

# 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, October 24 2016 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 and official plan applications under Section 22 and 34 of the Planning Act, R.S.O. 1990.

#### **ZONE CHANGE/OFFICIAL PLAN AMENDMENT – Z03-16/OPA003-16**

City of Stratford Council will hold a public meeting on Monday, October 24, 2016 at 7:00 p.m. in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to Official Plan Amendment and Zone Change Application (File 003-2016/Z03-16) under Section 22 and 34 of the Planning Act, R.S.O. 1990. The application affects the property with the municipal address of 97 Kelly's Lane, located off of Romeo Street North on the north side of Kelly's Lane, legally described as CON 2 PT LOTS 44 AND 45 RP 44R330 PARTS 3 AND 4 RP 44R3250 PART 5 RP 44R3739 PART 2.

#### **Official Plan Amendment**

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

- a) Adding Section 4.5.4.7 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 4.5.4.7).

#### **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 Agriculture 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, increase the minimum front yard setback from 7.5m to 30m and to establish a 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.

#### **OFFICIAL PLAN AMENDMENT – OPA002-16**

The proposed amendment affects the lands located on the south side of Ontario Street (Line 34), east of C.H. Meier Blvd, west of Road 111 and directly west of a hydro corridor and adjacent to an existing rail corridor to the south. The subject lands are bound by the Ontario Street Festival Mall, C.H. Meier Blvd, Railway right of Way and the Hydro Corridor. The property is an irregular shape and has approximately 139.6m (458 ft) of frontage onto Ontario Street (Line 34) and an area of 25.7 ha (63 ac) and is legally described as Lot 41 and Lot 42 Concession 1, in the City of Stratford. Currently the lands are designated Industrial Area in the City of Stratford Official Plan and Agricultural and Urban Fringe in the County of Perth Official Plan.

The purpose of this Official Plan amendment is to amend existing and adopted (OPA No. 21) City of Stratford Official Plan by including a portion of the subject lands (26.9 acres) that were annexed from the Township of Perth East into the City of Stratford in 2016. In addition to including these lands in the City of Stratford existing and adopted Official Plan; the amendment is proposing to re-designate the subject lands as follows:

- a) Amend the Industrial Area policies by adding the following Special Policy Area:  
Notwithstanding the uses permitted in the 'Industrial Areas' designation, the following light industrial uses shall be permitted: offices, research and development facilities, manufacturing in wholly enclosed buildings, warehousing, distribution centres, retail sale of products manufactured, processed or assembled on the premises, automobile sales and service establishment, financial institutions, restaurants, personal service establishments, athletic clubs, private recreational facilities, hotels, banquet facilities, convention centres, public storage facilities and home improvement centres.
- b) Add a new Gateway Mixed Use Area designation:
  - Permit the following residential uses: medium density type residential uses including small lot single detached, semi-detached, duplex, and triplex dwellings, townhouse dwellings, low rise apartments, back-to-back and stacked townhouses.
  - Carry forward the residential density policies in Section 4.5.3.3 of OPA No. 21: medium density residential uses shall be between 25 units per net hectare (10 units per net acre) and 65 units per net hectare (26 units per net acre).
  - Permit the following commercial uses: the primary commercial uses with be those with large land requirements for building purposes, on-site parking and outside storage as well as those

uses engaged in the provision of convenience goods and services. The actual uses permitted in those areas will be set out in the Zoning By-law.

- Commercial Area Permitted Uses- Section 6.4.1 of the existing Official Plan and Section 4.7.2 of OPA No.21 shall not to apply to the Gateway Mixed Use designation.
  - Adopt goals and objectives and development and design criteria for the Gateway Mixed Use Area.
  - Permit medium density residential uses to locate on the upper floors of permitted commercial uses (in a mixed form) and/or to the rear of permitted commercial uses.
  - Permit a maximum height of 4 storeys.
  - Carry forward the Implementation Provisions for Retail Development Policies (Section 4.7.6 of OPA No. 21), including the commercial floor area restriction requiring a maximum of 20,000 square feet and the preparation of a commercial market impact study for commercial floor area beyond this restriction.
- c) Amend Schedule B of the existing Official Plan and Schedule A of OPA No. 21 to:
- Add Industrial Area Special Policy Area to Industrial Area.
  - Re-designate lands from Industrial Area to Residential Area and Parks and Open Space Areas
  - Include land annexed from Township of Perth East and apply Gateway Mixed Use Area and Residential Area designation.
- d) Amend Schedule G of the existing Official Plan and Schedule D of OPA No. 21 to:
- Add a new collector road between Ontario Street at the north end and C.H. Meier Boulevard at the west end.
  - Include land annexed from the Township of Perth East.
- e) Amend Schedule B, C and E and Appendix I of OPA No. 21 and Downtown Core Heritage Conservation District to:
- Include land annexed from the Township of Perth East.

