



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

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

Date: July 26, 2024

**Application No.: A23-24**

**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: Aisin Canada Inc.

Agent: Maple Reinders Constructors Ltd.

Location: 180 Wright Boulevard, legally described as 44R-3310 Part of Lot 3, Concession 3, in the City of Stratford.

Zoning: I1 - Prime Industrial

Official Plan Designation: Industrial Area

Road Classification: Wright Boulevard – Industrial Collector

**Purpose and Effect of Application(s) A23-24**

The purpose of application A23-24 under Section 45(1) of the Planning Act, R.S.O 1990 is for a reduction to the minimum landscaped open space requirement to permit construction of an addition to the existing building.

Variance requested:

1. Table 9.4 of Section 9 – to reduce minimum landscaped open space from 30% to 28%.

**Other Planning Applications:** Proposed Site Plan Approval

**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, August 14, 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](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 **Wednesday, August 7, 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, Nicolette van Oyen, at (226) 201-2112 or [nvanoyen@mhbcpplan.com](mailto:nvanoyen@mhbcpplan.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.

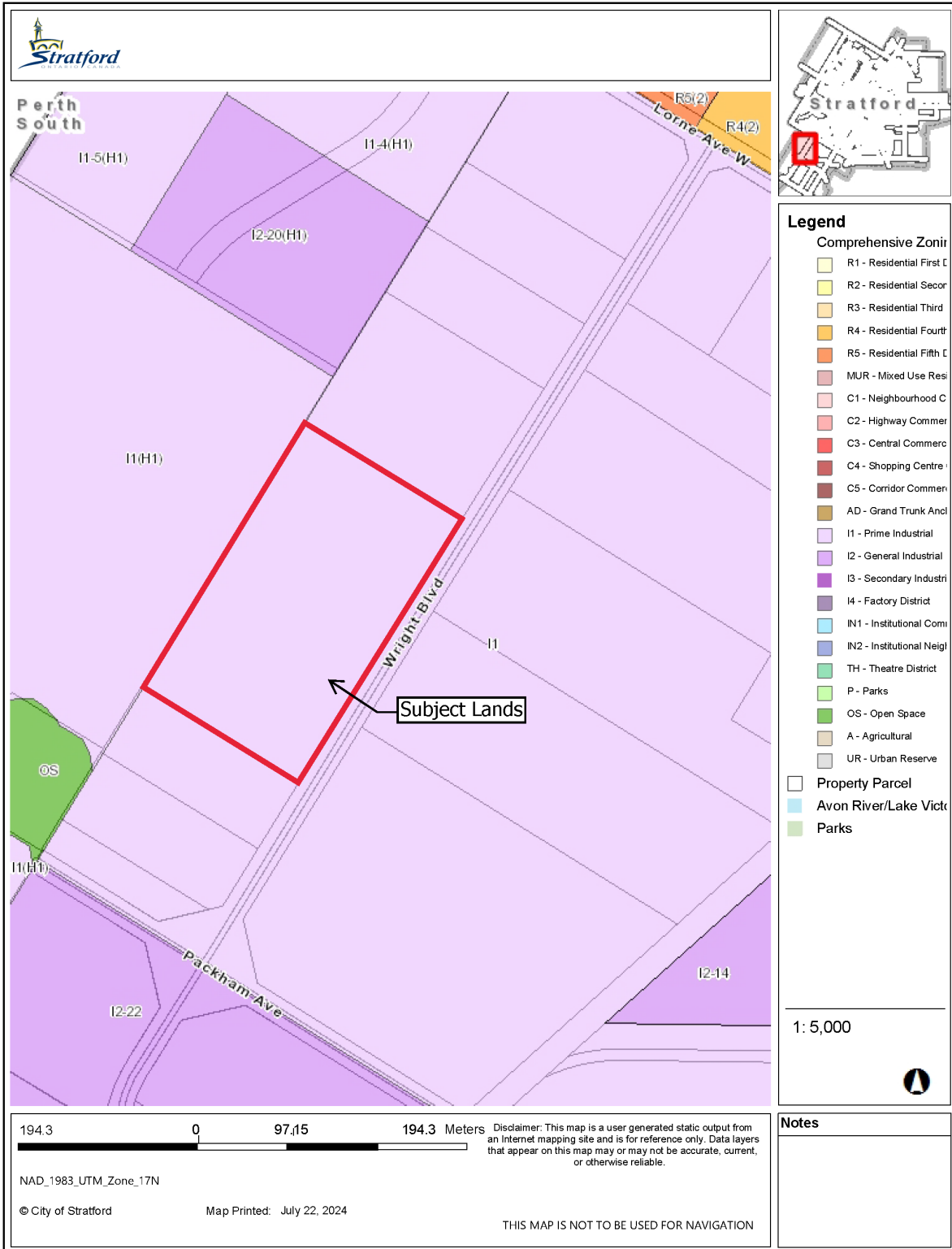
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: [clerks@stratford.ca](mailto:clerks@stratford.ca).



