontage should be established.

2.1.2 A side yard swale may be beneficial along the east property line, and if possible shall be located on the common lot line between adjacent lots.

2.1.3 More information regarding the grading plan submissions can be found in the City of Stratford Infrastructure Standards and Specification Manual.

3. Site Plan

3.1. The 'Lot Data' shown on the Site Plan is for the incorrect address (shown as 26 Oak Street).

3.2. Identify existing and proposed types surfacing (i.e. Sod, gravel, asphalt, concrete, etc.).

3.3. Show location of snow storage area.

4. Site Servicing

4.1. Confirm that the existing sanitary and water services are appropriately sized for the intended use in accordance with the OBC. It is the property owner's responsibility to confirm the condition of their existing services if they are to be reused. Provide the private drain connection (servicing) details once available to the Engineering Division.

4.1.1. The City of Stratford recommends replacing all existing private service connections at this property, due to the age of the in our records.

4.1.1.1. A newer sanitary public drain connection was installed in 2000, during the Milton Street Reconstruction, and is available and stubbed at the property line.

4.1.1.2. A 450mm diameter storm sewer (main) installed in 2000, during the Milton Street Reconstruction, is available along the frontage of this address. If a new storm service is required, the Engineering Division will generate estimates for the work to be completed. Payment of these deposits are the responsibility of the property owner.

4.2. As per the City of Stratford Sewer By-Law 65-70:

4.2.1. Section 8: Notwithstanding any other provision to the contrary, weeping tile shall not be connected to the sanitary private drain connection on any new construction or any exterior renovations to houses or additions added.

4.2.2. Section 9: Notwithstanding any other provision to the contrary, unless permitted to do otherwise under this by-law, it shall be illegal to have rainwater leaders on any house in the City of Stratford connected to a sanitary sewer.

City of Stratford Building and Planning Services Department – Building Services:

1. Variance Concerns

1.1. Concerns with the future proposal and Inn use on the property. With the proposed addition now creating a Triplex on the property we have concerns with the building meeting the definition of an Inn and its capability of being licensed through the Short-Term Rental By-Law.

2. General Comments

2.1. Applicant to submit all Planning Approvals to the Building Department for review with their building permit application. Current building permit application on hold until variance approved, or revisions made to show conformance with the Zoning By-Law.

2.2. Designer will be required to review spatial separation requirements in accordance with the Ontario Building Code and this will be reviewed at time of building permit review.

City of Stratford Clerks Department:

- Sufficient Parking to be provided on site

City of Stratford Community Services Department – Parks Division:

- No concerns

Festival Hydro:

- If there are any changes required to the existing electrical service or metering as part of the project, customer to contact Festival Hydro 'Services' to request a service layout.

CN Rail:

It is noted that the subject site is located within 300 meters of CN's Stratford Rail Yard. CN has concerns of developing/densifying residential uses in proximity to rail yard operations. CN requests for the implementation of the following criteria as conditions of an eventual application approval:

1. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of the new dwelling unit:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1000 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

2. The implementation of the following mitigation measures in the dwelling design and construction:

- Inclusion of an air conditioning system,
- Acoustically upgraded windows meeting the minimum requirements of the Building Code and providing a maximum 35 dBA indoor limit for bedrooms and 40 dBA for living rooms, Locating noise sensitive rooms away from the railway side.

Canada Post:

- No comments unless the plans are modified where the development will be serviced within our current Community Mailbox infrastructure.

Upper Thames River Conservation Authority:

- No concerns.

Invest Stratford:

- The Housing Consortium supports additional residential density and thus supports this minor variance request. The applicant is encouraged to reach out to the Housing Consortium at housing@investstratford.com to discuss the possibility of new units being affordable.

Public Comments:

No public comments were received.

The application was presented by A. Burnett.

Comments from the applicant

Ken Murphy described the variance requested.

Questions from the Committee

J. Nigro asked if the existing house is being classified as an Inn.

The applicant explained that the addition of the unit at the back will be strictly for residential use. A short term rental license has been in place for 4 rooms. The building permit application will include the 5th bedroom in the main house as well as the additional residential rental unit.

