

Town Crier, June 2, 2018

Stratford Town Crier

Public Information, Notices and Meeting Schedules

REMINDER FROM TAX DEPARTMENT

If you currently pay your property taxes on the pre-authorized monthly payment plan, payment amounts beginning July 1, 2018 will be changing. Notification of new amounts will be mailed out later this month. Contact: Tax Department, 519-271-0250, ext. 212 or 213.

NOTICE OF PUBLIC MEETING

The City of Stratford Council will hear the following applications at a public meeting to be held on Monday, June 25 2018 at 7:00 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.

City Key Map



ZONE CHANGE – Z07-18 – 345 DOURO STREET

Purpose: The purpose of this application under Section 34 of the Planning Act, R.S.O. 1990 is to amend the current General Industrial/ Future Residential- Special Provisions (I2-1/FR) zone on the subject lands which permits a range of uses including a car wash, veterinarian clinic, warehouse, business office of a consulting engineer or surveyor. The amendment would change the zoning to a General Industrial/ Future Residential- Special Provision Zone (I2-___/FR) to allow in addition to the current permitted uses a retail store to sell pet food and pet products, parking spaces 2m from the exterior lot line, the existing building to be 5.1m from the rear lot line and an existing shed to be 0.8m from the exterior lot line.

If you wish to be notified of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law, you must make a written request to the City of Stratford.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission to the City of Stratford before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Further information may be obtained by contacting the Development Services Division at 519-271-0250 ext. 320 during normal business hours.

NOTICE OF CONSIDERATION

The City of Stratford Council, sitting as the Planning and Heritage Committee, intends to consider the staff report and recommendations with respect to Z03-16 and O03-16 on Monday, June 25 2018 following the formal session of City Council in the Council Chambers in City Hall, 1 Wellington Street, Stratford.

City Key Map



Purpose:

Official Plan Amendment

The purpose of the Official Plan amendment is to amend the Residential Areas Policy (Section 4.5.3.1) of the City of Stratford Official Plan by:

- a) Adding Section 4.5.4.8 Special Policy Area to permit development in a Residential Area that has access from a private street, and
- b) Amending Schedule 'A' to add Residential Area Special Policy Area (Section 4.5.4.8).

Zoning By-law Amendment

The purpose of the Zone Change application is to amend the zoning on the subject lands from a Future Residential (FR) Zone, Park (P) Zone and Park – Flood Plain (P-FP) Zone in City of Stratford Zoning By-law 201-2000 and from an Agriculture (A) Zone and Adjacent Land Overlay Area (AL) Zone in Township of Perth East Zoning By-law 30-1999 to a Residential First Density R1(2) Special Provision Zone to permit a new single detached dwelling on a separate lot on a private street, with the following regulations: minimum front yard setback of 30m, 6m setback from the Upper Thames River Conservation Authority Regulation Limit, a Residential R1(2) Special Provision Zone to recognize the existing single detached dwelling having frontage on a private street, and to establish a 6m setback from the Upper Thames River Conservation Authority regulation limit and a Park - Flood Plain (P-FP) Zone in City of Stratford Zoning By-law 201-2000.

If you wish to be notified of the adoption of the proposed Zoning Amendment and Official Plan Amendment, or of the refusal of a request to amend the Zoning By-Law and Official Plan, you must make a written request to the City of Stratford.

If a person or public body that files an appeal of a decision of the City of Stratford in respect to the proposed applications does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the proposed by-law is passed or Official Plan amendment is adopted, the Local Planning Appeal Tribunal may dismiss all or part of the appeal.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the by-law is passed or the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the City of Stratford to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission to the City of Stratford before the by-law is passed or the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notice of this application was originally published on September 16, 2016 in the 'Town Crier' published in the Beacon Herald and a public meeting was held on Tuesday, October 18, 2016. The application is now coming forward before the Planning and Heritage Committee for consideration of the staff report prior to a decision being made by City Council.