**Location & Zoning Map**

**File # A23-24**

**Maple Reinders Constructors Ltd. – 180 Wright Boulevard**



# Site Plan

## File # A23-24

### Maple Reinders Constructors Ltd. – 180 Wright Boulevard

NO.	DATE	DESCRIPTION
1.	2024.06.14	ISSUED FOR PERMIT
2.	2024.06.14	ISSUED FOR PERMIT
3.	2024.06.14	ISSUED FOR PERMIT
4.	2024.06.14	ISSUED FOR PERMIT
5.	2024.06.14	ISSUED FOR PERMIT
6.	2024.06.14	ISSUED FOR PERMIT
7.	2024.06.14	ISSUED FOR PERMIT
8.	2024.06.14	ISSUED FOR PERMIT

**TACOMA ENGINEERS**  
 139 Sharnbrook Avenue West  
 Chilliwack, British Columbia V2P 6S2  
 www.tacomae.com



**ASIN - BUILDING ADDITION**  
 180 WRIGHT BOULEVARD, CHILLIWACK, BC  
**SITE PLAN**  
 SHEET # **SP1**

**SITE DATA:**  
 PROPERTY ADDRESS: 180 WRIGHT BOULEVARD  
 PROPERTY NUMBER: 012-011-0010  
 ZONING DISTRICT: M2 (INDUSTRIAL MEDIUM DENSITY)  
 LOCAL AUTHORITY: CHILLIWACK CITY  
 PROJECT DESCRIPTION: ASIN BUILDING ADDITION  
 OWNER: MAPLE REINDERS CONSTRUCTORS LTD.  
 PROJECT CONTACT: T. REINDERS, 604-855-1111

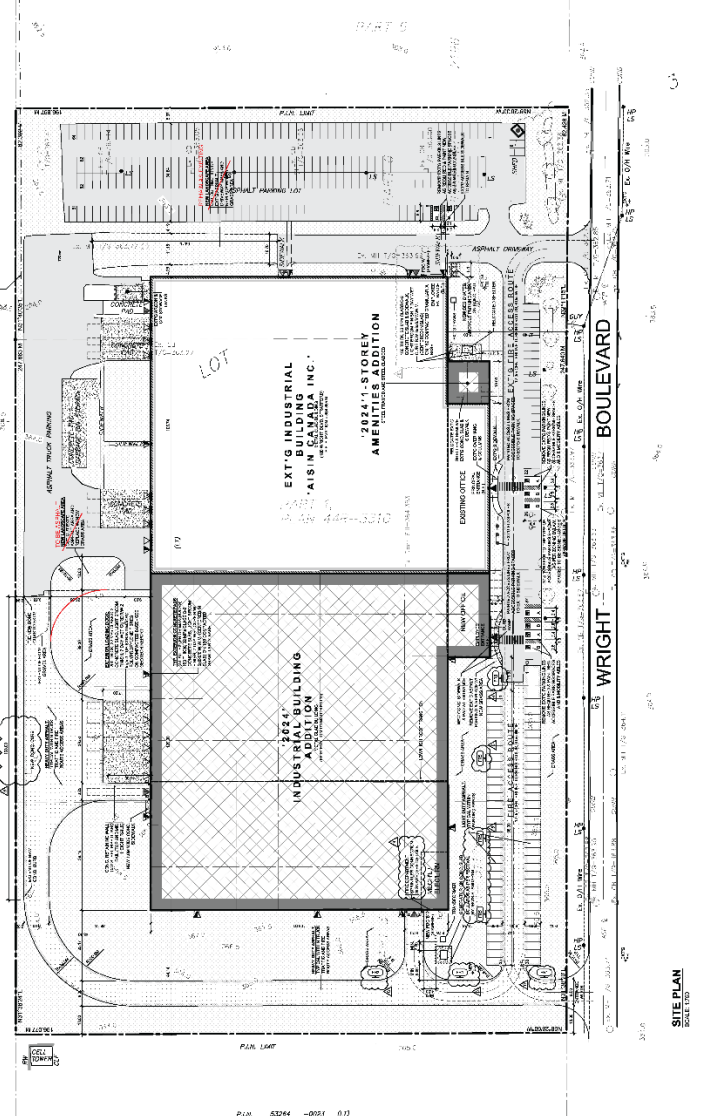
**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. THE PROPOSED BUILDING ADDITION IS TO BE CONSTRUCTED ON THE EXISTING LOT.  
 3. THE PROPOSED BUILDING ADDITION IS TO BE CONSTRUCTED TO THE EXISTING FOUNDATION.  
 4. THE PROPOSED BUILDING ADDITION IS TO BE CONSTRUCTED TO THE EXISTING ROOF.  
 5. THE PROPOSED BUILDING ADDITION IS TO BE CONSTRUCTED TO THE EXISTING EXTERIOR WALLS.  
 6. THE PROPOSED BUILDING ADDITION IS TO BE CONSTRUCTED TO THE EXISTING INTERIOR WALLS.  
 7. THE PROPOSED BUILDING ADDITION IS TO BE CONSTRUCTED TO THE EXISTING FLOOR SLABS.  
 8. THE PROPOSED BUILDING ADDITION IS TO BE CONSTRUCTED TO THE EXISTING ROOF SLABS.  
 9. THE PROPOSED BUILDING ADDITION IS TO BE CONSTRUCTED TO THE EXISTING EXTERIOR WALLS.  
 10. THE PROPOSED BUILDING ADDITION IS TO BE CONSTRUCTED TO THE EXISTING INTERIOR WALLS.

