



DATE: May 25, 2022

APPLICATION NO.: A13-22

**City of Stratford – Committee of Adjustment  
Notice of Public Hearing**

TO: All assessed persons within 70 meters of subject property and all applicable agencies as required under the provisions of the Planning Act.

**SUBJECT PROPERTY:**

**Owner: Megan and Luke Denomme**

**Agent: N/A**

**Location: 600 Forman Avenue, located on the south west side of Forman Avenue between Orr Street and Fraser Drive, legally described as PLAN 44M44 LOT 44 in the City of Stratford.**

**Zoning: Residential Second Density – R2(2)**

**Official Plan Designation: Residential Area**

**Road Classification: Forman Avenue - Local Street**

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the interior side yard width from 3m to 2m for the construction of a proposed deck.

Variances requested:

1. To reduce the interior side yard width from 3m to 2m (north west side of property)
2. To reduce the interior side yard width from 3m to 2m (south east side of property)

**OTHER PLANNING APPLICATIONS:**

If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request before the Committee of Adjustment makes a decision. Requests are to be made to Jeff Bannon, the Secretary Treasurer of the Committee of Adjustment in the Infrastructure and Development Services department. 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 Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the public.

If a person or public body that files an appeal to a decision of the Stratford Committee of Adjustment in respect of the proposed consent does not make written submission to the Stratford Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

The Committee has appointed **Thursday, June 16, 2022 at 3:00 p.m.** in the **Tim Taylor Lounge (upper level) of the Stratford Rotary Complex, located at 353 McCarthy Road, Stratford** for the purpose of a Public Hearing in this matter.

**The Staff Report will be available on request the Monday before the meeting by contacting the Development Services Division by phone at (519) 271-0250 x 5345, by email at [planning@stratford.ca](mailto:planning@stratford.ca) or online at [www.stratford.ca](http://www.stratford.ca).**

For those persons who wish to participate orally at the public meeting, please contact the Secretary Treasurer directly at [planning@stratford.ca](mailto:planning@stratford.ca) no later than **10:00 am on Thursday, June 16, 2022.**

*Agencies: Please respond by: **Wednesday, June 1, 2022**  
If you choose to respond via fax, please use 519-271-5966.*

Members of the public: Your opinion on this application is important. Those wishing to participate in the planning process are strongly encourage to send their comments, questions, or concerns via mail, email, phone or fax to Jeff Bannon- Tel: (519) 271-0250 ext. 5266, Fax: (519) 271-5966 – [planning@stratford.ca](mailto:planning@stratford.ca)- City of Stratford, Development Services Division 82 Erie Street, Stratford 2<sup>nd</sup> Floor, ON N5A 2M4 by **Wednesday June 1, 2022.** If hand delivering comments please deliver them to the drop box located at 82 Erie Street, Stratford. Attention: Jeff Bannon, Planner, Development Services. Comments received on this application will be summarized and included in the Planning Report. Comments received after the report is completed will be provided to the Committee of Adjustment.

