

Stratford Town Crier

Town Crier, February 4, 2023

Public Information, Notices and Meeting Schedules

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING pursuant to Section(s) 53 & 45 of the *Planning Act R.S.O. 1990, Ch. P13*

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Monday, February 27, 2023 at 3:00 p.m. in the Auditorium (upper level) of the Stratford Public Library, located at 19 St. Andrews St., Stratford:

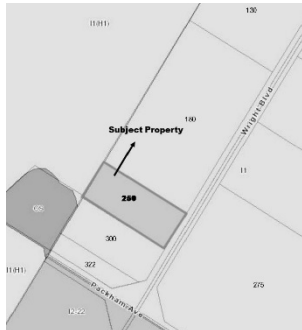
APPLICATION FOR MINOR VARIANCE (A01-23)

Subject Lands: 250 Wright Boulevard, Stratford

Applicant: Haegele Holdings Inc.

Agent: Mark Whitemore (MTE Consultants)

The purpose of this application is to reduce the minimum interior side yard width from 5 m to 3.81 m to facilitate the construction of an addition to an existing industrial building.



Variance requested:

1. Table 9.4 – Regulations in the Industrial Zones to reduce the minimum interior side yard width on the northeast side of the property from 5 m to 3.81 m.

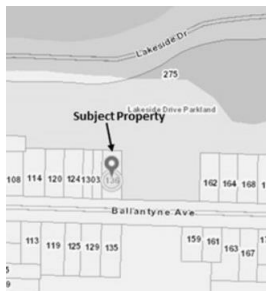
APPLICATION FOR MINOR VARIANCE (A02-23)

Subject Lands: 136 Ballantyne Avenue, Stratford

Applicant: Josh Gingrich and Eden Naylor

Agent: Rob Sajkunovic

The purpose of this application is to increase the maximum height and to reduce the minimum interior side yard width on the west side of the property to facilitate the construction of an addition to an existing 3-storey single detached dwelling.



Variances requested:

1. Table 6.4.1 – Regulations in the Residential First Density (R1) Zone to increase the maximum height of a single detached dwelling from 10 m to 13.8 m.
2. Table 6.4.1 – Regulations in the Residential First Density (R1) Zone to reduce the minimum interior side yard width on the west side of the property for a 3-storey single detached dwelling from 2 m to 1.61 m.

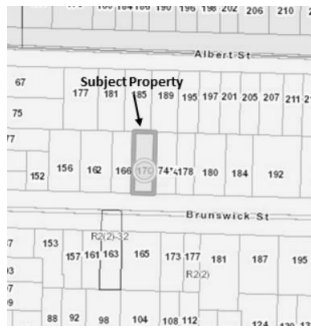
APPLICATION FOR MINOR VARIANCE (A03-23)

Subject Lands: 170 Brunswick Street, Stratford

Applicant: Jeanne and Colin Grier

Agent: Thor Dingman (TD-BAS Inc.)

The purpose of this application is to reduce the front yard depth to facilitate the construction of a verandah and to reduce the interior side yard width on the east side of the property to facilitate the construction of an accessory structure and attached carport and roof overhang and eaves.



Variations requested:

1. Table 4.1.4 – Accessory Use Regulations to increase the maximum lot coverage of an accessory structure and attached carport from 10% to 14.8%.
2. Table 4.1.4 – Accessory Use Regulations, to reduce the minimum interior side yard width from 1 m to 0.63 m on the east side of the property for an accessory structure and attached carport.
3. Section 4.20.1 b) Projections into required yards, to reduce the interior side yard width on the east side of the property from 0.6 m to 0.5 m for the roof overhang and eavestrough for a proposed accessory structure and attached carport.
4. Section 4.20.1 c) iii) / Table 6.4.3 – Permitted Yard Encroachments Projection into Required Yards and Regulations in the Residential Second Density (R2) Zone, to reduce front yard depth for a verandah from 2 m to 1.23 m.

