



## **Stratford Committee of Adjustment**

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

### **AGENDA**

**Date:** Wednesday, March 19, 2025

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

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

#### **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

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

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

Motion by:

Seconded by:

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

## **5. Current Applications**

### **5.1 A01-25 – 48 Riddell Drive**

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.

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

#### **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.

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

## **7. Adjournment**

Motion by:

Seconded by:

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

**Time Start:**

**Time End:**

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

## **REPORT TO THE COMMITTEE OF ADJUSTMENT**

**Submitted By:** Building & Planning Services Department -  
Planning Division

**Application No.:** A01-25

**Meeting Date:** March 19, 2025

**Owner:** Grandville Inc.

**Agent:** N/A

**Location:** 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 on RP 44M-96, situated on the north side of Riddell Drive off O'Loane Avenue.

**Zoning:** Residential Fourth Density – R4-12 & R4-13

**Official Plan Designation:** Residential Area

**Road Classifications:** Riddell Drive – Local Road

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### **Purpose of Application:**

The purpose of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law 10-2022 with respect to the minimum number of visitor parking spaces and rear yard depth in order to allow the construction of a residential townhouse development comprising thirty-one (31) dwelling units with associated amenity areas, parking, and landscaped spaces.

Variance Requested:

1. Section 5.1 (Table 5.1) of the By-law requires a minimum of ten (10) visitor parking spaces, whereas eight (8) visitor parking spaces are requested.
2. Section 15.4.12 and Section 15.4.13 of the By-law requires 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.

The lands are also subject to Site Plan Application (SP12-24).

## **Background:**

### Attachments

- Map 1 – Zoning & Location Map
- Map 2 – Proposed Site Plan

### Site Characteristics

Existing Use: Vacant  
Frontage: 101.6 m  
Depth: 79.1 m  
Area: 7,500 sq.m (0.75 ha)  
Shape: Irregular

### Surrounding Land Uses to Block 65 (subject property)

North: Lands with residential dwellings; a church is situated further north.  
East: Vacant land zoned for townhouse dwellings; commercial uses are situated further east.  
South: Vacant land zoned for street townhouse dwellings; residential neighbourhoods are situated further south.  
West: Vacant land zoned for street townhouse dwellings; agricultural lands are situated further west.

### Agency Comments

This minor variance application was circulated to agencies for comment on February 21, 2025. The following comments were received:

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

Building has no concerns with the proposed Minor Variance Application.

#### **City of Stratford Clerk's Office:**

No concerns with the application related to parking.

#### **City of Stratford Community Services Department – Parks, Forestry and Cemetery:**

No concerns.

### **Upper Thames River Conservation Authority (UTRCA):**

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. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:

<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

The UTRCA has received the circulation of the following *Planning Act* Applications for review and comments:

- A01-25 for the lands known as 48 Riddell Drive;

The aforementioned subject land is not affected by any regulations made pursuant to Section 28 of the *Conservation Authorities Act*. The UTRCA has *no objections* to the applications, and we have *no* Section 28 approval requirements.

### **Housing Consortium (Invest Stratford):**

The Housing Specialist is in favour of the removal of visitor parking to enable more density of housing onsite. The proponent should consider creating affordable housing units within the project and should reach out to [housing@investstratford.com](mailto:housing@investstratford.com) to discuss incentives to do so.

### **City of Stratford Fire Department – Fire Prevention:**

No concerns or comments.

### **City of Stratford Building and Planning Services Department:**

No concerns or comments.

### **Public Comments**

Notice of the requested variance was distributed to surrounding property owners on February 21, 2025, in accordance with the Planning Act. At the time of this report, public concerns had been received regarding the proposed wooden fence along the northern boundary of the subject property as shown on the proposed site plan attached to this report. Specifically, the adjacent property owner to the north has requested that the proposed wood privacy fence height be increased from 1.8 metres to at least 2.5 metres to enhance privacy. The Zoning By-law requires a board privacy fence with a minimum height of 1.5 metres. Further inquiries were raised regarding the extent of the fence along the northwestern boundary, particularly in relation to the north end of the walkway feature running north/south from Riddell Drive, as well as clarification on whether the fence will be constructed of wood or chain-link.

Following a review by the City's engineering staff, it was confirmed that the fencing proposed at the north end of the walkway will be chain-link, consistent with the existing fencing along the other two sides of the walkway feature.

Any additional public comments received after the finalization of this report will be presented to the Committee of Adjustment for consideration.

## **Analysis:**

### Provincial Planning Statement (PPS)

All planning decisions in the Province of Ontario shall be consistent with the Provincial Planning Statement (PPS) which came into effect on October 20, 2024, which is intended to streamline the provincial planning framework and replaces the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe, with an emphasis on more enabling housing policies. The 2024 PPS provides policy direction on matters of provincial interest relating to Building Homes, Sustaining Strong and Competitive Communities, Infrastructure and Facilities, Wise Use and Management of Resources, and Protecting Public Health and Safety.

