

# Stratford Town Crier

Town Crier, March 2, 2024

Public Information, Notices and Meeting Schedule

## NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday, March 20, 2024 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

### MINOR VARIANCE APPLICATIONS

#### A07-24 – 260 DOUGLAS STREET – A. BURNETT

The purpose of application A07-24 is to increase the permitted encroachment of a covered porch and exterior steps into a required front yard, to facilitate the extension of the existing porch.

Variance requested:

1. Section 4.20.1. c) iii): Projection into Required Yards – to increase the encroachment of a covered porch and exterior steps into a required front yard from 2.5 m to 4.38 m.



#### A08-24 – 100 AVONDALE AVENUE – A. BURNETT

The purpose and effect of application A08-24 is to reduce the minimum required front yard depth to facilitate the closing in of the existing porch.

Variance requested:

1. Table 6.4.2: Regulations in the Residential Second Density R2(1) Zone – to reduce the minimum front yard depth from 6.0 m to 2.1 m.



#### A09-24 – 299 GLENDON ROAD – A. BURNETT

The purpose and effect of application A09-24 is to increase the maximum height, wall height, and floor area provisions for accessory buildings, to facilitate the development of a detached garage.

Variances requested:

1. Table 4.1.4: Accessory Use Regulations – to increase the maximum height of an accessory building from 5.0 m to 6.96 m.
2. Table 4.1.4: Accessory Use Regulations – to increase the maximum wall height of an accessory building from 3.0 m to 5.73 m.
3. Table 4.1.4: Accessory Use Regulations – to increase the maximum floor area of an accessory building from 100 m<sup>2</sup> to 164 m<sup>2</sup>.



### CONSENT APPLICATIONS

#### B04-24 – 147 – 149 ST. PATRICK STREET – R. MCINTYRE

The purpose and effect of application B04-24 is to establish an easement (29.08 m<sup>2</sup> and 1.1.m x 20.58 m in length, irregular shape) on 147-149 St. Patrick Street to facilitate a non-vehicular access route/right-of-way for an abutting property being 104, 106, & 108 Wellington Street.



**MINOR VARIANCE AND CONSENT APPLICATIONS**

**A10-24 & B02-24 – 55 & 69 DOWNIE STREET, 23 ALBERT STREET, AND 18 BRUNSWICK STREET – R. MCINTYRE**

The purpose and effect of application A10-24 is to recognize the lot areas and lot frontages of four Downtown Core properties that have merged on title, to facilitate the consent process of each property.

Variance(s) requested - Table 7.4: Regulations in the Commercial Zone

Property	Required Minimum Lot Area & Lot Frontage	Proposed Lot Area	Proposed Lot Frontage
69 Downie Street - Retained Parcel	Existing*	854.1 m <sup>2</sup>	23.2 m
55 Downie Street - A	Existing*	348.7 m <sup>2</sup>	11 m
23 Albert Street - B	Existing*	1426.4 m <sup>2</sup>	44.4 m
18 Brunswick Street - C	Existing*	437.9 m <sup>2</sup>	13.7 m

\*Existing on the date of the passage of the By-law.

The purpose and effect of application B02-24 is to sever the previously existing lots that have merged on title, municipally known as 55 Downie Street, 23 Albert Street, and 18 Brunswick Street. The lands to be severed currently contain a commercial retail store with residential dwelling units above the first storey (55 Downie St), a hotel (23 Albert St), and a parking lot (18 Brunswick St). The lands to be retained, municipally known as 69 Downie Street, currently contain a restaurant with residential dwelling units above the first storey.



**A11-24 & B03-24 – 71 & 75 WELLINGTON STREET AND 43 MARKET PLACE – R. MCINTYRE**

The purpose and effect of application A11-24 is to recognize the lot areas and lot frontages of three Downtown Core properties that have merged on title, to facilitate the consent process of each property.

Variance(s) requested - Table 7.4: Regulations in the Commercial Zone

Property	Required Minimum Lot Area & Lot Frontage	Proposed Lot Area	Proposed Lot Frontage
43 Market Place - Retained Parcel	Existing*	168.2 m <sup>2</sup>	6.1 m
71 Wellington Street - A	Existing*	155.4 m <sup>2</sup>	8.6 m
75 Wellington Street - B	Existing*	348 m <sup>2</sup>	13.1 m

\*Existing on the date of the passage of the By-law.

The purpose and effect of application B03-24 is to sever the previously existing lots municipally known as 71 Wellington Street, 75 Wellington Street, that have merged on title with 43 Market Place. The lands to be severed currently contain a commercial retail store with a residential dwelling unit above the first storey (71 Wellington Street) and a restaurant (75 Wellington Street).



The lands to be retained (43 Market Place), currently contain a restaurant with residential dwelling units above the first storey.

Additional information regarding the applications may be obtained by contacting the Building and Planning Services Department, at 519-271-0250 extension 5345 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 application does not make written submissions to the City of Stratford Committee of Adjustment before it gives or refuses the application, the Ontario Land 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 application, you must make a written request to the Secretary-Treasurer, Stratford Committee of Adjustment, Anthony Fletcher,

82 Erie Street, 3rd Floor Stratford, ON N5A 2M4. This will also entitle you to be advised of a possible Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister or a specified person or public body.

## MEETING SCHEDULE

<b>Date</b>	<b>Meeting</b>	<b>Time</b>	<b>Location</b>
<b>Mar 5</b>	Social Services Sub-committee	CANCELLED	
<b>Mar 7</b>	Community Services Sub-committee	4:30 p.m.	Council Chambers

Meetings are open to the public to attend with the exception of In-Camera sessions (please note the adjournment into the In-camera Session is open to the public to attend and observe). Agendas can be accessed from the City's website. Please check the City's website for the Sub-committee, Committee, Council and Advisory Committee Meeting Schedules as these schedules are subject to change.

The Town Crier is available on the city of Stratford's website.

**[www.stratford.ca](http://www.stratford.ca)**