

# Stratford Town Crier

Town Crier, April 20, 2024

Public Information, Notices and Meeting Schedule

## NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday, May 15, 2024 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

### MINOR VARIANCE APPLICATIONS

#### A16-24 – 119 ALBERT STREET – U. MODI

The purpose of application A16-24 is to permit an additional dwelling unit in the existing detached garage located at the rear of the property. No structural changes are proposed.

Variance requested:

1. Section 7.4 of the Zoning By-law – for the existing detached garage built form on the subject lands, permit the legal non-conforming rear-yard setback of 0.57 metres, whereas the Zoning By-law requires a rear-yard setback of 2.5 metres.
2. Policy 7.3.3.2 of the Zoning By-law – permit one dwelling unit on the ground floor of the existing detached garage built form for the subject lands, provided that permitted commercial uses are maintained on the first floor within the primary building, whereas the Zoning By-law does not permit dwelling units on the ground floor in the C3 zone for lands located within the Central Business District.



### MINOR VARIANCE AND CONSENT APPLICATIONS

#### A10-24 & B02-24 – 55 & 69 DOWNIE STREET, 23 ALBERT STREET, AND 18 BRUNSWICK STREET – R. MCINTYRE

The purpose and effect of application B02-24 is to sever four previously existing lots that have merged on title. The severed lands are 55 Downie Street, 23 Albert Street, and 18 Brunswick Street. The retained lands are at 69 Downie Street.

The purpose and effect of application A10-24 is to recognize the lot areas and lot frontages of four properties that have merged on title. This would facilitate the consent process for each property. Specifically, the variances requested are to the provisions of Table 7.4 in the Zoning Bylaw, as follows:

Property	Required Minimum Lot Area & Lot Frontage	Proposed Lot Area	Proposed Lot Frontage
69 Downie Street - Retained Parcel	Existing*	854.1 m <sup>2</sup>	23.2 m
55 Downie Street - A	Existing*	348.7 m <sup>2</sup>	11 m
23 Albert Street - B	Existing*	1426.4 m <sup>2</sup>	44.4 m
18 Brunswick Street - C	Existing*	437.9 m <sup>2</sup>	13.7 m

\*Existing on the date of the passage of the By-law.



#### A11-24 & B03-24 – 71 & 75 WELLINGTON STREET AND 43 MARKET PLACE – R. MCINTYRE

The purpose and effect of application B03-24 is to recreate three previously existing lots that have merged on title. The severed lands are 71 Wellington Street and 75 Wellington Street. The retained lands are 43 Market Place.

The purpose and effect of application A11-24 is to recognize the lot areas and lot frontages of three properties that have merged on title. This would facilitate the consent process for each property. Specifically, the variances requested are to the provisions of Table 7.4 in the Zoning Bylaw, as follows:

Property	Required Minimum Lot Area & Lot Frontage	Proposed Lot Area	Proposed Lot Frontage
43 Market Place - Retained Parcel	Existing*	168.2 m <sup>2</sup>	6.1 m
71 Wellington Street - A	Existing*	155.4 m <sup>2</sup>	8.6 m
75 Wellington Street - B	Existing*	348 m <sup>2</sup>	13.1 m

\*Existing on the date of the passage of the By-law.



**A15-24 & B05-24 – 161 NELSON STREET – A. BURNETT**

The purpose and effect of application B05-24 is sever a 461.8 square-metre area of the subject lands to create a new residential lot. The purpose and effect of application A15-24 is to reduce the minimum side yard width to facilitate the development of a semi-detached dwelling on the subject lands.

Variance requested:

1. Table 6.4.2 – Regulations in the Residential Second Density: to reduce the minimum side yard width requirement for a semi-detached dwelling from 2.5 m to 1.55 m.



Additional information regarding the applications may be obtained by contacting the Building and Planning Services Department, at 519-271-0250 extension 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 application does not make written submissions to the City of Stratford Committee of Adjustment before it gives or refuses the application, 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 application, you must make a written request to the Secretary-Treasurer, Stratford Committee of Adjustment, Anthony Fletcher, 82 Erie Street, 3rd 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, the Minister or a specified person or public body.

