

Town Crier, April 22, 2017

Stratford Town Crier

Public Information, Notices and Meeting Schedules

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following application at a hearing to be held on Wednesday, May 10, 2017 at 5:00 p.m. in the Auditorium, City Hall, 1 Wellington Street, Stratford:

MINOR VARIANCE APPLICATIONS

A09-17 – 59 Norman Street – Planner: R. Tucker

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to increase the permitted encroachment into the front yard for a covered porch and to increase the maximum lot coverage permitted to allow a new enclosed screened porch in the rear yard.

Variances requested:

1. To increase the permitted encroachment into the front yard for a covered porch to 3.345m where 2.5m is the maximum encroachment permitted.
2. To increase the maximum lot coverage to 39.6% where 35% is the maximum permitted.

A10-17 – 3205 Vivian Line – Planner: R. Tucker

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to decrease the exterior side yard setback for parking and the main building and reduce the number of parking spaces required.

Variances requested:

1. To reduce the exterior side yard setback to 7.5m where 10.5m is required for the main building.
2. To reduce the exterior side yard setback to 7.5m where 10.5m is required for parking.
3. To reduce the setback along the north west lot line at the corner of Vivian Line 37 and Romeo Street from 7.5m to 4.3m.
4. To reduce the number of parking spaces required for 30 dwelling units from 45 to 39.

A11-17 – 48 and 50 Daly Avenue – Planner: J. Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the required building setback from Worsley Street and to reduce the minimum lot depth for 48 and 50 Daly Avenue. The variances are required to allow for the proposed development to proceed.

Variances requested:

1. To reduce the setback from Worsley Avenue from 7.5 m to 5.0m.
2. To reduce the minimum lot depth from 30 m to 25 m.

A12-17 – 60 Daly Avenue - Planner: J. Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the required building setback from Worsley Street and to reduce the minimum lot depth for 60 Daly Avenue. The variances are required to allow for the proposed development to proceed.

Variances requested:

1. To reduce the setback from Worsley Avenue from 7.5 m to 5.0 m.
2. To reduce the minimum lot depth from 30 m to 25 m.

CONSENT APPLICATIONS

B06-17 and B07-17 – 265 St. David Street - Planner: J. Bannon

The purpose of these applications is to sever the subject lands at 265 St. David Street to create two new residential lots on the subject property. The proposed severed lands for B06-17 (severed lot 1) would have an approximate frontage of 24.4 metres, an approximate depth of 39.7 metres, and an approximate area of 968.7 square metres. The proposed severed lands for B07-17 (severed lot 2) would have an approximate frontage of 15.9 metres, an approximate depth of 32.1 metres, and an approximate area of 508.6 square metres.

The proposed retained lands would have a frontage of approximately 39.7 metres, an approximate depth of 48.2 metres and an approximate area of 1914.6 square metres. The application is also intending to create a right of way for an existing driveway to remain on the lands to be severed. The right of way is proposed to have an approximate width of 3.0 metres, a depth of 4.5 metres and is located in the north-eastern corner of the lands to be severed. The retained lands are occupied with an existing 2 storey dwelling.

B08-17, B09-17, B10-17, B11-17, B12-17 and B13-17 – 48, 50 and 60 Daly Avenue - Planner: J. Bannon

The purpose of these applications is to sever the property municipally known as 48 and 50 Daly Avenue and the property municipally known as 60 Daly Avenue in order to create 6 new parcels for a total of 8 building lots.

The property at 48 and 50 Daly Avenue will be severed into six parts, 4 whole lots and 2 part lots. The two part lots will be combined with lands at 60 Daly Avenue

The property at 60 Daly Avenue will be severed into 4 parts, 2 whole lots and 2 part lots. The two part lots will be combined with lands at 48 & 50 Daly Avenue.

The eight proposed lots are shown on the attached plan as A, B&E, F, G, C, D&H, I and J.

Each lot to be created will have a width of 14.5 m, an area 368 m² and a depth of 25.4 m.

The applicant is also proposing a 3.0 m wide sanitary easement that is intended service the lots that have frontage on Daly Avenue (C, D&H, I and J). The easement is intended to be centered between lots 'B&E' and 'F' and is also located at the rear of lots 'D&H' and 'I'.

The subject lands are vacant of buildings and structures.

Additional information regarding the application may be obtained by contacting the Infrastructure and Development Department, Development Division, at 519-271-0250 Ext 345 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 Municipal Board 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, 82 Erie Street, 2nd Floor Stratford, ON N5A 2M4. This will also entitle you to be advised of a possible Ontario Municipal Board 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 Municipal Board by the applicant or another member of the public.

NOTICE OF THE PASSING OF A DEVELOPMENT CHARGES BY-LAW BY THE CORPORATION OF THE CITY OF STRATFORD

TAKE NOTICE that the Council of The Corporation of the City of Stratford passed a municipal-wide development charges By-law 45-2017 on the 10th day of April, 2017, under Section 2(1) of the Development Charges Act, 1997, S.O., 1997 c. 27, as amended;

AND TAKE NOTICE that any person or organization may appeal to the Ontario Municipal Board under Section 14 of the Act, in respect of the development charge by-law, by filing with the Clerk of The Corporation of the City of Stratford on or before May 23, 2017, a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

No key map has been provided as the By-law applies to all lands located in the City of Stratford.

