



## **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, June 18, 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**

Committee Member Resignation Notice- Member Justine Nigro

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

Motion by:

Seconded by:

**THAT the minutes from the Stratford Committee of Adjustment hearing dated April 16, 2025 be adopted as printed.**

## **5. Current Applications**

### **5.1 A12-25 – 9 Humber Street**

The purpose of the application is to reduce the minimum setback for a parking area and parking aisle from an arterial road from 7.5 m to 1.5 m.

The effect of the application is to facilitate the development of an industrial warehouse on the subject lands and the associated parking spaces.

Variance Requested:

1. Table 5.3.2: Locations of Driveways, Parking Areas, and Parking Aisles - to reduce the minimum setback for a parking area and parking aisle from an arterial road from 7.5 m to 1.5 m.

### **5.2 A11-25 – Block 24, 25 and 26 on Plan 44M-100**

The purpose and effect of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law with respect to the lot frontage of a corner lot and lot coverage requirements to allow residential development in the form of street townhouse dwellings.

Variance Requested:

1. Section 15.4.31 – To increase the maximum lot coverage for the main building to 55%, whereas the Zoning By-law requires a maximum of 45%. Note, Applications for Minor Variance A17-24, A18-24 and A19-24 allow for a maximum of 50% lot coverage for the main building.

2. Section 15.4.31 – To increase the maximum lot coverage for the main building and accessory building to 60%, whereas the Zoning By-law requires a maximum of 50%.

3. Table 6.4.4 – To reduce the minimum lot frontage requirement for a corner lot to 9 metres, whereas the Zoning By-law requires 12 metres.

### **5.3 A10-25 – 31 Stratford Street**

The purpose of the application is to permit an accessory structure with a second storey and a height of 6.3 m and wall height of 3.2 m, where the Zoning By-law permits a maximum height of 5.0 m or one storey and a maximum wall height of 3.0 m. The application further requests a reduced side yard setback for accessory structures of 0.8 m where 1.0 m is required, a minimum distance of 0.4 m for a fire escape to a lot line where 0.5 m is required, and a maximum floor area of 125 m<sup>2</sup> for an accessory structure where a maximum of 75 m<sup>2</sup> is required.

The effect of the application is to facilitate the conversion of an existing two-storey detached garage into an Additional Residential Unit (ARU), which are currently defined and regulated in the City's Zoning By-law as "Garden Suites" and "Second Suites".

In 2019, the Provincial Government amended the Planning Act through Bill 108, being the "More Homes, More Choice Act", by mandating municipalities to authorize the use of Additional Residential Units through zoning by-laws. In addition, Bill 108 also clarified parking requirements associated with Additional Residential Units.

Variances Requested:

1. Table 4.1.2: Accessory Building or Structure Locations – to decrease the required side yard setback for an accessory structure from 1 m to 0.8 m.

2. Table 4.1.4: Accessory Use Regulations – to increase the maximum height permitted for an accessory structure from 5.0 m to 6.3 m.

3. Table 4.1.4: Accessory Use Regulations – to increase the maximum wall height for an accessory structure from 3.0 m to 3.2 m.

4. Table 4.1.4: Accessory Use Regulations – to increase the maximum floor area permitted for an accessory structure from 75 m<sup>2</sup> to 125 m<sup>2</sup>.

5. Table 4.1.4: Accessory Use Regulations – to permit a second storey accessory structure where a maximum of one storey is permitted.

6. Section 4.20.1 g): Permitted Yard Encroachments – to decrease the minimum distance from a lot line for an unenclosed fire escape from 0.5 m to 0.4 m.

#### **5.4 A09-25 – 67-71 Worsley Street**

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 lot area requirement for the east half of the subject lands, to allow residential development in the form of semi-detached dwelling units to be wholly contained on ultimately separate lots.

Variance Requested:

1. Table 6.4.2 – Regulations in the Residential Second Density (R2-1) Zone: To reduce the minimum lot area requirement for a semi-detached dwelling unit from 275 m<sup>2</sup> to 254.4 m<sup>2</sup>.

A semi-detached dwelling is proposed to be constructed on the subject lands in that each dwelling unit is to be ultimately wholly contained on separate lots. It is anticipated that a lot creation application in the form of a consent (to sever) or part lot control exemption will be requested to allow the lands to be subdivided along the common wall separating the dwelling units. In advance of such application, zoning compliance must be obtained hence this minor variance request is being sought. Zoning compliance is capable of being achieved for the west half of the subject lands as the lands are larger in size in order to accommodate a retaining wall.

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

#### **4. Adjournment**

Motion by:

Seconded by:

**THAT the June 18, 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.: A12-25**

**Meeting Date: June 18, 2025**

**Owner: Builder Importer Inc.**

**Agent: Urban Insights Inc. c/o Ryan Mounsey**

**Location: 9 Humber Street, legally described as Gore Downie CON 3 PT LOT 2 as RP 44R1073 PART 5 & 6 in the City of Stratford.**

**Zoning: I2 – General Industrial**

**Official Plan Designation: Industrial Area**

**Road Classification: Lorne Avenue East – Arterial Road  
Humber Street – Local Road**

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### **Purpose and Effect of Application:**

The purpose of the application is to reduce the minimum setback for a parking area and parking aisle from an arterial road from 7.5 m to 1.5 m.

The effect of the application is to facilitate the development of an industrial warehouse on the subject lands and the associated parking spaces.

Variance Requested:

1. Table 5.3.2: Locations of Driveways, Parking Areas, and Parking Aisles - to reduce the minimum setback for a parking area and parking aisle from an arterial road from 7.5 m to 1.5 m.

### **Background:**

#### Attachments

- Map 1 – Existing Zoning & Location Map
- Map 2 – Proposed Site Plan
- Figure 1 & 2 – Site Photos

### Site Characteristics

Existing Use: Industrial warehouse

Frontage: 59.14 m

Depth: 68.43 m

Area: 4,046.95 m<sup>2</sup>

Shape: Rectangular

### Surrounding Land Uses

North: Industrial uses

East: Industrial uses

South: Industrial uses

West: Industrial uses

### Agency Comments

This minor variance application was circulated to agencies for comments on May 26, 2025. The following comments were received:

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

No concerns.

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

The Engineering Division has no comment or concern regarding this application to reduce the minimum setback for a parking area and parking aisle.

#### **Fire Prevention:**

No concerns.

### Public Comments

Notice of the requested variance was sent to surrounding property owners on May 23, 2025. In addition, notice of the requested variance was published in the Town Crier of the Beacon Herald on May 24, 2025. At the time of writing this report, no comments have been received by members of the public regarding this application.

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

## **Analysis:**

### 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 20th, 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 2.8 of the PPS promotes economic development and competitiveness by requiring municipalities to provide an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs, to provide opportunities for a diversified economic base considering the needs of existing and future businesses, and encouraging the intensification of employment uses. Planning Staff are of the opinion that the proposal to redevelop the existing industrial warehouse on the subject property is consistent with the PPS as the proposed development will intensify an existing industrial use within an employment area and contribute to the City's diversified economic base. As such, staff are satisfied that the proposal is consistent with the PPS.

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

The property is designated "Industrial Area" in the Official Plan. The "Industrial Area" policies allow for a range of permitted uses including warehouses. The goals and objectives of the "Industrial Area" include encouraging the continued development of Stratford as a major centre for diversified employment uses, ensuring that areas are available within the City which are highly suited to meeting the requirements of industry, and protecting employment areas in proximity to major goods movement facilities and corridors. Lorne Avenue East is identified as an arterial road on Schedule "D" of the City's Official Plan.

The applicant has requested a variance to reduce the minimum setback for a parking area and parking aisle from an arterial road from 7.5 m to 1.5 m to facilitate the development of a new warehouse building and its associated parking spaces. As the proposed warehouse use is permitted in "Industrial areas" and encourages Stratford's development as a major centre for diversified employment uses, Staff are satisfied that application A12-25 maintains the 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 General Industrial I2 in the City of Stratford Zoning By-law 10-2022 which permits warehouses. Table 5.3.2 - Locations of Driveways, Parking Areas, and Parking Aisles – requires that parking areas and parking aisles are located a minimum setback of 7.5 metres from arterial roads. As the applicant is proposing to locate parking spaces and a parking aisle a minimum of 1.5 metres from Lorne Avenue East, the requested minor variance is required.

The intent of the minimum setback provision for a parking space or parking aisle in the Zoning By-law is to ensure sufficient landscaping between the street and a property is provided and that parking spaces and aisles are located a safe distance from arterial roads. Other than the setback from Lorne Avenue East, the proposed parking spaces and aisle meet all requirements of the Zoning By-law. Access to the site is proposed to remain from Humber Street, and there is no vehicular access proposed from Lorne Avenue East.

Lorne Avenue East is an arterial road with a design width of 30 metres. Though proposed to be located a minimum of 1.5 metres from the street's right-of-way, the proposed parking spaces and parking aisle will be located approximately 10 metres from the traveled portion of Lorne Avenue East. Additionally, the existing Hydro One infrastructure located within the City's right-of-way will limit the expansion of Lorne Avenue East southwards. As such, staff do not anticipate any safety concerns resulting from the proposed parking spaces. The provided landscaping strip between Lorne Avenue East and the proposed parking spaces meet the minimum width of a planting strip requirement in the Zoning By-law. Additional landscaping as well as other details such as surface lighting and stormwater management control will be addressed through the ongoing Site Plan Amendment application for the subject lands. As such, Staff are of the opinion that the proposed parking spaces and parking aisle do not prevent appropriate landscaping from being provided on site. As a result, Planning Staff are satisfied that the requested minor 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 lands are designated as "Industrial Area" in the City's Official Plan and zoned General Industrial in the Zoning By-law. The requested variance is to reduce the minimum setback for a parking area and parking aisle from an arterial road from 7.5 m to 1.5 m to facilitate the development of a new warehouse building and its associated parking spaces. The proposed warehouse development is in compliance with all other applicable Zoning requirements, conforms with the policies of the Official Plan, and is subject to a Site Plan Agreement with the City. As a result, Staff are of the opinion that the requested variance is desirable for the appropriate development of the lands.

Is the requested variance minor in nature?

Whether a variance is minor is evaluated in terms of the impact the proposed development is expected to have on the surrounding neighbourhood. It is not expected that the requested variance to reduce the setback for a parking area and parking aisle from an arterial road will have an adverse impact on the surrounding area or the ability of adjacent property owners to use their property in accordance with the Zoning By-law.

