



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: April 19, 2024

Application No.: A15-24 & B05-24

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

Subject Property:

Owner: Heinz Reiter

Agent: 1000823610 Ontario Inc.

Location: 161 Nelson Street, legally described as PLAN 83 N PT LOT 4 in the City of Stratford.

Zoning: R2(1) - Residential Second Density

Official Plan Designation: Residential Area
SPP Significant Threat Area
Heritage Area

Road Classification: Nelson Street – Local

Purpose and Effect of Application(s) A15-24 & B05-24

The purpose and effect of application B05-24 is sever a 461.8 square-metre area of the subject lands to create a new residential lot. The purpose and effect of application A15-24 is to reduce the minimum side yard width to facilitate the development of a semi-detached dwelling on the subject lands.

Variance requested:

1. Table 6.4.2 – Regulations in the Residential Second Density: to reduce the minimum side yard width requirement for a semi-detached dwelling from 2.5 m to 1.55 m.

In 2019, the Provincial Government amended the Planning Act through Bill 108, being the "More Homes, More Choice Act", by mandating municipalities to authorize the use of Additional Residential Units through zoning by-laws. In addition, Bill 108 also clarified parking requirements associated with Additional Residential Units.

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, May 15, 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 **Tuesday, April 30, 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, BES, at 519-271-0250 ext. 5320 or aburnett@stratford.ca.**

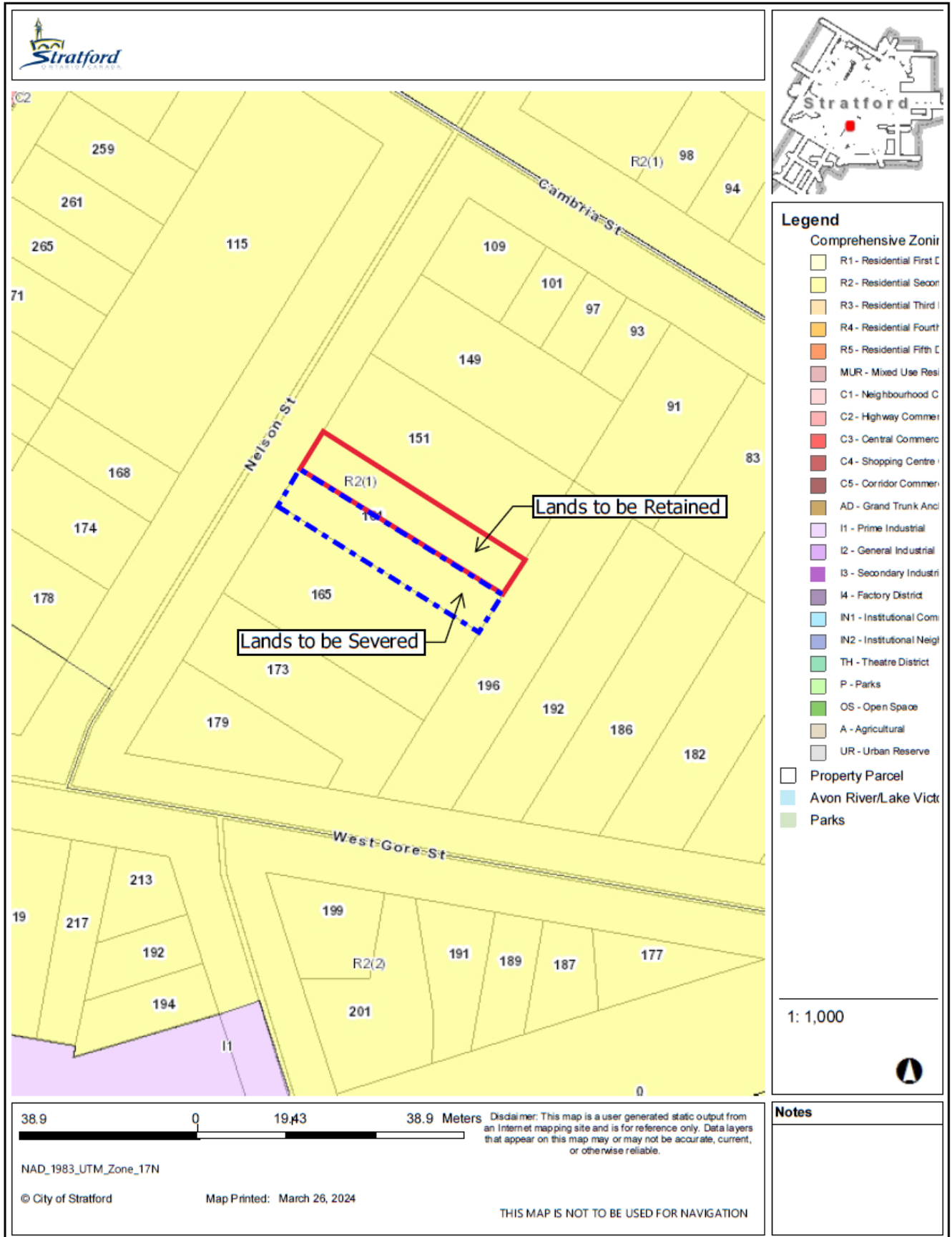
If you receive this notice and are the owner of any lands that contain seven or more residential units in close proximity to the subject lands, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all residents.

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.