Section 2.2 of the PPS states that cities shall provide for an appropriate range and mix of housing options and densities by permitting and facilitating all forms of residential housing required to meet the social, health and well-being requirements of current and future residents. Section 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Staff are of the opinion that the proposal is consistent with the promotion of intensification policies as well as the appropriate range and mix of housing types and densities set forward by the PPS.

Section 45 of the *Planning Act* allows the Committee of Adjustment to grant relief from zoning by-law requirements subject to four tests, as follows:

### Does the request Maintain the Intent and Purpose of the Official Plan?

The property is designated 'Residential' in Schedule A of the Official Plan, which allows for low- and medium-density residential uses, including single-detached, semi-detached, duplex, triplex, and townhouse dwellings. The 'Residential' goals and objectives of the City include maintaining essential neighborhood qualities, privacy, upkeep, public health, safety, and compatibility with the surrounding neighborhood, as well as achieving a mix

of housing types to provide diversity in the housing stock and more affordable housing opportunities.

Additionally, the Official Plan provides the policy framework for medium-density residential uses, emphasizing the need for such developments to be located adjacent to collector and arterial roads, parks, green spaces, community facilities, and commercial zones. The policy framework encourages medium-density uses to provide a seamless transition between adjacent high- and low-density residential developments. Considering that the subject property is to be developed for a medium-density townhouse development adjacent to major arterial and local roads, commercial areas, and community facilities, it conforms to the Official Plan policies.

The proposed development is expected to have minimal effects on the existing low-density residential developments. The Residential goals and objectives of the Official Plan will be maintained, and the development will promote the diversity of the housing stock in the city. As such, the requested variance maintains the general intent and purpose of the Official Plan

#### Does the request Maintain the Intent and Purpose of the Zoning By-law?

The subject lands are zoned as Residential Fourth Density (R4-12 & R4-13) according to the City of Stratford Comprehensive Zoning By-law 10-2022, which permits townhouse dwellings. The applicant is requesting a reduction in the minimum number of required visitor parking spaces from ten (10) to eight (8). Additionally, the applicant seeks to reduce the minimum rear yard depth to 1.65 meters for Unit 12 and 5.11 meters for Unit 11, whereas the by-law requires a minimum depth of 6 meters.

The intent of the minimum rear yard depth provision is to ensure sufficient space for amenity purposes and compatibility from adjacent uses. In the proposed development, the rear yard of the subject property functions as the side yard of the proposed residential dwelling units 11 and 12. The City's Zoning By-law provisions permit a side yard width of 1.5 metres for R4-12 and R4-13 zones. Therefore, planning staff are generally satisfied with the requested rear yard depth variances considering units 11 and 12 would have functional rear yards of 6 metres, consistent with the rear yard depth requirement.

The application intends to reduce the number of visitor parking spaces to eight (8), whereas ten (10) visitor parking spaces are required by the Zoning By-law based on 26 townhouse dwelling units internal to the site. (Note: there is no visitor parking space requirement for the 5 street townhouse units proposed on Riddell Drive). Planning staff are satisfied with this requested variance considering a total of 39 parking spaces are required (26 units at 1.5 spaces per unit) whereas a total of 52 parking spaces are proposed based on 2 spaces per unit (garage and driveway), being 13 spaces over the minimum requirement.



The requested variance will support efficient land use and encourage a mix of residential building types. The requested variances will not negatively impact surrounding properties or the residents' ability to use their property in accordance with the Zoning By-law. As such, staff believe that the requested variances will ensure an adequate distance between the end townhouse dwelling unit and the adjacent property while maintaining residents' privacy. This variance maintains the intent and purpose of the Zoning By-law.

Is the requested variance desirable for the appropriate development of the lands?

The subject property is designated 'Residential' in the City's Official Plan and zoned 'Residential Fourth Density - R4-12 & R4-13' in the City's Zoning By-law. The requested variances are to reduce the number of visitor parking spaces to 8 and the rear yard depths to 1.65 meters for Unit 12, and 5.11 meters for Unit 11, to facilitate the development of townhouse dwellings. Additionally, the application seeks to reduce the number of visitor parking spaces to eight (8), whereas the Zoning By-law mandates ten (10) spaces. The proposed townhouse dwellings comply with all other applicable zoning requirements. Staff are of the opinion that the requested variances are desirable for the appropriate development of the lands.

Is the requested variance minor in nature?