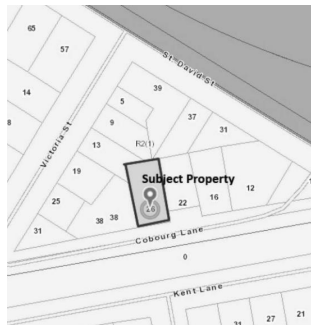
APPLICATIONS FOR CONSENT & MINOR VARIANCE (B08-22 & A25-22)

Subject Lands: 26 Cobourg Lane, Stratford

Applicant: Mike Holman

Agent: Caroline Baker (Baker Planning Group)

The purpose of this application is to create a residential lot for a semi-detached dwelling unit and retained a lot for similar purposes. The subject applications will allow the semi-detached dwelling units to be created on separately conveyable lots. The subject lands are currently vacant.



The proposed severed lands will have an approximate lot frontage of 7.5 m, depth of 25.1 m and lot area of 185.3 m². The proposed retained lands will have an approximate lot frontage of 7.6 m, depth of 25.1 m and lot area of 193.3 m².

The following minor variances have been requested to facilitate the above-noted consents.

1. Table 6.4.2 – Regulations in the Second Density (R2(1)) Zone to reduce the minimum lot frontage for a semi-detached dwelling from 9 m to 7.5 m.
2. Table 6.4.2 – Regulations in the Second Density (R2(1)) Zone to reduce the minimum interior lot area for a semi-detached dwelling from 275 m² to 185 m².
3. Table 6.4.2 – Regulations in the Second Density (R2(1)) Zone to reduce the minimum lot depth from 30 m to 24.5 m.
4. Table 6.4.2 – Regulations in the Second Density (R2(1)) Zone to reduce the minimum side yard width for a semi-detached dwelling from 2.5 m to 1.5 m.
5. Table 6.4.2 – Regulations in the Second Density (R2(1)) Zone to reduce the minimum aggregate side yard width for a semi-detached dwelling from 5 m to 3 m.
6. Table 6.4.2 – Regulations in the Second Density (R2(1)) Zone to reduce the minimum rear yard depth for a semi-detached dwelling from 7.5 m to 6 m.
7. Table 6.4.2 – Regulations in the Second Density (R2(1)) Zone to reduce the minimum front yard depth to a garage from 6 m to 5.6 m.
8. Table 6.4.2 – Regulations in the Second Density (R2(1)) Zone to increase the maximum lot coverage for the main building from 40% to 45.5%.
9. Table 6.4.2 – Regulations in the Second Density (R2(1)) Zone to increase the maximum lot coverage for the main building and accessory buildings from 45% to 50.5%.
10. Table 6.4.2 -Additional Regulation #5 – Regulations in the Second Density (R2(1)) Zone to increase the allowable projection of a garage beyond the building elevation from 1.0 m to 1.5 m.

The subject lands are legally described as Lot 11 & Part Lot 12, Plan 25 & Part 1, 44R-5334, in the City of Stratford. The lands are located on the north side of Cobourg Lane, between Victoria Street and St. David Street and are municipally known as 26 Cobourg Lane.

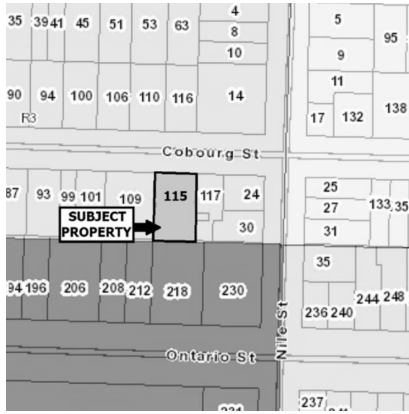
APPLICATION FOR MINOR VARIANCE (A04-23)

Subject Lands: 115 Cobourg Street, Stratford

Applicant: Dan Fisher

Agent: Thor Dingman (TD-BAS Inc.)

The purpose of this application is to permit a habitable room within a portion of an existing accessory building, to increase the allowable height of an accessory building, to reduce the minimum front yard depth to a verandah and to recognize existing reduced side yard and rear yard setbacks to an existing accessory building.



