

Town Crier, August 5, 2017

Stratford Town Crier

Public Information, Notices and Meeting Schedules

ATTENTION STRATFORD PROPERTY OWNERS

PROPERTY TAX
2017 Final Levy Due Date
August 18, 2017

For your convenience, property tax payments by cheque may be deposited in the mail box at City Hall, Rear Entrance. Payment by interac and online/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, ext. 212 or 213

NOTICE OF APPLICATION FOR NOISE CONTROL BY-LAW EXEMPTION

27 Market Place has requested an exemption from the Noise Control By-law 113-79 on September 1, 2 and 3, 2017 until 2:00 a.m. on September 2, 3 and 4, 2017 for the amplification of sound and musical instruments.

Anyone wishing to comment on this application for exemption should provide their concerns in writing or email by August 16, 2017 to: The Corporation of the City of Stratford, Attention: City Clerk, City Hall 1 Wellington Street, P.O. Box 818, Stratford ON N5A 6W1. Email: clerks@stratford.ca

Notice of Collection: Personal information collected as part of this Notice is pursuant to the *Municipal Act, 2001*. 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: jthomson@stratford.ca or by telephone at the number below.

If you require this document in an alternate format, contact City Hall at 519-271-0250 ext. 237 or TTY at 519-271-5241 or email clerks@stratford.ca.

NOTICE OF PUBLIC MEETING

The City of Stratford Council will hear the following applications at a Public Meeting to be held on **Monday, August 28, 2017** at 6:00 p.m. in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the draft plan of subdivision, official plan amendment and zone change applications.



OFFICIAL PLAN AMENDMENT 001-17, DRAFT PLAN OF SUBDIVISION – 31T17-001 and ZONING BY-LAW AMENDMENT - Z01-17 - 4117 PERTH LINE 36, 495 MCCARTHY ROAD WEST and BLOCK 97 – 44M-44 IN THE CITY OF STRATFORD

The Official Plan Amendment and Draft Plan of Subdivision applications affect 32.73 ha on two properties legally described as Part of Lots 3 and 4, Concession 2 (Geographic Township of Ellice) Registered Plan No. 11 in the City of Stratford. The lands are municipally known as 4117 Perth Line 36 and 497 McCarthy Road West. In addition to the lands described above, the Zoning By-law Amendment application also applies to lands described as Block 97 on 44M-44. The subject lands are located on the north and south side of McCarthy Road West between Fraser Drive and Greenwood Drive. (see key map)

OFFICIAL PLAN AMENDMENT 0001-17

The lands are currently designated 'Residential Area' and 'Medium Density Residential Area' on Schedule "A" of the Official Plan and are identified as being within the Regulatory Flood Hazard Line on Schedule "B" of the Official Plan. The proposed Official Plan amendment application is to amend Schedule "A" by applying special policies to the north side of McCarthy Road West ('Medium Density Residential Area- Special') to permit a range of residential uses at a density of 12- 100 upnh per phase and a minimum overall density of 20 upnh, to delete the 'Medium Density Residential Area' policies on the south side of McCarthy Road West and replace it with a 'Residential Area'; and to designate a portion of the lands 'Parks and Open Space'; and to amend Schedule "B" by altering the regulatory flood hazard limit .

DRAFT PLAN OF SUBDIVISION – 31T17-001

The proposed plan of subdivision contains 124 single detached dwelling lots, 13 multiple development blocks, 1 park block and 1 stormwater management block and 1 sanitary pumping station block all served by 2 new local roads and the extension of 4 existing local roads. The lands are projected to be able to accommodate between 324 to 1773 residential units. The lot frontages for single detached dwelling lots range from approximately 10.60m to 25.6m.

ZONING BY-LAW AMENDMENT - Z01-17

The requested Zoning By-law amendment is to rezone the lands from Agricultural (A) and Floodplain (FP) and Future Residential- 5- Holding Provision (FR-5-H) to a Residential First Density Zone- Special -R1(5)-Special, Residential First Density Zone- Special- R2(2)- Special, Residential Fourth Density- Special-R4(2)-Special, Parks (P) and Park-Floodplain (P-FP) zone. The R1(5) zone will permit single detached dwellings and group homes. Special provisions to the regulations have been requested to reduce the exterior side yard width and to increase the maximum percentage of the front building elevation for a garage. The R2(2) zone will permit singles, semis, duplexes, converted dwellings, boarding house dwellings, day nursery, elementary school, group home, home occupation and a religious institution. Special provisions to the regulations have been requested to reduce the minimum exterior side yard width and lot frontage (for a duplex) and to increase the maximum percentage of the front building elevation for a garage. The R4(2) zone will permit singles, semis, street townhouses, cluster townhouses, back to back townhouses, stacked townhouses and apartments. Special provisions to the regulations have been requested to establish a minimum density and height, increase the maximum height, density and lot coverage, reduce the minimum exterior side yard width, rear yard depth, lot depth, lot area, and lot frontage per unit.

Your opinion on this application is important. Please call, mail, e-mail or fax your comments to Rachel Tucker - Tel: (519) 271-0250 ext. 320, Fax: (519) 271-5966, rtucker@stratford.ca - City of Stratford, Development Services Division by **Friday, August 18, 2017** 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: jthomson@stratford.ca or by telephone at the number below.

If a person or public body does not make oral submission at a public meeting or a make written submission to the City of Stratford before Draft Plan of Subdivision Approval is granted or the Official Plan Amendment or Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Ontario Municipal Board.

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 Draft Plan of Subdivision Approval is granted or the Official Plan Amendment or 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 Municipal Board unless, in the opinion of the Board, 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, Official Plan Amendment and the Zoning By-law Amendment you must make a written request to the Manager of Development Services, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

CIVIC HOLIDAY SCHEDULE

City of Stratford Administration Offices will be closed on August 7.

CIVIC HOLIDAY WASTE SERVICES SCHEDULE

LANDFILL SITE HOURS

- closed Monday August 7, 2017

CURBSIDE RECYCLING SCHEDULE

There will be no change in the Recycling Collection program on Monday, August 7, 2017. Please ensure materials are to the curb prior to 8:00am on collection dates.

GARBAGE COLLECTION SCHEDULE

There will be no change in the Garbage Collection schedule on Monday, August 7, 2017. Please ensure materials are to the curb prior to 8:00am on collection dates.

For further information, telephone **519-271-0250 ext. 279**.

HOUSEHOLD HAZARDOUS WASTE

In most households, you will find some leftover cleaners; oil based paints, pesticides, batteries, fluorescent light bulbs and/or prescription medicines. If these leftovers are not handled properly, they can be hazardous. These products are commonly used to make our modern lives easier, but when they are not handled with care, they can be harmful to our health and the environment.

Don't forget your Compact Florescent Light bulbs!

Bring in your Hazardous waste to the City of Stratford Landfill site located at 777 Romeo St. South. Materials will be accepted at the landfill Friday, August 25 8:00 am – 5:00 pm and Saturday, August 26, 8:00 am - 12:00 pm. Visit www.stratfordcanada.ca/en/livehere/hazardouswaste for further information or call **519-271-0250 ext. 279**.

LEAF AND YARD WASTE COLLECTION 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 accepted at the landfill depot during regular landfill hours.

The next Leaf and Yard Waste collection weeks are: August 14-18, September 11-15, September 25-29



MEETING SCHEDULE

Aug 09	Social Services Sub-committee	3:30 pm	Council Chamber
Aug 10	Special Council Meeting	5:15 pm	Council Chamber
Aug 17	Community Services Sub-committee	4:45 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 Ground Floor 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. This Town Crier is also posted on the City's website.

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