A copy of the complete by-law is available for examination in the City Clerk's Office, City Hall, 1 Wellington Street, during regular business hours (weekdays from 8:30 a.m. to 4:30 p.m.), excluding statutory holidays.

The schedules of development charges imposed by the by-law are as follows:

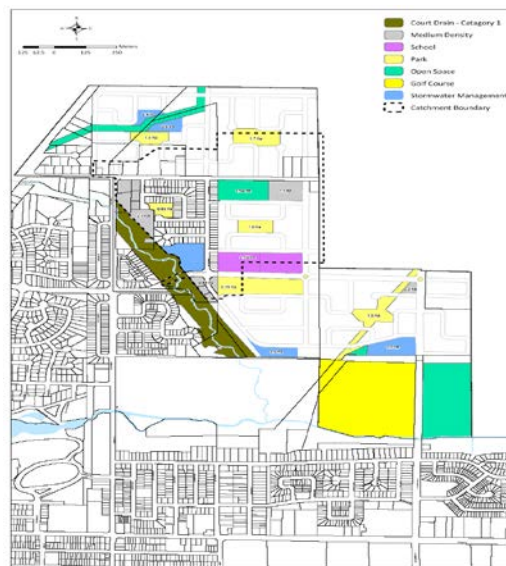
SCHEDULE B to By-law Number 45-2017 Residential Use Development Charges

Service	RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples
City-wide Services:				
Other Transportation Services	385	245	158	280
Municipal Parking	111	71	45	81
Fire Protection Services	274	175	112	199
Police Services	265	169	108	192
Outdoor Recreation Services	1,739	1,108	712	1,262
Indoor Recreation Services	3,518	2,241	1,440	2,554
Library Services	286	182	117	208
Administration	122	78	50	89
Waste Diversion	56	36	23	41
Total City-wide Services	6,756	4,305	2,765	4,906
Infrastructure Services				
Services Related to a Highway	2,993	1,907	1,225	2,173
Wastewater Services	3,395	2,163	1,389	2,465
Water Services	414	264	169	301
Total Infrastructure Services	6,802	4,334	2,783	4,939
GRAND TOTAL	13,558	8,639	5,548	9,845
Area Specific Charge - Riverbend Servicing Area:				
Stormwater and Drainage	2,517	1,603	1,030	1,827

SCHEDULE C to By-law Number 45-2017 Commercial/Institutional Use Development Charges

Service	COMMERCIAL / INSTITUTIONAL
	(per ft ² of Gross Floor Area)
City-wide Services:	
Other Transportation Services	0.33
Municipal Parking	0.10
Fire Protection Services	0.19
Police Services	0.23
Outdoor Recreation Services	0.11
Indoor Recreation Services	0.23
Library Services	0.02
Administration	0.11
Waste Diversion	0.05
Total City-wide Services	1.37
Infrastructure Services	
Services Related to a Highway	0.48
Wastewater Services	0.54
Water Services	0.07
Total Infrastructure Services	1.09
GRAND TOTAL	2.46
Area Specific Charge - Riverbend Servicing Area:	
Stormwater and Drainage	0.95

**SCHEDULE D to By-law Number 45-2017
Area Denoting where the Riverbend Storm Water Management Charge shall be imposed**



Dated at the City of Stratford the 21st day of April, 2017.
Joan Thomson, City Clerk, The Corporation of the City of Stratford
City Hall, P.O. Box 818, STRATFORD, ON N5A 6W1, Telephone: (519) 271-0250, ext. 235

NOTICE - RAKING OF WINTER SAND

Reminder to residents from Infrastructure & Development Services 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.

FLUSHING OF FIRE HYDRANTS

Beginning April 23, 2017, and continuing for approximately four weeks, flushing of fire hydrants will take place within the City of Stratford. Customers could experience some discoloured water. Water quality is not affected by this colouration. Discoloured water will clear, but before doing laundry, please check to see that water has cleared. If you have any questions, please call the City Water Division at 519-271-0250, ext. 222 during business hours.

EVENING HOT MEAL PROGRAMS IN STRATFORD—OPEN TO ALL—DROP IN

Apr 24	The Local Community Food Centre, 612 Erie Street	5:15 pm
Apr 25	St. Paul's Anglican Church, 9 Douro Street	5:15 pm
Apr 26	St. Andrew's Presbyterian Church, 25 St. Andrew Street	5:15 pm
Apr 28	Zion Lutheran Church, 202 Erie Street	5:00 pm

Additional Weekly Meals at The Local Community Food Centre, 612 Erie Street. Breakfast is served every Thursday morning at 8:30 am. Seniors' Lunch 60 years and older is served every Wednesday at 11:30 am.

MEETING SCHEDULE

April 24	Committee of the Whole In-Camera Session	CANCELLED	
April 24	Regular Council and Standing Committees	7:00 pm	Council Chamber
April 26	Infrastructure, Transportation and Safety Sub-committee	4:30 pm	Council Chamber
April 27	Planning and Heritage Sub-committee	4:30 pm	Council Chamber

Meetings are open to the public to attend with the exception of In-Camera sessions. Agendas can be accessed from the City's web site or may be picked up from the City Clerk's Office the Friday before the scheduled meeting. Also, check the City's web site for the Sub-committee, Standing Committee and Council Meeting Schedules, Agendas, and Advisory Committee Schedules as the schedule is subject to change. The Town Crier is also posted on the City's website.

Telephone: 519-271-0250 www.stratfordcanada.ca TTY: 519-271-5241