**Recommendation:**

**THAT the City of Stratford Committee of Adjustment APPROVE Application A12-25, submitted by Builder Importer Inc., for lands legally described as Gore Downie CON 3 PT LOT 2 as RP 44R1073 PART 5 & 6 in the City of Stratford, and municipally known as 9 Humber Street, as it relates to:**

1. Table 5.3.2: Locations of Driveways, Parking Areas, and Parking Aisles - to reduce the minimum setback for a parking area and parking aisle from an arterial road from 7.5 m to 1.5 m.

The proposed relief is consistent with the Provincial Planning Statement.

And the proposed relief 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 conforms to the "Industrial Area" goals and objective policies of the Official Plan.

The requested relief maintains the intent and purpose of the City's Zoning By-law as the proposed parking spaces and aisle will not have any negative safety or landscaping impacts.

The requested relief is desirable for the use of the land as it will facilitate the development of the proposed warehouse and its associate parking.

The requested relief is minor in nature as the reduction in the minimum setback for parking spaces and a parking aisle from an arterial road will not affect the ability of neighbouring property owners to use their land in accordance with the provisions of the Zoning By-law.



**Prepared by:**

Alexander Burnett, Intermediate  
Planner

**Reviewed, Recommended, & Approved by:**

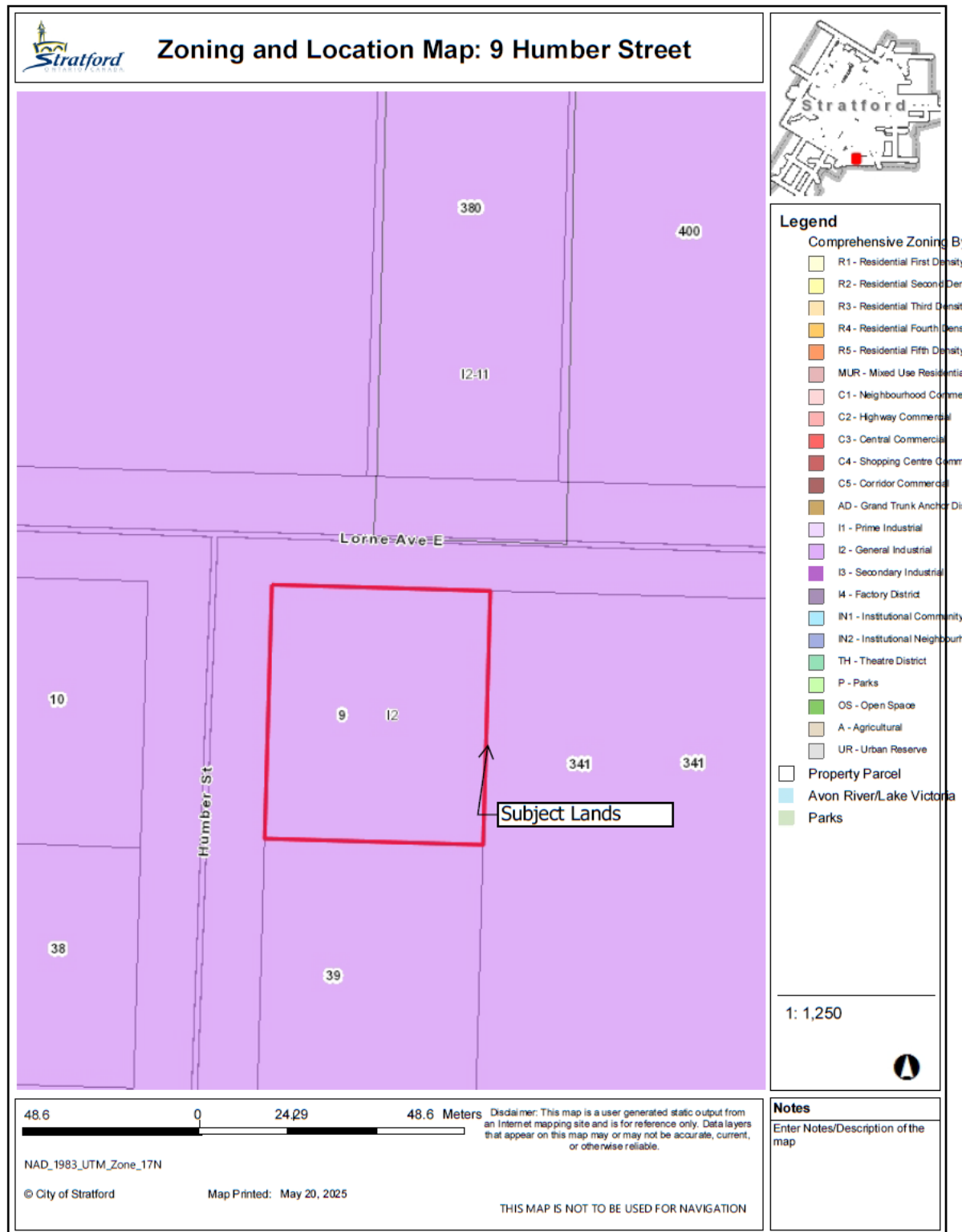
Marc Bancroft, Manager of  
Planning, MPL, MCIP, RPP

**Report finalized:** June 11<sup>th</sup>, 2025

## Map 1 – Location & Zoning Map

File # A12-25

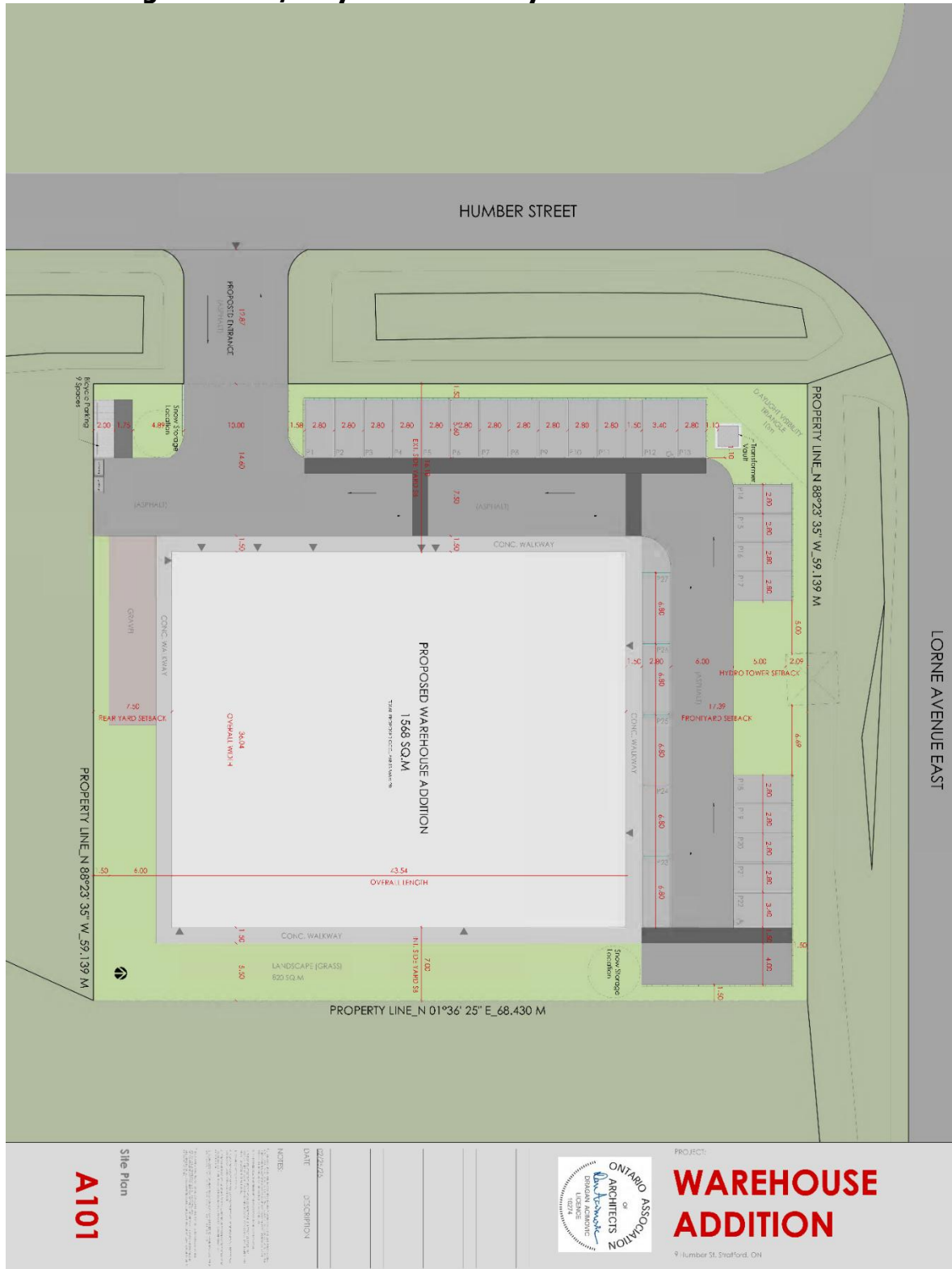
Urban Insights Inc. c/o Ryan O. Mounsey – 9 Humber Street



## Map 2 – Proposed Site Plan

File # A12-25

Urban Insights Inc. c/o Ryan O. Mounsey – 9 Humber Street



Requests for enlarged copies of these documents can be sent to [planning@stratford.ca](mailto:planning@stratford.ca).



**Figure 1 & 2 – Site Photos**

**File # A12-25**

**Urban Insights Inc. c/o Ryan O. Mounsey – 9 Humber Street**



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

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

**Application No.: A11-25**

**Meeting Date: June 18, 2025**

**Owner: Sifton Properties Limited**

**Agent: Devon Posthumus**

**Location: Block 24, 25 and 26 on Plan 44M-100, legally described as Part of Lot 1, Concession 3 (geographic Township of Ellice) in the City of Stratford; more specifically, the subject lands are situated on the north side of Johnson Street, east and west sides of Hardwick Avenue, and east side of Beatty Avenue.**

**Zoning: R1(5)-39 - Residential First Density & R4-31- Residential Fourth Density**

**Official Plan  
Designation: Residential Area**

**Road Classifications: Johnson Street, Beatty Avenue and Hardwick Avenue –  
Local Roads**

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### **Purpose of Application:**

The purpose and effect of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law with respect to the lot frontage for corner lots and lot coverage requirements to allow residential development in the form of street townhouse dwellings.