Comments from the public- none

Decision of the Committee- Application A25-24

Moved by: A. Mishra
Seconded by: C. Gordon

THAT the City of Stratford Committee of Adjustment APPROVE Application A25-24, submitted by Ken and Ewa Murphy for lands described as Lot 39 and Part of Lot 42 on Registered Plan 75 and municipally addressed as 14 Milton Street in the City of Stratford, as it relates to:

1. Section 15.3.11 – to reduce the eastern yard setback from 4.2 metres to 1.61 metres for the proposed secondary storey addition;

Subject to the following conditions:

- i) That the applicant submit a "letter of use" to the City's Building Department to demonstrate the purpose of the proposed addition, to the satisfaction of the City's Chief Building Official.
- ii) That the applicant enter into a development agreement with the City to address land compatibility concerns, to the satisfaction of CN Rail and the City's Manager of Planning.

For the following reasons:

The request is minor in nature and a good use of the development of the site.

Carried.

5.5 A32-24 – 51 Shrewsbury Street

Request:

The purpose of the application is to recognize the existing side yard setback for an accessory structure built without a building permit by the previous property owners.

The effect of the application is to reduce the minimum required distance from an interior side lot line for an accessory structure from 1 m to 0.59 m.

The accessory structure, which originally functioned as a garage (built prior to 1972), was converted into an accessory dwelling unit prior to 2016 when purchased by the current property owners. It has since been used as an office/studio space. Upon trying to sell the subject property, the applicant's discovered that a building permit had not been issued for the accessory structure. The requested minor variance is required to facilitate the issuance of the permit.

Variance Requested:

- 1. Table 4.1.2: Accessory Building or Structure Locations – to decrease the minimum required distance from an interior side lot line for an accessory structure from 1 m to 0.59 m.

Agency Comments

This minor variance application was circulated to agencies for comments on January 31, 2025. The following comments were received:

City of Stratford Building and Planning Department – Building Services:

A Building Permit is required to convert the garage to an Additional Residential Unit.

The reduced side yard setback will require the adjacent exterior wall to have a 45-minute fire resistance rating as per 9.10.15.5.(2) of the Ontario Building Code, ensure this rating is provided

on building permit applications for the conversion of the unit.

City of Stratford Infrastructure Services Department – Engineering Division:

Due to the age of the existing building (converted to ADU prior to 2016), the Engineering has no concerns with the existing building interior side lot line offset. However, it is the responsibility of the property owner to verify that the existing lot drainage (grading) does not negatively impact the adjacent lands. Confirm the downspout locations do not project the discharge onto the adjacent property.

Fire Prevention:

No comments or concerns.

Community Services Department:

No concerns.

Festival Hydro:

No concerns – if the customer or customers contractor requires any changes to the existing hydro service, they shall reach out the Festival Hydro requesting a service layout.

Public Comments

Four (4) letters of support have been received from the public in response to the requested variance.

The application was presented by A. Burnett.

Comments from the applicant

Richard Colgan stated the variance is to reduce the distance of the structure to 0.59m versus the 1m requirement.

Questions from the Committee- none

Comments from the public

Kevin Silver (an adjacent neighbour) offered support for the application.

Decision of the Committee

Motion by: J. Nigro

Seconded by: A. Mishra

THAT the City of Stratford Committee of Adjustment APPROVE Application A32-24, submitted by Richard Colgan & Lesley McKeever, for lands legally described as Plan 84 S Part Lot 10 in the City of Stratford and municipally known as 51 Shrewsbury Street, as it relates to:

1. Table 4.1.2 – Accessory Building or Structure Locations: to reduce the minimum distance from an interior side lot line and rear yard lot line from 1.0 m to 0.59 m, subject to the following condition:

1) The Owner submit documentation to the City of Stratford which demonstrates that any

downspouts from the roof of the accessory structure do not discharge onto the side lot line, to the satisfaction of the Manager of Planning Services.

For the following reasons:

The request meets the 4 tests of the variance, meets the intent and purpose of the official plan, and public response was submitted.

Carried.

5.2 A30-24 – Rhodes Court (Lot 43)

Request:

The purpose of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law 10-2022 with respect to the exterior side yard width requirement to allow the construction of a single detached dwelling.

Variance Requested:

1. Section 15.2.46 g) of the By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side of 2.5 metres is being requested.

The lands are also subject to Application for Draft Plan of Subdivision (File No. 31T21-001) approved by City Council on March 27, 2023 subject to conditions. A subdivision agreement was executed and registered on title under Instrument Number PC228295 on January 7, 2025, to which final approval was recently issued with plan registration being imminent.

Agency Comments

This minor variance application was circulated to agencies for comments on January 31, 2025. The following comments were received:

City of Stratford Building and Planning Services Department – Building Division:

A reduced side yard may impact spatial separation calculations; ensure all building permit applications take the desired setback into account when considering spatial separation.

