



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

**(519) 271-0250 Ext. 345
planning@stratford.ca
www.stratford.ca**

Date: November 22, 2024

Application No.: B07-24

**City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to Section 45 and 53 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: Bardh & Dardan Investments Corp.

Agent: Musli Prebreza

Location: 0 Moderwell Street, legally described as PLAN 41 PT MCCULLOCH ST RP 44R814 PART 1

Zoning: R2(1) - Residential Second Density

Official Plan Designation: Residential Area

Road Classification: Moderwell Street – Local

Purpose and Effect of Application(s) B07-24

The purpose and effect of application B07-24 is to sever an 809 square metre property into two equal parts to create a new residential lot for the purposes of facilitating the development of a semi-detached dwelling on the severed and retained lands. The severed and retained lands are each to contain a semi-detached dwelling unit; the applicant is proposing to include two Additional Residential Units (ARUs) within each semi-detached dwelling unit. ARUs are self-contained residential units containing their own kitchen and bathroom facilities.

In 2019, the Provincial Government amended the *Planning Act* through Bill 108, being the *More Homes, More Choice Act*, by mandating municipalities to not prohibit ARUs to a maximum of three (3) units per lot including the primary dwelling unit. In addition, Bill 108 also clarified parking requirements associated with Additional Residential Units.

Other Planning Applications: N/A

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, December 18, 2024 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. 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, December 6, 2024**. 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, Alexander Burnett, at 519-271-0250 ext. 5320 or aburnett@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. 237 during business hours.

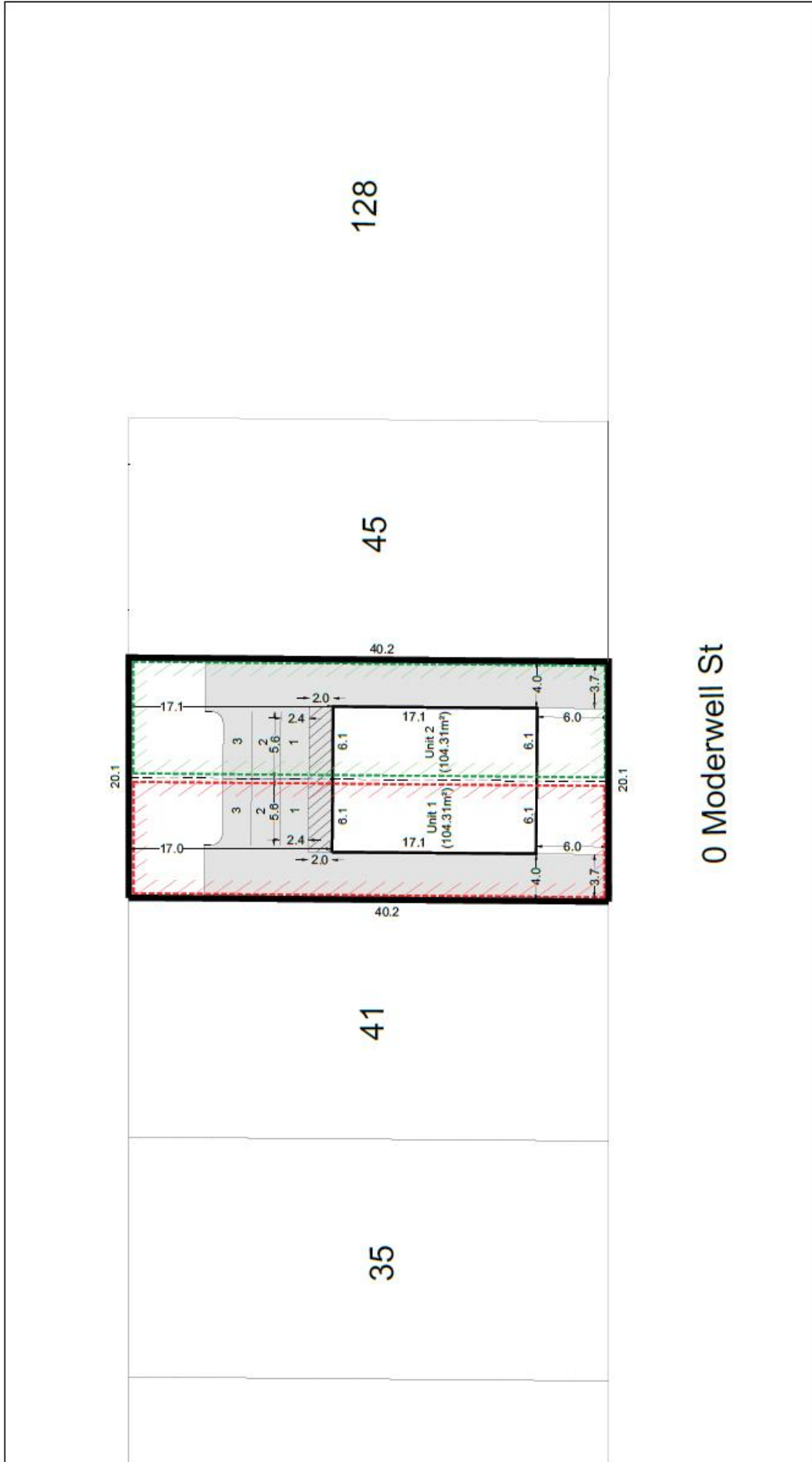
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: clerks@stratford.ca.



Severance Survey

File # A15-24 & B05-24

**Musli Prebreza – 0 Moderwell Street PLAN 41 PT MCCULLOCH ST RP 44R814
PART 1)**



0 Moderwell St

NOTE: The concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximations and subject to more detailed design as well as municipal planning approval.

Scale 1:300 | November 7, 2024 | Project No. 24178 | Drawn By: EF

Lot to be Retained: 404.5m²



Lot to be Severed: 404.5m²



Consent Sketch
0 Moderwell St, Stratford

