

Town Crier, January 30, 2021

Stratford Town Crier

Public Information, Notices and Meeting Schedules

NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on **Thursday February 18, 2021, at 3:00 p.m. This will be an electronic meeting.** A link to watch the Committee of Adjustment meeting live will be provided on the agenda which will be posted to the City's website at www.stratford.ca. A video of the meeting will also be posted to the City's website once available.

MINOR VARIANCE APPLICATIONS

A03-21 – 456 Lorne Ave - Planner: Victoria Nikoltcheva

City Key Map



Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the minimum exterior side yard setback for the existing building.

Variations requested: To reduce the minimum exterior side yard setback from 6.0m to 5.66m.

For those persons who wish to participate orally at the meeting, please contact the Secretary Treasurer at planning@stratford.ca no later than **10:00 am on Thursday February 18, 2021.** 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 meeting.

Changes to the Municipal Act allows the Committee of Adjustment to participate in open meetings electronically and be counted for the purposes of quorum during emergencies declared locally or provincially under the Emergency Management and Civil Protection Act. If the emergency declared is terminated prior to the hearing, the public meeting will then be held in the City of Stratford Council Chambers in City Hall, 1 Wellington Street, Stratford, or at an alternative location subject to direction from the Province and Huron Perth Public Health, on the date and time the meeting is currently scheduled.

For additional information on providing comments or participating in the electronic meeting, please review the Committee of Adjustment electronic meeting protocol on the City's website or contact the planner on the file for additional information.

Additional information regarding the applications may be obtained by contacting the Infrastructure and Development Department, Development Division, at 519-271-0250 Ext 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 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, Jeff Bannon, 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.

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, Tatiana Dafoe, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: TDafoe@stratford.ca or by telephone at 519-271-0250 Ext 5237.

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

PLAN OF SUBDIVISION 31T21-001 & ZONING BYLAW AMENDMENT – Z01-21 & OFFICIAL PLAN AMENDMENT 001-21, 4117 Perth Line 36, Part Lots 3 and 4, Con 2

City of Stratford Council will hold a public meeting on **Tuesday, February 23, 2021 at 3:00 pm** to hear all interested persons with respect to Official Plan Amendment 001-21, Draft Plan of Subdivision Application 31T21-001 and Zone Change Application Z01-21.

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 Tuesday, February 23, 2021**. 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.

All written comments received will be included with the Council agenda. The deadline for inclusion is Wednesday, February 17th at noon. Any comments received after this date will be listed at a subsequent Council meeting.

The applications affect a 21.04 ha portion of property legally described as Part Lots 3 & 4, Concession 2, (Geographic Township of Ellice) in the City of Stratford, and municipally known as 4117 Perth Line 36 (see attached map). The lands are located to the north of McCarthy Road West between Fraser Drive and Greenwood Drive.

Official Plan Amendment

The proposed Official Plan amendment is to re-designate the subject lands from 'Residential Area' and 'Medium Density Residential Special' to 'Medium Density Residential Area – Special' to allow for additional residential uses including single detached, semi-detached, townhouse, apartment and back to back townhouse dwelling units with a minimum density of 16 units per hectare and a maximum density of 100 units per hectare. The amendment also proposes a maximum height of 6 storeys for apartment dwellings and 4 storeys for all other residential uses.

The amendment also proposes to alter the 'Regulatory Flood Hazard' and the 'Parks and Open Space' boundaries.

Draft Plan of Subdivision

The proposed draft plan of subdivision contains 6 medium density residential blocks, 1 park block with a force main easement, 1 block for the McNamara Drain, 9 blocks for a road widening, multiuse trail and 0.3m reserves. The proposed draft plan of subdivision would be serviced by 2 new local roads and the extension of Fraser Drive. The lands are proposed to accommodate up to a maximum of 526 new residential units.

