

Town Crier, October 27, 2018

Stratford Town Crier

Public Information, Notices and Meeting Schedules

FLUSHING OF FIRE HYDRANTS

Beginning October 9, 2018 and continuing for approximately five weeks, flushing of fire hydrants will take place within the City of Stratford. Customers could experience some discoloured water. Water quality is not affected by this colouration. Discoloured water will clear, but before doing laundry, please check to see that water has cleared. If you have any questions, please call the City Water Division at 519-271-0250, ext. 222 during business hours.

PUBLIC INPUT INVITED - STRATFORD LANDFILL SITE

As a requirement of Amended Environmental Compliance Approval Number A150101 for the Stratford Landfill Site, the public is invited to make comments about the operation of the Landfill Site at the next regularly scheduled Infrastructure, Transportation and Safety Sub-Committee meeting. The meeting will be held on Wednesday, November 28, 2018, commencing at 4:30 p.m. in the City Hall Council Chambers.

Anyone can arrange a time to present comments about the Landfill Site by calling 519-271-0250 Ext. 261. We need to hear from you by Friday, November 9, 2018.

Alternatively, written comments can be submitted to the Infrastructure, Transportation and Safety Sub-Committee by emailing them to kdowney@stratford.ca before Friday, November 9, 2018:

Notice of Collection: Personal information is collected under the authority of the Municipal Act, 2001 and will be used by City Staff and City Council to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to Joan Thomson, City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON N5A 6W1, by emailing: jthomson@stratford.ca or by telephone 519-271-0250 ext.235 during business hours.

CITY OF STRATFORD NEW COMPREHENSIVE ZONING BY-LAW

Notice of Public Information Centre #3

Help Shape Stratford!

Wednesday, November 14, 2018, 7:00 p.m. to 9:00 p.m., Presentation at 7:30 p.m.
Stratford Rotary Complex (Tim Taylor Lounge), 353 McCarthy Road West, Stratford, ON

The City of Stratford has retained WSP Canada Group Limited, to undertake the preparation of the City's New Comprehensive Zoning By-law. Following the second Public Information Centre held on March 9, 2017, the project team has prepared a second draft of the City's New Comprehensive Zoning By-law for consultation. We invite you to participate in this important event to provide your input in **Shaping Stratford**.

What is a Zoning By-law? The Zoning By-law is the City's primary tool to regulate the use of all land in the City, it divides land into various zone categories (i.e., residential, commercial, employment), and establishes what uses are permitted and where buildings can be located on a property. The New Comprehensive Zoning By-law will implement the policies of the City's new Official Plan and provide updated zoning and development standards that reflect new policy and regulatory initiatives at the provincial and City level. For example, the New Comprehensive Zoning By-law contains revised Bed and Breakfast Establishment regulations and new regulations dealing with Short Term Rental Accommodations.

The Event: Public Information Centre #3 provides you an important opportunity to review and comment on the City's New Comprehensive Zoning By-law. As a member of the community you have the insight needed to ensure this new Zoning By-law reflects the needs of your community. **We encourage all members of the public to attend this important Public Information Centre, to review the second draft of the City's New Comprehensive Zoning By-law and provide your input.**

A short presentation will be given at 7:30 p.m. which will be followed by a Q&A session. Prior to and following the presentation attendees are encouraged to review display materials and provide input. Members of the project team will be available for one on one discussion for those who are interested.

Opportunities for Input: At key points throughout the project, the team will engage members of the public. There will be a number of opportunities – both on-line and in-person – for you to provide your input. For further information on the City's Comprehensive Zoning By-law Update, and to review and comment on the Draft Comprehensive Zoning By-law, visit our project website: <https://shapingstratford.ca/>

For those who would like to receive more information please contact Jeff Leunissen, Manager of Development Services at (519) 271-0250 Ext. 221 or jleunissen@stratford.ca.

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following application at a hearing to be held on Wednesday, November 14, 2018 at 5:00 p.m. in the Avon Room, City Hall Annex, 82 Erie Street, Stratford:

MINOR VARIANCE APPLICATIONS

A11-18 – 182 Wellington Street – Planner: J. Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to allow an accessory guest room within a converted dwelling and to reduce the required parking space length.

Variances requested:

1. To allow an accessory guest room within a converted dwelling; and
2. To reduce the minimum length of a parking space from 6.0m to 5.5m.

A16-17 - 265 St. David Street - Planner: J. Bannon

The applications A16-17 and B06-17 were deferred at the July 12, 2017 Committee of Adjustment Meeting and at the September 13, 2017 Committee of Adjustment Meeting.

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to increase the minimum front yard setback for the 'Severed Lot 1' in application B06-17. In order to ensure that the future development of the proposed lot is in keeping with the character of the neighbourhood the applicant has also requested that the front door of any future dwelling on the 'Severed Lot 1' is orientated towards St. David Street.

Variances requested: To increase the front yard setback from 7.5m to 17.75m for the 'Severed Lot 1' in application B06-17.

OTHER PLANNING APPLICATIONS: B06-17

CONSENT APPLICATIONS

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

The applications A16-17 and B06-17 were deferred at the July 12, 2017 Committee of Adjustment Meeting and at the September 13, 2017 Committee of Adjustment Meeting.

The purpose of this application is to sever the subject lands at 265 St. David Street to create a new residential lot on the subject property. The proposed severed lands ('Severed Lot 1' on the attached sketch) would have an approximate frontage of 15.9 metres, an approximate depth of 32.1 metres, and an approximate area of 508.6 square metres.

The proposed retained lands would have a frontage of approximately 39.7 metres, an approximate depth of 48.2 metres and an approximate area of 1914.6 square metres.

The retained lands are occupied with an existing 2 storey converted dwelling.

OTHER PLANNING APPLICATIONS: A16-17

B10-18 – Romeo Street (A Lot Addition) - Planner: R. Tucker

The purpose of these applications is to sever the south portion of Lot 761 at 25 Oxford Street for a lot addition to 305 Romeo Street South (Lot 760). The proposed severed lands would have an approximate frontage of 2.01 metres, an approximate depth of 40.23 metres, and an approximate area of 80.60 square metres (labelled as lands to be added to lot 760). The proposed retained lands would have a frontage of approximately 18.33 metres, an approximate depth of 35.23 metres and an approximate area of 645.60 square metres (labelled as area to be retained). The retained lands (north portion of lot 761) and the severed lands are both currently 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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

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