

Town Crier, July 23, 2016

Stratford Town Crier

Public Information, Notices and Meeting Schedules

ATTENTION STRATFORD PROPERTY OWNERS

**PROPERTY TAX
2016 Final Levy Due Date
August 12, 2016**

For your convenience, property tax payments by cheque may be deposited in the mail box at City Hall, Rear Entrance.

Payment by Interac and on-line/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 COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following application at a hearing to be held on Wednesday, August 10, 2016 at 5:00 p.m. in the Avon Room, City Hall Annex, 82 Erie Street, Stratford:

MINOR VARIANCE APPLICATION—A16-16 – 262 & 266 Ontario Street

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to permit an increased encroachment into the front yard setback for a proposed balcony at 262 Ontario Street and proposed balcony at 266 Ontario Street and to recognize various existing setbacks. Currently 262 Ontario Street is used as a 2 unit converted dwelling and 266 Ontario Street is used as a 4 bedroom Bed and Breakfast Establishment. In addition to the proposed balconies above existing porches at 262 Ontario Street and 266 Ontario Street the owner has plans to build a two storey wood deck at the rear of 262 Ontario Street.

Variations requested:

262 Ontario Street

1. To reduce the interior side yard setback from 1.5m to 1.18m for a proposed balcony on top of an existing covered porch.
2. To permit an increased encroachment into the front yard setback of 3.02m for a proposed balcony on top of an existing porch when 2.5m is the maximum encroachment.
3. To recognize an interior side yard setback of 1.18m (west side) for an existing covered porch when 1.5m is required.
4. To recognize an encroachment of 3.02m into the front yard setback for an existing covered porch into a required yard when 2.5m is the maximum encroachment.
5. Recognize a side yard setback of 0.85m (west side) to the existing building when 1.5m is required.
6. Recognize an encroachment of 0.64m for an existing chimney on the main building when the maximum encroachment is 0.5m (setback .86m from the side lot line).
7. Recognize an encroachment of 1.06m for the existing eaves when the maximum encroachment is 0.5m and no eaves in a residential zone shall be located closer than 0.6m from the lot line (existing eaves setback 0.44m from the side lot line).
8. Recognize an encroachment of 1.194m into the side yard for an existing gutter on the main building when the maximum encroachment is 0.5m.
9. Recognize an encroachment in the front yard of 0.74m for the existing gutter on the covered porch when the maximum encroachment is 0.5m.

266 Ontario Street

1. To reduce the side yard setback from 1.5m to 0.86m for a proposed balcony on top of an existing enclosed porch.
2. To permit an increased encroachment into the front yard setback of 2.94m for a proposed balcony on top of an existing enclosed porch when 2.5m is the maximum encroachment permitted.
3. To recognize an interior side yard setback of 0.86m (east side) for an existing enclosed porch when 1.5m is required.
4. To recognize an encroachment of 2.94m into the front yard setback for an existing enclosed porch when 2.5m is the maximum encroachment permitted.
5. Recognize an interior side yard setback of 0.54m (east side) to the existing building when 1.5m is required.
6. Recognize an encroachment of 1.16m for an existing chimney on the main building when the maximum encroachment is 0.5m (setback 0.34m from the side lot line).

7. Recognize an encroachment of 1.36m for the existing eaves when the maximum encroachment is 0.5m and no eaves in a residential zone are to be located closer than 0.6m from the lot line. The existing eaves are setback 0.16m from the interior side lot line on the east side.
8. Recognize an encroachment 0.92m for the existing eaves on the existing enclosed front porch when the maximum encroachment is 0.5m and no eaves in a residential zone are to be located closer than 0.6m from the lot line. The existing eaves are setback 0.58m from the interior side lot line.
9. Recognize an encroachment of 1.48m into the interior side yard for an existing gutter on the main building when the maximum encroachment is 0.5m.
10. Recognize an encroachment in the interior side yard of 1.05m for the existing gutter on the enclosed porch when the maximum encroachment is 0.5m.

MINOR VARIANCE APPLICATION—A17-16 – 127 Queen Street

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the exterior side yard setback for a single detached dwelling to permit a two storey addition in line with the existing dwelling.

Variances requested: To reduce the required exterior side yard setback for a single detached dwelling from 7.5m to 2.52m.

MINOR VARIANCE APPLICATION—A18-16 – South side of Oxford Street between Romeo Street S. and Burritt Street

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to increase the maximum floor area, lot coverage, building height and height of an exterior wall for accessory buildings and structures to allow an amenity building (371.61m²) and 2 covered structures (approximately 20m² each in size) accessory to four (4) apartment buildings.

Variances requested:

1. To increase the maximum floor area for accessory buildings and structures from 100m² to 415m²;
2. To increase the maximum lot coverage for accessory buildings and structures from 10% or 100m², whichever is the lesser, to 415m²;
3. To increase the maximum building height for accessory buildings and structures from 5m to 8m; and,
4. To increase the maximum height of an exterior wall for accessory buildings and structures from 3.0m to 3.1m.

MINOR VARIANCE APPLICATION—A19-16 – 30 Duke Street

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the interior side yard setback for an enclosed porch on an existing single detached dwelling and reduce the interior side yard setback required for eaves and increase the encroachment for eaves and gutters to allow the owner to rebuild an existing enclosed porch.

Variances requested: To reduce the interior side yard setback for an enclosed porch from 1.0m to a minimum of 0.44m on an existing single detached dwelling. To increase the permitted encroachment of eaves and gutters from 0.5m to maximum of 0.56m. To reduce the interior side yard setback required for eaves from 0.6m in residential zones to a minimum of 0.44m.

CONSENT APPLICATION-B03-16 – 180 Charles Street

The purpose of this application is to sever the rear portion of the property with the municipal address of 180 Charles Street for a lot addition to 2 Churchill Circle. The proposed severed lands are a regular shape with a width of approximately 19.258m, a depth of 35.87m and an area of 690.10m² that will be added to the abutting lands to the north at the rear at 2 Churchill Circle. The proposed retained lands would have a frontage of approximately 19.632m, a depth of 36.576m and an area of 718.70m². The proposed retained lot contains a single detached dwelling and a portion of a shed. The proposed severed lands contain an existing garage and a portion of a shed.

CONSENT APPLICATION-B04-16 – 74 Fraser Street

The purpose of this application is to sever 74 Fraser Drive into half and add the land by way of lot addition to each of the adjacent properties- 70 Fraser Drive (Lot 63) and 78 Fraser Drive (Lot 65). The subject lands have a frontage of 10.97m on Fraser Drive and an approximate depth of 30.28m and an area of 332.28m². The proposed lands to be added to 70 Fraser Drive and 78 Fraser Drive each have a frontage of 5.486m, a depth of 30.28m and an approximate area of 166.12m². The lot additions will result in frontages of 16.45m for both 70 Fraser Drive and 78 Fraser Drive. The enlarged parcels will each contain a model home that will later be used as single detached dwellings.

Additional information regarding the application may be obtained by contacting Rachel Tucker at 519-271-0250 Ext 320 in the Infrastructure and Development Department, Development Division, 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.

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

July 25 The Local Community Food Centre, 612 Erie Street 5:15 pm
Aug 01 The Local Community Food Centre, 612 Erie Street 5:15 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

July 25	Committee of the Whole In-camera Session	5:30 pm	Council Chamber
July 25	Regular Council and Standing Committees	6:00 pm	Council Chamber
July 27	Infrastructure, Transportation & Safety Sub-committee	12:00 pm	Council Chamber
July 28	Planning and Heritage Sub-committee	12:00 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