#### **Variances Requested:**

1. Section 15.4.31 – To increase the maximum lot coverage for the main building to 55%, whereas the Zoning By-law requires a maximum of 45%. Note, Applications for Minor Variance A17-24, A18-24 and A19-24 apply to the subject lands and allow for a maximum of 50% lot coverage for the main building.

2. Section 15.4.31 – To increase the maximum lot coverage for the main building and accessory building to 60%, whereas the Zoning By-law requires a maximum of 50%.
3. Table 6.4.4 – To reduce the minimum lot frontage requirement for corner lots to 9 metres, whereas the Zoning By-law requires 12 metres.

The subject application is being requested to facilitate the creation of free-hold street townhouse dwellings units where each dwelling unit would be wholly contained on a separate parcel of land. A part lot control application has been filed with the City to allow the lands to be subdivided along the common wall separating the dwelling units, which has been deferred pending the approval of this variance application. In that regard, it is important to note that this variance application is being requested to address a technicality based on free-hold housing tenure in that the frontage and lot coverage requirements are calculated on an individual lot basis. If the blocks were to not to be subdivided and used to accommodate street townhouse rental units alternatively, this variance application would not be required.

On June 19 2024, the Committee of Adjustment approved Applications for Minor Variance A17-24, A18-24 and A19-24 which permitted:

Reduced interior side yard width: 2.5 m to 1.5 m (Block 24) & 2.5m to 1.2m (Block 25 & 26)

For Blocks 24, 25 and 26, the following applies:

Reduced exterior side yard depth: 6.0 to 3.0 m

Increased maximum lot coverage for main building: 45% to 50%

Increased maximum density: 45 upnh to 50 upnh

There were no concerns raised by the public in the circulation of the above-noted minor variance applications.

On June 27 2022, City Council approved a redline amendment to the original draft plan of subdivision (File No. 31T18-002) which modified the lotting to generally allow the creation of the same three (3) blocks that are subject to this minor variance application. At the same time, By-law No. 88-2022 was passed by City Council being a zoning by-law amendment, to generally permit the development of the proposed street townhouse dwellings subject to site-specific provisions. At the time of the processing of the foregoing applications, there were no concerns raised by the public.

## **Background:**

### Attachments

- Map 1 – Location Map
- Proposed Site Plan – Block 24 on Plan 44M-100
- Proposed Site Plan – Block 25 and 26 on 44M-100
- Site Photograph 1
- Site Photograph 2
- Site Photograph 3
- Site Photograph 4

### Site Characteristics

Existing Use: Vacant lands (55 townhouse units proposed)  
Total Frontage: 101m on Hardwick Avenue (Block 24), 134 m on Hardwick Avenue (Block 25), 134 m on Beatty Avenue (Block 26)  
Depth: 31m approximately  
Area: 11,553 sq.m (1.2 ha)  
Shape: Generally regular

### Surrounding Land Uses to Block 24, 25 and 26 on Plan 44M-100 (Subject Property)

North: Proposed single-detached residential lots  
East: Proposed single-detached residential lots  
South: Single-detached residential dwellings  
West: Single-detached residential dwellings

### Agency Comments

This minor variance application was circulated to agencies for comment on May 23, 2025. The following comments were received:

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

No concerns from the Building Division for this application.

#### **City of Stratford Infrastructure Services Department – Climate Action**

No comments from the Climate Action Division for this application.

#### **City of Stratford Infrastructure Services Department - Engineering**



The Engineering Division has no comment or concern regarding this application, as it is consistent with previous subdivision design submissions received. 3.2.

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

The subject lands associated with application A11-25 are not affected by any regulations made pursuant to Section 28 of the *Conservation Authorities Act*. The UTRCA has *no objections* to the application.

### **Upper Thames River Conservation Authority (UTRCA): Source Water 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. 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/>

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

No comments or concerns from Fire Prevention.

### **Public Comments**

Planning staff have received comments from a neighbouring property owner opposing the proposed townhouse development, as they believe that this development would negatively impact the neighbourhood character due to increased density. They have concerns regarding loss of privacy due to overlooking from second-storey windows and the increased density will lead to greater shadowing and negatively impact the enjoyment of their rear yard. It will also negatively impact the market value of property in the neighbourhood. Additionally, the neighbouring property owners is of the opinion that the townhouse proposal is driven by the developer's commercial interests rather than good planning principles. A letter from the neighbouring property owner has been attached to this report for reference.

### **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. This statement is intended to streamline the provincial planning framework and replace 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 1.1.1 of the PPS emphasizes the importance of creating healthy and livable communities through efficient land use and a mix of housing options and services. Additionally, Section 1.1.3.2 of the PPS supports residential intensification within settlement areas, particularly where infrastructure and public services are available. The proposal is consistent with the policies of the PPS, as the proposed development supports the creation of a complete community by providing a compact, ground-oriented housing type that can accommodate a diverse range of residents. The proposed townhouse dwellings support gentle intensification while maintaining compatibility with surrounding developments.

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 subject property is designated as 'Residential Area' in Schedule A of the Official Plan, permitting low and medium-density residential uses, including single-detached, semi-detached, duplex, triplex, and townhouse dwellings (Section 4.5 of the City of Stratford Official Plan). The City's goals and objectives for the 'Residential Area' designation include maintaining essential neighbourhood qualities such as privacy, upkeep, public health, safety, and compatibility with the surrounding area. Additionally, the policy aims to enhance housing diversity and provide more affordable housing opportunities.

The City's Official Plan encourages appropriate residential intensification to make efficient use of underutilized lots within the city. The additional lot coverage requested for the proposed development will provide townhouse dwellings with more functional interior spaces and outdoor amenity areas, meeting the evolving needs of current and future residents, and market demands. The two-storey height and massing of the proposed townhouses generally align with the intent of the proposed draft plan of subdivision, maintaining the existing streetscape through similar building heights, side yard setbacks, and a comparable form of low to medium-density development.

Furthermore, as per the City's Official Plan, new developments shall ensure safe sightlines and adequate access for vehicles and pedestrians. The proposed reduction in lot frontage for corner lot adheres to Zoning By-law requirements for visibility triangles thereby maintaining public safety and functional pedestrian and vehicular circulation at street intersections. Hence, the requested variances will meet the general intent and purpose of the Official Plan.

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

The subject property is zoned as R1(5)-39 - Residential First Density & R4-31- Residential Fourth Density according to the City of Stratford Comprehensive Zoning By-law 10-2022, which permits diverse housing types that comprise single detached dwellings, semi-detached dwellings and townhouse dwellings. The subject lands received approval for Draft Plan of Subdivision 31T18-002. Accordingly, all engineering, environmental and traffic considerations were addressed as part of the draft plan of subdivision and previous zoning approval and have been implemented through the registered subdivision agreement that applies to the lands.

It is also to be noted that the City's Committee of Adjustment had previously granted minor variance approvals for applications - A17-24, A18-24 and A19-24 to allow in this case for a maximum of 50% lot coverage for the main building on the subject lands. However, due to changes in design requirements, the applicant applied these constraints only to the proposed townhouse blocks, not to individual townhouse lots on the proposed site plan. Thus, the applicant is requesting an additional increase in maximum lot coverage for the main building to 55%, whereas the Zoning By-law requires a maximum of 45%. Variance is also being requested to increase the maximum lot coverage for the main building and accessory building to 60%, whereas the Zoning By-law requires a maximum of 50%. Furthermore, the applicant is requesting to reduce the minimum lot frontage requirement for a corner lot to 9 metres, whereas the Zoning By-law requires 12 metres.

The intent of the lot coverage provision in the Zoning By-law is to ensure sufficient building setbacks and open spaces within a lot. Despite the increased lot coverage, the proposed townhouse development maintains adequate setbacks, landscaped open spaces and parking spaces within individual lots. The future residents of these townhouse dwellings will benefit from the additional lot coverage that allows for more efficient floor layouts, larger rooms sizes, and yards that ensure sufficient private outdoor spaces.

The variance is also being requested to reduce the lot frontage for a corner lot to 9 metres, whereas the zoning by-law requires 12 metres. The intent of the lot frontage on corner lot requirement of the zoning by law is to ensure a safe, accessible and appropriately scaled built form on corner lots. The proposed 9 m frontage will meet the minimum visibility triangle requirements of the Zoning By-law (Section 4.7.2), which requires a minimum visibility triangle of 3.0 m for Local Roads. Note, the proposed front yard depth for the townhouses on corner lots are 6 m, with an exterior side yard width of 3 m, which would result in a visibility triangle of 6 m that meets the visibility triangle requirements of the Zoning By-law. The proposed 9 m frontage will still maintain visibility for vehicles and pedestrian at the intersection. To ensure there is no driveway access from corner lots onto flanking streets and in the absence of a 0.3 m reserve, planning staff is recommending a condition that driveway accesses only be allowed

from fronting streets being Beatty Avenue and Hardwick Avenue. Hence, the requested variances will meet the general 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 Area' in the City's Official Plan. The subject property is zoned as R1(5)-39 - Residential First Density & R4-31- Residential Fourth Density according to the City of Stratford Comprehensive Zoning By-law 10-2022. The requested increased lot coverage for the main building and, also for the main building and the accessory building would allow for a suitable development envelope while providing adequate outdoor amenity spaces. The reduction in lot frontage for the corner lots will still accommodate dwellings that will not significantly impact visibility for pedestrian and vehicles at intersections. Thus, the requested relief can be considered desirable for the development of the land, as it maintains the low-rise residential density and built form contemplated in the Residential Areas policies of the Official Plan and no negative impacts to adjacent properties are anticipated as a result of the variances.

Is the requested variance minor in nature?

Whether a variance is minor is evaluated based on the impact the proposed development is expected to have on the surrounding neighbourhood. The requested variance would not cause adverse impacts to the property, neighbouring lands or the broader community. The reduction in lot frontage for the corner lots by 3 metres (from 12 to 9m) and 10 percent increase in coverage for the main building (from 45% to 50%), and 10 percent increase in combined coverage for the main building and the accessory building (50%-60%) are relatively minor deviations from zoning standards. This is also considering there are at least five (5) site-specific Residential Fourth Density (R4) Zones in other areas of the City which generally allow for the same lot coverage requirements being requested. Hence the requested variances are minor in nature.

**Recommendation:**

That the City of Stratford Committee of Adjustment approve Application for Minor Variance A11-25, submitted by Sifton Properties Limited, for lands legally described as Block 24, 25 and 26 on Plan 44M-100, being Part of Lot 1, Concession 3 (geographic Township of Ellice) in the City of Stratford.

