

Town Crier, May 27, 2017

Stratford Town Crier

Public Information, Notices and Meeting Schedules

NOTICE OF PUBLIC INFORMATION CENTRE MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT SCHEDULE 'B' ADDENDUM

FOR THE SEWER IMPROVEMENTS/REALIGNMENT AND QUEEN STREET DIVERSION AND PRIVATE DRAIN CONNECTION ISOLATION

In November 2004, the City of Stratford completed a Class Environmental Assessment (EA) Study for the South Side Storm Sewer System (i.e.: the area south of the Avon River and generally west of Romeo Street South) The purpose of the Class EA was to examine alternatives to solve the storm system deficiencies, identify the preferred solution and prepare functional designs.

As part of the EA Study, alternatives were evaluated based on technical and environmental factors and consultation with the public and stakeholders. The recommended solution for the Collegiate Arch Outlet System deficiencies was Alternative I: sewer improvements/realignment, Queen Street Diversion and Private Drain Connection (PDC) Isolation.

In 2017, the City of Stratford is planning on filing an Addendum to the South Side Storm System Class Environmental Assessment Study from November 2004. The Addendum will present the recommended Alternative I with the design details. Before filing the Addendum, a Public Information Center (PIC) will be held to present the evaluation of the recommended Alternative I and design concept.

Members of the public and stakeholders are invited to attend the PIC to be held as follows:

Time: 4:30 p.m. to 6:30 p.m.

Date: Wednesday, May 31, 2017

Location: City Hall Auditorium, 1 Wellington Street, Stratford

Project information including PIC presentation material will be available on the City of Stratford Website at www.stratfordcanada.ca. For further information, or if you are not able to attend the PIC and wish to provide your comments, please contact either of the following:

Taylor Crinklaw, P.Eng., Project Engineer, City of Stratford, 82 Erie Street, 3rd Floor, Stratford ON N5A 2M4, Tel: 519 271 0250 ext 222

Andre Poirier, P.Eng., Senior Municipal Engineer, Amec Foster Wheeler, 3450 Harvester Road, Suite 100 Burlington ON L7N 3W5, Tel: 905-335-2353

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following application at a hearing to be held on Wednesday, June 14, 2017 at 5:00 p.m. in the Lower Optimist Hall, 72 Water Street, Stratford:

MINOR VARIANCE APPLICATIONS

A11-17 – 48 and 50 Daly Avenue - Planner: J. Bannon

This application were deferred at the May 10, 2017 Committee of Adjustment Meeting in response to revisions to associated consent applications proposed by the applicant. The applicant's revised consent applications and the above-noted minor variance application will now be heard at the June 14, 2017 Committee of Adjustment meeting.

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the required building setback from Worsley Street and to reduce the minimum lot depth for 48 and 50 Daly Avenue. The variances are required to allow for the proposed development to proceed.

Variances requested:

1. To reduce the setback from Worsley Avenue from 7.5 m to 5.0m.
2. To reduce the minimum lot depth from 30 m to 25 m.

A12-17 – 60 Daly Avenue - Planner: J. Bannon

This application was deferred at the May 10, 2017 Committee of Adjustment Meeting to allow the owners to circulate a revised consent application. The applicant has revised their consent applications and are requesting that the applications are now heard at the June 14, 2017 Committee of Adjustment meeting.

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the required building setback from Worsley Street and to reduce the minimum lot depth for 60 Daly Avenue. The variances are required to allow for the proposed development to proceed.

Variances requested:

1. To reduce the setback from Worsley Avenue from 7.5 m to 5.0 m.
2. To reduce the minimum lot depth from 30 m to 25 m.

A13-17- 37 Chestnut Street - Planner: J. Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the required lot depth for lands proposed to be severed and to reduce the required corner lot frontage, lot depth, rear yard depth and exterior side yard width for the lands to be retained. The variances are required to allow for the proposed development and proposed consent application B15-17 to proceed.

Variances requested:

Proposed lands to be severed

1. To reduce the minimum lot depth from 30 m to 24.3m.

Proposed lands to be retained

1. To reduce the minimum lot depth from 30 m to 24.3m.
2. To reduce the minimum corner lot frontage from 18 m to 17.6 m.
3. To reduce the minimum corner lot area from 540 m² to 430 m².
4. To reduce the minimum rear yard depth from 7.5 m to 1.2 m to recognize the existing dwelling.
5. To reduce the minimum exterior side yard width from 7.5 m to 5.2 m to recognize the existing dwelling.