Whether a variance is minor is based on the impact the proposed development is expected to have on the surrounding neighbourhood. It is not expected that the requested variance will have any adverse impact on the character of the area or the ability of adjacent property owners to use their property in accordance with the Zoning By-law. As such, the requested variance is considered minor in nature.

**Recommendation:**

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.

**Reasons**

The requested relief is consistent with the Provincial Policy Statement.

The requested relief also meets the four tests of a minor variance as set out in Section 45(1) of the *Planning Act* as follows:

The requested relief maintains the intent and purpose of the Official Plan as the proposal meets the Residential policies of the Official Plan. The requested relief maintains the intent and purpose of the City's Comprehensive Zoning By-law, as the requested variance will ensure a sufficient distance between the end townhouse dwelling units 12 and 11 and the adjacent property and maintain the privacy of residents.

The requested relief is desirable for the use of the land as it will facilitate the construction of townhouse dwellings on the subject lands.

The requested relief is minor in nature as the requested variance will not affect the ability of neighbouring residents to use their land in accordance with the provisions of the Zoning By-law.

**Prepared  
& Recommended by:**

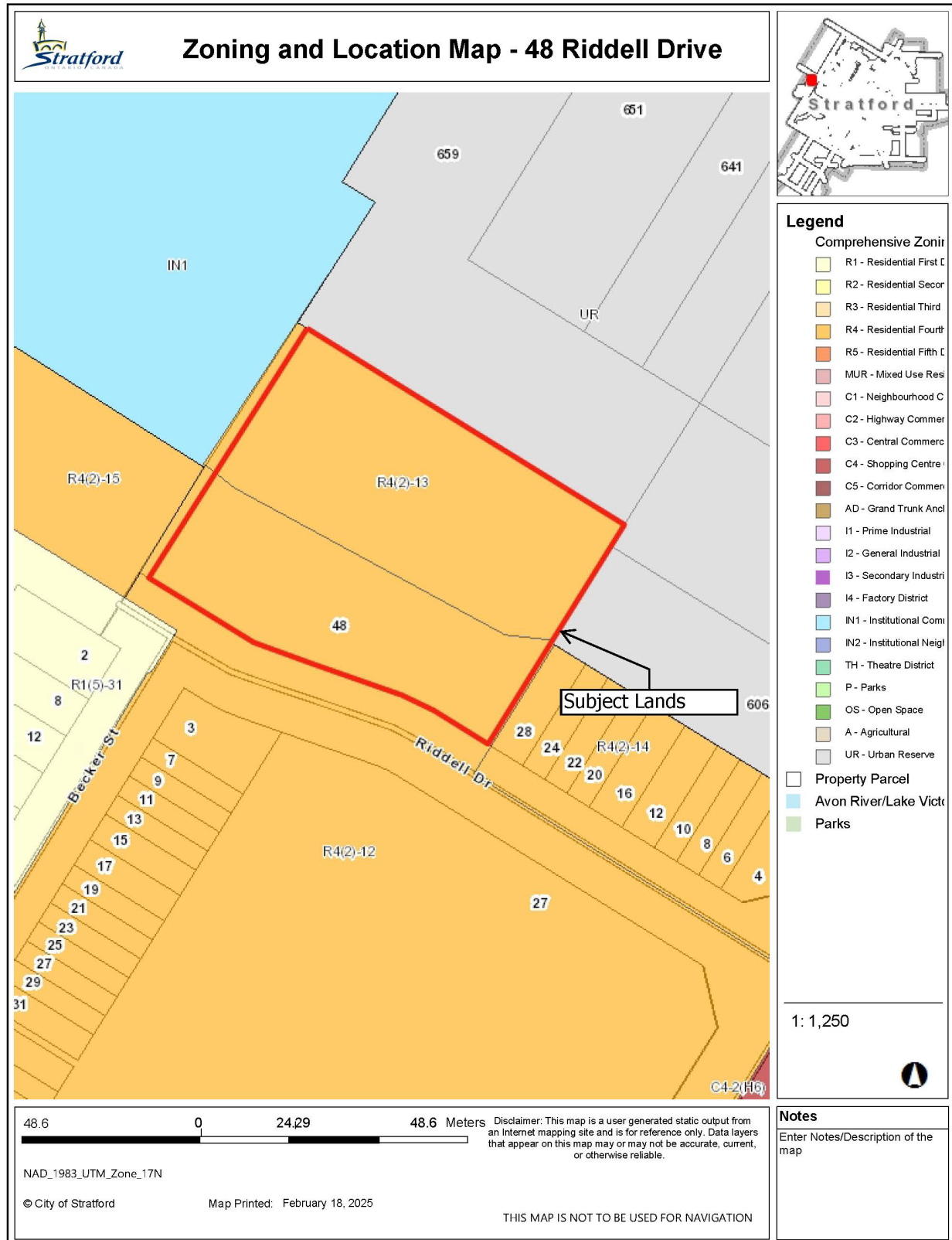
Anu Kumar,  
Planner

**Approved by:**

Marc Bancroft, MPL, MCIP, RPP  
Manager of Planning

**Report finalized:** March 12, 2025

**Map 1 – Location & Zoning Map**  
**File #A01-25**  
**Grandville Inc. c/o Al Allendorf**



[illegible]

