



# **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, March 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, Roger Black.

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

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

The Chair to call 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 stated

### **3. General Business**

No items.

### **4. Adoption of the Previous Minutes**

Motion by: C. Gordon  
Seconded by: J. Nigro

**THAT the minutes from the Stratford Committee of Adjustment hearing dated February 19, 2025 be adopted as printed.**

**Carried.**

## **5. Current Applications**

### **5.1 B01-25 & B02-25– 312 Forman Avenue**

#### **Request:**

##### **B01-25**

The purpose and effect of this application is to sever the east portion of the subject lands to create a new lot to facilitate the development of a semi-detached dwelling on the severed and retained lands. The severed and retained lands are each to contain a semi-detached dwelling unit; the applicant is proposing to include two Additional Residential Units (ARUs) within each semi-detached dwelling unit.

The proposed severed lands would have an approximate frontage of 11.2 metres, an approximate depth of 40.2 metres, and an approximate area of 450.2 square metres. The proposed retained lands would have a frontage of approximately 14.0 metres, an approximate depth of 40.2 metres and an approximate area of 562.8 square metres.

The subject lands are currently occupied by a single detached dwelling which is proposed to be removed.

In 2019, the Provincial Government amended the Planning Act through Bill 108, being the More Homes, More Choice Act, by mandating municipalities to not prohibit ARUs to a maximum of three (3) units per lot including the primary dwelling unit. In addition, Bill 108 also clarified parking requirements associated with Additional Residential Units.

##### **B02-25**

In addition, the applicant is proposing the establishment of an easement over the retained lot in favour of the proposed severed lot to facilitate parking access and servicing. The proposed easement will have an area of 84 square metres.

A. Burnett presented the application

Discussion occurred regarding follow-up additional correspondence with the Engineering Department. The Engineering Department stated that there are some capacity restrictions for the storm sewer and as a result their preference would be to slightly alter their standard request from requiring 2 water services (1 per lot), 2 sanitary (1 per lot) and 2 storm (1 per lot) connections to 2 water services (1 per lot), 2 sanitary (1 per lot) and 1 storm connection on the retained lot to service both lots. This request conforms to the condition as written and therefore no changes are recommended to the conditions as presented by A. Burnett.

#### **Comments from the Agent:**

Keaton Walls was present representing the owners of 312 Forman Ave. He expressed that the proposal will bring 6 more rental units into Stratford assisting with the housing crisis.

**Public Comments:**

None

**Questions from the Committee:**

None

**Decision of the Committee:**

Moved by: C. Gordon

Seconded by: R. Black

**THAT Application B01-25, to sever a parcel of land having a lot frontage of 11.2 m and a lot area of 450.2 m<sup>2</sup>, submitted by 1001084680 Ontario Inc., for lands legally described as PLAN 11 LOT 134 in the City of Stratford and municipally known as 312 Forman Avenue, be APPROVED subject to the following conditions:**

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of decision.
2. That satisfactory arrangements be made with the City of Stratford for the payment of any outstanding Municipal property taxes.
3. That consent application B02-25 is approved by the Committee of Adjustment, including the issuance of the Certificate of Consent under Section 53(42) of the Planning Act.
4. That any outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the City.
5. That prior to the stamping of the deeds, a 5% cash-in-lieu payment for park and public recreational purposes for the subject lands shall be made to the City of Stratford.
6. That prior to the stamping of the deed a municipal address is to be assigned by the City of Stratford. Any costs associated with municipal addressing are the responsibility of the applicant.
7. That prior to the stamping of the deeds, the applicant is required to confirm, to the satisfaction of the City, that new sanitary, storm, and water service connections are provided for both parcels. Any services for the severed parcel shall be located entirely within the severed lands and services for the retained lands shall be located entirely within the retained lands, unless the necessary easement has been approved.
8. That prior to the stamping of the deeds, the applicant shall provide to the City a copy of the deposited reference plan in an electronic format compatible with the latest version of AutoCAD referenced to NAD83 UTM Zone 17 Horizontal Control Network for the City of Stratford. This Reference Plan shall be created from survey information utilizing the City's Survey Control Network. It is the responsibility of the applicant to obtain the necessary Reference Sketches and associated information required to complete the survey from the City.
9. That prior to the stamping of the deeds, the applicant shall provide a draft transfer prepared by the applicant's legal representative.
10. Prior to the stamping of the deeds, for the purposes of satisfying any of the above conditions, the Owner shall file with the City of Stratford a complete submission consisting of all required clearances and final plans, and to advise the City of Stratford in writing how each of the conditions has been satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by The City of Stratford, such submission will be returned to the Owner without detailed review by the City.

