

Stratford Town Crier

Town Crier, February 26, 2022

Public Information, Notices and Meeting Schedules

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

- **MODIFICATION TO DRAFT PLAN OF SUBDIVISION 31T18-002**
- **ZONE CHANGE APPLICATION – Z17-21**
- **ZONE CHANGE APPLICATION – Z18-21**

FOR 4110 PERTH LINE 36, PART LOT 1, CONCESSION 3

City of Stratford Council will hold a public meeting on **Monday, March 21, 2022** at **6:00 pm** to hear all interested persons with respect to Modifications to Draft Approved Plan of Subdivision Application 31T18-002 and Zone Change Applications Z17-21 and Z18-21.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than **10:00 am on Monday, March 21, 2022**. **Following confirmation of the request to speak, details for participating in the meeting will be provided.** During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

All written comments received will be included with the Council agenda. The deadline for inclusion is March 14th, 2022 at 4:30pm. Any comments received after this date will be listed at a subsequent Council meeting.

The applications affect a 20.78 ha property located on the north side of Perth Line 36 west of Mornington Street and on the west side of Mornington Street opposite Vivian Line 37, municipally known as 4110 Perth Line 36, and legally described as Part Lot 1 Con 3, AS RP 44R-636 Pt 2, in the City of Stratford (see attached map).

Modification to Draft Plan of Subdivision 31T18-002

The modification to Draft Plan of Subdivision would reduce the total number of single detached lots from 153 to 141. In addition, the modification has requested to:

- Merge Lots 136 to 153 on the Draft Approved Plan into a multiple residential block;
- Merge Lots 121-127 on Draft Approved Plan into a multiple residential block;
- Divide Block 154 on the Draft Approved Plan into two multiple residential blocks;
- Merge Block 156 with Lots 88-91 on the Draft Approved Plan into a multiple residential block.

Zoning Change Application (Z17-21)

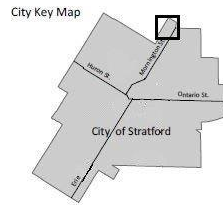
The requested Zoning Change Amendment is to rezone Blocks 143 and 148 (as shown on the red-lined draft plan of subdivision) to a Residential Fourth Density R4(2) special zone. The R4(2) special zone will permit street townhouse dwellings and townhouse dwellings. Special provisions requested include a minimum lot area (interior and corner) of 160m², a minimum lot depth of 27m, a minimum front yard depth of 4.5m, a minimum interior side yard width of 1.5m, a minimum rear yard depth of 3.0m and a maximum lot coverage of 60%. General use regulations have also been requested to permit parking within the frontage yard setback, to recognize the driveway as a legal parking space, to permit tandem parking, a minimum parking space size of 2.8m by 5.5m and an exemption from the accessible parking space requirement.

Zoning By-law Amendment (Z18-21)

The requested Zone Change Amendment is to rezone a portion of the subject lands proposed for single detached dwelling lots from a R1(4)-42 to a R1(5) special zone. The R1(5) special zone would permit single detached dwellings. Special provisions requested include an exterior side yard width of 1.2m where a corner lot is situated so that its rear lot lines abuts an adjacent rear lot line, an exterior side yard width of 4.5 in all other cases, a minimum lot frontage for corner lots of 1.5m, a minimum lot area for corner lots of 375m², a minimum interior side yard of 1.2m, a maximum lot coverage of 60% for one storey dwellings and a maximum lot coverage of 55% for two storey dwellings.

Dual zoning (R1(5) and R4(2)-25) has also been requested on Blocks 145, 146 and 147 (as show on the red-lined plan). The requested R1(5) zoning would permit single detached dwellings in accordance with the special provisions outlined above and the R4(2)-25 zoning would permit street townhouse dwellings with a minimum front yard depth of 4.5m, a minimum rear yard depth of 6.0m and general use regulations related to garages and parking.

A key map is attached.



Your opinion on this application is important. Please call, mail, email or fax your comments to Alyssa Bridge at telephone number (519) 271-0250 extension 5221, Fax: (519) 271-5966 – abridge@stratford.ca - City of Stratford, Development Services Division by March 4, 2022, in order for your comments to be incorporated in the Planning Report.

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. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: tdafoe@stratford.ca or by telephone at (519-) 271-0250 extension 5329.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Stratford to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before a zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Stratford before the proposed zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the proposed draft plan of subdivision approval or the zoning by-law amendment you must make a written request to the Manager of Planning, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on **Thursday, March 17, 2022 at 3:00 p.m. This will be an electronic meeting. A link to watch the Committee of Adjustment meeting live will be provided on the agenda which will be posted to the City's website at www.stratford.ca. A video of the meeting will also be posted to the City's website once available.**

MINOR VARIANCE APPLICATIONS

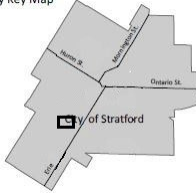
A04-22- 215 Church Street - Planner: Jeff Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the side yard setback to 0.39 metres for a second storey addition and to reduce the front yard setback to 0 metres for the replacement of the front porch.

