



**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: December 31, 2024

Application No.: B09-22 & A26-22

**City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to Section 53 of the *Planning Act* R.S.O. 1990, Ch. P.13.**

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

Subject Property:

Owner: Thomas Drake

Agent: N/A

Location: 386 William Street, legally described as PLAN 129 LT 45 W PT LT 46 TO W PT LT 49 PT LANE

Zoning: R1(2) - Residential First Density

Official Plan Designation: Residential Area

Road Classification: William Street – Local
Joffre Street – Local

Purpose and Effect of Application(s) B09-22 & A26-22

The purpose and effect of consent application B09-22 is to create a new residential infill lot along Joffre Street with an area of approximately 679 sq. m. to facilitate the construction of a 2-storey house with an area of approximately 127.26 sq. m. The proposed lot is separated from Joffre Street by an intervening strip of land (reserve) owned by the City of Stratford.

The purpose and effect of minor variance application A26-22 is to seek relief from Section 4.2.1a) of the zoning bylaw to permit the creation of the lot without frontage on a public street in order to facilitate the development of the lands with a single detached residence.

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. 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 **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, Juliane vonWesterholt, at jvonwesterholt@mhbc.com.**

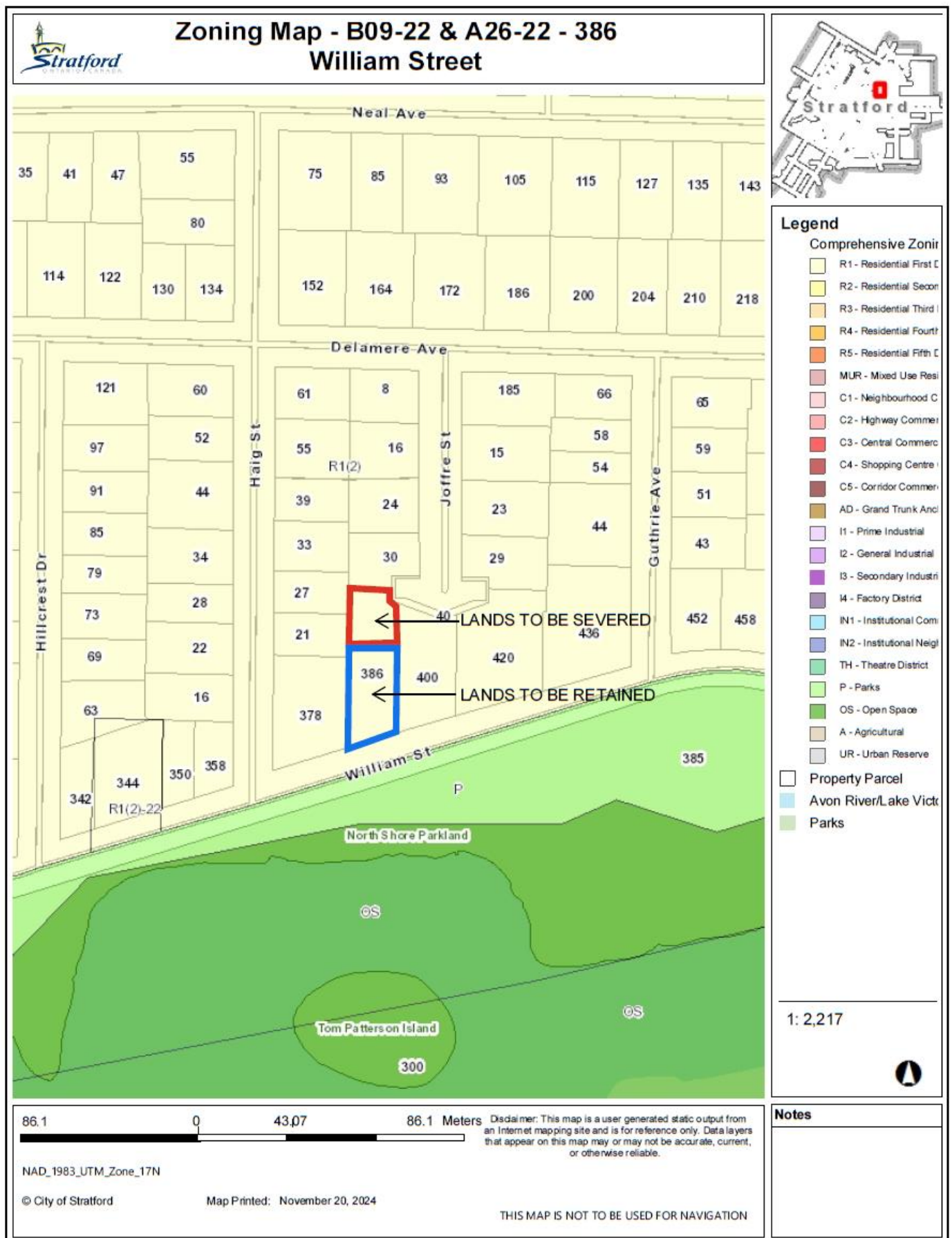
If you receive this notice and are the owner of any lands that contain seven or more residential units in close proximity to the subject lands, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all residents.

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.



Location & Zoning Map
File # B09-22 & A26-22
Thomas Drake – 386 William Street



Severance Sketch
File # B09-22 & A26-22
Thomas Drake – 386 William Street