Public Comments Received - A01-25- 48 Riddell Drive

**From:** [Peter and Vanessa Mulder](#)  
**To:** [Eva Baker](#); [Marc Bancroft](#)  
**Subject:** Concerns for submission to the Planning Report.  
**Date:** Friday, March 7, 2025 8:35:22 AM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon Marc,

We have some concerns and questions we would like addressed with respect to the Proposed Site Plan for:

Application No.: A01-25

Owner: Grandville Inc. c/o Al Allendorf

Location: 48 Riddell Avenue, legally described as Part of Lot 6, Concession1  
(geographic Township of Downie), now in the City of Stratford; being Block  
65 on Plan 44M-96, situated on the north side of Riddell Drive off O'Loane  
Avenue.

Zoning: R4-12 & R4-13 - Residential Fourth Density

Official Plan Designation: Residential Area

Road Classification: Riddell Drive - Local Road.

### Questions / Concerns

**From:**

**Peter & Vanessa Mulder**

1. ☐☐ The proposed wood fence (north side of Block 65) that runs along our property states a height of 1.8 metres. We request that this be changed to 2.5 metres (8 feet) or greater for additional privacy and to help with traffic noise from the subdivision as we are a residential property, and with regards to the request by the developer to have the rear

yard depths (by - law 6.0 metres) decreased for Unit 11 (reduce to 5.11 metres) and Unit 12 (reduce to 1.65 metres).

***Note: rear yard being side yard which is on the north side of these 2 units that runs along our property line***

**2.** We request that this wood fence run along the entirety of our property line. The north-west section where the walkway ( behind units 1 - 11 ) meets our property line does not clearly indicate if it is indeed a wood fence at the end of this walkway, or if it is chain link.

**3.** Who takes responsibility for this wood fence if repairs are needed once the development is completed?

Thank you

Peter & Vanessa Mulder

Vanessa & Peter Mulder

[REDACTED]

[REDACTED]

## **REPORT TO THE COMMITTEE OF ADJUSTMENT**

**Submitted By: Building & Planning Services Department - Planning Division**

**Application No.: B01-25 & B02-25**

**Meeting Date: March 19, 2025**

**Owner: 1001084680 Ontario Inc.**

**Agent: Keaton Walls**

**Location: 312 Forman Avenue, legally known as PLAN 11 LOT 134, City of Stratford.**

**Zoning: Residential Second Density – R2(1)**

**Official Plan Designation: Residential Area**

**Road Classification: Forman Avenue – Collector Road  
Britannia Street – Local Road**

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### **Purpose of Application B01-25 & B02-25:**

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.



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 would have an area of 84 square metres.

## **Background:**

### Attachments

- Map 1 – Existing Zoning & Location Map
- Map 2 – Severance Sketch
- Figure 1 – Proposed Semi-detached Dwelling Elevations
- Figure 2 – Site Photo
- Figure 3 – Site Photo

### Site Characteristics

Existing Use: Single detached dwelling

Frontage: 25.2 m

Depth: 40.2 m

Area: 1013.04 m<sup>2</sup>

Shape: Rectangular

### Proposal:

	<b>Lands to be Severed</b>	<b>Lands to be Retained</b>
<b>Area</b>	450.2 m <sup>2</sup>	562.8 m <sup>2</sup>
<b>Frontage</b>	11.2 m	14 m
<b>Lot Depth</b>	40.2 m	40.2 m
<b>Road Access</b>	Britannia Street	Britannia Street

### Surrounding Land Uses

North: Semi-detached dwellings, recreational sport fields

East: Religious institution

South: Single detached dwellings

West: Vacant land – residential group home to be developed

### Agency Comments

This severance application was circulated to agencies for comments on February 21, 2025. The following comments were received:

### **City of Stratford Infrastructure Services Department – Engineering Division:**

A damage deposit of \$2,600.00 (plus Administrative Fee and HST) are required prior to construction as per “Schedule E” of the Fees and Charges By-Law 117-2023.

A 1.4416-meter road widening is required from the Forman Avenue frontage as per the Zoning By-Law Schedule B. Forman Avenue between Fraser to Huron requires a 23-meter right-of-way.

