

Stratford Town Crier

Town Crier, April 16, 2022

Public Information, Notices and Meeting Schedules

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

ZONING BYLAW AMENDMENT – Z02-22 – 384 WEST GORE STREET

City of Stratford Council will hold a public meeting on Monday, May 16, 2022 at 6:00 p.m. to hear all interested persons with respect to the Zone Change Application (File Z02-22) under Section 34 of the Planning Act, R.S.O. 1990.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than 10:00 am on Monday, May 16, 2022. Following confirmation of the request to speak, details for participating in the meeting will be provided. During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

The application affects the property with the municipal address of 385 West Gore Street, located on the southeast corner of West Gore Street and McCulloch Street, having an area of approximately 890 sq.m. (8712 sq.ft.). The subject lands are legally described as Plan 41 Lot 255 in the City of Stratford.

The purpose of this zone change is to rezone the property from a Residential Second Density R2(1) zone to a Residential Third Density - Site Specific (R3-___) zone to allow the existing dwelling to be converted to a quadruplex dwelling with a minimum front yard depth of 5.4m, a minimum lot frontage of 20m for a quadruplex dwelling, a minimum side yard width of 1.2m for a quadruplex dwelling and a minimum rear yard setback to a parking area of 1.1m.

A key map is attached.



Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Jeff Bannon- Tel: (519) 271-0250 extension 5266, Fax: (519) 271-5966 – jbannon@stratford.ca - City of Stratford, Development Services Division by April 29, 2022 in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future 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: tdafoe@stratford.ca or by telephone at (519) 271-0250 extension 5329.

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 Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

NOTICE OF THE PASSING OF DEVELOPMENT CHARGES BY-LAW 41-2022

TAKE NOTICE that the Council of The Corporation of the City of Stratford passed a municipal-wide Development Charges By-law No. 41-2022 on the 6th day of April, 2022 under section 2 (1) of the *Development Charges Act, 1997, S.O., 1997 c. 27*, as amended ("the Act");

AND TAKE NOTICE that any person or organization may appeal to the Ontario Land Tribunal under section 14 of the Act, in respect of the Development Charges By-law, by filing with the Clerk of The Corporation of the City of Stratford on or before **May 16, 2022** a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

The schedules of development charges imposed by the by-law, which came into effect on April 6, 2022, are as follows:

Schedule B - By-law 41-2022
Residential Use Development Charges

City-Wide Services/ Class of Service	Residential Single and Semi Detached Dwelling	Residential Multiples	Residential Apartments – 2 Bedrooms +	Residential Apartments – Bachelor and 1 Bedroom	Residential Special Care/Special Dwelling Units
Public Works (Facilities and Fleet)	\$702	\$549	\$407	\$302	\$279
Fire Protection Services	\$333	\$261	\$193	\$143	\$133
Police Services	\$479	\$375	\$278	\$206	\$191
Parks and Recreation Services	\$3,265	\$2,555	\$1,892	\$1,406	\$1,300
Library Services	\$607	\$475	\$352	\$261	\$242
Growth Studies	\$266	\$208	\$154	\$115	\$106
Housing Services	\$2,341	\$1,832	\$1,356	\$1,008	\$932
Waste Diversion	\$633	\$495	\$367	\$273	\$252
Total City-Wide Services/Class of Service	\$8,626	\$6,750	\$4,999	\$3,714	\$3,435

Infrastructure Services	Residential Single and Semi Detached Dwelling	Residential Multiples	Residential Apartments – 2 Bedrooms +	Residential Apartments – Bachelor and 1 Bedroom	Residential Special Care/Special Dwelling Units
Services Related to a Highway	\$3,374	\$2,640	\$1,955	\$1,453	\$1,343
Wastewater Services	\$3,765	\$2,946	\$2,182	\$1,622	\$1,499
Water Services	\$340	\$266	\$197	\$146	\$135
Total Infrastructure Services	\$7,479	\$5,852	\$4,334	\$3,221	\$2,977
GRAND TOTAL CITY-WIDE + INFRASTRUCTURE SERVICES	\$16,105	\$12,602	\$9,333	\$6,935	\$6,412