Zoning By-law Amendment

The requested Zoning By-law amendment is to rezone the lands from Agricultural (A) to a Residential Fourth Density R4(2)- Special zone, Park (P) zone and Floodplain (FP) zone. The R4(2) zone will permit cluster housing in the form of single detached, semi-detached, townhouse dwellings, back to back townhouse dwellings, stacked townhouse dwellings and apartment dwellings. A holding provision is also to be applied to the Residential R4(2) zones to allow a maximum of 526 dwelling units until additional servicing is provided and to ensure floodplain works are completed.

Requested special provisions to the regulations are explained in the following table:

Table 4-2: Requested Zoning Regulations

Regulations	R4(2)-xx for Singles, Semi-detached, townhouses, and stacked townhouses	R4(2)-xx for Apartment Dwellings
Block Area	800 m ²	1000 m ²
Block Frontage	22.0 m per block	25.0 m
Setback from Collector Road	7.5 m ⁷	7.5 m
Setback from Local Road	6.0 m	6.0 m ¹
Side Yard Width	1.5 m ^{2,7}	5.0 m ¹
Rear Yard Depth	6.0 m ³	6.0 m
Max. Lot Coverage	35%	30%
Max. Height	12.0 m ⁴	22 m ⁸
Minimum Density	16 units per hectare	16 units per hectare
Maximum Density	65 units per hectare	100 units per hectare
Landscaped Open Space	30%	30%
Parking (per unit)	1.5 spaces per unit ^{5,6}	1.5 spaces per unit ⁵
Minimum site triangle	3mx3m at intersection of local roads and 10x10m at intersection of local and collector roads	

A key map is attached.

City Key Map



Your opinion on this application is important. Please call, mail, email or fax your comments to Jeff Bannon at telephone number (519) 271-0250 extension 5266, Fax: (519) 271-5966 – jbannon@stratford.ca - City of Stratford, Development Services Division by February 12, 2021, in order for your comments to be incorporated in the 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 the number below.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Stratford to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of the appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the proposed official plan amendment is adopted, or before a zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Stratford before the proposed official plan amendment is adopted, or zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the proposed draft plan of subdivision approval or the zoning by-law amendment you must make a written request to the Manager of Planning, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

REMINDER - 2020 JAMES ANDERSON AWARD NOMINATIONS

Heritage Stratford will be presenting the 2020 James Anderson Award to one or more recipients. The award is given to a person or persons who have made significant contributions to our heritage.

Eligible individuals or small groups who have made a significant contribution to the community of Stratford in the area of built, cultural or natural heritage preservation or heritage garden conservation.

***Updated** Deadline for nominations: **Sunday, February 28, 2021**

Applications and further details on the James Anderson Award can be found on the City of Stratford website or contact adviscom@stratford.ca

ATTENTION STRATFORD PROPERTY OWNERS

Property tax – 2021 interim levy due date February 19, 2021

Your 2021 Interim Tax Bill has now been mailed. If you have not received a Tax Notice or to inquire about the pre-authorized monthly/quarterly payment plan, please call the City Tax Office at 519-271-0250 ext. 5209 or 5213. For your convenience, property tax payments by cheque may be deposited in the mailbox at City Hall, Rear Entrance. Payment may be made at your bank or on-line/telephone banking is also available. Please make cheques payable to "City of Stratford" and mail to P.O. Box 818, Stratford ON N5A 6W1.

In order to limit the amount of person-to-person contact during the COVID-19 pandemic and for the protection of the public and City of Stratford staff please also consider:

Pre-Authorized enrolment for property taxes. Visit www.stratford.ca/preauthorized

Mail: P.O. Box 818, Stratford ON N5A 6W1

Property Tax Statements can be requested by emailing: taxinfo@stratford.ca.

FOOD FOR ALL COMMUNITY MEALS IN STRATFORD

Feb 2	Stratford Christian Reformed Church, 190 Athlone Cres.	5:00pm
Feb 4	The Local Community Food Centre, 612 Erie St.	11:30am-12:30pm

All meals are takeaway ONLY (delivery available at some locations). Please follow social distancing when picking up meals. Contact the specific location for further details.

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