City of Stratford Infrastructure Services Department – Engineering Division:

No comments or concerns.

City of Stratford Community Services Department – Parks:

No concerns.

City of Stratford Fire Department – Fire Prevention:

No comments.

Upper Thames River Conservation Authority:

No objections. Through their Risk Management Official / Risk Management Inspector with respect to Drinking Water Source Protection, the subject lands are not located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006.

Ministry of Transportation:

MTO has no requirement for this application.

Public Comments

No comments or concerns were received from the public.

The application was presented by M. Bancroft.

Questions from the Committee- None

Comments from the Agent

Mark Condello reviewed the report and no concerns with the recommendation.

Public Comments- None

Decision of the Committee

Motion by: C. Gordon

Seconded by: J. Nigro

THAT the City of Stratford Committee of Adjustment APPROVE Application A30-24, submitted by Glen Schnarr & Associates (c/o Mark Condello) on behalf of Cachet Developments (Stratford) Inc. (c/o Marcus Gagliardi), for lands known municipally as 3025 Ontario Street, legally described as Part of Lots 41 and 42, Concession 1 (geographic Township of South Easthope), now in the City of Stratford; being Lot 43 on the proposed final plan of subdivision, situated on north and east sides of Rhodes Court, as it relates to:

1. Section 15.2.46 g) of the City of Stratford Comprehensive Zoning By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side of 2.5 metres is being requested.

For the following reasons:

The request is consistent with the Provincial Planning Statement, meets the intent of the zoning by-law and public notice was circulated and no comments were received.

Carried.

5.4 A31-24 – Manuel Street (Block 85)

Request:

The purpose of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law 10-2022 with respect to the exterior side yard width requirement to allow the construction of a street townhouse dwelling containing four (4) units.

Variance Requested:

1. Section 15.4.33 j) of the By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side of 2.1 metres is being requested.

The lands are also subject to Application for Draft Plan of Subdivision (File No. 31T21-001) approved by City Council on March 27, 2023 subject to conditions. A subdivision agreement was

executed and registered on title under Instrument Number PC228295 on January 7, 2025, to which final approval was recently issued with plan registration being imminent.

Agency Comments

This minor variance application was circulated to agencies for comments on January 31, 2025. The following comments were received:

City of Stratford Building and Planning Services Department – Building Division:
Reduction in the exterior side yard setback may impact spatial separation calculations, ensure all building permit applications take the desired setback into account when considering spatial separation.

City of Stratford Infrastructure Services Department – Engineering Division:
Maintain the 3.0 m easement along the north and east property lines of Block 85.

City of Stratford Community Services Department – Parks:
No concerns.

Upper Thames River Conservation Authority:
No objections. Through their Risk Management Official / Risk Management Inspector with respect to Drinking Water Source Protection, the subject lands are not located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006.

City of Stratford Fire Department – Fire Prevention:
No comments.

Public Comments
None were received.

The application was presented by M. Bancroft.

Comments from the Agent

Mark Condello was in support of the recommendation as presented.

Public comments- none

Decision of the Committee

Motion by: J. Nigro
Seconded by: A. Mishra

THAT the City of Stratford Committee of Adjustment APPROVE Application A31-24, submitted by Glen Schnarr & Associates (c/o Mark Condello) on behalf of Cachet Developments (Stratford) Inc. (c/o Marcus Gagliardi), for lands known municipally as 3025 Ontario Street, legally described as Part of Lots 41 and 42, Concession 1 (geographic Township of South Easthope), now in the City of Stratford; being Block 85 on the proposed final plan of subdivision, situated on north and east sides of Manuel Street, just south of the Douro Street extension, as it relates to:

1. Section 15.4.33 j) of the City of Stratford Comprehensive Zoning By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side of 2.1 metres is being requested.

For the following reasons:

The request is consistent with Provincial Planning Statement and no public input was received.

Carried.

5.6 A33-24 – Poett Avenue (Block 99)

Request:

The purpose of this application is seek to relief from the City of Stratford Comprehensive Zoning By-law 10-2022 with respect to the exterior side yard width requirement to allow the construction of a street townhouse dwelling contains five (5) units.

Variance Requested:

1. Section 4.7.2 of the By-law requires a minimum visibility triangle of 12 metres measured along the street line of intersecting collector roads whereas a reduced visibility triangle of 3 metres is being requested.