Variances requested:

1. To reduce the side yard setback from 1.5 metres to 0.39 metres from a second storey addition.
2. To reduce the front yard depth from 7.5 metres to 0 metres for a front porch.

City Key Map



A35-22 – 28 Charles Street – Planner: Jeff Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the front yard setbacks to provide for the construction of a covered porch.

Variations requested:

1. To reduce the front yard setback from 6.0 metres to 1.822 metres.

City Key Map



CONSENT APPLICATIONS

B04-22 – 677 Erie Street – Planner: Alyssa Bridge

Purpose: The purpose of this applications is to sever the existing parcel at 677 Erie into two separate parcels. The retained parcel would have an area of approximately 7,181.6 square meters and the retained parcel would have an area of approximately 6,1180.2 square meters.

The application also requests through this application to establish four easements:

- two easements for vehicle access
- an easement for vehicle access and stormwater drainage
- an easement for hydro services

City Key Map



For those persons who wish to participate orally at the meeting, please contact the Secretary Treasurer at planning@stratford.ca no later than **10:00 am on Thursday March 17, 2021.**

Changes to the *Municipal Act* allows the Committee of Adjustment to participate in open meetings electronically and be counted for the purposes of quorum during emergencies declared locally or provincially under the *Emergency Management and Civil Protection Act*. If the emergency declared is terminated prior to the hearing, the public meeting will then be held in the City of Stratford Council Chambers in City Hall, 1 Wellington Street, Stratford, or at an alternative location subject to direction from the Province and Huron Perth Public Health, on the date and time the meeting is currently scheduled.

For additional information on providing comments or participating in the electronic meeting, please review the Committee of Adjustment electronic meeting protocol on the City’s website or contact the planner on the file for additional information.

Additional information regarding the applications may be obtained by contacting the Infrastructure and Development Department, Development Division, at 519-271-0250 Ext 5345 during normal business hours.

If a person or public body that files an appeal of a decision of the City of Stratford Committee of Adjustment in respect of the proposed consent does not make written submissions to the City of Stratford Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the City of Stratford Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer, Stratford Committee of Adjustment, Jeff Bannon, 82 Erie Street, 2nd Floor Stratford, ON 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 Stratford Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the public.

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. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, Tatiana Dafoe, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: TDafoe@stratford.ca or by telephone at 519-271-0250 Extension 5237.

ANNUAL COMMUNITY INCOME TAX CLINIC – REMINDER

Serving low income residents of the City of Stratford, Town of St. Marys and County of Perth Complimentary Services for current year tax returns provided by:

BDO Canada LLP
Famme & Co. Professional Corporation
McCutchen & Pearce Professional Corporation

Total annual gross income restrictions to participate:

- Single - \$28,000 or less
- Couple - \$32,500 or less

Disability income received should be included in your total gross income. Please ensure you are within the limits stated.

Participants should bring Photo ID and the following if applicable:

- T4s, T5s
- Rent Receipts and/or Property Tax Receipts
- Medical Receipts
- Donation Receipts Disability Form (T2201)
- Date of Entry to Canada

You must register in advance by Tuesday, March 8, 2022, by contacting the Social Services Clerks at 519-271-3773 Extension 278, Monday to Friday, 8:30 a.m. - 4:00 p.m.

Coordinated by the City of Stratford, Social Services Department

MEETING SCHEDULE

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|---------------|---|-----------|--------------------------|
| Feb 28 | Committee of the Whole In-camera | 5:00 p.m. | Electronic Participation |
| Feb 28 | Regular Council and Standing Committees | 7:00 p.m. | Electronic Participation |
| Mar 1 | Special Council | 6:00 p.m. | Electronic Participation |
| Mar 2 | Infrastructure, Transportation & Safety Sub-committee | 4:30 p.m. | Electronic Participation |
| Mar 2 | Committee of the Whole In-camera | 6:00 p.m. | Electronic Participation |
| Mar 3 | Planning and Heritage Sub-committee | 4:30 p.m. | Electronic Participation |

Meetings continue to be held electronically. Agendas, including a link to watch the meeting while in progress, are available on the City's website. A video of the meeting will also be posted to the City's website once available.

Telephone: 519-271-0250 www.stratford.ca