1. Section 15.4.31 – To increase the maximum lot coverage for the main building to 55%, whereas the Zoning By-law requires a maximum of 45%.
2. Section 15.4.31 – To increase the maximum lot coverage for the main building and accessory building to 60%, whereas the Zoning By-law requires a maximum of 50%.
3. Table 6.4.4 – To reduce the minimum lot frontage requirement for a corner lot to 9 metres, whereas the Zoning By-law requires 12 metres.

## **Condition**

1. That all driveways for the street townhouse dwelling units be accessible from Beatty Avenue and Hardwick Avenue only.

## **Reasons**

The requested relief is consistent with the Provincial Planning 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 proposed relief maintains the general intent and purpose of the City's Zoning By-law as the development is generally in keeping with the intent of the R1(5)- 39 and R4(2)-31 zone and the increased coverage and reduced lot frontage for the corner lot are not anticipated to create unacceptable adverse impacts on neighbouring lands.

The requested relief is desirable for the use of the land, as it will provide additional functional spaces for townhouse dwellings while still retain sufficient amenity space.

The proposed relief is minor in nature as the proposed increased coverage and reduced lot frontage for corner lots are minor deviations from the provisions of the City's Zoning By-law and are generally consistent with other townhouse developments in the city.

**Prepared & Recommended by:**

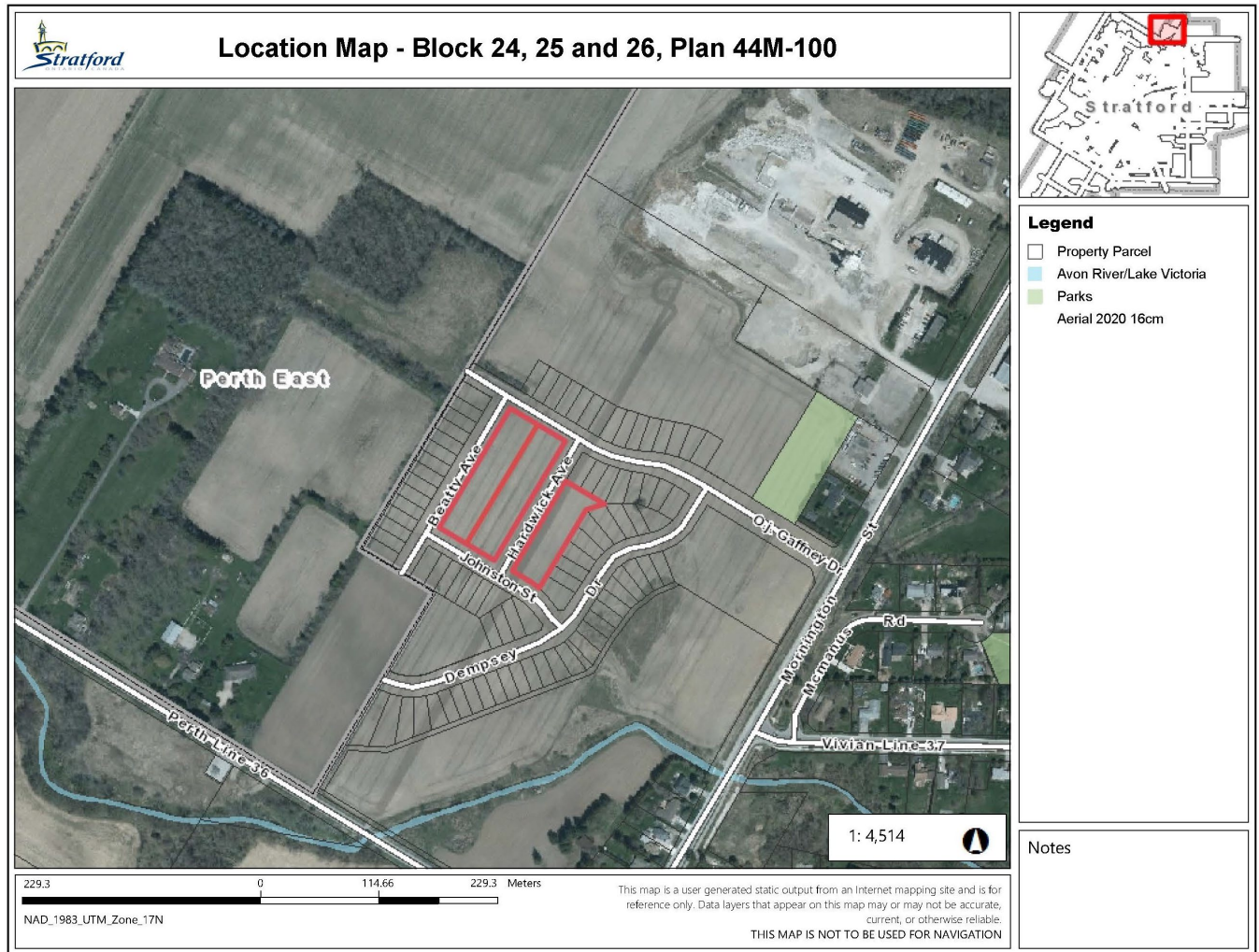
Anu Kumar, Planner

**Approved by:**

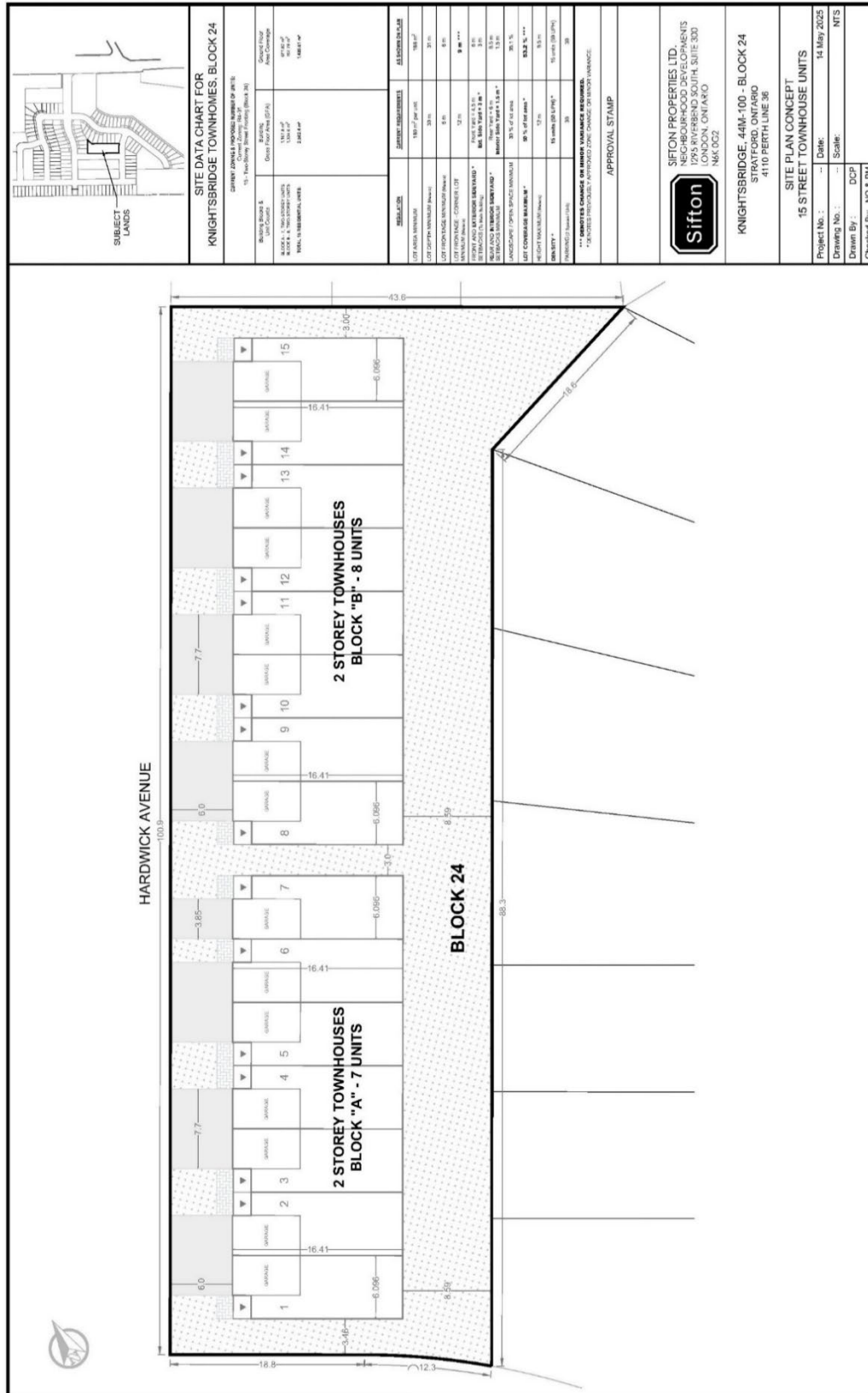
Marc Bancroft, MPL, MCIP, RPP  
Manager of Planning