The lands are also subject to Application for Draft Plan of Subdivision (File No. 31T21-001) approved by City Council on March 27, 2023 subject to conditions. A subdivision agreement was executed and registered on title under Instrument Number PC228295 on January 7, 2025, to which the issuance of final approval is anticipated in the first quarter of 2025.

To address the concerns raised by the Infrastructure Services Department – Engineering Division in the circulation of the subject application, the applicant has amended their application and is now seeking a reduced 8.5 metre visibility triangle compared to the 12 metre requirement. After plotting the triangle on the original layout of the proposed townhouse dwelling block, it was determined that the building would comply with an 8.5 metre triangle.

Agency Comments

This minor variance application was circulated to agencies for comments on January 31, 2025. The following comments were received:

City of Stratford Building and Planning Services Department – Building Division:
Reduced triangle requirements may impact spatial separation calculations; ensure all building permit applications take the desired setback into account when considering spatial separation.

City of Stratford Infrastructure Services Department – Engineering Division:
No concerns with the application as amended.

City of Stratford Community Services Department – Parks:
No concerns.

Upper Thames River Conservation Authority:

No objections. Through their Risk Management Official / Risk Management Inspector with respect to Drinking Water Source Protection, the subject lands are not located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006.

City of Stratford Fire Department – Fire Prevention:
No comments.

The application was presented by M. Bancroft.

Comments from the Agent

Mark Condello was in support of the recommendation made by staff.

Comments from the Public- None

Questions from the Committee - None

Decision of the Committee

Motion by: A. Mishra
Seconded by: J. Nigro

THAT the City of Stratford Committee of Adjustment approve application A33-24, as submitted by Glen Schnarr & Associates (c/o Mark Condello) on behalf of Cachet Developments (Stratford) Inc. (c/o Marcus Gagliardi), for lands known municipally as 3025 Ontario Street, legally described as Part of Lots 41 and 42, Concession 1 (geographic Township of South Easthope), now in the City of Stratford; more specifically, the subject property is Block 99 on the proposed final plan of subdivision, situated on the north side of the Douro Street extension and on the west side of Poett Avenue, as it relates to:

1. Section 4.7.2 of the By-law requires a minimum visibility triangle of 12 metres measured along the street line of intersecting collector roads whereas a reduced visibility triangle of 8.5 metres is being requested.

For the following reasons:

The request meets the 4 test of minor variance, is consistent with the Provincial Planning Statement and no public input was received.

Carried.

5.7 A34-24 – Poett Avenue (Lot 63)

Request:

The purpose of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law 10-2022 with respect to the visibility triangle and the exterior side yard width requirements to allow the construction of a single detached dwelling.

Variance Requested:

1. Section 4.7.2 of the By-law requires a minimum visibility triangle of 12 metres measured along the street line of intersecting collector roads whereas a reduced visibility triangle of 3 metres is being requested.
2. Section 15.2.46 g) of the By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side yard of 2.5 metres is being requested.

The lands are also subject to Application for Draft Plan of Subdivision (File No. 31T21-001) approved by City Council on March 27, 2023 subject to conditions. A subdivision agreement was executed and registered on title under Instrument Number PC228295 on January 7, 2025, to which the final approval was recently issued with plan registration being imminent.

Agency Comments

This minor variance application was circulated to agencies for comments on January 31, 2025. The following comments were received:

City of Stratford Building and Planning Services Department – Building Division:
Reduction in exterior side yard width may impact spatial separation calculations; ensure all building permit applications take the desired setback into account when considering spatial separation.

City of Stratford Infrastructure Services Department – Engineering Division:
A 3.0m x 3.0m daylight triangle is acceptable. Maintain the existing requirements with respect to the 0.3m reserve along south property line.

City of Stratford Community Services Department – Parks:
No concerns.

City of Stratford Fire Department – Fire Prevention:
No comments.

Upper Thames River Conservation Authority:
No objections. Through their Risk Management Official / Risk Management Inspector with respect to Drinking Water Source Protection, the subject lands are not located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006.

The application was presented by M. Bancroft.

Comments from the Agent

Mark Condello was in support of the recommendation made by staff.

Questions from Committee

A. Mishra asked about the need to maintain the 0.3 m reserve.

M. Bancroft explained the reserve will not impact this application as access is from Poett Avenue and that no further action is required. No development will cross over the reserve.

J. Nigro asked if the reserve included in the 3.5m setback.

M. Bancroft said the setback is from the street line.

Comments from the Agent

Mark Condello was in support of the recommendation made by staff.