**NOTICE OF NOISE BY-LAW EXEMPTION**

An exemption from Noise Control By-law 113-79 has been granted to the Kinsmen Club of Stratford for the Canada Day Celebration located at the Stratford Recreation and Education Centre on Monday, July 1, 2024 between the hours of 5:00 p.m. and 11:30 p.m.

**HOUSEHOLD HAZARDOUS WASTE COLLECTION - REMINDER**

The City of Stratford will be holding a Household Hazardous Waste collection Saturday, April 27 for residents to drop off materials labelled as corrosive, explosive, flammable or poisonous.

The collection will take place at the Romeo Street landfill site, 777 Romeo Street South, from 9 a.m. to 4 p.m. Please note that materials will NOT be collected at the Rotary Complex parking lot.

For details, please visit [www.stratford.ca/hazardouswaste](http://www.stratford.ca/hazardouswaste)

**RAKING OF WINTER SAND**

Reminder to residents from the Infrastructure Services Department that during the months of April and May, winter sand that has accumulated can be raked to the edge of the road or the street gutter. Please help street sweeping operations by spreading the sand out in the gutter area. Please do not place the sand in large piles in the gutter or along the road, as the piles can restrict water flow and be a traffic hazard.

**LEAF & YARD WASTE COLLECTION**

Leaf and Yard Waste will be collected City-wide, on your regular garbage collection day, the week of April 22 – 26. Leaf and yard waste will only be collected in the following forms:

- 110 L Kraft Paper bags
- Certified Compostable bags
- Re-useable Container with label attached

Clear Plastic Bags are NOT accepted and will be left at the curbside. Leaf and Yard waste is also accepted at the landfill depot during regular landfill hours.

The next Leaf and Yard Waste collection week is May 13 – 17

**SPRING FLUSHING OF FIRE HYDRANTS**

For the next few weeks, preventative maintenance flushing of fire hydrants will take place within the City of Stratford. Customers may temporarily experience discoloured water. Water quality is not affected by this colouration, and the water is safe to use and consume. Discoloured water will clear, but before doing laundry, please check to see that water has cleared. If you have any questions, please visit <https://www.stratford.ca/en/live-here/discoloured-water.aspx>, or call the City Water Division at 519-271-0250, extension 5222 during business hours.

**PARKING FINES INCREASE MAY 1 - REMINDER**

Parking set fines are increasing as of May 1, 2024

What does this mean?

This means that set fines for parking related infractions are increasing as of May 1, 2024. For example, an expired meter ticket will carry a set fine of \$60.00, or a \$40.00 voluntary payment if paid within 7 days. Parking in a No Parking area/space will carry a set fine of \$80.00, or a \$60.00 voluntary payment if paid within 7 days.

Is the parking rate increasing?

No. The parking rate is not increasing and the standard parking rate at on-street parking spaces is \$1.50 per hour and the rate in lots is \$1.25 per hour.

How do I avoid tickets?

- Remember parking time limits, choose a lot that suits your needs
- Pay your meter/machine or use the HotSpot Application
- Free parking continues in the Cooper and Downie lots

For more information, please visit the City's website at [stratford.ca/parking](http://stratford.ca/parking)

## MEETING SCHEDULE

<b>Date</b>	<b>Meeting</b>	<b>Time</b>	<b>Location</b>
<b>Apr 22</b>	Committee of the Whole In-camera Session	CANCELLED	
<b>Apr 22</b>	Regular Council and Standing Committees	7:00 p.m.	Council Chamber
<b>Apr 24</b>	Infrastructure, Transportation & Safety Sub-committee	4:30 p.m.	Council Chamber
<b>Apr 25</b>	Planning & Heritage Sub-committee	4:30 p.m.	Council Chamber

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 available on the City of Stratford's website.

**[www.stratford.ca](http://www.stratford.ca)**