

Town Crier, June 10, 2017

Stratford Town Crier

Public Information, Notices and Meeting Schedules

NOTICE OF PUBLIC MEETING

The City of Stratford Council will hear the following applications at a public meeting to be held on Monday, July 24 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 zone change applications under Section 34 of the Planning Act, R.S.O. 1990.

OFFICIAL PLAN AMENDMENT OPA001-17, PLAN OF SUBDIVISION – 31T17-001 & ZONING BYLAW AMENDMENT - Z01-17 - 4117 PERTH LINE 36, 495 MCCARTHY ROAD WEST & BLOCK 97 – 44M-44 IN THE CITY OF STRATFORD

City of Stratford Council will hold a public meeting on **July 24, 2017** at 6:00pm in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to Plan of Subdivision Application 31T-17001, Official Plan Amendment Application OPA001-17 and Zone Change Application Z01-17. The OPA and Plan of subdivision applications affect 32.73 ha on two properties legally described as Part of Lots 3 & 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 attached map).

OFFICIAL PLAN AMENDMENT OPA001-17

The lands are currently designated 'Residential Area' and 'Medium Density Residential Area' in the Official Plan and are impacted by the Regulatory Flood Hazard Line on Schedule "A" and Schedule "B". The proposed Official Plan amendment application is to alter the regulatory flood hazard limit (in Schedule "A" and Schedule "B"), to apply 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'.

PLAN OF SUBDIVISION – 31T17-001

The proposed plan of subdivision contains 118 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 able to accommodate between 320 to 1765 residential units. The lot frontages for single detached dwelling lots range from approximately 12.19m to 25.6m.

ZONING BYLAW 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 Fourth Density- Special-R4(2)-Special, Parks (P) and Floodplain (FP) zone. The R1(5) zone will permit single detached dwellings. Special provisions to the regulations have been requested to allow an increase in the maximum height, reduced setbacks and a 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 increase the maximum height and density, reduce the minimum exterior side yard width, rear yard depth, lot coverage, lot depth, lot area, and lot frontage per unit.

Your opinion on this application is important. Please call, mail, email 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 **Monday, July 10, 2017** in 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 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 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 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.

NOTICE OF INTENT TO REMOVE A HOLDING PROVISION, CITY OF STRATFORD, FILE NO. H02-17 – J. LEUNISSEN

The City of Stratford Council will consider removing the Holding provision applicable to the lands described below no earlier than June 23, 2017.

The subject lands are located on part of 3165 Perth Line 33 which is located on the south side of Perth Line 33, opposite Romeo Street South, and legally described as Part of Lots 45 and 46, Concession 3 and Part of the original road allowance (Geographic Township of South Easthope) in the City of Stratford, being part of Part 5, 44R-3842. The subject lands have an area of approximately 4 ha (10 acres).

The purpose and effect of this zone change is to remove the Holding Provision in effect which would allow development on the subject lands. The purpose of the Holding Provision is to ensure the orderly development of lands by requiring development to be on full municipal services. The (H) shall not be removed for the subject lands until the City of Stratford has confirmed that sufficient water, sanitary sewer and storm sewer facilities are available to the lands zone 12-16-H on Schedule "A". Until such time as the (H) is removed, only existing, legally established uses in existence on the date of passing of this by-law are permitted.

Please call, mail, email or fax your comments to Jeff Leunissen, City of Stratford, Development Services Division by June 22, 2017.

PARKING INFORMATION

The hourly parking meter rate is **\$1.00 per hour** at all parking meters and machines in the downtown core and in municipal parking lots.

Parking meters in the downtown core are 3 hour meters, unless posted otherwise. However, most of the meters around the outside of the downtown core are 12 hour meters. **Payment is required Monday to Saturday 9:00 am to 6:00 pm.** Please note that parking spots in the Cooper and Downie Street lots continue to remain free for a maximum of 72 hours.

If you have any questions contact the Clerk's Office at 519-271-0250 ext. 237 or parking@stratford.ca

MEETING SCHEDULE

June 12	Committee of the Whole In-camera Session	CANCELLED	
June 12	Regular Council and Standing Committees	7:00 pm	Council Chamber
June 14	Social Services Sub-committee	4:30 pm	Council Chamber
June 15	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 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