



MANAGEMENT REPORT

Date: April 13, 2026
To: Mayor and Council
From: Ryan Queenan, Planner
Report Number: COU26-043
Attachments: None

Title: Erie Street - 0.3 metre Reserve for Lands Located at 976 Erie Street

Objective: To declare as public highway, Part 4 on Plan 44R-6473, a 0.3 m reserve on Erie Street, to allow driveway access for a proposed building materials yard on the subject lands.

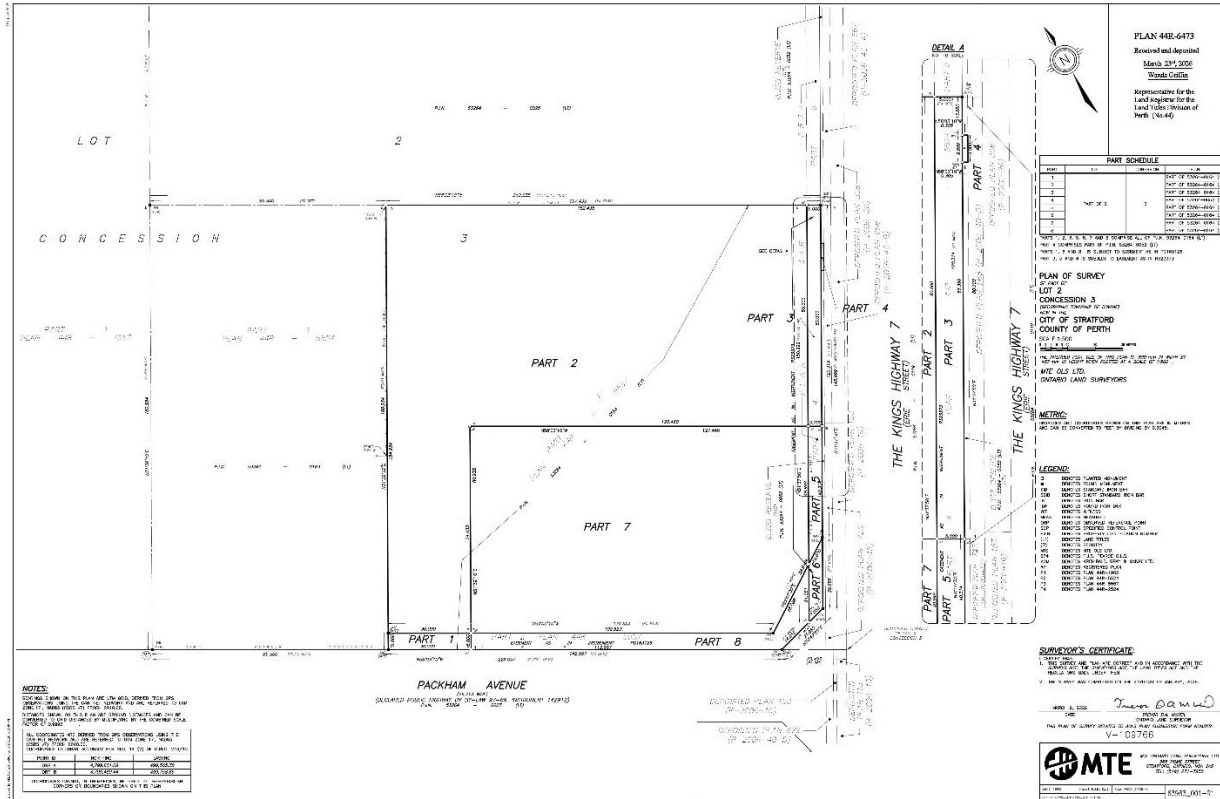
Background: The lands are located on the west side of Erie Street and on the north side of Packham Avenue. These lands are subject to Application for Consent B15-25 and Application for Site Plan Approval SP06-25 submitted by Zelinka Priamo Ltd. (c/o Aliyah Richards) on behalf of 1935362 Ontario Inc. (c/o Pete Hyde).

On February 18, 2026, the City of Stratford's Committee of Adjustment granted consent to allow for the creation of two lots at 976 Erie Street, subject to several conditions, including that the 0.3 m reserve along the Erie Street frontage of the subject lands shall be removed limited to the driveway access for the proposed lands to be severed.

The purpose of this request is to clear the condition for Application for Consent B15-25, ultimately to facilitate the proposed site layout associated with Site Plan Approval Application SP06-25 and limited to the development of the lands to be severed. There is no development proposal for the lands to be retained.

Analysis: To facilitate the direct driveway access to Erie Street for the proposed building materials yard, the applicant retained an Ontario Land Surveyor who provided Plan 44R-6473 (shown below).

Reference Plan 44R-6473



Prepared to the satisfaction of the Manager of Planning, Part 4 on said Plan aligns with the proposed driveway access outlined in the proposed Site Plan for Application SP06-25 (shown below).

Staff Recommendation: THAT the City of Stratford declare Part 4 on Plan 44R-6473 as public highway and dedicate it as forming part of Erie Street.

Prepared by: Ryan Queenan, Planner

Reviewed by: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

Recommended by: Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services

André Morin, CPA, Chief Administrative Officer