New sanitary, storm and water service connections are required for the retained and severed lots. The Engineering Division must be notified by the property owner, requesting the new servicing estimates and installation. The requestor must provide the Engineering Division with a Site Servicing Plan (drawing) which includes the: invert elevation of proposed service at property line, and sizing requirements. The Engineering Division will generate estimates for the work to be completed within the public right-of-way. Based on the estimate generated, deposits will be required for the new service installations within the City of Stratford right-of-way prior to construction. Payment of these deposits are the responsibility of the property owner. City forces are required to install the public drain connections (into the existing sanitary/storm/water main and up to property line). Property owner is responsible for all private drain connections (PDC) on private property. Provide private service connection details once available.

- Two (2) new sanitary services will be required for the retained/severed lots to be tied into the sanitary sewer on Britannia Street. The severed sanitary service will require a servicing easement.
- Two (2) new storm services will be required for the retained/severed lots to be tied into the maintenance hole on Britannia Street. The severed storm service will require a servicing easement.
- Two (2) new water services will be required for the retained/severed lots to be tied into the watermain on Forman Avenue.

A grading plan submission is required when applying for a Building Permit, the Engineering Division will review and approve. Ensure that the grading plan submitted follows the requirements outlined in the City of Stratford Infrastructure Standards and Specification Manual, Section 8.1 – Grading Requirements for Various Situations, Section 8.3 – Grading Design Standards and Section 8.5 – Individual Lot Grading Plans for Building Permit.

- Britannia Street storm sewer does not have capacity to accept additional flow from the entire site, due to existing constraints defined by the catchment area.

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

Demolition Permits are required to be obtained for any existing structures proposed to be removed prior to demolition works commencing. Any questions relating to demolition permits please contact Building Division at [building@stratford.ca](mailto:building@stratford.ca) or 519-271-0250 x 345.

Building Permits are required to be obtained for any proposed structures prior to construction works commencing. Any questions relating to building permit requirements please contact Building Division at [building@stratford.ca](mailto:building@stratford.ca) or 519-271-0250 x 345.

Development Charges at the current residential rate are applicable for each proposed unit. Redevelopment allowances will be calculated and determined if applicable at time of Building Permit Application.

Applicant is to provide all Planning Approvals with their Building Permit Applications.

**City of Stratford Fire Prevention:**

No comments or concerns.

**City of Stratford Community Services Department – Parks Division:**

No concerns.

**City of Stratford Housing Consortium:**

Regarding the proposed severance of land and building of additional housing density at 312 Forman Avenue, the Housing Specialist is in favour of the proposal and the enhanced density that it creates. The proponent should consider providing the Accessory Dwelling units at an affordable or attainable rate. Please reach out to [housing@investstratford.com](mailto:housing@investstratford.com) to learn about financial incentives to provide affordable housing.

**Festival Hydro:**

No concerns – if the project proceeds, customer/contractor to contact Festival Hydro to discuss hydro servicing as well as request a service layout.

**Enbridge Gas Inc.:**

It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. Any service relocation required due to a severance would be at the cost of the property owner. For any encroachments, please contact [ONTLands@enbridge.com](mailto:ONTLands@enbridge.com).

Public Comments

Notice of the proposal was circulated to neighbours within 60 metres of the subject property and published in the Town Crier of the Beacon Herald February 22, 2025. At the time of writing this report, no comments have been received.

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

## **Analysis:**

### Planning Act

Section 51(24) of the Planning Act sets forth criteria for the subdivision of land, including conformity to the Official Plan, suitability of the land to be subdivided, the dimension and shape of proposed lots, viability of utilities and municipal services, and determination of public interest. These criteria are evaluated throughout this report in conformity with the City's Official Plan and Zoning By-law.

In September 2019 and November of 2022, the Government of Ontario passed Bill 108, the More Homes, More Choices Act and Bill 23, the More Homes Built Faster Act. As part of these legislations, changes to Ontario's Planning Act were made. One such change created new requirements for permitting Additional Residential Units (ARUs). As per Section 35.1, a maximum of two ARUs are permitted "as-of-right" on properties containing a single detached dwelling, semi-detached dwelling, or townhouse dwelling, without requiring a Zoning By-law Amendment. In addition, tandem parking for ARUs is now permitted.

The application proposes to sever the existing lot, facilitating the development of a semi-detached dwelling on both properties which will each contain two ARU's. In total this would create six dwelling units, three dwelling units on the severed parcel and 3 dwelling units on the retained lot. The City of Stratford's Zoning By-law Section 4.24 - Second Suites – permits a maximum of one ARU per residential lot and restricts required ARU parking from being in tandem with required parking spaces for the principal dwelling. However, because of the changes to the Planning Act, the Zoning By-law can no longer prohibit two ARUs ancillary to a semi-detached dwelling and tandem parking for second suites. As such, the proposal meets the requirements of the Planning Act.