**Report finalized:** June 12, 2025

**Location Map**  
**File # A11-25**  
**Sifton Properties Limited**  
**Block 24, 25 and 26 on Plan 44M-100**

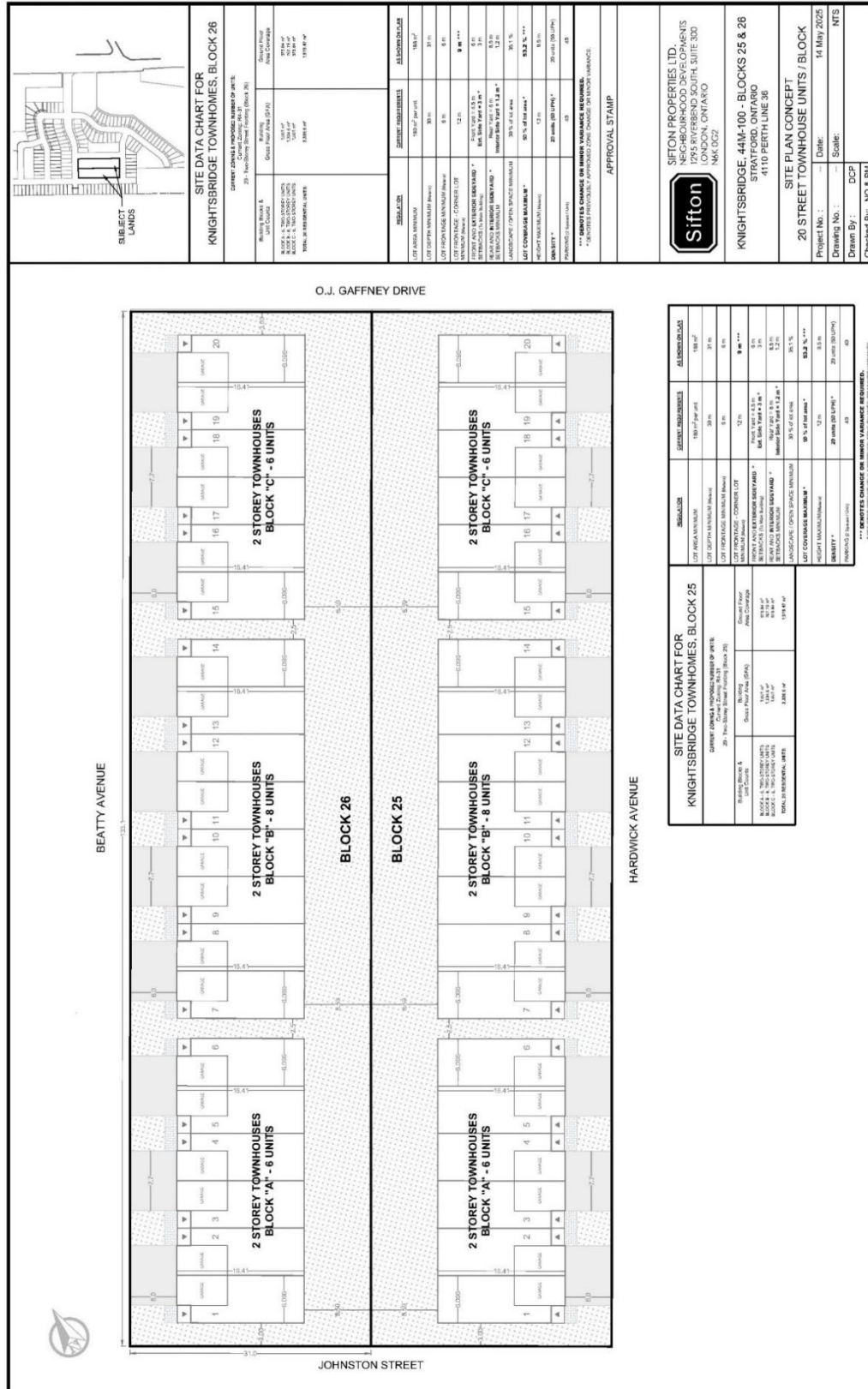


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**File # A11-25**

**Sifton Properties Limited**

*View of the subject lands from O.J Gaffney Drive*



**Site Photograph 2**

**File # A11-25**

**Sifton Properties Limited**

*View of the subject lands from Beatty Avenue*





**Site Photograph 3**

**File # A11-25**

**Sifton Properties Limited**

*View of the subject lands from Johnston Street*



**Site Photograph 4**

**File # A11-25**

**Sifton Properties Limited**

*View of the subject lands from Hardwick Avenue*



Public Comments received- Application A11-25 – Block 24, 25 and 26 on Plan 44M-100

**From:** Young Kim [REDACTED]  
**Sent:** June 8, 2025 6:43 PM  
**To:** Planning Division <Planning@stratford.ca>  
**Subject:** Objection to Application(s) for land directly adjacent to 136 Dempsey Drive

**To:** The City of Stratford Committee of Adjustment  
**CC:** The City of Stratford Planning Division  
**From:** Young Soo Kim & Kwee Ok Kim, [REDACTED]  
**Date:** June 8, 2025  
**Subject: Objection to Application(s) for land directly adjacent to 136 Dempsey Drive**

Dear Members of the Committee of Adjustment,

We are writing to express our formal objection to the proposed development of '2 Storey Townhouses' on the parcel of land located directly behind our property at [REDACTED]. We understand a planning application has been submitted to permit this development, which represents a significant departure from the original plan for this community.

When we, and many of our neighbours, purchased our homes, the development was marketed and presented as a community of single-family detached homes. This established character was a primary factor in our decision to invest in this neighbourhood. The current proposal to introduce a higher-density housing form is contrary to the expectations set for residents and would fundamentally alter the nature of our community.

Our objections are based on the following planning concerns:

1. **Negative Impact on Neighbourhood Character:** The introduction of two-storey townhouses in an area established with detached homes would create an inconsistent and disruptive streetscape. The proposed increases in density, building mass, and lot coverage are out of character with the existing built form and would detract from the cohesive nature of the neighbourhood.
2. **Loss of Privacy and Amenity Space:** The application reportedly seeks reductions in side yard setbacks and an increase in lot coverage. For our property and those of our direct neighbours, this will result in a significant loss of privacy due to overlooking from second-storey windows. Furthermore, the increased density will lead to greater shadowing and a reduced sense of open space, negatively impacting the enjoyment of our private amenity areas (our backyards).
3. **Adverse Financial Impact:** A development that is inconsistent with the established character of the neighbourhood and diminishes privacy and amenities can have a destabilizing effect on property values. The proposed change introduces uncertainty and risks adversely impacting not only our investment but the investments of all homeowners who bought based on the original community plan.
4. **Inappropriate Development Precedent:** This proposal appears to be driven by the developer's commercial interests rather than the principles of good planning and community-building. Approving such a drastic change sets a negative precedent, suggesting that the established character of a neighbourhood can be easily set aside for a developer's benefit.

We respectfully request that the Committee of Adjustment refuse this application. The City of Stratford has a duty to ensure that new development is compatible with its surroundings and protects the stability and character of existing residential neighbourhoods. Upholding the original vision for our community is essential to protecting the investments and the quality of life of current residents.

Thank you for your time and consideration of our serious concerns.

Regards,

Young Soo Kim & Kwee Ok Kim

[Redacted Signature]

Tel: [Redacted]

Email: [Redacted]

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

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

**Application No.: A10-25**

**Meeting Date: June 18, 2025**

**Owner: Tim and Brenda McDonnell**

**Agent: R. Ritz Architect Inc. c/o Darryl Wettlaufer**

**Location: 31 Stratford Street, legally described as Plan 55 S PT LOT 139  
N PT LOT 138 in the City of Stratford.**

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

**Official Plan Designation: Residential Area**

**Road Classification: Stratford Street – Local Road**

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### **Purpose and Effect of Application:**

The purpose of the application is to permit an accessory structure with a second storey and a height of 6.3 m and wall height of 3.2 m, where the Zoning By-law permits a maximum height of 5.0 m or one storey and a maximum wall height of 3.0 m. The application further requests a reduced side yard setback for accessory structures of 0.8 m where 1.0 m is required, a minimum distance of 0.4 m for a fire escape to a lot line where 0.5 m is required, and a maximum floor area of 125 m<sup>2</sup> for an accessory structure where a maximum of 75 m<sup>2</sup> is required.

The effect of the application is to facilitate the conversion of an existing two-storey detached garage into an Additional Residential Unit (ARU), which are currently defined and regulated in the City's Zoning By-law as "Garden Suites".

### **Variances Requested:**

1. Table 4.1.2: Accessory Building or Structure Locations – to decrease the required side yard setback for an accessory structure from 1 m to 0.8 m.
2. Table 4.1.4: Accessory Use Regulations – to increase the maximum height permitted for an accessory structure from 5.0 m to 6.3 m.
3. Table 4.1.4: Accessory Use Regulations – to increase the maximum wall height for an accessory structure from 3.0 m to 3.2 m.

4. Table 4.1.4: Accessory Use Regulations – to increase the maximum floor area permitted for an accessory structure from 75 m<sup>2</sup> to 125 m<sup>2</sup>.
5. Table 4.1.4: Accessory Use Regulations – to permit a second storey accessory structure where a maximum of one storey is permitted.
6. Section 4.20.1 g): Permitted Yard Encroachments – to decrease the minimum distance from a lot line for an unenclosed fire escape from 0.5 m to 0.4 m.

## **Background:**

### Attachments

- Map 1 - Existing Zoning & Location Map
- Map 2 - Site Plan
- Figure 1 - Elevations
- Figure 1 - Site Photos

### Site Characteristics

Existing Use: Single detached dwelling  
Frontage: Approximately 20.71 m  
Depth: Approximately 33.71 m  
Area: 698.13 m<sup>2</sup>  
Shape: Rectangular

### Surrounding Land Uses

North: Single detached dwellings  
East: Single detached dwellings  
South: Apartment building, single detached dwellings  
West: Single detached dwellings, semi-detached dwelling, townhouse dwellings.

### Agency Comments

This minor variance application was circulated to agencies for comments on May 26, 2025. The following comments were received:

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

Building Permits will be required to be applied for prior to any construction commencing. All planning approvals are to be provided with the building permit application.

A legal survey will be required as part of the building permit application.

Please note reduced setbacks of the structure to property lines may impact Ontario Building Code requirements for construction and allowable openings along the exposed building face.

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

Section 6.7.7 – Rainwater Leaders: For infill or redevelopment, rainwater leaders for all buildings shall discharge to grade onto concrete splash pads in landscaped areas and directed to side yard swales, where proper drainage can be achieved and no adverse impact to neighbouring properties will occur.

It is the property owner's responsibility to confirm that the existing sanitary/water services are appropriately sized for the intended use in accordance with the OBC. If the existing services are to be used, confirm their condition prior to connecting. Provide service connection details to the Engineering Division once available.

**Fire Prevention:**

No comments at this time.

**Stratford Housing Division:**

In regard to 31 Stratford Street, the housing division of InvestStratford is in favour of additional gentle density in the form of Accessory Residential Units in Stratford.

**Festival Hydro:**

No hydro related concerns with the proposal. If there is a need to upgrade the existing hydro service or change the number of hydro metres, the customer, or customers contractor is to reach out to Festival Hydro to request a service layout.

**CN Rail:**

CN requests for the implementation of the following criteria as condition of an eventual application approval:

- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of the proposed ARU:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1000 meters 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."

## Public Comments

Notice of the requested variance was sent to surrounding property owners on May 23, 2025. In addition, notice of the requested variance was published in the Town Crier of the Beacon Herald on May 24, 2025. At the time of writing this report, no comments have been received by members of the public regarding this application.

