

Building and Planning Department
Planning Division
82 Erie Street, 3rd Floor
Stratford ON N5A 2M4

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www.stratford.ca



Date: September 30, 2026

**Applications No.: B18-26,
B19-26, B20-26, B21-26**

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

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

Subject Properties:

Owner: Thunderbury Inc. (25 William Street)
Agent: Baker Planning Group (c/o Caroline Baker)

Owner: The Corporation of the City of Stratford (adjacent parkland)

Location: 25 William Street, legally known as PLAN 67 N PT LOT 2 TO N PT LOT 4,
City of Stratford.

Zoning: Residential Second Density (R2(1)-4) and Open Space (OS)

Official Plan Designations: Residential Area & Parks and Open Space

Road Classifications: William Street – Local Road

Purpose and Effect

The purpose and effect of these applications is to facilitate a mutual land exchange between Thunderbury Inc. and the Corporation of the City of Stratford, together with the establishment of an easement for right-of-way purposes to formally permit an existing driveway access over City-owned lands. The requested consent applications are described below (which should be read in conjunction with the attached Severance Sketch):

- A. Application B18-26 proposes to sever a parcel of land, owned by Thunderbury Inc., having an area of approximately 53.6 m², shown as Parcel "C", to enlarge City-owned lands to prevent patrons of the Lions Pool from encroaching onto 25 William Street.
- B. Application B19-26 proposes to sever City-owned lands having an area of approximately 44.1 m², shown as "Parcel D", to enlarge 25 William Street by ensuring on-site parking spaces are wholly contained on the property.
- C. Applications B20-26 proposes to sever City-owned lands having an area of approximately 9.5 m², shown as Parcel "E", to enlarge 25 William Street by slightly increasing its lot depth.

D. Application B21-26 proposes the establishment of a right-of-way easement for access purposes, having an area of approximately 122.8 m² shown as "Proposed Right-of-Way", in favour of the owner of 25 William Street over a portion of City-owned lands currently occupied by a driveway.

Other Planning Applications: Application for Zoning By-law Amendment Z09-26.

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 by emailing: ebaker@stratford.ca or making a written request to 82 Erie Street, Stratford N5A 2M4. 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, 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 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 **Friday, October 13, 2026**. 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, Ryan Queenan, at (519)-271-0250 ext. 5339 or rqueenan@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.

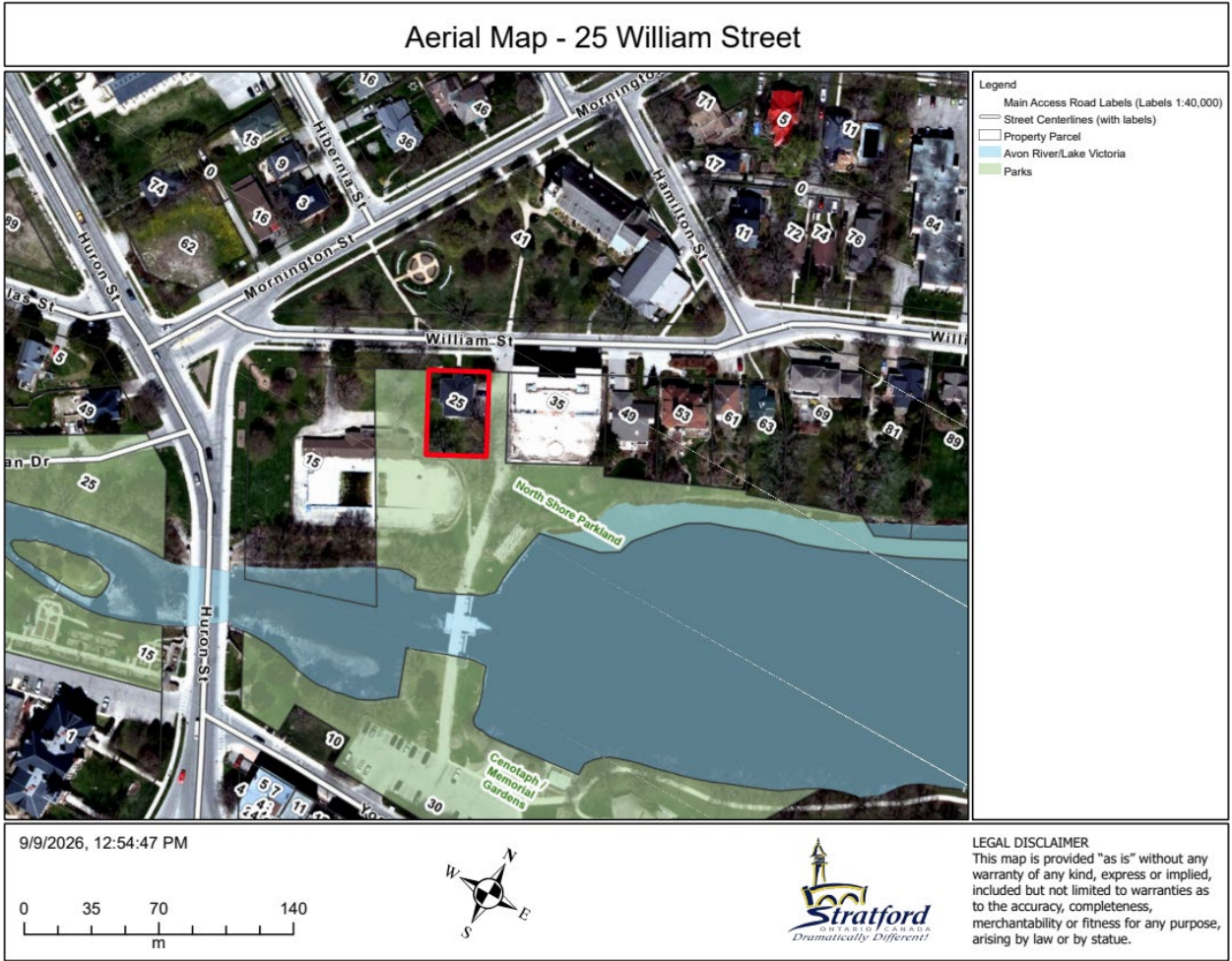
Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for 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.



The purpose of the attached application documents are to provide context for the proposal. Requests for enlarged copies of these documents can be sent to planning@stratford.ca.

Aerial Map
File # B18-26, B19-26, B20-26 & B21-26
25 William Street



File # B18-26, B19-26, B20-26 & B21-26
25 William Street

