

Town Crier, August 26, 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, September 13, 2017 at 5:00 p.m. in the Avon Room, City Hall Annex, 82 Erie Street, Stratford:

MINOR VARIANCE APPLICATIONS

A20-17 – 335 St. David Street - Planner: J. Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is allow a reduced the side yard setback for both a new roof above an existing garage and for a new verandah.

Variances requested: To reduce the minimum side yard setback from 1.5m to 0.83m for a new roof above an existing garage and for a new verandah.

A21-17 – 1266 Erie Street – Planner: J. Bannon

Purpose: To reduce the minimum landscape open space from 30% to 19% for the property. The applicant had previously received permission to reduce the landscape open space requirement at 1266 Erie Street. The property at 1300 Erie Street has been consolidated with 1266 Erie Street and the applicant is requesting permission to reduce the landscape open space requirement over the entire property.

Variances requested: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to have the landscaped open space requirement reduced from 30% to 19%.

A22-17 – 299 Brunswick 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 maximum permitted encroachment for a covered porch into the front yard and to increase the maximum permitted encroachment for a deck into the rear yard.

Variances requested:

1. To increase the maximum permitted encroachment for a covered porch into the front yard from 2.5m to 5m (1m setback from the front lot line).
2. To increase the maximum permitted encroachment for stairs into the front yard from 2.5m to 4m (2m setback from front lot line).
3. To increase the maximum permitted encroachment for a deck into the rear yard from 2.5m to 4m (2m setback from rear lot line).

A23-17 – 71 Caledonia Street – Planner: R. Tucker

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the minimum required lot area and depth and recognize an existing deficient lot frontage on a corner lot. The variances are required to allow for the proposed consent application B18-17 to proceed.

Variances requested:

1. To reduce the minimum lot depth from 30m to 29m.
2. To reduce the minimum lot area for a corner lot from 540m² to 478.5m².
3. To reduce the minimum lot frontage for a corner lot from 18m to 16.5m to recognize the existing lot frontage.

A24-17 – 75 Birmingham Street – Planner: J. Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is allow the replacement and expansion of exterior steps within the front yard depth.

Variances requested: To increase the minimum front yard encroachment for the exterior steps from 2.5m to 5.87m. This will result in a front yard depth of 0.13m to the edge of the proposed exterior steps.

A25-17 – 270 Ontario Street – Planner: R. Tucker

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to decrease the minimum landscaped open space required for a lot currently used for commercial offices and four residential dwelling units.

Variances requested: To reduce the minimum required landscaped open space from 30% to 25.5%.

CONSENT APPLICATIONS

B17-17 – 342 Home Street - Planner: J. Bannon

Purpose: The application is to sever a portion of the subject lands at 342 Home Street for a lot addition to 500 Lorne Avenue East. The proposed severed lands would have an approximate depth of 41.7 metres and an approximate area of 323.4 square metres.

The proposed retained lands would have a frontage of approximately 100 metres, an approximate depth of 182 metres and an approximate area of 13530.5 square metres.

The retained lands are occupied with two residential dwellings and two accessory buildings. The lands to be severed are vacant.

B18-17 – 71 Caledonia Street – Planner: R. Tucker

Purpose: The purpose of the application is to sever the subject lands at 71 Caledonia Street for a lot addition to 123 St. Vincent Street North (Pt Lot 412 RP 20). The proposed severed lands would have an approximate frontage of 3.02 metres, an approximate depth of 16.5 metres, and an approximate area of 50.20 square metres (labelled as Parcel 'B'). The proposed retained lands would have a frontage of approximately 16.5 metres, an approximate depth of 29 metres and an approximate area of 478.50 square metres (labelled as Parcel 'A'). The retained lands are occupied with an existing 1.5 storey single detached dwelling and the lands to be severed contain a shed that is proposed to be relocated.

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.

MEETING SCHEDULE

August 28	Infrastructure, Transportation and Safety Sub-committee	12:00 pm	Council Chamber
August 28	Committee of the Whole In-Camera session	4:45 pm	Council Chamber
August 28	Regular Council and Standing committees	6:00 pm	Council Chamber
August 31	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 website or may be picked up from the City Clerk's Office the Friday before the scheduled meeting. Also, check the City's website 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