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

## **Analysis:**

### Planning Act

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 applicant is proposing to convert an existing detached garage into an ARU with tandem parking provided on site. Although Section 4.10 of the City of Stratford's Zoning By-law – Garden Suites – requires a Zoning By-law Amendment to permit the use of Garden Suites or ARUs, because of the changes to the Planning Act, the Zoning By-law can no longer prohibit ARUs as of right on properties containing a single detached, semi-detached, or townhouse dwelling. As a result, 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 20th, 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. 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. 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.

The proposal to convert the existing garage into an ARU 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 dwelling unit in a planned residential area within the City's built boundary, which is a form of gentle intensification and is an efficient use of land and municipal infrastructure. As such, staff is satisfied that the proposal is consistent with the PPS.

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

The property is designated "Residential Area" on Schedule "A" of the Official Plan. The Residential Area policies allow for a range of dwelling types from single detached dwellings and ARUs to townhouses and low-rise apartment buildings. The 'Residential Area' goals and objectives include maintaining essential neighbourhood qualities, privacy, upkeep, public health, safety, and compatibility with the surrounding neighbourhood and to achieve a mix of housing types to provide diversity in the housing stock and more affordable housing opportunities. In addition, the Official Plan includes development standards within Section 4.5.3.1 for stable residential areas. These policies direct development in existing residential areas to maintain the structure and character of the immediate surrounding residential area.

The applicant has requested several minor variances to facilitate the conversion of the 2<sup>nd</sup> storey of the existing garage into an ARU. These include minor variances for increased height and to permit the second storey, reduced side yard setbacks for the structure and associated fire escape, and increased gross floor area. As the existing garage was constructed over 25 years ago, the height and massing of the structure are not considered to be out of character within the neighbourhood and is considered to conform to the Residential policies of Section 4.5. Off-street parking in conformity with the Zoning By-law will also assist in maintaining the character of the neighbourhood. In addition, the creation of an accessory dwelling unit meets the goals and objectives of

the "Residential Area" by diversifying the housing stock and providing more affordable housing opportunities.

To ensure that the proposed ARU does not negatively impact neighbouring properties in respect to drainage and privacy, staff is recommending approval of the minor variance application be subject to conditions regarding stormwater being directed away from the side property line to the north and the prevention of windows overlooking the side yard of the abutting property to the north. As such, Staff is satisfied that application A10-25, subject to the noted condition, maintains the general intent and purpose of the Official Plan.

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

The subject lands are zoned Residential Second Density R2(1) in the City of Stratford Zoning By-law 10-2022. This zone permits single detached dwellings and ARUs (which are permitted ancillary to a single detached dwelling), and the surrounding area primarily contains single detached dwellings, semi-detached dwellings, and a small-scale residential apartment.

Section 4.1 of the City's Zoning By-law outlines provisions for accessory buildings and structures, including maximum height, maximum floor area, and minimum setbacks. Table 4.1.2. and 4.1.4. of the Zoning By-law require the following provisions for an accessory structure; a minimum side yard setback of 1.0 metre, a maximum height of 5.0 metres, a maximum wall height of 3.0 metres, a maximum floor area of 75 m<sup>2</sup>, and a maximum of one storey. Section 4.20.1 g) also requires a minimum side yard setback for unenclosed fire escapes of 0.5 metres. The applicant is requesting a minimum side yard setback of 0.8 metres, a maximum height of 6.3 metres, a maximum wall height of 3.2 metres, a maximum floor area of 125 m<sup>2</sup>, a second storey, and a minimum setback of 0.4 metres for the proposed unenclosed fire escape.

The intent of the minimum side yard setback for an accessory structure is to provide sufficient space for maintenance and drainage, as well as to limit impacts on the privacy of neighbouring properties. As the garage is existing, and no maintenance or drainage concerns have been raised, staff do not anticipate any concerns resulting from the requested minimum side yard setback. However, to ensure that drainage is not inadvertently directed towards the abutting property, staff recommend adding a condition regarding confirmation of stormwater is directed away from the mutual lot line. Furthermore, though the existing garage has no windows on the second storey facing the abutting property to the north, staff recommend adding a condition prohibiting any windows from being installed on this side of the building, to ensure that there are no negative privacy impacts for the neighbouring property as a result of the creation of the ARU. (Note: the applicant is requesting a reduced side yard setback of 0.8 metres though the existing garage is located a minimum of 0.95 metres from the

property line. This 0.15 metre difference is to take into consideration replacement non-combustible cladding to be installed should the application be approved).

The intent of the minimum setback for an unenclosed fire escape is to provide sufficient space to enter and exit a building safely. As the City's Building and Fire Department have no concerns with the requested distance of 0.4 metres from the abutting lot line, Planning staff are satisfied that the request maintains the intent and purpose of the Zoning By-law.

The intent of the maximum height provision, wall height provision, and additional regulation preventing second storeys for accessory structures in the Zoning By-law is to maintain a consistent streetscape (where structures are visible from the street) and prevent privacy issues on neighbouring properties. As the garage has existed for over 25 years, staff have no concerns regarding the streetscape of the neighbourhood. Additionally, as the recommended window condition will reduce any negative privacy impacts on the neighbouring property, staff have no concerns with the requested height and second storey variance.

The intent of the maximum floor area provision for accessory structures in the Zoning By-law is to maintain compatible massing of structures in the neighbourhood and to ensure adequate outdoor amenity area is provided. Given the existing additional storey of the garage (which the maximum floor area does not take into consideration) and that the subject property meets the requirements for minimum landscaped open space, Planning Staff do not anticipate any compatibility concerns resulting from the conversion of the second storey into an ARU and are satisfied that sufficient amenity space is provided on site. As such, Staff are of the opinion that the requested variances maintain the intent and purpose of the Zoning By-law.

Are the requested variances desirable for the appropriate development of the lands?

The subject lands are designated as "Residential Area" in the City's Official Plan and zoned Residential Second Density R2(1) in the Zoning By-law. The requested variances are to permit a second storey for an accessory building, increase the maximum height, wall height, and floor area of an accessory building, and reduce the minimum side yard setback for an accessory building and its associated unenclosed fire escape, to facilitate the conversion of the second storey of the existing garage into an ARU. The existing garage was constructed in 1998 and is legally non-conforming to many of the requirements of the Zoning By-law. However, the applicant is proposing to convert the second storey into an ARU, ultimately requiring the variances. As the application proposes to increase the availability of housing stock through the creation of the ARU, the requested variance is desirable for the appropriate development of the lands. However, as the subject lands are within 300 metres of a railway line, Staff recommend adding a condition of approval regarding the addition of a warning clause to all future purchase or lease agreements, as suggested by CN.

Are the requested variances minor in nature?

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

**Recommendation:**

**THAT the City of Stratford Committee of Adjustment APPROVE Application A10-25, submitted by Tim and Brenda McDonnell, for lands legally described as Plan 55 S PT LOT 139 N PT LOT 138 in the City of Stratford, and municipally known as 31 Stratford Street, as it relates to:**

1. Table 4.1.2: Accessory Building or Structure Locations – to decrease the required side yard setback for an accessory structure from 1 m to 0.8 m.
2. Table 4.1.4: Accessory Use Regulations – to increase the maximum height permitted for an accessory structure from 5.0 m to 6.3 m.
3. Table 4.1.4: Accessory Use Regulations – to increase the maximum wall height for an accessory structure from 3.0 m to 3.2 m.
4. Table 4.1.4: Accessory Use Regulations – to increase the maximum floor area permitted for an accessory structure from 75 m<sup>2</sup> to 125 m<sup>2</sup>.
5. Table 4.1.4: Accessory Use Regulations – to permit a second storey accessory structure where a maximum of one storey is permitted.
6. Section 4.20.1 g): Permitted Yard Encroachments – to decrease the minimum distance from a lot line for an unenclosed fire escape from 0.5 m to 0.4 m.

Subject to the following conditions:

- i) That the requested variances apply only to the existing detached garage and not for any future developments.
- ii) The Owner submit documentation to the City of Stratford which demonstrates that rainwater from the roof of the garage is not directed onto abutting property lines, to the satisfaction of the Manager of Planning Services.
- iii) That no windows be installed on the second storey of the garage along the northern property line.
- iv) That the applicant be required to enter into a Development Agreement with the City of Stratford and to be registered against the title of the subject lands to which the following warning clause be inserted into the said Agreement and would apply to offers to purchase, and agreements of Purchase and Sale or Lease of the proposed ARU:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1000 meters 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."

The proposed relief is consistent with the Provincial Planning Statement.

And the proposed relief 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 conforms to the "Residential Area" goals and objective policies of the Official Plan.

The requested relief maintains the intent and purpose of the City's Zoning By-law as the garage is existing and no negative impacts regarding privacy, drainage, maintenance, or safety are anticipated as a result of the ARU conversion.

The requested relief is desirable for the use of the land as it will facilitate the conversion of the proposed ARU.

