

Building and Planning Department
Planning Division
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Stratford ON N5A 2M4

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www.stratford.ca



Date: September 29, 2026

Application No.: A15-26 & B22-26

City of Stratford – Committee of Adjustment
Notice of Public Hearing Pursuant to Section 53 & Section 45 of
the *Planning Act* R.S.O 1990, Ch. 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: Juliana Development Inc.

Agent: Baker Planning Group (c/o Caroline Baker)

Location: 93 Trinity Street, legally described as All of lots 501-504, 531-534, 551-558, 575-582, 599-600, 630-632 649-651 and 656 of Part of College Street (Closed), Registered Plan No. 47 in the City of Stratford, in the City of Stratford.

Zoning: R5(3)-2 – Residential Fifth Density

Official Plan Designation: Industrial Area
Factory District Special Policy Area

Road Classification: Douro Street – Collector Road
Trinity Street – Local Road
King Street – Local Road

Purpose and Effect of Application B22-26

The purpose of the Consent Application is to sever the western portion of the subject lands, containing approximately half of the existing 4-storey vacant building on the lands, to create a new residential lot. The proposed severed lands would have an approximate lot area of 7,000 m², lot depth of 197 m, and lot frontage of 20 m. The proposed retained lands would have an approximate lot area of 20,000 m², lot depth of 177 m, and lot frontage of 144 m. The subject lands currently contain a vacant 4-storey building and received zoning approval for apartment buildings and townhouse dwellings consisting of a total of 361 dwelling units. The effect of the proposed Consent Application is the creation of a separate residential lot from the retained parcel, as required by Canada Mortgage and Housing Corporation (CMHC) as part of the proposed development's affordable housing commitment.

Purpose and Effect of Application A15-26

The purpose of the Minor Variance Application is to request the reduction of the required minimum lot frontage and interior side yard width for the proposed severed parcel and the required interior side yard width for the proposed retained parcel. The effect of the requested variances is to facilitate the proposed consent application as the development proposes to utilize the existing vacant buildings on the site.

Variances Requested:

1. Table 6.4.5: Regulation in the Residential Fifth Density (R5) Zone - to reduce the minimum lot frontage to 20 m for the proposed severed parcel, whereas the Zoning By-law requires a minimum lot frontage of 30 m.
2. Table 6.4.5: Regulation in the Residential Fifth Density (R5) Zone - to reduce the minimum side yard width for the proposed severed parcel to 3 m whereas the Zoning By-law requires a minimum of 7.5 m.
3. Table 6.4.5: Regulation in the Residential Fifth Density (R5) Zone - to reduce the minimum side yard width for the proposed severed parcel to 6 m whereas the Zoning By-law requires a minimum of 7.5 m.

Other Planning Applications: N/A

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 these applications, 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 by emailing: ebaker@stratford.ca. 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 decisions since the Committee of Adjustment decisions 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 these matters will be held on **Wednesday October 21, 2026 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 these applications 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 **October 13, 2026**. Comments received on these applications 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, MCIP, RPP, 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

