



**Building and Planning Department  
Planning Division  
82 Erie Street, 3<sup>rd</sup> Floor  
Stratford ON, N5A 2M4**

**(519) 271-0250 Ext. 345  
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Date: December 31, 2024

**Application No.: A29-24**

**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: Cachet Developments (Stratford) Inc. c/o Marcus Gagliardi

Agent: Glen Schnarr & Associates c/o Mark Condello

Location: 3025 Ontario Street, legally described as Part of Lots 41 and 42, Concession 1 (geographic Township of South Easthope), now in the City of Stratford; more specifically, the subject property is Block 93 on the proposed final plan of subdivision, situated on east side of Worth Street and the south side of the extension of Douro Street

Zoning: R4(1)-33 – Residential Fourth Density

Official Plan Designation: Residential Area

Road Classification: Worth Street – Proposed Local Road  
Douro Street – Proposed Collector Road

**Purpose and Effect of Application**

The purpose and effect of this application is seek relief from the City of Stratford Comprehensive Zoning By-law with respect to the exterior side yard width requirement to allow the construction of a street townhouse dwelling. A street townhouse dwelling containing seven (7) units is proposed.

Variance Requested:

1. Section 15.4.33 j) of the By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side of 2.9 metres is being requested.

**Other Planning Applications:** The lands are also subject to Application for Draft Plan of Subdivision (File No. 31T21-001) approved by City Council on March 27, 2023 subject to conditions, to which the issuance of final approval is expected in early 2025.

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. 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, January 22, 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 January 10, 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.

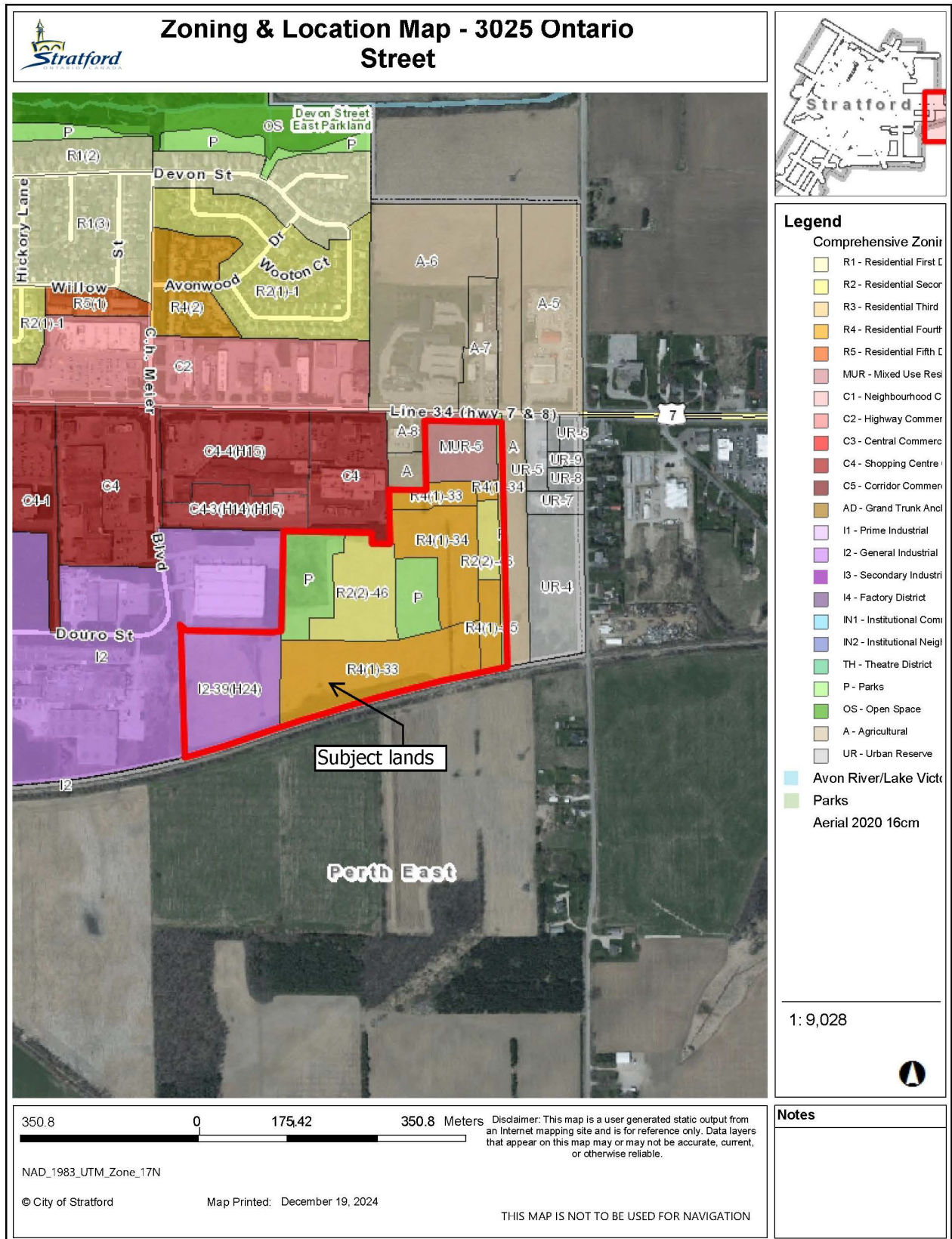
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: [clerks@stratford.ca](mailto:clerks@stratford.ca).



**Location & Zoning Map**

**File # A29-24**

**Cachet Developments (Stratford) Inc. c/o Marcus Gagliardi – Block 93, Worth Street**





**Proposed Final Plan**

**File # A29-24**

**Cachet Developments (Stratford) Inc. c/o Marcus Gagliardi – Block 93, Worth Street**

