



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

**(519) 271-0250 Ext. 5345  
planning@stratford.ca  
www.stratford.ca**

Date: December 31, 2024

**Application No.: B08-24**

**City of Stratford – Committee of Adjustment  
Notice of Public Hearing pursuant to Section 53 of  
the *Planning Act*, R.S.O. 1990, c. 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: 2007227 Ontario Inc.

Agent: MTE c/o Trevor McNeil

Location: 270 Lorne Avenue East, located on the north side of Lorne Avenue East between Dufferin Street and Oak Street  
CON 2 PT LOT 3 GORE DOWNIE NOW IN STRATFORD AS RP  
44R-3943 PARTS 1 & 2

Zoning: General Industrial – I2

Official Plan Designation: Industrial Area

Road Classification: Lorne Avenue East – Arterial Road

**Purpose and Effect of Application**

The purpose and effect of this application is to sever the east portion of the subject lands to create a new lot to support a new industrial use. The proposed severed lands would have an approximate frontage of 35.0 metres, an approximate depth of 64.2 metres, and an approximate area of 2,245.5 square metres. The proposed retained lands would have a frontage of approximately 78.1 metres, an approximate depth of 64.2 metres and an approximate area of 5,012.4 square metres. The retained lands are occupied with an existing car wash whereas the lands to be severed are vacant.

In 2017, the owner applied for Application for Consent B02-17 which was conditionally approved by the Committee of Adjustment. Considering all conditions were not satisfied within 1 year of the Committee's decision, the consent approval lapsed consistent with the Planning Act. The owner is now reapplying for the same approval through the current application submission.

**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, 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.

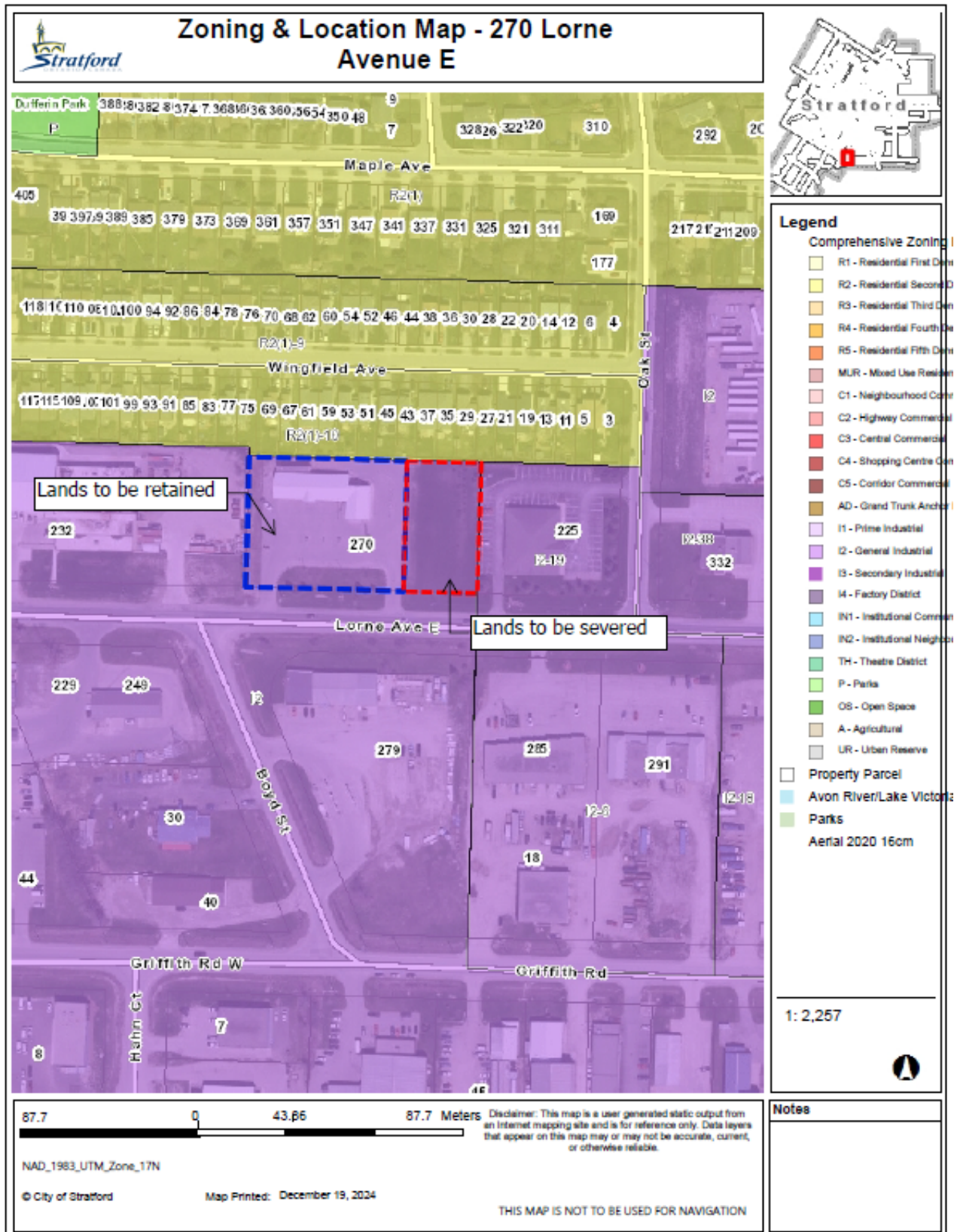
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: [clerks@stratford.ca](mailto:clerks@stratford.ca).