### Provincial Planning Statement (2024)

All planning decisions in the Province of Ontario shall be consistent with the Provincial Planning Statement (PPS) which came into effect on October 20<sup>th</sup>, 2024, which is intended to streamline the provincial planning framework and replaces the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe, with an emphasis on more enabling housing policies. The 2024 PPS provides policy direction on matters of provincial interest relating to Building Homes, Sustaining Strong and Competitive Communities, Infrastructure and Facilities, Wise Use and Management of Resources, and Protecting Public Health and Safety.

Section 1.1.3 of the PPS states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. Section 1.1.3.4 of the Policy states that appropriate development standards should be

promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety and Section 1.1.3.6 states new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4.3 of the PPS states that cities shall provide for an appropriate range and mix of housing types and densities by permitting and facilitating all forms of residential housing required to meet the social, health and well-being requirements of current and future residents. The policy also supports promotion of densities for new housing which efficiently uses land, resources, infrastructure and public service facilities and supports the use of active transportation and transit in areas where it exists or is to be developed.

Section 2.2 of the PPS states that cities shall provide for an appropriate range and mix of housing options and densities by permitting and facilitating all forms of residential housing required to meet the social, health and well-being requirements of current and future residents. In addition, cities shall permit and facilitate all types of residential intensification, development as well as the introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3. Section 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Staff is of the opinion that the proposal to create a new lot is consistent with the PPS as the proposed development will contribute towards the provision of an appropriate range and mix of housing and densities. The application will create a new residential lot in a planned residential area within the City's built boundary, which is a form of gentle intensification and is a more efficient use of land and municipal infrastructure. As such, staff is satisfied that the proposal is consistent with the PPS.

#### Official Plan

Section 9.5.1 of the Official Plan provides evaluation criteria for consent applications. The applicable criteria for the evaluation of consent applications are outlined below followed by a staff response:

- a plan of subdivision is not required to ensure the proper and orderly development of the lands, which shall generally be where more than five lots are being created and in accordance with the policies of Section 9.3 of this Plan;

*Only one lot is being proposed to be created to accommodate a future residential use.*

- the proposed consents will not adversely affect the financial status of the City;

*This consent will result in a more efficient use of land and municipal infrastructure and as such will not adversely affect the City financially.*

- the proposed use is compatible with adjacent land uses and in an existing built-up residential area the lot size, frontage and configuration of the severed and retained lots shall generally be in keeping with the existing development in the area;

*The proposed semi-detached dwelling on the subject lands is compatible with the surrounding residential area, and the lot frontage and configuration is in keeping with the existing residential neighbourhood.*

- the proposed lots front on, and have direct access from, an improved public road which is maintained on a year-round basis and which is of a reasonable standard of construction;

*The lands to be severed and retained both have frontage onto Forman Avenue and access is proposed to be off of Britannia Street, being designated as a collector and local road respectively under the City's Official Plan. Access to the severed lot is proposed to be facilitated through the creation of an easement on the retained lands.*

- the access to the proposed lot shall not create a traffic hazard or serve to increase an existing traffic hazard as a result of limited sight lines, curves or grades;

*The proposed semi-detached dwelling will be accessed by a driveway that will comply to the requirements of the City's Zoning By-law. Additionally, there were no concerns in this regard identified by the City's Infrastructure Services Department in the circulation of this proposal.*

- the additional lots do not extend or create a strip of development nor limit the potential for development of the retained lands and adjacent lands, and a consent shall be given favourable consideration if it has the effect of infilling;

*This proposal is an infill consent request in a residential area.*

- the proposed lots can be adequately serviced;

*The lands to be severed and retained are capable of being serviced and will be required to as a condition of approval.*

- the lot frontage and area of the proposed lots are adequate for the existing and proposed uses and comply with the Zoning By-law. Where it is not possible to

meet the standards of the Zoning By-law, an amendment or variance shall be required as a condition of approval, where such action is considered appropriate;

*The proposed lot frontage and area meet the requirements of the Zoning By-law for a semi-detached dwelling in the R2(1) zone.*

The City of Stratford Official Plan includes development standards within Section 4.5.3.1 for stable residential areas. Intensification is intended to be modest and incremental, occurring through changes such as accessory apartments and other forms of residential housing. The proposed development promotes intensification of the area by creating a new residential lot that will facilitate the development of a semi-detached dwelling on the subject lands. The application encourages the creation of smaller lot sizes within the area which will allow for a more compact building form that can be serviced through existing infrastructure.

#### Zoning By-law

The property is zoned Residential Second Density – R2(1) in the City of Stratford Zoning By-law 10-2022 and the severed and retained lands will continue to comply with the applicable zoning requirements for lot area, lot frontage, and lot depth. Additionally, the proposed semi-detached dwelling on the subject lands meets all requirements of the R2(1) zone including setbacks, lot coverage, height, and minimum number of parking spaces. As such, staff are satisfied that application B01-25 & B02-25 meets the requirements of the Zoning By-law.