Decision of the Committee

Moved by: C. Gordon

Seconded By: J. Nigro

THAT the City of Stratford Committee of Adjustment APPROVE Application A34-24, submitted by Glen Schnarr & Associates (c/o Mark Condello) on behalf of Cachet Developments (Stratford) Inc. (c/o Marcus Gagliardi), for lands known municipally as 3025 Ontario Street, legally described as Part of Lots 41 and 42, Concession 1 (geographic Township of South Easthope), now in the City of Stratford; being Lot 63 on the proposed final plan of subdivision, situated on the east side of Poett Avenue and on the north side of Fuller Street, as it relates to:

1. Section 4.7.2 of the By-law requires a minimum visibility triangle of 12 metres measured along the street line of intersecting collector roads whereas a reduced visibility triangle of 3 metres is being requested.
2. Section 15.2.46 g) of the By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side yard of 2.5 metres is being requested.

For the following reasons:

The request is consistent with the Provincial Planning Statement, is minor in nature and the public notice was circulated and no public input was received.

Carried.

5.8 A35-24 – Poett Avenue (Lot 64)

The purpose of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law 10-2022 with respect to the visibility triangle and the exterior side yard width requirements to allow the construction of a single detached dwelling.

Variance Requested:

1. Section 4.7.2 of the By-law requires a minimum visibility triangle of 12 metres measured along the street line of intersecting collector roads whereas a reduced visibility triangle of 3 metres is being requested.
2. Section 15.2.46 g) of the By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side yard of 2.4 metres is being requested.

The lands are also subject to Application for Draft Plan of Subdivision (File No. 31T21-001) approved by City Council on March 27, 2023 subject to conditions. A subdivision agreement was executed and registered on title under Instrument Number PC228295 on January 7, 2025, to which the issuance of final approval is anticipated in the first quarter of 2025.

In response to the concerns raised by the Infrastructure Services Department – Engineering Division in the circulation of the subject application, the applicant has amended their application and is now seeking a reduced 5.4 metre visibility triangle compared to the 12 metre requirement. After plotting the triangle on the original layout of the proposed single detached dwelling, it was determined that the development could comply with a 5.4 metre visibility triangle subject to the driveway width being slightly reduced. Staff was not able to receive a revised site plan in time to include with this report given the agenda deadline.

Agency Comments

This minor variance application was circulated to agencies for comments on January 31, 2025. The following comments were received:

City of Stratford Building and Planning Services Department – Building Division:

Reduced triangle requirements may impact spatial separation calculations; ensure all building permit applications take the desired setback into account when considering spatial separation.

City of Stratford Infrastructure Services Department – Engineering Division:

No concerns with the application as amended.

City of Stratford Community Services Department – Parks:

No concerns.

City of Stratford Fire Department – Fire Prevention:

No comments.

Upper Thames River Conservation Authority:

No objections. Through their Risk Management Official / Risk Management Inspector with respect to Drinking Water Source Protection, the subject lands are not located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006.

Public Comments

None were received.

The application was presented by M. Bancroft.

Comments from the Committee

None

Comments from the Agent

Mark Condello stated he was in support of the recommendation.

Comments from the Public

None

Decision of the Committee

Motion by: J. Nigro

Seconded by: A. Mishra

THAT the City of Stratford Committee of Adjustment APPROVE Application A35-24, as amended, submitted by Glen Schnarr & Associates (c/o Mark Condello) on behalf of Cachet Developments (Stratford) Inc. (c/o Marcus Gagliardi), for lands known municipally as 3025 Ontario Street, legally described as Part of Lots 41 and 42, Concession 1 (geographic Township of South Easthope), now in the City of Stratford; being Lot 64 on the proposed final plan of subdivision, situated on the east side of Poett Avenue and on the south side of Fuller Street, as it relates to:

1. Section 4.7.2 of the By-law requires a minimum visibility triangle of 12 metres measured along the street line of intersecting collector roads whereas a reduced visibility triangle of 5.4 metres is being requested.
2. Section 15.2.46 g) of the By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side yard of 2.4 metres is being requested.

For the following reasons:

The request is consistent with the Provincial Planning Statement and zoning by-law and no public comments were received.

Carried.

6. **Next Meeting** – March 19, 2025 – City Hall Council Chambers (upper level), located at 1 Wellington Street, Stratford.

7. Adjournment

Motion by: C. Gordon

Seconded by: J. Nigro

THAT the February 19, 2025 Stratford Committee of Adjustment meeting adjourn.

Time Start: 4:03pm

Time End: 4:40pm

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