

Town Crier, July 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, August 09, 2017 at 5:00 p.m. in the Avon Room, City Hall Annex, 82 Erie Street, Stratford:

MINOR VARIANCE APPLICATIONS

A17-17 – 220 Hibernia 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 exterior wall height and overall height of a detached garage.

Variances requested:

1. To increase the maximum exterior wall height an accessory structure from 3m to 3.65m.
2. To increase the maximum height of an accessory structure from 5m to 7.09m.

A18-17 – 182 Wellington Street - Planner: J. Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is allow parking in the required front yard setback, to reduce the lot frontage, lot area and lot depth required for a 2 unit converted dwelling and to recognize an existing deficient exterior side yard setback and rear yard setback for the main building.

Variances requested:

1. To reduce the minimum lot frontage for a 2 unit converted dwelling from 20m to 17.7m;
2. To reduce the minimum lot area for a 2 unit converted dwelling on a corner lot from 600m² to 460m²;
3. To reduce the minimum lot depth for a 2 unit converted dwelling from 30m to 25.3;
4. To reduce the minimum setback for 2 parking spaces from 7.5m to 5.1m;
5. To recognize the existing exterior side yard setback of 3.2m when 7.5m is the minimum required;
and
6. To recognize the existing rear yard setback of 0.5m when 7.5m is minimum required.

A19-17 – 89 Parkview Drive - Planner: R. Tucker

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the required minimum setback along the west side from Parkview Drive and reduce the required minimum setback from the south lot line for a proposed three suite hotel. The three suite hotel is proposed to be located on the northwest portion of the subject lands with frontage onto Parkview Drive. The subject lands currently contain a 25 suite hotel and an ancillary restaurant.

Variances requested:

1. To reduce the minimum west side setback (along Parkview Drive) from 10m to 9.12m; and
2. To reduce the minimum setback along the south lot line abutting 53 Water Street from 5m (half the height of the building) to 2.5m.

CONSENT APPLICATIONS

B16-17 – 90 Greenwood Drive - Planner: R. Tucker

The purpose of this application is to allow the owner to lease the west portion of 90 Greenwood Drive for a maximum period of 99 years. The lands proposed to be leased are currently vacant and have an area of approximately .95ha (2.37ac). The remainder of the lands currently contains a long term care and retirement home and has an area of approximately 3.69ha (9.12 ac).

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

July 24 Infrastructure, Transportation & Safety Sub-committee 12:00 pm Council Chamber

July 24	Committee of the Whole In-camera session	5:15 pm	Council Chamber
July 24	Regular Council and Standing Committees	6:00 pm	Council Chamber
July 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 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