



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, December 17, 2025

Time: 4:00 p.m.

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

Members in Attendance: Chair- Charlene Gordon, Ajay Mishra, Roger Black, Dan Weagant.

Member(s) absent with notice: Andy Bicanic

Staff in Attendance: Marc Bancroft- Manager of Planning, Ryan Queenan- 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

R. Black declared a conflict regarding Item 5.1 – A22-25- due to the proximity of his personal residence.

3. General Business

4. Adoption of the Previous Minutes

Motion by: R. Black

Seconded by: D. Weagant

THAT the minutes from the Stratford Committee of Adjustment hearing dated December 17, 2025 be adopted as printed.

Carried.

5. Current Applications

5.1 B12-25- 52 & 54 Avonwood Drive

The purpose and effect of this application is to sever the eastern portion of the subject lands, municipally known as 52 Avonwood Drive, so that each unit of the existing semi detached dwelling is wholly contained on a separate lot. The proposed severed lot would have an area of 283 m², a depth of 31 m, and a frontage of 9.2 m. The lands to be retained, municipally known as 54 Avonwood Drive, would have an area of 279 m², a depth of 31 m, and a frontage of 9 m. Both the severed and retained lands would have road access to Avonwood Drive, and each currently contains one (1) dwelling unit of the existing two (2) storey semi detached dwelling.

A. Kumar presented the report.

Questions from the Committee: none.

Comments from the Agent on the Application: Colin Vanderwoerd c/o Van Harten Surveying Inc. (agent) provided materials for Committee's review.

Motion by R. Black to accept the materials

Seconded by D. Weagant.

Carried.

Colin states that the purpose of the application is to correct an inadvertent merger. Colin proposed several amendments and removals of the recommended conditions. He states that in consultation with the engineering division, staff are not in a position to support the removal of these conditions. The first condition he proposed to remove was the storm sewer requirement from condition 4 as there would be no need to connect to the storm sewer as conditions are planned to exist as they are today. This would also not be in character with the street. The removal of the storm service requirement would also result in the removal of condition 6.

Additionally there is a suggestion to remove condition 8. This condition would require the applicant to construct new gas lines to each of the new units. Colin states that it is not practical to require an easement and the layout of the existing gas lines is consistent with the rest of the street. Requiring new gas line connections is additional cost and delay to finalize the consent.

Questions from Committee:

C. Gordon- Requested an explanation from staff as to why the properties were merged.

M. Bancroft- Inadvertent mergers can occur with properties that were not created in a plan of subdivision. If parcels adjacent together are in the same name, it can result in the merging of lands in title and this can occur without the owner knowing.

D. Weagant- noted that based on the plans provided by the agent, it appears all of the residences on this section of the street were all serviced the same way. Expressed concern about making a decision without the City's engineering department present.

Discussion occurred about the servicing on the street and concerns with not separating the services where there are currently no easements in place.

D. Weagant- Stated he had several questions for the engineering department to respond to before he is comfortable proceeding to a motion.

Decision of the Committee:

Motion By: R. Black

Seconded By: D. Weagant

THAT the Application for Consent B12-25 – 52 & 54 Avonwood Drive be deferred pending further clarification from the City's Engineering Division regarding servicing requirements as requested by the applicant's agent.

Carried.

5.2 A22-25- 86 Athlone Crescent

The purpose of the application is to permit a reduced parking requirement for a street townhouse dwelling and a proposed second suite (Additional Residential Unit). A total of 3 parking spaces are required for a street townhouse dwelling and the proposed second suite whereas only 2 parking spaces can be provided on the subject property.

The effect of this application is to reduce the required number of parking spaces required for a street townhouse dwelling with a second suite. Of the 2 parking spaces on-site, one space would remain for the principal dwelling unit while the other would serve as the parking space for the proposed second suite. The parking spaces are in tandem.

Variance Requested:

Table 5.1: Minimum Parking Space Requirements – To decrease the minimum required number of parking spaces for a street townhouse dwelling and a second suite (Additional Residential Unit) from 3 to 2 spaces.

-Roger exited the Council Chambers-

R. Queenan presented the report.

Questions from the Committee:

D. Weagant- Asked if the driveway could be altered instead of seeking this variance.

R. Queenan- Responded that in his opinion that would not be the appropriate direction because it would remove the landscaped open space in the front yard.

Comments from the Public:

Vaughn Thurman (adjacent neighbour): Initially expressed concern that the entrance to the secondary suite would be from the rear but the planner's report has since cleared up that confusion and concern. Expressed concern that if all the townhouses had secondary suites then that puts a burden on the services that the town provides to the townhouses. Also stated that allowing these additional units would set a precedent on the street.

Mary Black (neighbour): Expressed concerns about parking on the street in its current state. The frontages of the properties are very narrow and concerned about other units on the street adding units and creating further parking challenges on the street.

Harry Farmer (neighbour): Stated that the application was a little vague and did not discuss the location of the entrance. Expressed concerns over parking on the street currently.

Decision of the Committee:

Motion: A. Mishra

Seconded by: D. Weagant

THAT the City of Stratford Committee of Adjustment APPROVE Application A22-25, submitted by Balaji Ramachandiran & Hemalatha Balaji Jambunathan, for lands legally described as PLAN 545 PT LOT 11 PT LOT 12 AS RP 44R3039 PARTS 5 & 6 WITH ROW in the City of Stratford, and municipally known as 86 Athlone Crescent, as it relates to:

Table 5.1: Minimum Parking Space Requirements – To decrease the minimum required number of parking spaces for a street townhouse dwelling and a second suite (Additional Residential Unit) from 3 to 2 spaces.

Subject to the following condition:

1. That the applicant enters into an Encroachment Agreement to be registered against the title of the subject lands with the City of Stratford to permit the parking of a third vehicle, in tandem, which partially encroaches onto the City Road Allowance albeit clear of the travelled portion of Athlone Crescent, and to the satisfaction of the Manager of Planning.

For the following reasons:

1. The proposed relief is consistent with the Provincial Planning Statement.
2. Public Input was received.
3. The request meets the 4 tests of minor variance.

Carried.

6. Next Meeting – January 21, 2026 – City Hall Council Chambers (upper level), located at 1 Wellington Street, Stratford.

7. Adjournment

Motion by: D. Weagant

Seconded by: A. Mishra

THAT the December 17, 2025 Stratford Committee of Adjustment meeting adjourn.

Carried.

Time Start: 4:02 pm

Time End: 5:12 pm

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