CONSENT APPLICATIONS

B06-17 and B07-17 – 265 St. David Street - Planner: J. Bannon

Applications B06-17 and B07-17 were deferred by the Committee of Adjustment at the May 10, 2017 meeting and will be heard at a future Committee of Adjustment meeting. Notice of the future meeting will be advertised in the Town Crier.

B08-17, B09-17, B10-17, B11-17, B12-17 & B13-17 – 48, 50 and 60 Daly Avenue - Planner: J. Bannon

These applications were deferred at the May 10, 2017 Committee of Adjustment Meeting in response to revisions proposed by the applicant. The applicant's revised consent applications will now be heard at the June 14, 2017 Committee of Adjustment meeting.

The purpose of these revised applications is to sever the property municipally known as 48 & 50 Daly Avenue and the property municipally known as 60 Daly Avenue in order to create 5 new parcels for a total of 7 building lots.

The property at 48 and 50 Daly Avenue will be severed into five parts, 4 whole lots and one part lot. The one part lot will be combined with lands at 60 Daly Avenue

The property at 60 Daly Avenue will be severed into 3 parts, 2 whole lots and one part lot. The one part lots will be combined with lands at 48 & 50 Daly Avenue. The applicant is also proposing three 5.0 m wide sanitary easements.

The seven proposed lots are shown on the attached plan as A, B&E, F, G, C, D and H. The three proposed easements are also shown on the plan.

Each lot to be created on Worsley Street will have a width of 14.5 m, an area of 368 m² and a depth of 25.4 m.

'Lot C' will have a width of 19.9 m, an area of 506 m² and a depth of 25.4 m.

'Lot D' will have a width of 19 m, an area of 483 m² and a depth of 25.4 m.

'Lot H' will have a width of 19 m, an area of 482 m² and a depth of 25.4 m.

The easements are intended to be located between Lots 'A&B/E' to service Lot 'C', between Lots 'B/E&F' to service Lot 'D' and between Lots 'F&G' to service Lot 'H'.

The subject lands are vacant of buildings and structures.

B14-17 – 135 West Gore Street - Planner: J. Bannon

The purpose of the application is to sever a portion of the subject lands at 135 West Gore Street for a lot addition to 127 West Gore. The proposed severed lands would have an approximate frontage of 1.7 metres, an approximate depth of 36 metres, and an approximate area of 60.8 square metres.

The proposed retained lands would have a frontage of approximately 16.3 metres, an approximate depth of 41 metres and an approximate area of 683.3 square metres.

The retained lands are occupied with an existing one storey dwelling and the lands to be severed are vacant.

B15-17 – 37 Chestnut Street - Planner: J. Bannon

The purpose of the application is to sever the subject lands at 37 Chestnut Street to create a new residential lot on the subject property. The proposed severed lands would have an approximate frontage of 22.6 metres, an approximate depth of 24.3 metres, and an approximate area of 551 square metres.

The proposed retained lands would have a frontage of approximately 17.6 metres, an approximate depth of 24.3 metres and an approximate area of 430 square metres.

The retained lands are occupied with an existing 1.5 storey dwelling and the lands to be severed are vacant.

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.

NOTICE - RAKING OF WINTER SAND

Reminder to residents from Infrastructure & Development Services that during the months of April and May, winter sand that has accumulated can be raked to the edge of the road or the street gutter. Please help street sweeping operations by spreading the sand out in the gutter area. Please do not place the sand in large piles in the gutter or along the road, as the piles can restrict water flow and be a traffic hazard.

NOTICE TO PROPERTY OWNERS - DESTROY NOXIOUS WEEDS

NOTICE IS HEREBY GIVEN to all property owners in accordance with the WEED CONTROL ACT OF ONTARIO, that unless noxious weeds growing on their lands within the Municipality of Stratford are destroyed by June 1, 2017 and throughout the season, the Municipality may enter upon said lands and cause the noxious weed or weed seeds to be destroyed, charging the costs against the land in taxes as set out in the Act.

In the interest of public health, the noxious weeds requiring eradication include Giant Hogweed, Ragweed and Poison Ivy. Other noxious weeds requiring eradication include European Buckthorn, Thistles, Jointed Goatgrass, and others as designated under the above Act.

Enquiries and complaints should be directed to the Infrastructure & Development Services at 519-271-0250 ext. 345. Weed Inspector, City of Stratford

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

May 28	St. Andrew's Presbyterian Church, 25 St. Andrew Street (on behalf of Avondale United Church)	5:15 pm
May 29	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.

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