**LEGEND:**  
 - EXISTING BUILDING  
 - PROPOSED BUILDING ADDITION  
 - EXISTING DRIVEWAY  
 - PROPOSED DRIVEWAY  
 - EXISTING PARKING SPACES  
 - PROPOSED PARKING SPACES  
 - EXISTING ACCESSIBLE PARKING SPACES  
 - PROPOSED ACCESSIBLE PARKING SPACES  
 - EXISTING LIGHT DUTY ASPHALT PAVING  
 - PROPOSED LIGHT DUTY ASPHALT PAVING  
 - EXISTING HEAVY DUTY ASPHALT PAVING  
 - PROPOSED HEAVY DUTY ASPHALT PAVING  
 - EXISTING CURB RAMP  
 - PROPOSED CURB RAMP  
 - EXISTING FIRE DEPARTMENT SPRINKLER CONNECTION  
 - PROPOSED FIRE DEPARTMENT SPRINKLER CONNECTION

**BUILDING DATA:**  
 2024' STOREY ADDITION  
 2024' STOREY ADDITION  
 2024' STOREY ADDITION  
 2024' STOREY ADDITION

**ZONING REGULATIONS (BASED ON M2 INDUSTRIAL ZONING)**

DETAIL	PROPOSED	EXISTING	TOTAL	ZONING DISTRICT
LOT AREA	10,200.00 SQ. M.	10,200.00 SQ. M.	10,200.00 SQ. M.	M2
LOT WIDTH	27.41 M.	27.41 M.	27.41 M.	M2
LOT DEPTH	371.60 M.	371.60 M.	371.60 M.	M2
LOT COVERAGE (MAX)	24.3 %	24.3 %	24.3 %	M2
MAX. BUILDING HEIGHT	10.0 M.	10.0 M.	10.0 M.	M2
MAX. GROUND COVER (MAX)	5.0 %	5.0 %	5.0 %	M2
MIN. SETBACK (FRONT)	3.0 M.	3.0 M.	3.0 M.	M2
MIN. SETBACK (SIDE)	3.0 M.	3.0 M.	3.0 M.	M2
MIN. SETBACK (REAR)	3.0 M.	3.0 M.	3.0 M.	M2
MIN. SETBACK (CORNER)	3.0 M.	3.0 M.	3.0 M.	M2
MIN. DRIVEWAY WIDTH	3.0 M.	3.0 M.	3.0 M.	M2
MIN. DRIVEWAY CLEARANCE	2.1 M.	2.1 M.	2.1 M.	M2
MIN. DRIVEWAY CLEARANCE	2.1 M.	2.1 M.	2.1 M.	M2
MIN. DRIVEWAY CLEARANCE	2.1 M.	2.1 M.	2.1 M.	M2
MIN. DRIVEWAY CLEARANCE	2.1 M.	2.1 M.	2.1 M.	M2
MIN. DRIVEWAY CLEARANCE	2.1 M.	2.1 M.	2.1 M.	M2



**ACCESSIBLE PARKING SPACES**  
 MIN. DIMENSIONS: 3.0 M. X 4.8 M. (9.8 FT. X 15.7 FT.)  
 MIN. CLEARANCE: 2.1 M. (6.9 FT.)  
 MIN. DRIVEWAY CLEARANCE: 2.1 M. (6.9 FT.)

**DYNAMIC SYMBOL FOR ACCESSIBLE PARKING SPACES**  
 THIS SYMBOL IS TO BE PLACED IN THE CENTER OF THE PARKING SPACE. IT IS TO BE PLACED IN THE CENTER OF THE PARKING SPACE.

**FIRE DEPARTMENT SPRINKLER CONNECTION**  
 THIS SYMBOL IS TO BE PLACED AT THE POINT OF CONNECTION TO THE EXISTING SPRINKLER SYSTEM. IT IS TO BE PLACED AT THE POINT OF CONNECTION TO THE EXISTING SPRINKLER SYSTEM.

**LIGHT DUTY ASPHALT PAVING DETAIL**  
 1. 100 MM (4 IN.) ASPHALT PAVING OVER 100 MM (4 IN.) SAND FILL OVER 100 MM (4 IN.) CRUSHED GRANITE CURB.

**HEAVY DUTY ASPHALT PAVING DETAIL**  
 1. 150 MM (6 IN.) ASPHALT PAVING OVER 150 MM (6 IN.) SAND FILL OVER 150 MM (6 IN.) CRUSHED GRANITE CURB.

**CURB RAMP**  
 1. 100 MM (4 IN.) ASPHALT PAVING OVER 100 MM (4 IN.) SAND FILL OVER 100 MM (4 IN.) CRUSHED GRANITE CURB.