Variances requested:

1. Section 4.1.1 b) – an existing accessory building or structure may be used for human habitation to a maximum size of 18.75 m².
2. Table 4.1.2 / 4.1.4 – Accessory Building or Structure Regulations and Accessory Use Regulations to reduce the minimum side yard width for an accessory building from 1.0 m to 0.03 m and to reduce the minimum rear yard depth from 1.0 m to 0.81 m.
3. Table 4.1.4 – Accessory Use Regulations to increase the maximum height for an accessory building from 5.0 m to 5.41 m.
4. Section 4.20.1 c) iii) / Table 6.4.3 – Permitted Yard Encroachments Projection into Required Yards and Regulations in the Residential Third Density (R3) Zone, to reduce the minimum front yard depth for a verandah from 5.0 m to 3.07 m.

Additional information regarding the applications may be obtained by contacting the Infrastructure and Development Department, Planning Division, at 519-271-0250 extension 5345 Monday – Friday between the hours of 8:30 am and 4:30 pm or by e-mail at planning@stratford.ca.

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 Planning Department via e-mail at planning@stratford.ca or in person at 82 Erie St, Stratford, ON – 3rd Floor. This will also entitle you to be advised of a possible Ontario Land Tribunal (OLT) 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 OLT by the applicant or another member of the public.

ANNUAL COMMUNITY INCOME TAX CLINIC

Serving low-income residents of the City of Stratford, Town of St. Marys, and the County of Perth, complimentary services for current year tax returns are being provided by:

- Famme & Co. Professional Corporation
- McCutchen & Pearce Professional Corporation

The total annual gross income restrictions to participate are:

- Single - \$27,589 or less
- Couple - \$34,346 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

Please call to **register in advance by Tuesday, March 7, 2023**, by contacting the Social Services Clerks at 519-271-3773 extension. 278 **Monday** to Friday between 8:30 a.m. - 4:00 p.m. An appointment time will be provided for document delivery between March 9-17, 2023.

ATTENTION STRATFORD PROPERTY OWNERS

PROPERTY TAX – 2023 INTERIM LEVY DUE DATE FEBRUARY 24, 2023

Your 2023 Interim Tax Bill has now been mailed. If you have not received a Tax Notice or to inquire about the pre-authorized monthly/quarterly payment plan, please call the City Tax Office at 519-271-0250 extension 5209 or 5213. For your convenience, property tax payments by cheque may be deposited in the mailbox at City Hall, Rear Entrance. Payment may be made at your bank or on-line/telephone banking is also available. Please make cheques payable to "City of Stratford" and mail to P.O. Box 818, Stratford ON N5A 6W1. Pre-authorized payment is available monthly or quarterly, call to inquire. Contact: Tax Department, 519-271-0250, extension 5209, 5212, or 5213.

2023 BUDGET MEETINGS

The Finance and Labour Relations Committee will meet on the following dates and times to formulate recommendations to City Council regarding the 2023 draft budget:

Date	Time	Location
February 7, 2023	5:30 p.m.	Council Chambers
February 21, 2023	5:30 p.m.	Council Chambers

Agendas and minutes of the meeting will be posted as available to the City website under the Council Calendar at <https://calendar.stratford.ca/meetings>.

If you have any questions regarding the 2023 budget process, please contact us by phone at 519-271-0250 Extension 5202, or by email at wpartridge@stratford.ca.

MEETING SCHEDULE

Date		Time	Location
Feb 6	Committee of the Whole Open Session	9:00 a.m.	Council Chambers
Feb 6	Committee of the Whole In-camera	1:00 p.m.	Council Chambers
Feb 7	Finance and Labour Relations Committee	5:30 p.m.	Council Chambers

Meetings are open to the public to attend with the exception of In-Camera sessions (please note the adjournment into the In-camera Session is open to the public to attend and observe). Agendas can be accessed from the City's website. Please check the City's website for the Sub-committee, Committee, Council and Advisory Committee Meeting Schedules as these schedules are subject to change.

The Town Crier is also posted on the City's website.

www.stratford.ca