For the following reasons:

1. Allows for creation of new lot
2. Public input was considered

**Carried.**

### **Application B02-25**

Moved by: J. Nigro

Seconded by: R. Black

**THAT Application B02-25, to create an easement in favour of the severed lands across the retained lands, both associated with Application B01-25, with an area of 84 m<sup>2</sup>, submitted by 1001084680 Ontario Inc., for lands legally described as PLAN 11 LOT 134 in the City of Stratford and municipally known as 312 Forman Avenue, be APPROVED subject to the following conditions:**

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of decision.
2. That consent application B01-25 is approved by the Committee of Adjustment including the issuance of the Certificate of Consent under Section 53(42) of the Planning Act.
3. That prior to the stamping of the deeds, the Owner shall prepare and submit to the satisfaction of the Manager of Planning Services a Joint Use and Maintenance Agreement to be registered on title.

For the following reasons:

1. Allows for creation of new lot
2. Consistent with PPS
3. Public input was considered

**Carried.**

## **5.2 A01-25 – 48 Riddell Drive**

### **Request:**

The purpose and effect of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law with respect to the minimum number of visitor parking spaces and the minimum rear yard depth to allow the residential development of the lands in the form of townhouse dwellings.

Variances Requested:

1. Section 5.1 – Table 5.1 of the By-law requires a minimum of 10 visitor parking spaces whereas 8 visitor parking spaces are requested.
2. Section 15.4.13 of the By-law requires a minimum rear yard depth of 6.0 metres whereas a reduced rear yard depth of 1.65 metres is requested for Unit 12 and a reduced rear yard depth of 5.11 metres for Unit 11.

A. Kumar presented the application

**Questions from the Committee:**

J. Nigro- was there any opportunity for public feedback during the process?

A. Kumar- Through circulation we did get feedback from the neighbour to the north. The notice of public hearing. The neighbour is requesting the height of the fence be increased to 2.4m.

J. Nigro- Asked for clarification on which fences were chain link versus wood fence.

M. Bancroft- The northern portion is a board privacy fence. Only section where it is chain link is on a walkway block.

**Public Comments:**

Peter Mulder- Owner of a nearby property that runs along the north side of the site. Expressed no issues with the rear yard reduction but would like to request that wood fence be increased from 1.8m to 2.5m. Noise from current uses may cause disturbances and concerns about light into their driveway.

In response to public comment- M. Bancroft: Discussion about fencing is not within Committees jurisdiction. Details have been designed and approved through phase 1 of the subdivision. The subdivision agreement has been executed, and the developer will need to satisfy the conditions of the agreement, including details about fencing.

**Decision of the Committee:**

Moved by: R. Black

Seconded by: A. Mishra

**THAT the City of Stratford Committee of Adjustment approve Application A01-25, submitted by Grandville Inc., for lands known municipally as 48 Riddell Drive, legally described as Part of Lot 6, Concession 1 (geographic Township of Downie), now in the City of Stratford; more specifically, the subject property is Block 65, RP 44M-96, situated on the north side of Riddell Drive off O'Loane Avenue.**

1. Section 5.1 (Table 5.1) of the By-law requires a minimum of 10 visitor parking spaces, whereas 8 visitor parking spaces are requested.
2. Section 15.4.12 and Section 15.4.13 of the By-law require a minimum rear yard depth of 6.0 metres, whereas a minimum rear yard depth of 1.65 metres is requested for Unit 12 and 5.11 metres for Unit 11.

For the following reasons:

1. Received public input
2. The proposal conforms to planning policies

**Carried.**

**6. Next Meeting** – April 16, 2025 – City Hall Council Chambers (upper level), located at 1 Wellington Street, Stratford.

**7. Adjournment**

Motion by: R. Black  
Seconded by: J.Nigro

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

Time Start: 4:00pm  
Time End: 4:25pm

**Carried.**

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