Further information may be obtained by contacting the Development Services Division at 519-271-0250 ext. 320 during normal business hours.

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

PLAN OF SUBDIVISION 31T-18002 & ZONING BYLAW AMENDMENT – Z06-18 4110 PERTH LINE 36

City of Stratford Council will hold a public meeting on Monday June 25th, 2018 at 7:00pm in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to Plan of Subdivision Application 31T-18002 and Zone Change Application Z06-18. The applications affect a 20.78 ha property located on the north side of Perth Line 36 west of Mornington Street and on the west side of Mornington Street opposite Vivian Line 37, municipally known as 4110 Perth Line 36, and legally described as Part Lot 1 Con 3, AS RP 44R-636 Pt 2, in the City of Stratford (see attached map).

Zoning By-law Amendment

The proposed zone change application is to change zoning on the above described subject lands from an Agriculture (A) Zone in the Township of Perth East Zoning By-law 30-1999 to a Residential First Density R1(4) Special Provision Zone, a Residential Fourth Density R4(2)- special provision Zone, a Future Residential (FR) Zone, a Park (P) Zone and a Park-Flood Plain (P-FP) Zone in the City of Stratford Zoning By-law No. 201-2000. The R1(4) Zone will permit single detached dwellings and group homes. Special provisions to the regulations have been requested to allow a minimum lot frontage for a corner lot of 12.6m, to allow an exterior side yard depth of 1.2m where a corner lot line abuts an adjacent corner lot rear lot line or 4.5m in every other case, to allow a minimum rear yard depth of 6m, to allow a minimum sight triangle of 3m x 3m and a maximum lot coverage of 45%. The R4(2) Zone will permit quadruplex dwellings, street townhouse dwellings and townhouse dwellings. Special provisions to the regulations have been requested to allow a minimum rear yard depth of 6m, a minimum sight triangle of 3m x 3m and a front yard depth to the main building of 4.5m.

Draft Plan of Subdivision

The proposed plan of subdivision contains 166 single detached dwelling lots, 2 multiple development blocks, 2 park blocks, 1 stormwater management block, 2 future infill blocks, 1 open space block, and 1 walkway block all served by 7 new local roads. The lands are projected to be able to accommodate around 194 residential units. The lot frontages for single detached dwelling lots range from approximately 12.5m-24.24m.

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 Thursday, June 14, 2018 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 Plan of Subdivision Approval is granted or the 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 Local Planning Appeal Tribunal.

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 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, 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 Approval or 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.

City Key Map



NOTICE OF INTENT TO REMOVE A HOLDING PROVISION, CITY OF STRATFORD, FILE NO. H04-18 – J. BANNON

The City of Stratford Council will consider removing the Holding provision applicable to the lands described below no earlier than June 8, 2018.

The subject lands are known municipally as 70 Packham Avenue, located on the north side of Packham Avenue between Dunn Road and Erie Street, legally described as Part Lot 2 Concession 3, in the City of Stratford, being part of Part 1, 44R-1902

The purpose and effect of this zone change is to remove the Holding Provision that is in effect on the lands zoned I2-29-H, which would allow development on the subject lands.

The purpose of the Holding Provision is to ensure the orderly development of lands by requiring the completion of an analysis of the environmental feature on the subject lands. Until such time as the (H) is removed, only existing, legally established uses in existence on the date of passing of the by-law are permitted.

Your opinion on this application is important. Please call, mail, e-mail or fax your comments to the City of Stratford, Development Services Division C/O Jeff Bannon- 519-271-0250 ext. 266 or jbannon@stratford.ca by Friday June 8, 2018. The City of Stratford Council will consider removing the above-described holding provision no earlier than June 25, 2018.

If you wish to be notified of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law, you must make a written request to the City of Stratford.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission to the City of Stratford before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you receive this notice and are the owner of any lands that contain seven or more residential units in close proximity to the subject lands, please contact the assigned Planner. New regulations in the Planning Act require the owner to post this notice in a location that is visible to all residence.

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