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

**Prepared by:**

Alexander Burnett, Intermediate Planner

**Reviewed, Recommended, & Approved by:**

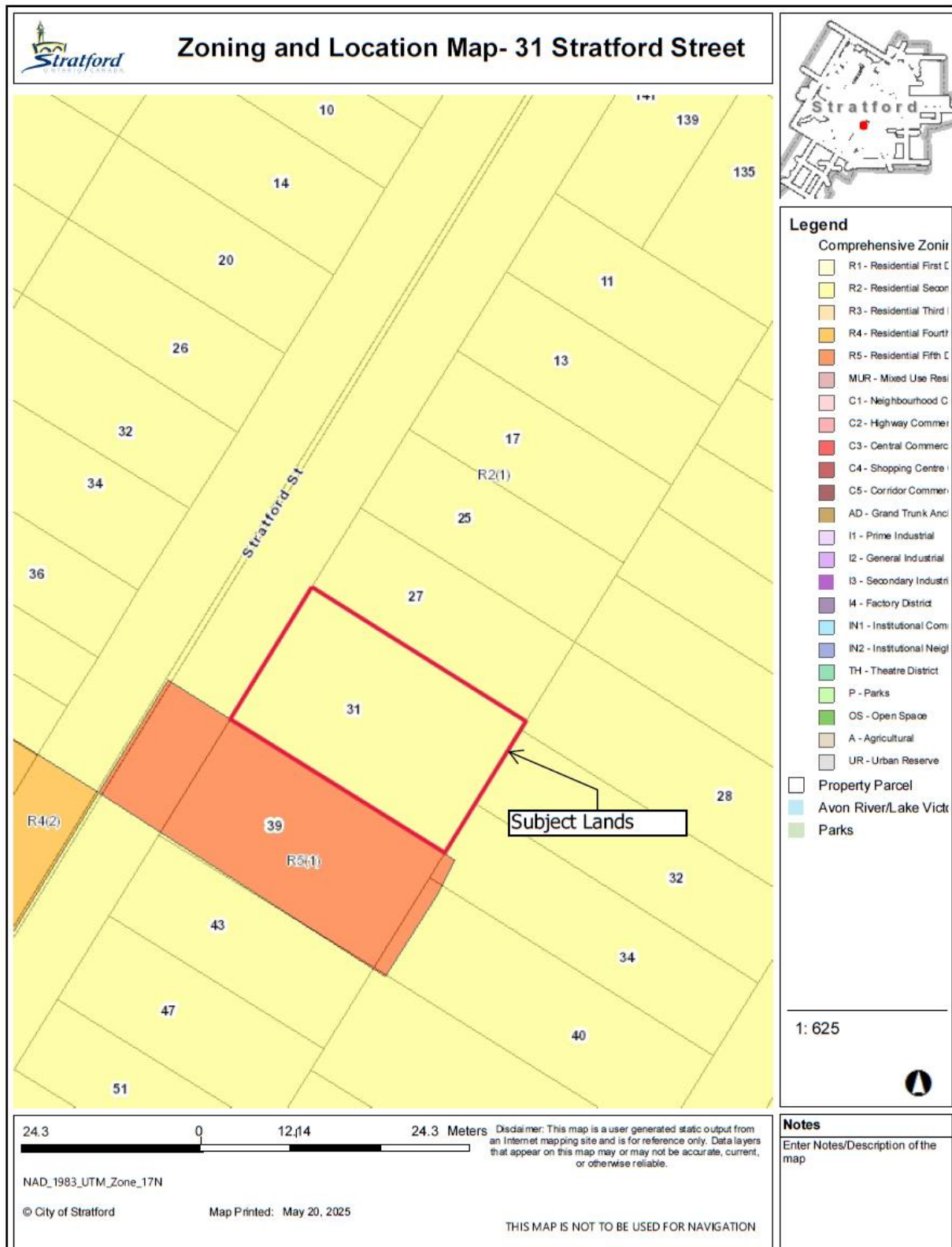
Marc Bancroft, Manager of Planning, MPL, MCIP, RPP

**Report finalized:** June 11<sup>th</sup>, 2025

# Map 1 – Location & Zoning Map

File # A10-25

R. Ritz Architect Inc. c/o Darryl Wettlaufer – 31 Stratford Street

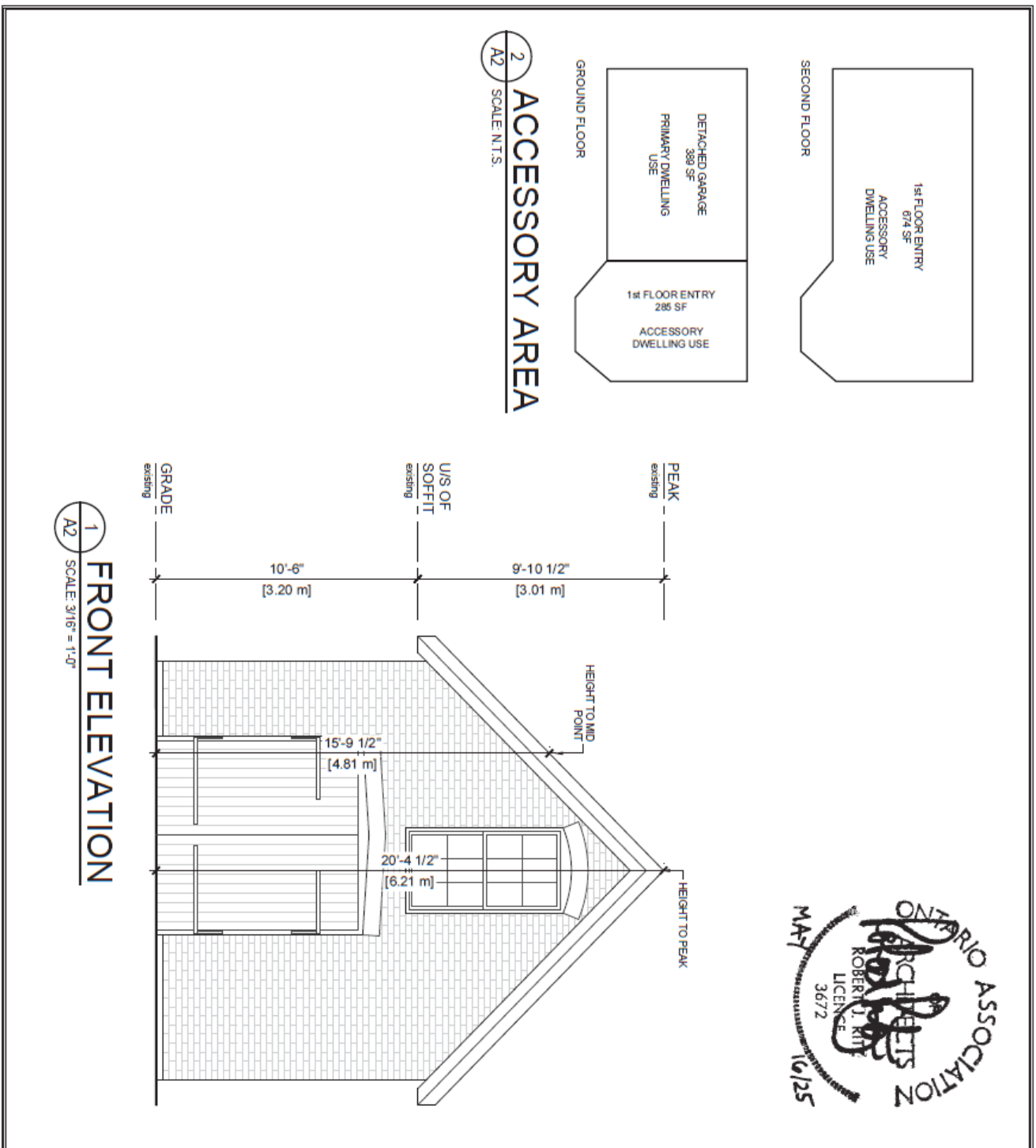


Requests for enlarged copies of these documents can be sent to [planning@stratford.ca](mailto:planning@stratford.ca).

## Figure 1 - Elevations

File # A10-25

R. Ritz Architect Inc. c/o Darryl Wettlaufer – 31 Stratford Street



Requests for enlarged copies of these documents can be sent to [planning@stratford.ca](mailto:planning@stratford.ca).



**Figure 2 – Site Photo**

**File # A10-25**

**R. Ritz Architect Inc. c/o Darryl Wettlaufer – 31 Stratford Street**



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

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

**Application No.:** A09-25

**Meeting Date:** June 18, 2025

**Owner:** Daly Development Inc.

**Agent:** Loftin Ltd.

**Location:** 67 and 71 Worsley Street, legally described as Plan 44M-91 Lot 1, in the City of Stratford; situated on the south side of Worsley Street.

**Zoning:** Residential Second Density – R2(1)-41

**Official Plan  
Designation:** Residential Area

**Road  
Classification:** Worsley Street – Local Road

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### **Purpose and Effect of Application:**

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 lot area requirement for the east half of the subject lands, to allow residential development in the form of semi-detached dwelling units to be wholly contained on ultimately separate lots.

Variance Requested:

1. Table 6.4.2 – Regulations in the Residential Second Density (R2-1) Zone: To reduce the minimum lot area requirement for a semi-detached dwelling unit from 275m<sup>2</sup> to 254.4m<sup>2</sup>.

A semi-detached dwelling is proposed to be constructed on the subject lands in that each dwelling unit is to be ultimately wholly contained on separate lots. It is anticipated that a lot creation application in the form of a consent (to sever) or part lot control exemption will be requested to allow the lands to be subdivided along the common wall separating the dwelling units. In advance of such application, zoning compliance must

be obtained hence this minor variance request is being sought. Zoning compliance is capable of being achieved for the west half of the subject lands as the lands are larger in size in order to accommodate an existing retaining wall. The requested variance applies to the east half of the subject lands and is outlined on **Figure 1** in red.

## **Background:**

### Attachments

- Map 1 – Location & Zoning Map
- Map 2 – Aerial Map
- Figure 1 – Grading Sketch & Concept Plan
- Figure 2 – Site Photo

### Site Characteristics

Existing Use: Vacant, planned semi-detached dwelling  
Frontage: 23.7m  
Depth: 25.9m  
Area: 612.7m<sup>2</sup>  
Shape: Rectangular

### Surrounding Land Uses

North: Stratford Central School with associated parking lot and sports field  
East: Semi-detached dwellings and vacant parcels  
South: Single-detached dwellings and vacant parcels  
West: Single-detached dwellings and vacant parcels

### Agency Comments

This minor variance application was circulated to agencies for comment on May 26, 2025. The following comments were received:

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

Building has no concerns with the variance proposed.

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

The Engineering Division has no comment or concern regarding this application to reduce the minimum lot area requirement for a semi-detached dwelling.

### **City of Stratford Infrastructure Services Department – Climate Action:**

There are no comments from the Climate Action Division at this time.

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

As UTRCA Regulations staff had previously worked closely with Applicant(s) through the permitting process to ensure the proposed development is located above the regulatory (250-year) floodline, and the lot grading plan submitted alongside this application is consistent with what was previously permitted, the UTRCA has **no objections** to the Minor Variance application. Please be advised that if the plans are to be revised in any way prior to construction, UTRCA Permit Application #28-25 will need to be amended as such.

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/>

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

No comments from Fire Prevention at this time.

### **investStratford – Housing Consortium:**

The housing division of investStratford is in favour of this minor variance that enables additional density.

### **Festival Hydro:**

No comments or concerns. Underground hydro service conduits are already in place (up to property line).

### Public Comments

Planning staff have not received any public input. Any additional public comments received after the date of completion of the report will be provided to the Committee of Adjustment.

## **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. The PPS 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 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 subject lands are designated 'Residential Area' as per Schedule A and front a 'Local Road' as per Schedule D of the Official Plan. The Residential Area policies of the Official Plan permit a range of dwelling types including the proposed semi-detached dwelling (4.5.2). Development within Residential Areas is intended to maintain essential neighbourhood qualities such as quiet enjoyment, privacy, public safety; to ensure compatibility in terms of scale, density and design with neighbouring development and to adhere to sound planning principles related to servicing; and to achieve a mix of housing types to provide diversity in the housing stock and more affordable housing opportunities (4.5.1). As per section 4.5.3.1, intensification in Stable Residential areas will be modest and incremental occurring through changes such as development of vacant lots. Development shall maintain elements of the structure and character of the immediate surrounding residential area.