#### **Recommendation:**

**THAT the City of Stratford Committee of Adjustment APPROVE 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, 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.

### **Reasons**

The proposed consent is consistent with the Provincial Planning Statement.

The proposed consent conforms to the City of Stratford Official Plan.

The proposed consent meets all requirements of the City of Stratford Comprehensive Zoning By-law.

**AND THAT the City of Stratford Committee of Adjustment APPROVE 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, 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.

**Reasons**

The proposed consent is consistent with the Provincial Planning Statement.

**Prepared by:**

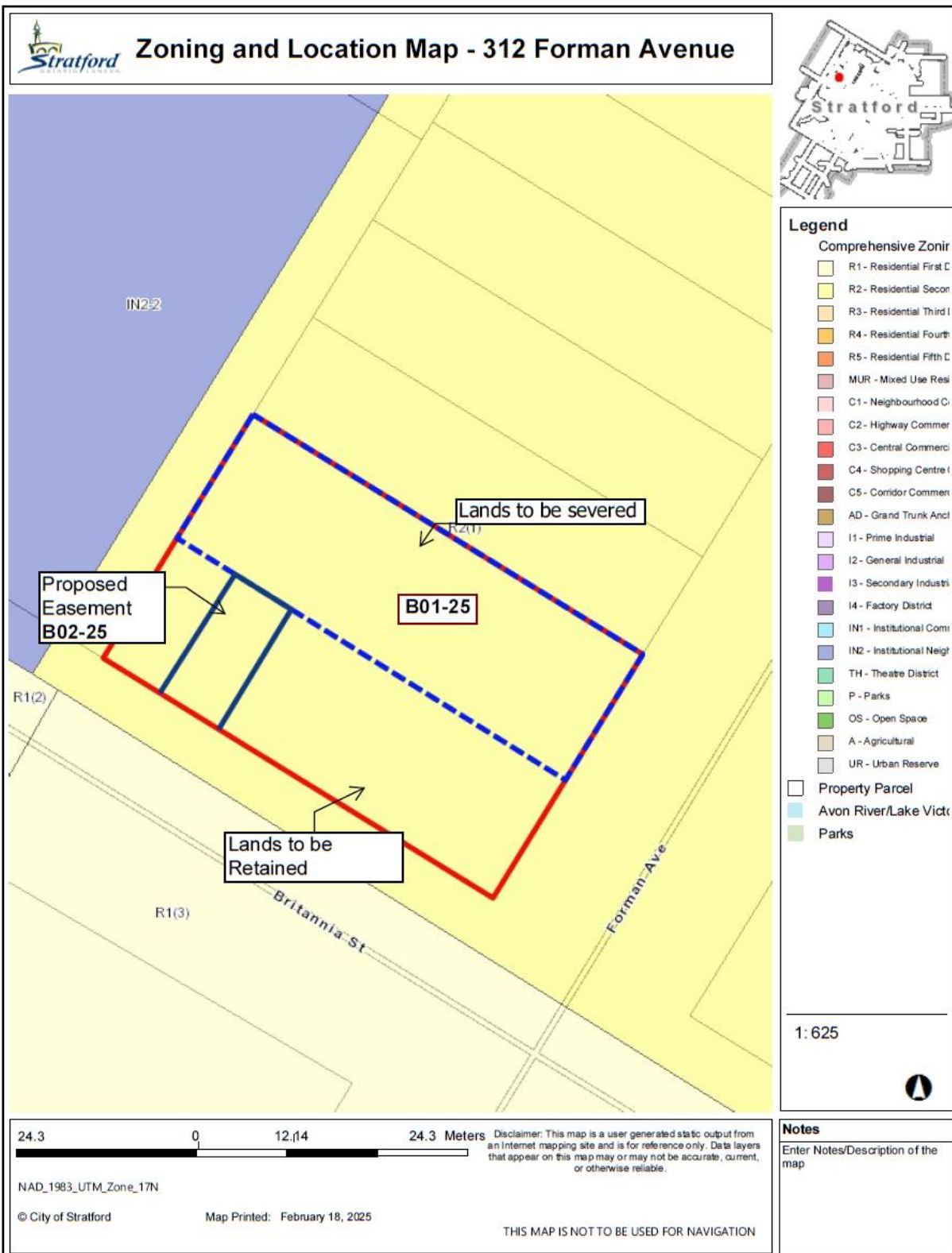
**Alexander Burnett, Intermediate Planner**

