



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: June 21, 2024

Application No.: A21-24

**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 meters of subject property and all applicable agencies as required under the provisions of the Planning Act.

Subject Property:

Owner: Fred Bauer/Meteor Mortgage Corp. (WRIT of possession)

Agent: GRIT Engineering Inc.

Location: 74 Church Street, legally described as PLAN 20 PT LOT 343 PT LOT 344 AS RP 44R2800 PART 1 in the City of Stratford.

Zoning: R5(1)-23 - Residential Fifth Density

Official Plan Designation: Residential Area
Heritage Area

Road Classification: Church Street – Local
St. Patrick Street – Collector

Purpose and Effect of Application(s) A21-24

The subject property currently contains a 3-unit apartment building. The purpose of application A21-24 is to facilitate the development of a new 4-unit apartment building to the west of the existing apartment building. The effect of application A21-24 is to decrease the minimum front yard depth, rear yard depth, interior and exterior side yard width, and minimum parking requirements of the zoning by-law, as well as to increase the maximum density and lot coverage provisions of the zoning by-law, to facilitate the new apartment building.

Variance requested:

1. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to decrease the minimum front yard depth from 7.5 m to 3.0 m (existing building).
2. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to decrease the minimum rear yard depth from 6.0 m to 2.66 m.
3. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to decrease the minimum interior side yard width from 4.37 m to 3.56 m.
4. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to decrease the minimum exterior side yard width from 7.5 m to 3.13 m.
5. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to increase the maximum lot coverage from 35% to 40.4%.
6. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to increase the maximum density of 55 upnh to 75 upnh.

7. Table 5.1: Minimum Parking Space Requirements – to decrease the required parking spaces from 9 spaces to 7 spaces.
8. Table 5.4.1: Minimum Barrier Free Parking Spaces – to decrease the required barrier free space from 1 to 0.
9. Section 4.20.1 h): to permit a balcony to be located closer than 3.0 m to an exterior lot line.

Other Planning Applications: N/A

The Committee of Adjustment and Minor Variances

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to the Zoning By-law. To approve such variances, the Committee must be satisfied that:

- The general intent and purpose of the Official Plan is maintained;
- The general intent of the Zoning By-law is maintained;
- The proposal is desirable for the appropriate development of the land and/or buildings; and
- The variance requested is minor.

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, Anthony Fletcher. 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, July 17, 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 **Wednesday, July 3, 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, Alex 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.