**Location & Zoning Map**

**File # B08-24**

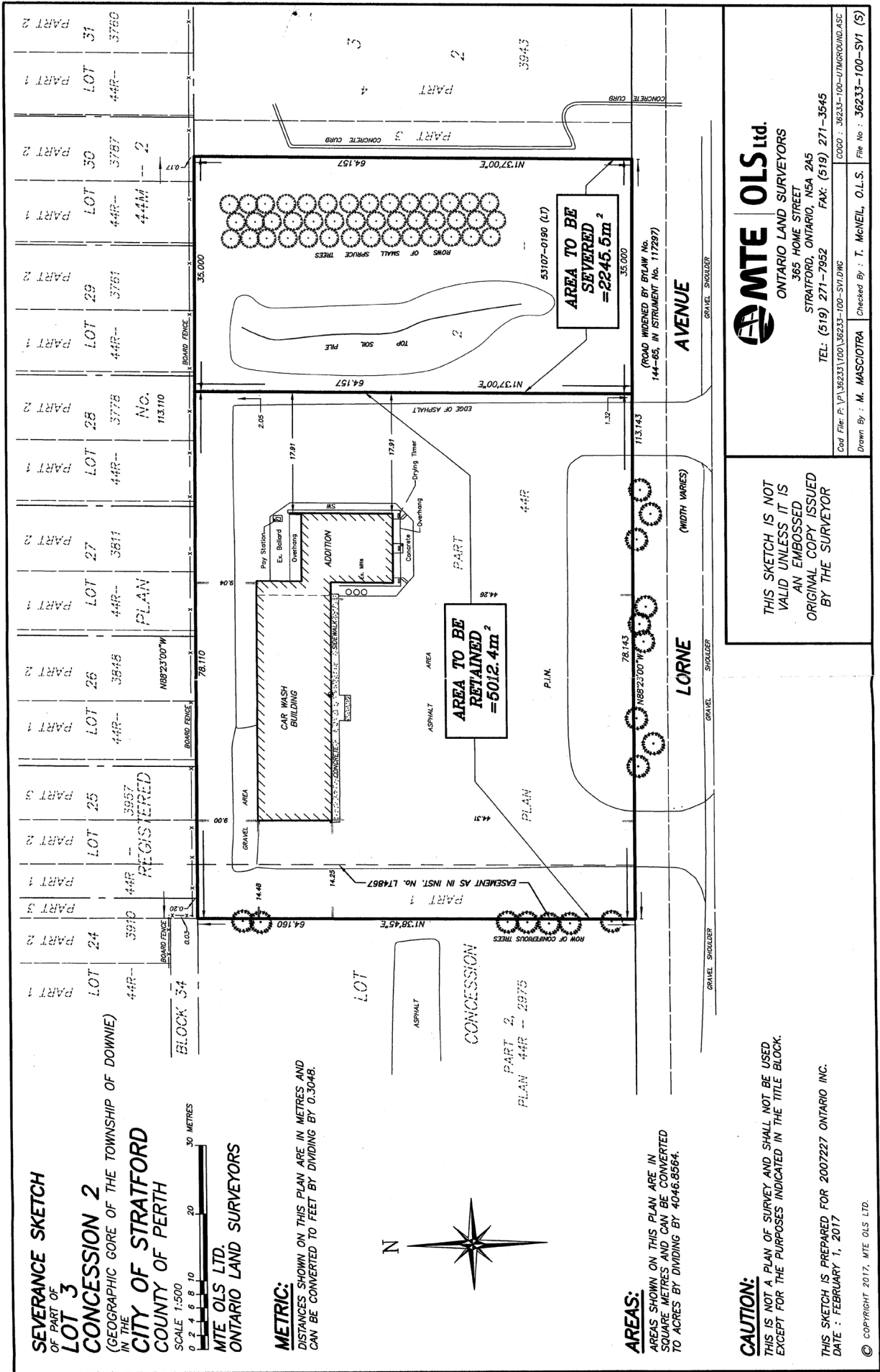
**2007227 Ontario Inc. – 270 Lorne Avenue East (CON 2 PT LOT 3 GORE DOWNIE NOW IN STRATFORD AS RP 44R-3943 PARTS 1 & 2)**



**Severance Sketch**

**File # B08-24**

**2007227 Ontario Inc. – 270 Lorne Avenue East (CON 2 PT LOT 3 GORE  
DOWNIE NOW IN STRATFORD AS RP 44R-3943 PARTS 1 & 2)**



**MTE OLS Ltd.**  
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Drawn By : M. MASCIOTRA Checked By : T. McNEIL, O.L.S. File No : 36233-100-SV1 (5)

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