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 Rachel Tucker- 519-271-0250 ext. 320 or [rtucker@stratfordcanada.ca](mailto:rtucker@stratfordcanada.ca) by **Tuesday October 11, 2016** in order for your comments to be incorporated in the Planning Report.

If you wish to be notified of the adoption of the proposed Zoning Amendment or Official Plan Amendment, or of the refusal of a request to amend the Zoning By-Law or Official Plan, 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 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 Ontario Municipal Board.

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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

**Further information may be obtained by visiting the Development Services Division offices located at 82 Erie Street, Stratford or by calling 519-271-0250 ext. 320 during business hours.**

## **UPCOMING 2017 BUDGET MEETINGS**

### **Pre-Budget Meeting – October 3, 2016 – 5:15pm in the City Hall Council Chambers**

The Finance & Labour Relations Committee of Stratford City Council has scheduled a 2017 Pre-Budget meeting to review preliminary 2017 budget information and discuss general priorities for the budget process. Members of the public are welcome to attend and observe. Agendas and Minutes will be posted as available to the City website under the event calendar.

This is the second 2017 pre-budget meeting. Regular budget deliberations will start near the end of October. These meeting dates will be scheduled and advertised shortly.

### **2017 Budget Open House – October 3, 2016 – 6:30pm-8:00pm in the City Hall Auditorium**

Stratford City Council is holding an Open House for residents to meet with members of Council and provide comments and ideas about the 2017 budget before key decisions are made by Council. This will be an informal session and no presentations are being made.

This public consultation is an important part of the 2017 budget process and City Council invites residents to come out to the Open House on October 3rd.

Please contact the Office of the Director of Corporate Services if you require further information by phone at 519-271-0250 ext. 202, or by email at [stfdbudget@stratfordcanada.ca](mailto:stfdbudget@stratfordcanada.ca)

## **ANIMAL CONTROL BY-LAW REVIEW WORKING GROUP**

The City of Stratford is looking for interested individuals to join the Animal Control By-law Review Working Group. The Working Group will report to Council through the Infrastructure, Transportation and Safety Subcommittee and will provide a forum for consultation, review and exchange of information regarding the City's Animal Control By-law and relevant sections of the Business Licensing By-law. The goals of the Working Group are to share an understanding of the animal control issues and challenges currently facing the community and to

work with staff and the community to develop and recommend changes to the City's Animal Control By-law and Business Licensing By-law for Council's consideration.

Interested individuals can submit a letter to the City Clerk by September 30, 2016, expressing their interest in serving on the Working Group, background information about their interest in animal control issues and stating which group they are representing. City Clerk, City Hall, PO Box 818, 1 Wellington Street, Stratford, ON, N5A 6W1, or via email to [clerks@stratfordcanada.ca](mailto:clerks@stratfordcanada.ca). The Terms of Reference for the Animal Control By-law Review Working Group are available on the City's website at [www.stratfordcanada.ca](http://www.stratfordcanada.ca)

## **ANNE HATHAWAY DAYCARE - EMERGENCY OR SHORT TERM CHILD CARE SERVICES**

Operated by the City of Stratford, Anne Hathaway Daycare is a child and family friendly licenced early childhood education centre. Emergency or short term childcare services are provided on an 'as available' basis. For information about services, availability and fees, please contact the Daycare at 519-273-1803.

## **LICENSED CHILDCARE SPACES AVAILABLE**

**Anne Hathaway Day Care Centre** has a number of full time openings available for **2.5 and 3 year old** children. Enriching child-centered programs led by a team of highly skilled and experienced Early Childhood Educators:

- Nutritious lunch and snacks provided
- Outdoor play in a new natural play space
- Financial assistance available upon qualification

For further information contact: Corry Gunn, Manager - 103 Bruce St. Stratford 519-273-1803

[cgunn@stratfordcanada.ca](mailto:cgunn@stratfordcanada.ca)

## **MEETING SCHEDULE**

<b>Sept 20</b>	Finance and Labour Relations Sub-committee	4:30 pm	Council Chamber
<b>Sept 20</b>	Committee of the Whole In-camera Session	5:45 pm	Council Chamber
<b>Sept 20</b>	Committee of the Whole Open Session	6:30 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.

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

<b>Sept 19</b>	The Local Community Food Centre, 612 Erie Street	5:15 pm
<b>Sept 26</b>	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](http://www.stratfordcanada.ca) TTY: 519-271-5241**