Area Specific Charge Riverbend Servicing Area	Residential Single and Semi Detached Dwelling	Residential Multiples	Residential Apartments – 2 Bedrooms +	Residential Apartments – Bachelor and 1 Bedroom	Residential Special Care/Special Dwelling Units
Stormwater and Drainage	\$2,774	\$2,171	\$1,607	\$1,195	\$1,104

Schedule C - By-law 41-2022
Non-Residential Use Development Charges

City-Wide Services/Class of Service	Non-Residential (per sq.ft. of Gross Floor Area)
Public Works (Facilities and Fleet)	\$0.44
Fire Protection Services	\$0.20
Police Services	\$0.29
Parks and Recreation Services	\$0.18
Library Services	\$0.03
Growth Studies	\$0.17
Housing Services	\$0.00
Waste Diversion	\$0.03
Total City-Wide Services/Class of Service	\$1.34

Infrastructure Services	Non-Residential (per sq.ft. of Gross Floor Area)
Services Related to a Highway	\$0.48
Wastewater Services	\$0.55
Water Services	\$0.05
Total Infrastructure Services	\$1.08
GRAND TOTAL CITY-WIDE + INFRASTRUCTURE SERVICES	\$2.42

Area Specific Charge Riverbend Servicing Area	Non-Residential (per sq.ft. of Gross Floor Area)
Stormwater and Drainage	\$1.05

No key map has been provided as the by-law applies to all lands located within the City of Stratford. A map has been included in By-law No. 41-2022 denoting the area where the Riverbend Storm Water Management Charge shall be imposed.

A copy of the complete by-law is available for examination at Stratford City Hall, City Clerk's Office, 1 Wellington Street, Stratford ON N5A 6W1 during regular business hours (weekdays from 8:30 a.m. to 4:30 p.m.) excluding statutory holidays. For more information, please contact the City Clerk, Tatiana Dafoe, at tdafoe@stratford.ca or 519-271-0250 extension 5329.

NOTICE OF NOISE BY-LAW EXEMPTION

An exemption from Noise Control By-law 113-79 has been approved for the 2022 Stratford Kinsmen Annual Car Show located on Lakeside Drive from 6:30 a.m. to 4:00 p.m. on Sunday, June 19, 2022.

EASTER HOLIDAY SCHEDULE

City of Stratford Administration Offices will be closed on Monday, April 18.

LANDFILL SITE HOURS

- Open Saturday April 16th, 8:00 a.m. – 12:00 p.m.
- Closed Monday April 18th, for Easter Monday

CURBSIDE RECYCLING, GREEN BIN AND GARBAGE SCHEDULE

There will be no change in the Recycling, Green Bin or Garbage Collection programs on Monday April 18th. Please ensure materials are to the curb prior to 8:00 a.m. on collection dates.

RETAIL STORE CLOSINGS DURING EASTER HOLIDAY

Stratford's designated tourism season is May 1 to November 12 each year and does not extend to the Easter Holiday Season.

Shoppers and merchants are reminded that under the Retail Business Holidays Act, both Good Friday – April 15, 2022 and Easter Sunday – April 17, 2022, are among the designated holidays annually when most retail stores must be closed. Minimum fines for opening businesses on prohibited days of retail operation are \$500 for the first offence, \$2,000 for a second offence and \$5,000 for a third or subsequent offence. Retail outlets may be fined up to \$50,000 or the total amount of gross sales for the holiday, whichever is greater. Enforcement of the Retail Business Holidays Act in Stratford is the responsibility of Stratford Police Services.

For more information about retail shopping and closures under the Act, call the Ministry of Government and Consumer Services toll-free at 1-844-286-8404. For more information, visit www.ontario.ca/page/retail-business-holidays.

NOTICE - RAKING OF WINTER SAND - REMINDER

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.

MEETING SCHEDULE

Apr 19	Finance and Labour Relations Sub-committee	3:30 p.m.	Electronic Participation
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Meetings continue to be held electronically. Agendas, including a link to watch the meeting while in progress, are available on the City's website. A video of the meeting will also be posted to the City's website once available.

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