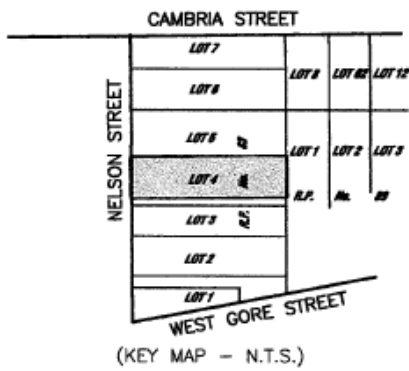


Location & Zoning Map
File # A15-24 & B05-24
1000823610 Ontario Inc. – 161 Nelson Street

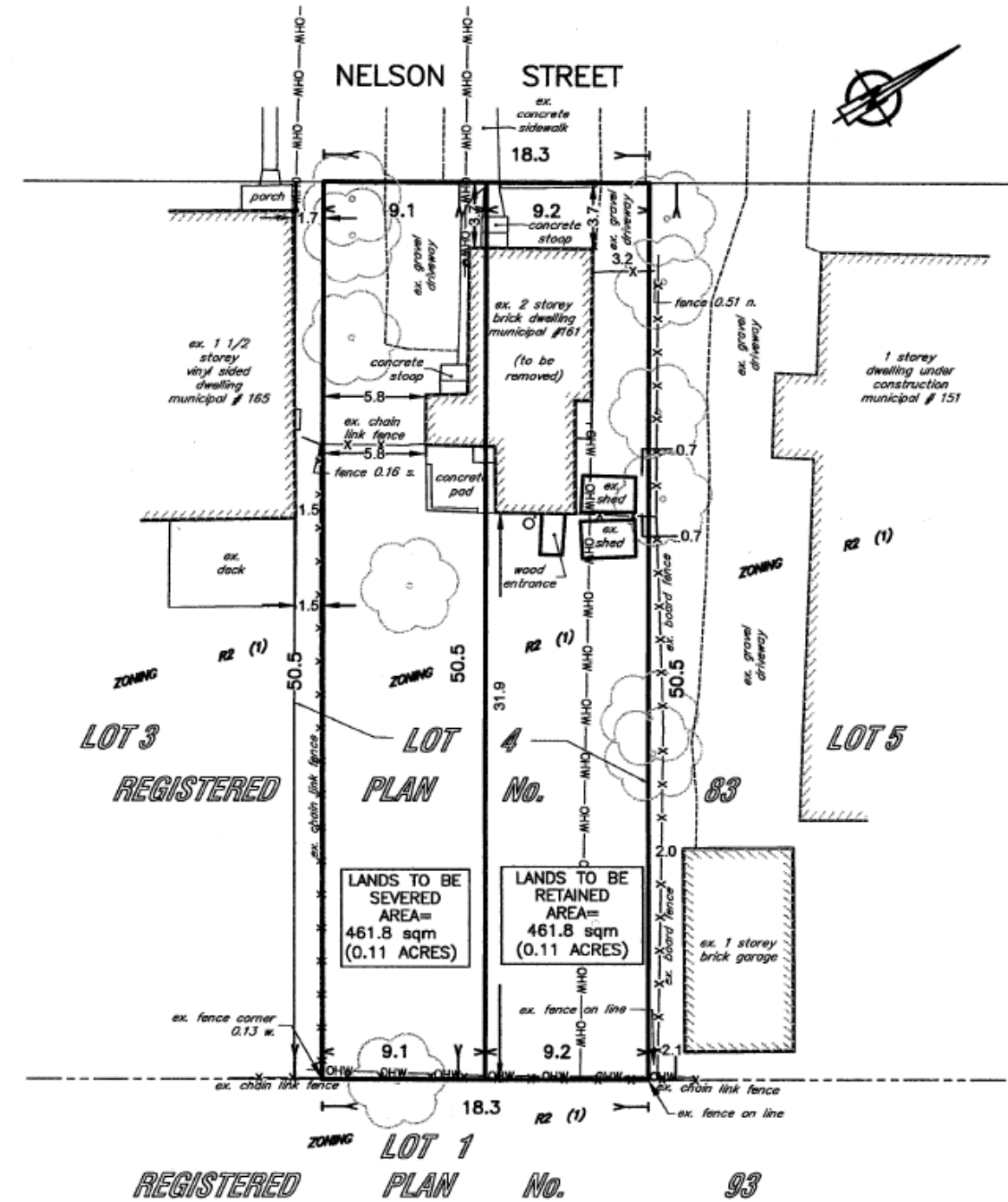
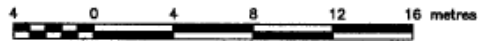


Severance Survey
File # A15-24 & B05-24
1000823610 Ontario Inc. – 161 Nelson Street

SEVERANCE SKETCH FOR PROPERTY AT
161 NELSON STREET
CITY OF STRATFORD
COUNTY OF PERTH



1 : 300 METRIC



© COPYRIGHT 2024 GRIT ENGINEERING INC.

Metric:
 DISTANCES AND COORDINATES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Caution:
 THIS IS NOT A PLAN OF SURVEY. THIS SKETCH SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

GRIT ENGINEERING
 133 REGENT STREET
 STRATFORD, ON
 N5A 3W2
 www.gritengineering.ca

Project:	NELSON STREET LOT SEVERANCE
Client:	KW PROPERTY SOLUTIONS INC.
Drawn By:	BAS
Checked By:	SJC
File No.:	GE24-0767-1
DATE:	MARCH 14, 2024



Proposed Semi-detached Dwelling
File # A15-24 & B05-24
1000823610 Ontario Inc. – 161 Nelson Street