The applicant is requesting a minor variance to reduce the minimum lot area required for a semi-detached dwelling. The application proposes the construction of a semi-detached dwelling on the subject lands where each dwelling unit is to be ultimately wholly contained on separate lots. The proposed development provides additional housing and contributes to housing diversity within the City of Stratford, supports an intensive use of land, respects the existing neighbourhood character, and provides for compatible development that results in modest intensification.

As such, Staff are satisfied that the application 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 Residential Second Density R2(1)-41 as per the City of Stratford Zoning By-law 10-2022. Permitted uses include, but are not limited to, single-detached dwellings, duplex dwellings, converted dwellings and semi-detached dwellings.

Table 6.4.2 of the Zoning By-law outlines Regulations in the Residential Second Density (R2) Zone. The applicant is seeking a reduced minimum lot area for a semi-detached dwelling from 275m<sup>2</sup> to 254.4m<sup>2</sup>.

The intent of regulating minimum lot areas is to ensure that there is appropriate space for site access, functionality to accommodate a suitable building envelope with related amenity areas and maintenance. Staff are satisfied that proposed lot area is sufficient for the use and is consistent with lot patterns in the surrounding neighbourhood. The proposed development is not anticipated to have adverse impacts on abutting properties or the surrounding neighbourhood. Additionally, the variance for reduced lot area is solely necessitated by the presence of a retaining wall inside the subject land's west interior lot line.

As such, Staff are satisfied that the application maintains the general intent and purpose of the Zoning By-law.

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

The subject lands relate to Subdivision Plan 44M-91, which aims to develop vacant lots between Worsley Street and Daly Avenue. The requested variance will permit the development of a semi-detached dwelling, creating additional housing and contributing to housing diversity within the City of Stratford. The variance makes efficient use of the land through minor intensification while maintaining the existing neighbourhood character. Furthermore, the proposed development is not anticipated to result in adverse impacts to the surrounding neighbourhood and will not inhibit development potential of nearby properties.

As such, Staff are satisfied that the requested variance is 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. The requested variance for a reduced minimum lot area is not anticipated to have any negative impacts on adjacent properties nor the surrounding neighbourhood. The proposed lot area allows sufficient space for site functionality and is consistent with the lot fabric of the neighbourhood. Staff is of the opinion that the requested variance is minor in nature and appropriate for the subject lands.

**Recommendation:**

That the City of Stratford Committee of Adjustment **APPROVE** Application A09-25, submitted by Loftin Ltd. on behalf of Daly Development Inc., for lands known municipally as 67 and 71 Worsley Street, legally described as Plan 44M-91 Lot 1 in the City of Stratford; situated on the south side of Worsley Street.

1. Table 6.4.2 – Regulations in the Residential Second Density (R2-1) Zone: To reduce the minimum lot area requirement for a semi-detached dwelling unit from 275 m<sup>2</sup> to 254.4 m<sup>2</sup>.

**Prepared & Recommended by:**

Ryan Queenan, Planner

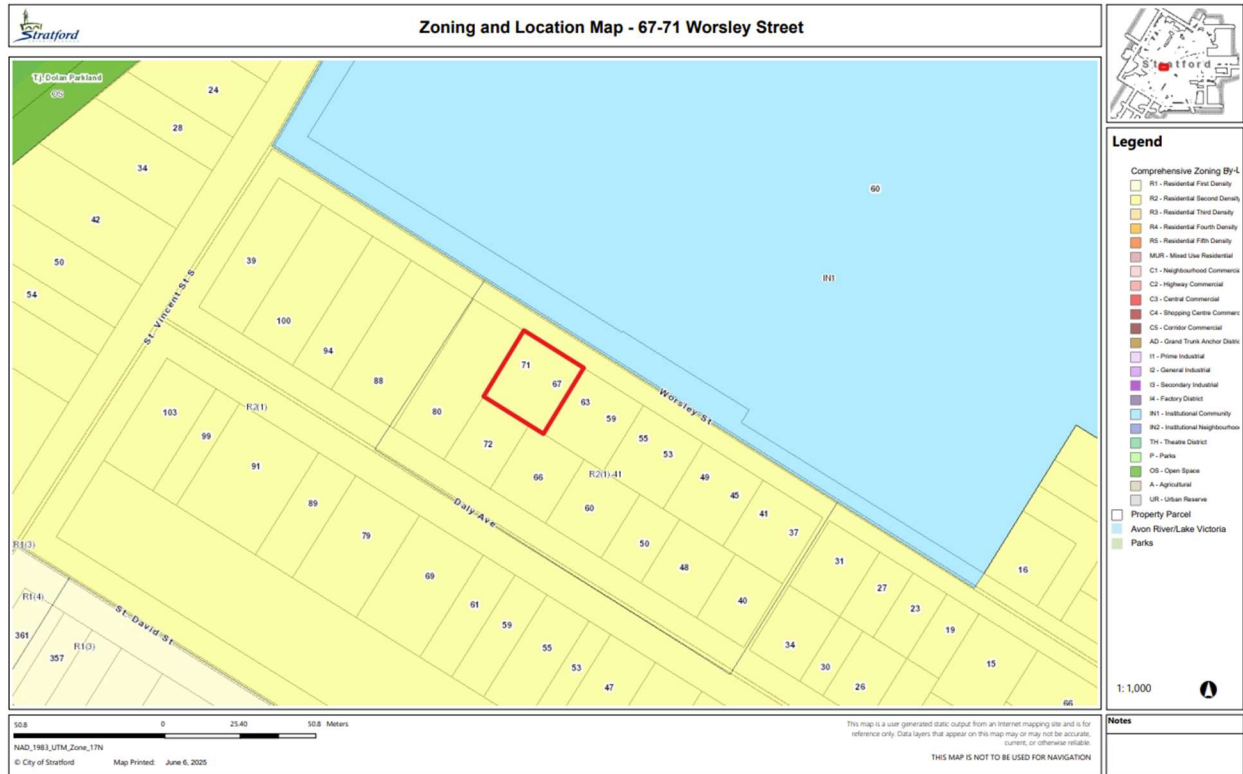
**Approved by:**

Marc Bancroft, MPL, MCIP, RPP  
Manager of Planning

**Report finalized:** June 12, 2025



## Map 1 – Location & Zoning Map

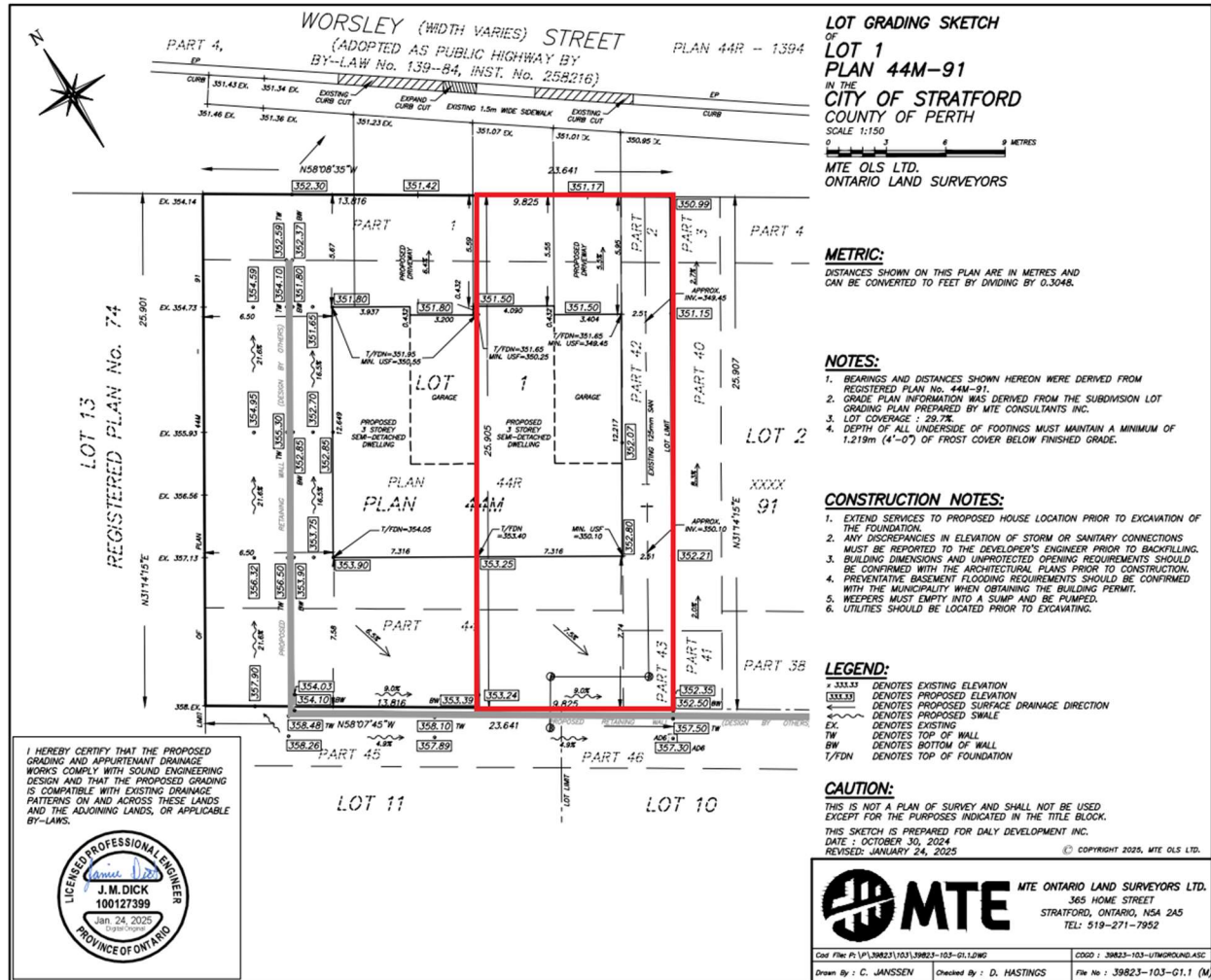


## Map 2 – Aerial Map





**Figure 1 – Grading Sketch & Concept Plan**



**Figure 2 – Site Photo**



67 and 71 Worsley Street, seen from Worsley Street looking south (June 6, 2025)