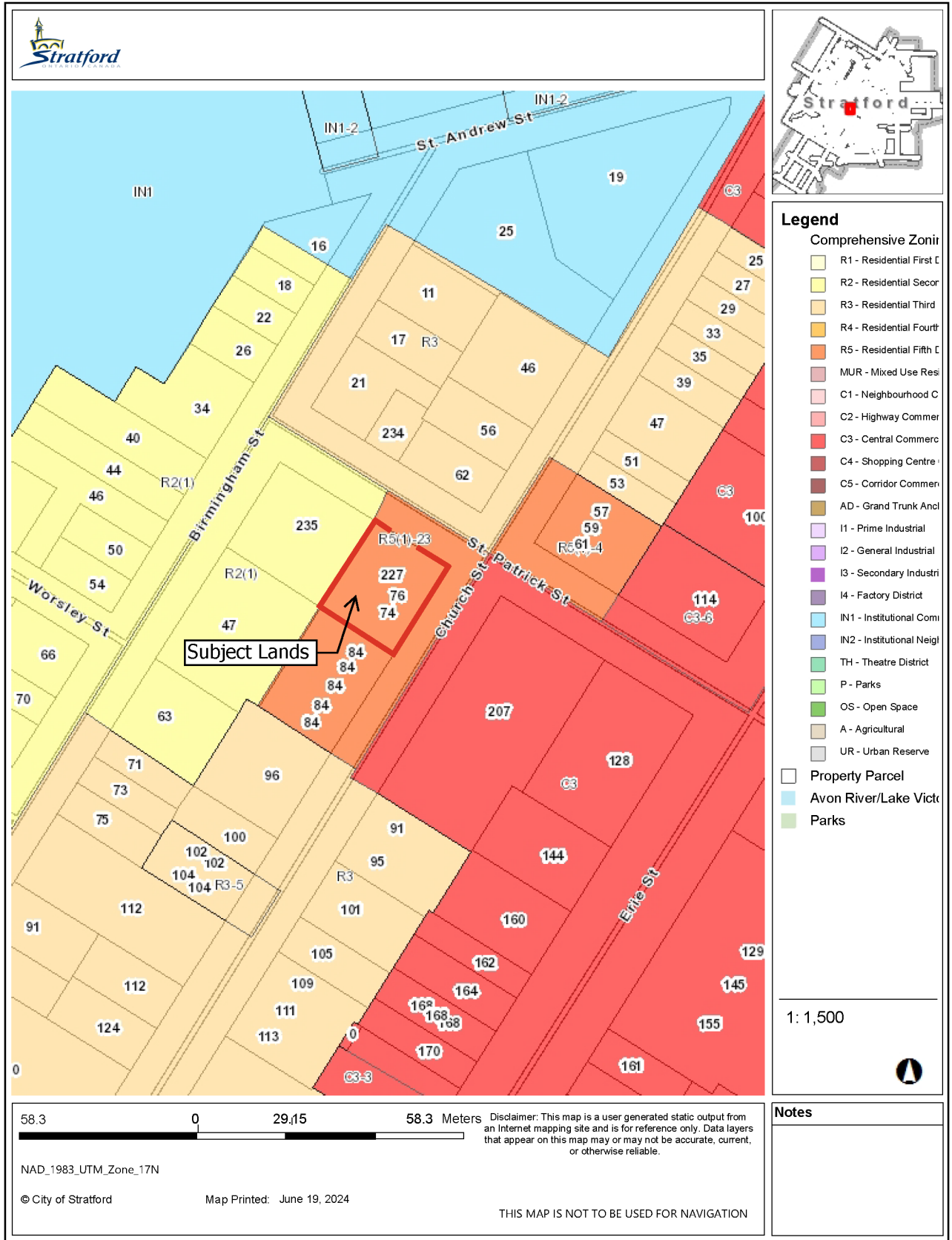
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: clerks@stratford.ca.



