

Town Crier, January 26, 2019

Stratford Town Crier

Public Information, Notices and Meeting Schedules

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday, February 13, 2019 at 5:00 p.m. in the Avon Room, City Hall Annex, 82 Erie Street, Stratford:

MINOR VARIANCE APPLICATIONS

A13-18 – 93-95 Guelph Street - Planner: Jeff Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to allow minor variances to the minimum lot area for a semi-detached dwelling, the minimum setback to a garage and the minimum lot depth. The minor variances are required in order to allow the severance of the existing building for a semi-detached dwelling.

Variances requested:

1. To reduce the minimum lot area for a semi-detached dwelling from 250 m² to 235.7 m².
2. To reduce the minimum setback to a garage from 6 m to 4.9 m.
3. To reduce the lot depth on the retained lot from 25 m to 24.5 m.

City Key Map



OTHER PLANNING APPLICATIONS: B11-18

A01-19 – 336 Home Street – Planner: Jeff Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to allow minor variances to the minimum setback to a parking area and parking aisle and to the minimum setback to a parking space regulations. The minor variances are required to allow the desired parking in front of the industrial building.

Variances requested:

1. To reduce the minimum setback to a parking area and parking aisle from 15m to 4m.
2. To reduce the minimum setback to parking spaces from 15m to 10m.

City Key Map



A02-19 – 300 Walnut Street – Planner: Jeff Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to allow a minor variance to the minimum lot area of a duplex dwelling. The variance is required to allow for a duplex dwelling to be built on the subject lands.

Variance requested: To reduce the minimum interior lot area for a duplex dwelling from 450 m² to 424 m².

City Key Map



OTHER PLANNING APPLICATIONS: B02-19

CONSENT APPLICATIONS

B09-18 – 32 Stratford Street – Planner: Rachel Tucker

Application B09-18 was deferred at the October 10, 2018 Committee of Adjustment meeting. The original purpose of B09-18 was to sever the subject lands at 32 Stratford Street to create a new residential lot and to establish a right-of-way. The applicant has amended the original application to remove the request for the right-of-way. The applicant has requested that this revised application be brought back to the Committee of Adjustment for a decision.

The proposed severed lands would have an approximate frontage of 12.1 metres, an approximate depth of 33.7 metres and an approximate area of 408 square metres. (Parcel 1 on the concept plan).

The proposed retained lands would have a frontage of approximately 12.9 metres, an approximate depth of 33.7 metres and an approximate area of 433.8 square metres (Parcel 2 on the concept plan).

The retained lands are occupied by a single detached dwelling and a portion of an attached garage and the severed lands contain the remainder of the attached garage.

City Key Map



OTHER PLANNING APPLICATIONS: A09-18 – 32 Stratford Street

The applicant also submitted a minor variance (our file A09-18) that was also deferred at the October 10, 2018 Committee of Adjustment meeting.

The purpose of the minor variance was to reduce the required minimum lot area and lot frontage for a proposed duplex on lands to be severed and to reduce the required minimum lot area and minimum lot frontage for a possible two unit converted dwelling on lands to be retained.

To date the applicant has not requested that the minor variance application be brought back to the Committee of Adjustment for a decision.

The minor variance is not required to allow the creation of a new single detached dwelling lot.

B11-18 – 93-95 Guelph Street - Planner: Jeff Bannon

The purpose of the application is to sever the subject lands at 93-95 Guelph Street to create a semi-detached lot on the subject property. The proposed severed lands would have an approximate frontage of 9.05 m, an approximate depth of 27.8 m and an approximate area of 250 m².

The proposed retained lands would have a frontage of approximately 10.3 m, an approximate depth of 24.5 m and an approximate area of 235.7 m².

The retained lands and severed lands are occupied with a semi-detached dwelling.

City Key Map



OTHER PLANNING APPLICATIONS: A13-18

B01-19 – 319-321 Redford Crescent – Planner: Jeff Bannon

The purpose of the application is to sever the subject lands at 312-321 Redford Crescent to create a semi-detached lot on the subject property. The proposed severed lands would have an approximate frontage of 9.89 m, an approximate depth of 30.5 m, and an approximate area of 301.4 m².

The proposed retained lands would have a frontage of approximately 10.2 m, an approximate depth of 30.5 m and an approximate area of 311.7 m².