**Recommended & approved by:**

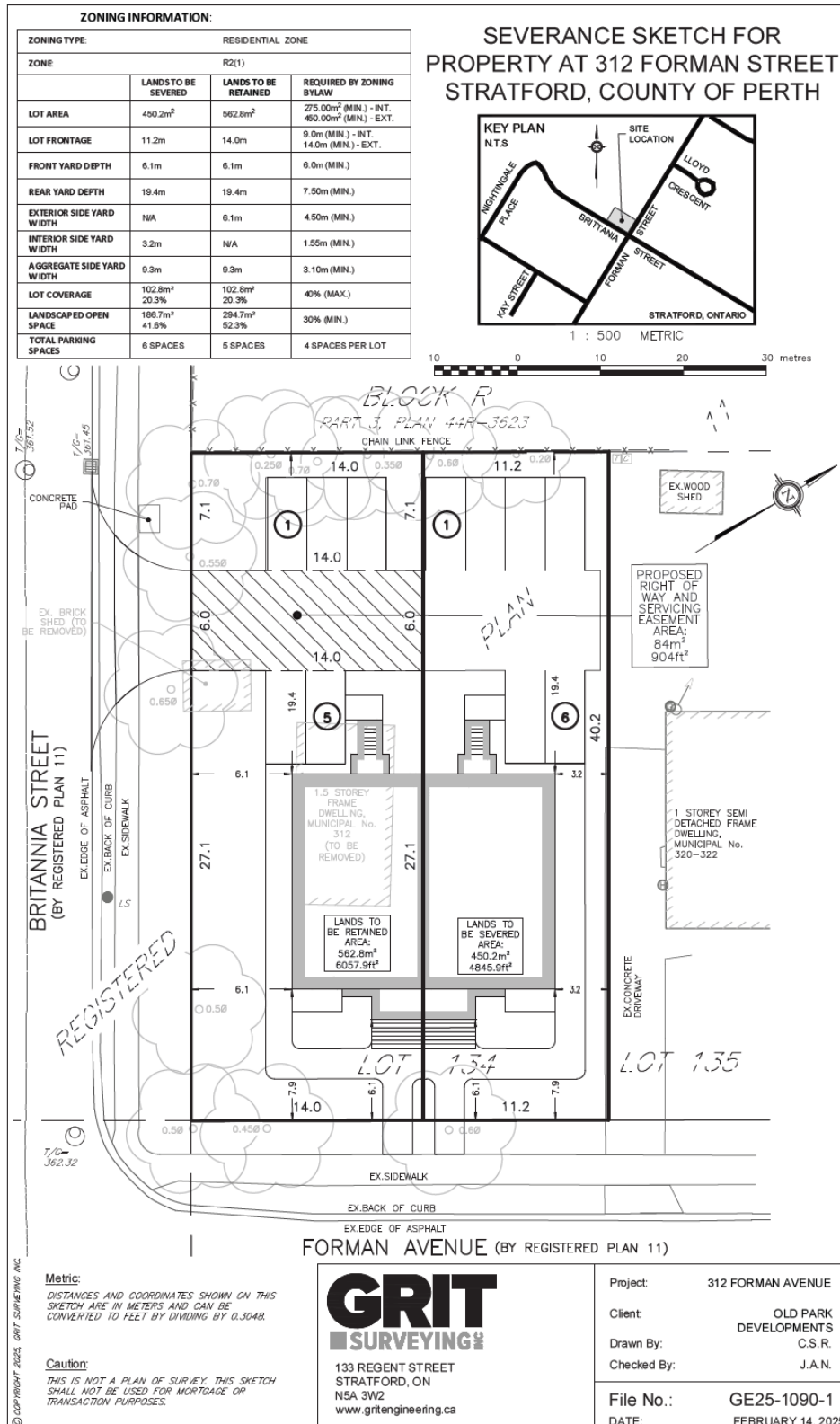
**Marc Bancroft, MPL, MCIP, RPP  
Manager of Planning**

**Report finalized:** March 12, 2025

**Map 1 – Location & Zoning Map**  
**File # B01-25 & B02-25**  
**1001084680 Ontario Inc. – 312 Forman Avenue**



# **Map 2 – Severance Sketch** **File # B01-25 & B02-25** **1001084680 Ontario Inc. – 312 Forman Avenue**



**Figure 1 - Proposed Semi-detached Dwelling Elevations**  
**File # B01-25 & B02-25**  
**1001084680 Ontario Inc. – 312 Forman Avenue**





**Figure 2 – Site Photo from Forman Avenue**  
**File # B01-25 & B02-25**  
**1001084680 Ontario Inc. – 312 Forman Avenue**



**Figure 3 – Site Photo from Britannia Street**  
**File # B01-25 & B02-25**  
**1001084680 Ontario Inc. – 312 Forman Avenue**