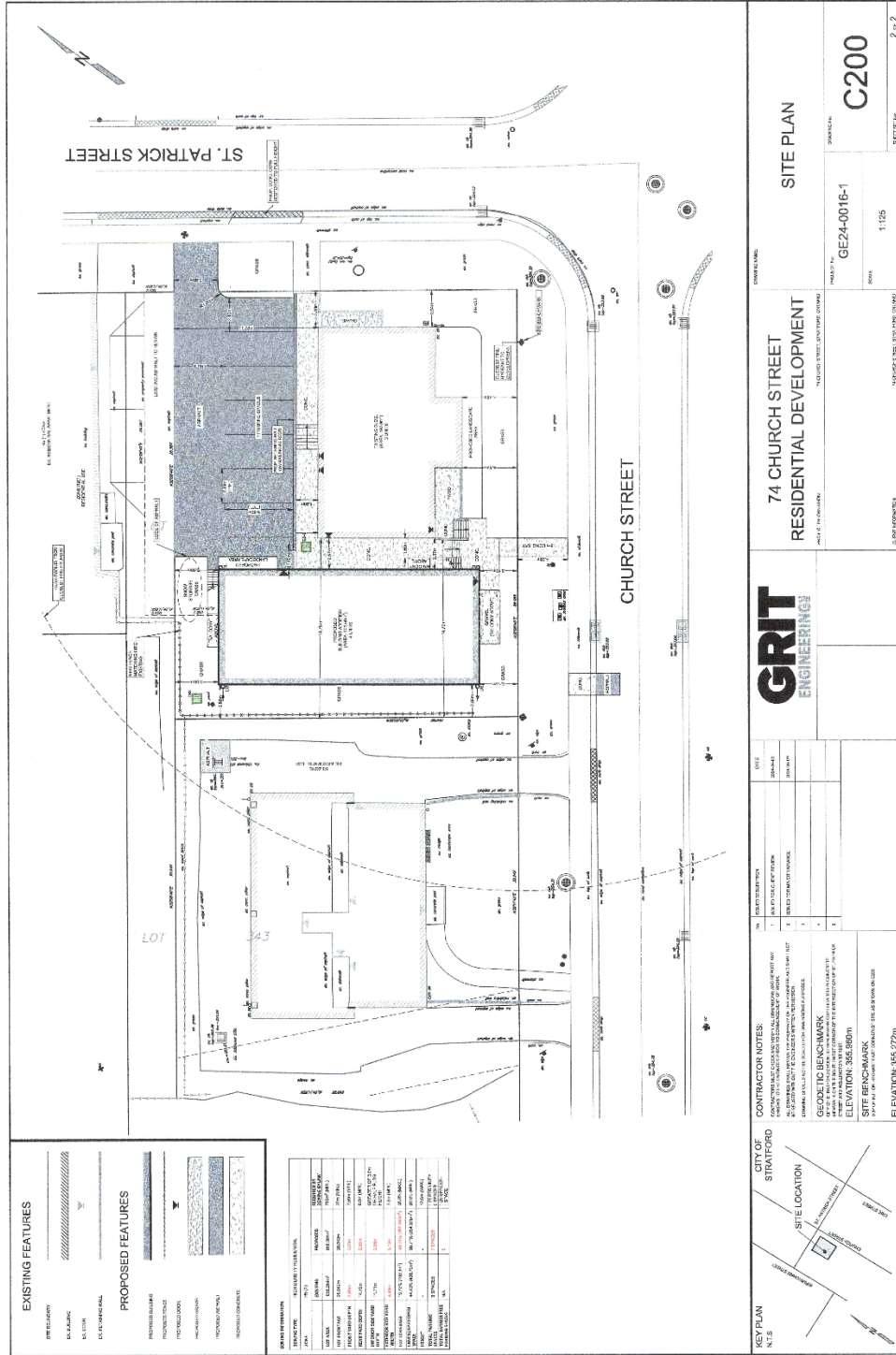
Location & Zoning Map

File # A21-24

GRIT Engineering Inc. – 74 Church Street



Proposed Site Plan
File # A21-24
GRIT Engineering Inc. – 74 Church Street



EXISTING FEATURES

INTERLOCKING	CONCRETE
BRICKWORK	ASPHALT
GRAVEL	PAVING
CONCRETE	PAVING
CONCRETE	PAVING

PROPOSED FEATURES

CONCRETE	PAVING
CONCRETE	PAVING
CONCRETE	PAVING
CONCRETE	PAVING
CONCRETE	PAVING

SITE INFORMATION		EXISTING UTILITIES		PROPOSED UTILITIES	
DATE:	2024-01-16	TYPE:	SEWER	TYPE:	SEWER
PROJECT:	74 CHURCH STREET	DATE:	2024-01-16	DATE:	2024-01-16
CLIENT:	GRIT ENGINEERING INC.	PROJECT:	74 CHURCH STREET	PROJECT:	74 CHURCH STREET
DESIGNER:	GRIT ENGINEERING INC.	CLIENT:	GRIT ENGINEERING INC.	CLIENT:	GRIT ENGINEERING INC.
SCALE:	AS SHOWN	DESIGNER:	GRIT ENGINEERING INC.	DESIGNER:	GRIT ENGINEERING INC.
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DATE:	2024-01-16	SCALE:	AS SHOWN	SCALE:	AS SHOWN

KEY PLAN
 CITY OF STRATFORD
 SITE LOCATION

CONTRACTOR NOTES:
 1. VERIFY ALL EXISTING UTILITIES AND RECORD THEM ON THE SITE PLAN.
 2. ALL EXISTING UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 18" BELOW FINISHED GRADE.
 3. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
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 10. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.

GRIT ENGINEERING

74 CHURCH STREET RESIDENTIAL DEVELOPMENT
 PROJECT NO. GE24-0016-1
 SHEET NO. 1129
 DATE: 2024-01-16
 SCALE: 1:125
 SHEET NO. 2 of 2