The retained lands and severed lands are occupied with a semi-detached dwelling.

City Key Map



B02-19 – 365 Nelson Street – Planner: Jeff Bannon

The purpose of this application is to create an easement for servicing of the property known as 300 Walnut Street. The easement is proposed to have an approximate width of 3.0 m and an approximate depth of 40.3 m and will be located on the subject lands at 365 Nelson Street.

The lands at 300 Walnut Street are vacant and the applicant is intending to construct a dwelling on the property. The lands at 365 Nelson Street are occupied with a duplex dwelling.

City Key Map



OTHER PLANNING APPLICATIONS: A02-19

B03-19 – 882 O'Loane Ave – Planner: Rachel Tucker

The purpose of this application is to sever the south portion of the subject lands at 882 O'Loane Avenue for a lot addition to 870 O'Loane Avenue. The proposed severed lands are an irregular shape with no frontage onto O'Loane Avenue, an approximate depth of 153m and an approximate area of 9956m² (labelled as area to be severed on the concept plan). The proposed retained lands are an irregular shape with an approximate frontage of 20m, an approximate depth of 201m, and an approximate area of 14572m² (labelled as area to be retained on the concept plan). The retained lands currently contain a single detached dwelling, a garage and pool house and the lands to be severed are currently vacant.

City Key Map



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 Local Planning Appeal 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 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 Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

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 519-271-0250 Ext 237.

CROSSING GUARDS - WANTED

Want to make a difference in the community?

Commissionaires Great Lakes is currently recruiting for crossing guards in Stratford, to help children across intersections on their way to and from school.

Typically, this position involves working for about two hours a day – one hour in the morning and one in the afternoon – during the school year.

There are four paid part-time positions, with training and equipment provided, and an emphasis on safety.

For more information, or to apply, please contact Commissionaires Great Lakes at 519-433-6763 ext. 248 or by email at crossingguardrecruiting.gl@commissionaires.ca or online at: www.commissionaires.ca

2018 JAMES ANDERSON AWARD NOMINATIONS

Heritage Stratford will be presenting the 2018 James Anderson Award to one or more recipients. The award is given to a person or persons who have made significant contributions to our heritage – built form, natural or cultural heritage.

Eligible individuals or small groups who have made a significant contribution to the community of Stratford in the area of built, cultural or natural heritage preservation or heritage garden conservation.

Deadline for nominations: **Thursday, January 31, 2019**

Applications and further details on the James Anderson Award can be obtained at the Clerk's Office, City Hall or contact adviscom@stratford.ca.

COMMUNITY OPEN HOUSE - COMPREHENSIVE WAYFINDING STRATEGY

The City of Stratford is engaging in the preparation of a Comprehensive Wayfinding Strategy and welcomes your input!

Stempski Kelly Associates Inc., will be hosting a Community Open House to introduce the project to the public and to facilitate exercises for you to provide valuable input into your community's Wayfinding Strategy.

The Community Open House will be held on Tuesday, February 5, 2019 from 7:00pm - 8:30pm at the Rotary Complex, Hall A, 353 McCarthy Road.

For further information please call: Stasia at Stempski Kelly Associates Inc., 519-787-4313; or Tatiana Dafoe, Deputy Clerk, City of Stratford, 519-271-0250 x 329

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

Jan 27	Avondale United Church, 194 Avondale Avenue	5:15pm
Jan 28	The Local Community Food Centre, 612 Erie Street	5:15pm
Jan 29	St. Paul's Church, 9 Douro Street (Jubilee)	5:15pm
Jan 30	St. Andrew's Presbyterian Church, 25 St. Andrew Street	5:30pm
Feb 1	Knox Presbyterian Church, 142 Ontario Street (St. James)	5:15pm

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

MEETING SCHEDULE

Jan 28	Committee of the Whole In-Camera session	6:00pm	Council Chamber
Jan 28	Regular Council and Standing Committee	7:00pm	Council Chamber
Jan 29	Finance Committee Budget meeting	4:30pm	City Hall Auditorium
Jan 30	Infrastructure, Transportation & Safety Sub-committee	4:30pm	City Hall Auditorium
Jan 31	Planning and Heritage Sub-committee	4:30pm	Avon Room

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.stratford.ca TTY: 519-271-5241