



**Building and Planning Department**  
**Planning Division**  
82 Erie Street, 3<sup>rd</sup> Floor  
Stratford ON, N5A 2M4  
  
(519) 271-0250 Ext. 345  
planning@stratford.ca  
www.stratford.ca

Date: February 21, 2025

**Application No.: A01-25**

**City of Stratford – Committee of Adjustment**  
**Notice of Public Hearing Pursuant to Section 45 of the *Planning Act* R.S.O 1990, Ch. P.13.**

TO: All assessed persons within 60 metres of subject property and all applicable agencies as required under the provisions of the Planning Act.

**Subject Property:**

Owner: Grandville Inc. c/o Al Allendorf

Location: 48 Riddell Avenue, legally described as Part of Lot 6, Concession 1 (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

**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 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.

**Other Planning Applications:** Site Plan Application (SP12-24).

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, public feedback prior to the meeting, deputations made at a public hearing and a report from staff.

If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request before the Committee of Adjustment makes a decision. Requests are to be made to the Secretary Treasurer of the Committee of Adjustment, Eva Baker by emailing ebaker@stratford.ca or sending the request to 82 Erie Street (3rd Floor), Stratford, ON N5A 2M4. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, Minister, specified person or public body.

The Minister, specified person or public body may appeal decisions in respect of applications of the Committee of Adjustment to the Ontario Land Tribunal. If a specified person or public body that files an appeal to a decision of the Stratford Committee of Adjustment in respect of the application does not make written submission to the Stratford Committee of Adjustment before it gives or refuses to give an approval, the Ontario Land Tribunal may dismiss the appeal.

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The public hearing for this matter will be held on **Wednesday, March 19, 2025 at 4:00 p.m.** in the **Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.**

The Staff report will be available upon request on the Friday before the meeting. To request a copy, please contact the Building and Planning Department by phone at (519) 271-0250 ext. 5345, or by email at [planning@stratford.ca](mailto:planning@stratford.ca). Your opinion on this application is important. Those wishing to participate in the planning process are strongly encouraged to send their comments, questions, or concerns to the Planning Division by **Friday March 7, 2025**. Comments received on this application will be summarized and included in the Planning Report. Comments received after the report is completed will be provided to the Committee of Adjustment on the day of the meeting. **For additional information about this application, please contact the Planner assigned to this file, Marc Bancroft, at (519)-271-0250 ext. 5221 or [mbancroft@stratford.ca](mailto:mbancroft@stratford.ca).**

If you receive this notice and are the owner of any lands that contain seven or more residential units in close proximity to the subject lands, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all residents.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the collection and use of this information may be made to the City Clerk, P.O. Box 818, Stratford ON, N5A 6W1, or by telephone at 519-271-0250 ext. 5237 during business hours.

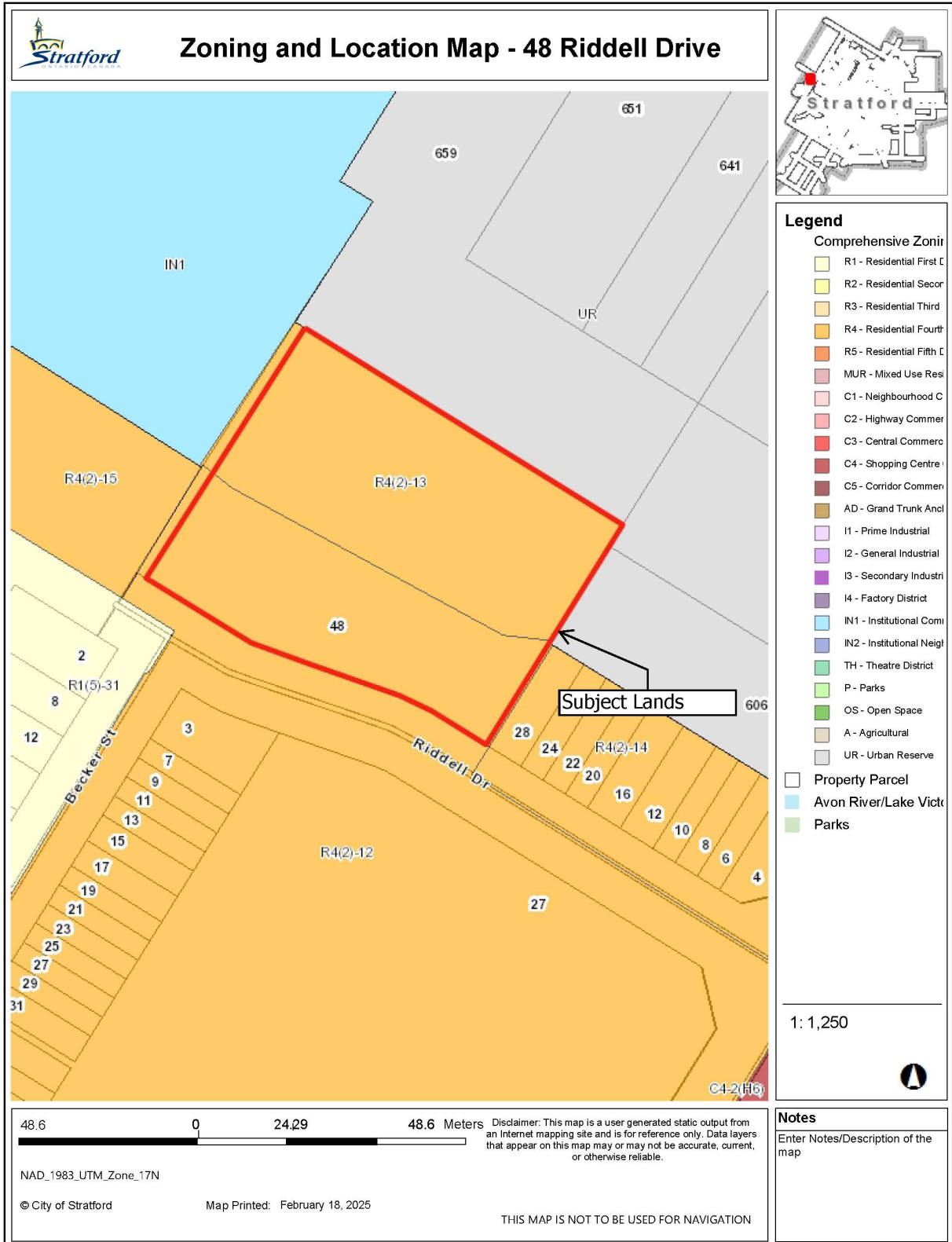
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: [clerks@stratford.ca](mailto:clerks@stratford.ca).



**Location & Zoning Map**

**File # A01-25**

**Grandville Inc. c/o Al Allendorf – 48 Riddell Drive**



**Proposed Site Plan**  
**File # A01-25**  
**Grandville Inc. c/o Al Allendorf – 48 Riddell Drive**