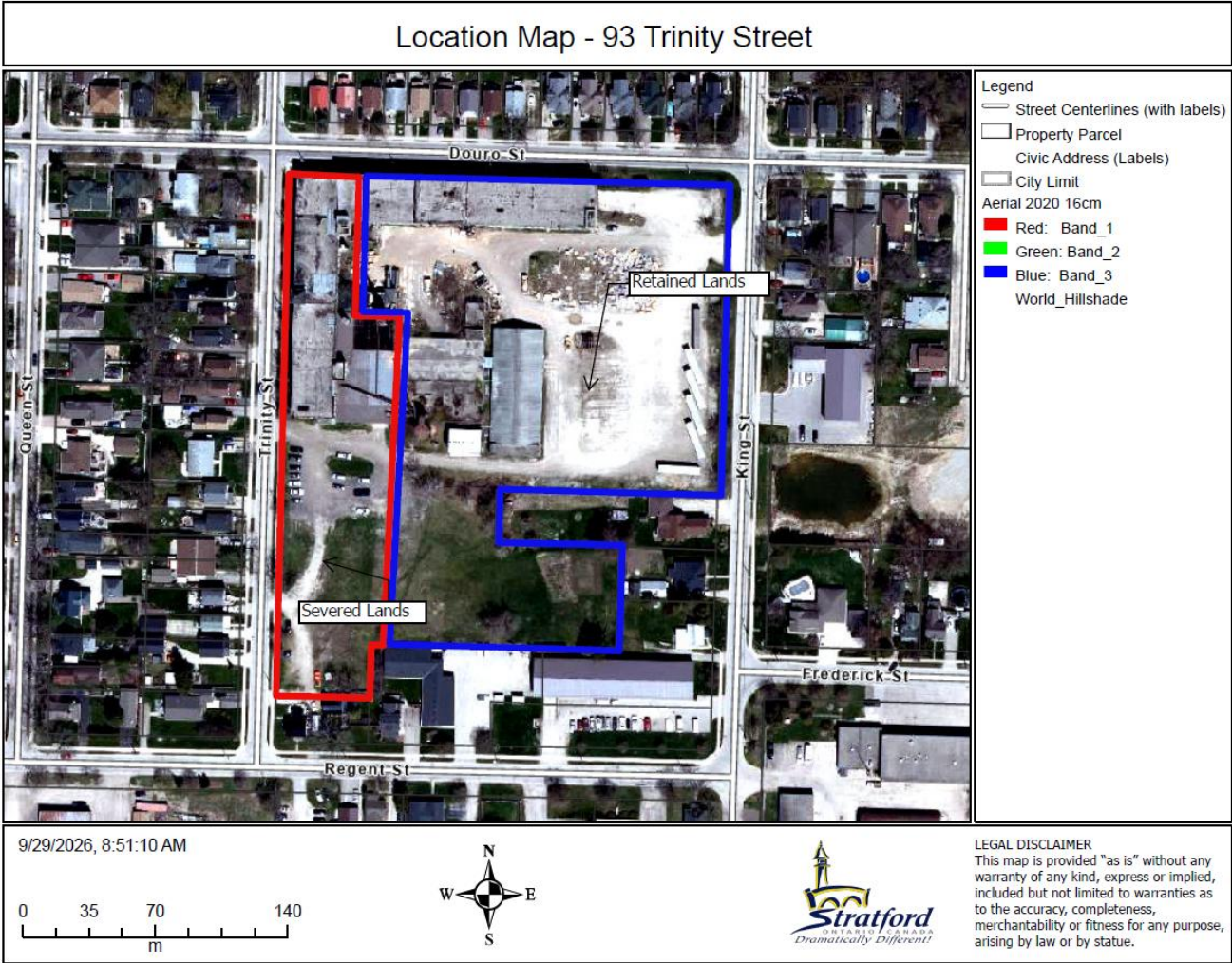


be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the collection and use of this information may be made to the City Clerk, P.O. Box 818, Stratford ON, N5A 6W1, or by telephone at 519-271-0250 ext. 5237 during business hours.

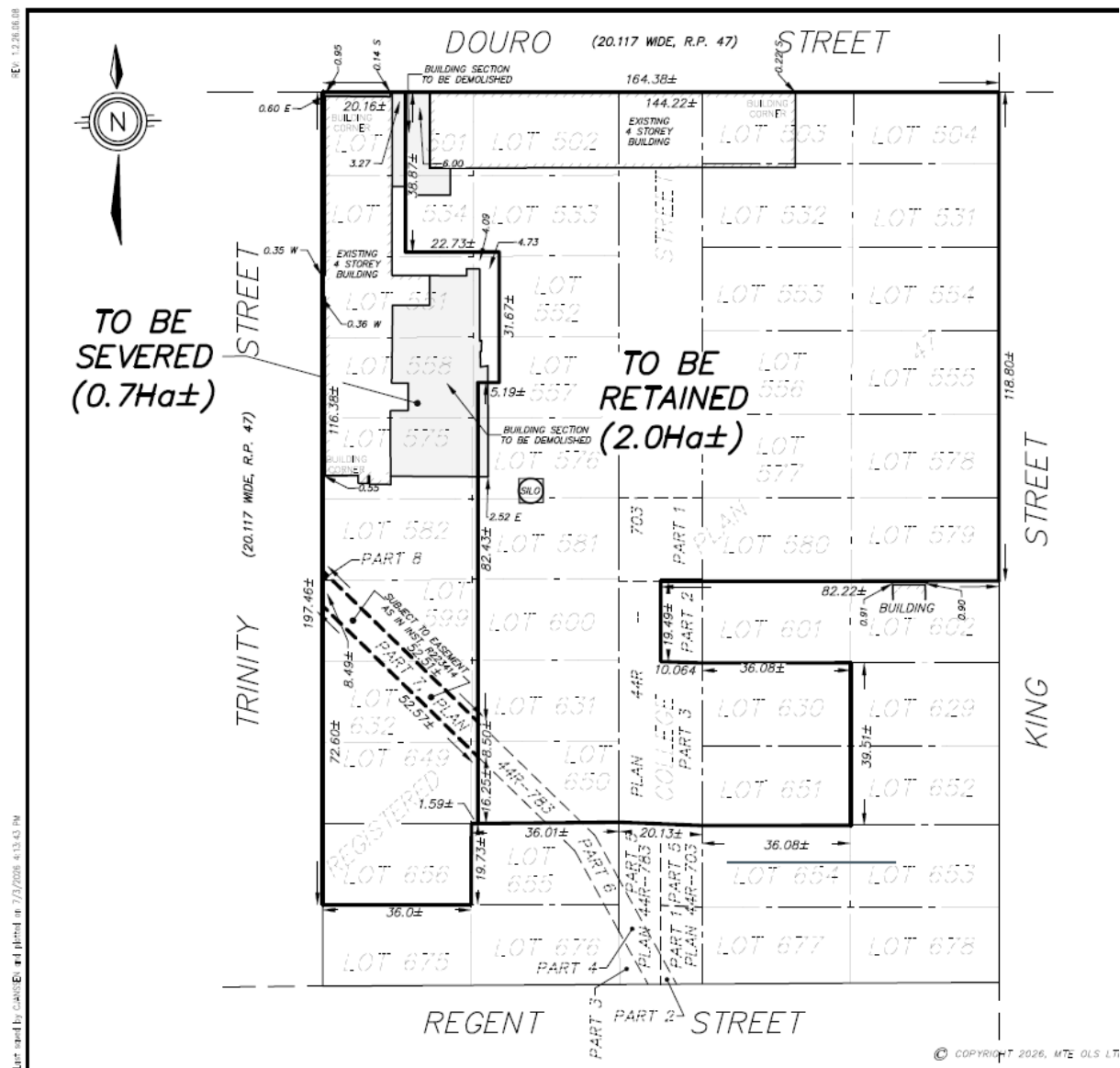
If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 5237, or email: clerks@stratford.ca.



Location Map
File # A15-26 & B22-26
93 Trinity Street



Severance Sketch
File # A15-26 & B22-26
93 Trinity Street



The purpose of this sketch is to provide context for the proposal. Staff understand that the detailed notations and measurements may not be visible. If you would like an enlarged copy of the plan with the visible details, please reach out to planning@stratford.ca.