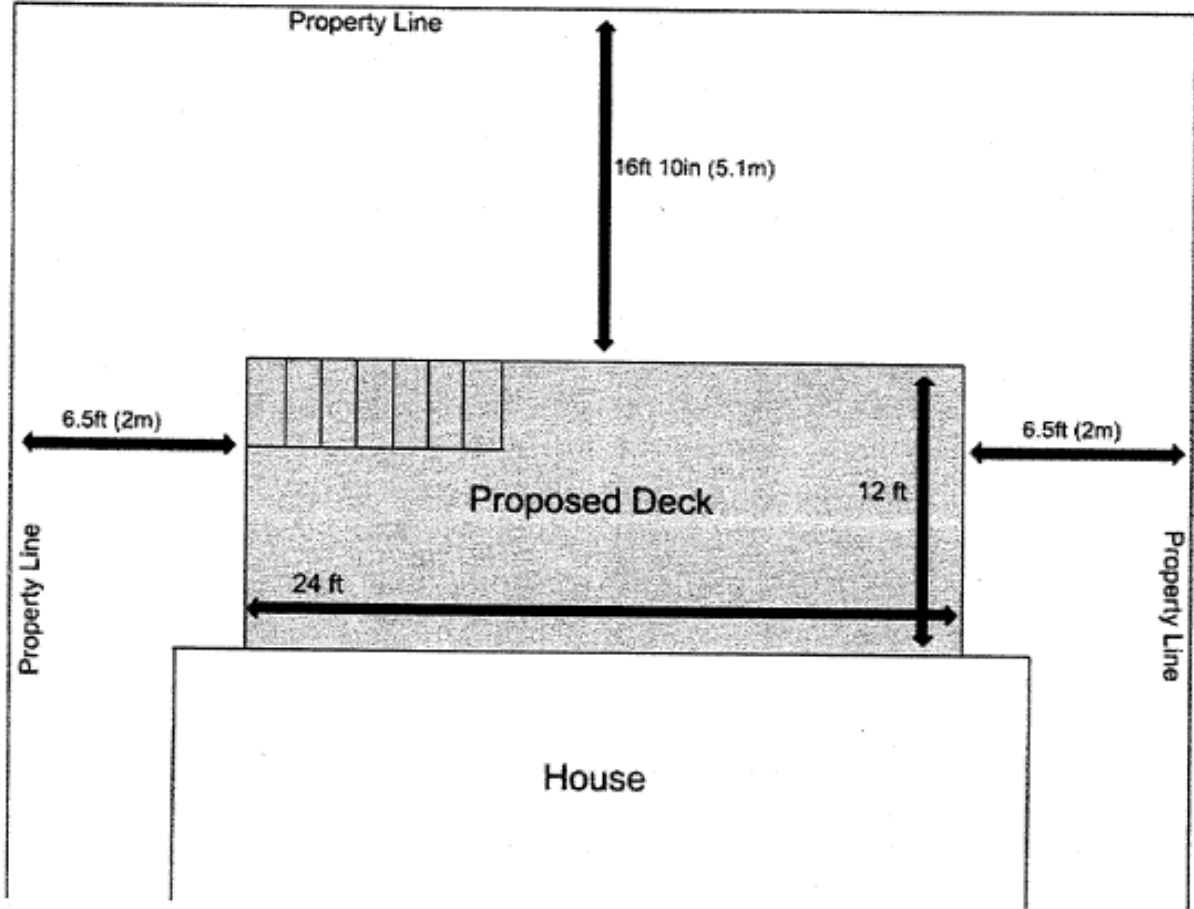
ADDITIONAL INFORMATION: Please contact the Planner, Miranda Ivany at 519-271-0250 ext. 320 or [mivany@stratford.ca](mailto:mivany@stratford.ca).

If you receive this notice and are the owner of any lands that contain seven or more residential units in close proximity to the subject lands, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all residence.

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 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](mailto:tdafoe@stratford.ca) or by telephone at the number below.

If you require this document in an alternate format contact City Hall at 519-271-0250 ext. 5237 or TTY at 519-271-5241 or email: [clerks@stratford.ca](mailto:clerks@stratford.ca)

Concept Plan



**CODES AND STANDARDS**

1. All concrete shall be to good building practice.
2. All steel shall be to good building practice.
3. The builder will verify all dimensions, information and specifications on drawings prior to construction.
4. Any variance from the drawings shall be the responsibility of the builder.
5. ICD Construction Drawings does not assume liability for any errors or omissions on drawings. These shall be reviewed by the builder and cover prior to construction or ordering of materials.
6. Report any discrepancies to the designer ASAP.

**GENERAL NOTES**

1. Lumber shall be structural grade.
2. All lumber treated (PT) in accordance with the current CCA and all other applicable codes.
3. All steel shall be A36 or equivalent.
4. Provide logic flow drawings for all structural floor joists and Roof Trusses (in Conformance with local codes).
5. Roof trusses shall be secured to top plates by 1/2" dia. x 16" long joist hangers.
6. Provide Metal Hangers where Joists meet into Headers.
7. All framing shall be in accordance with the current IRC and IBC.
8. All floor joists shall be 2x12, spaced 16" on center.
9. All floor joists shall be 2x12, spaced 16" on center.
10. All floor joists shall be 2x12, spaced 16" on center.

**CONCRETE**

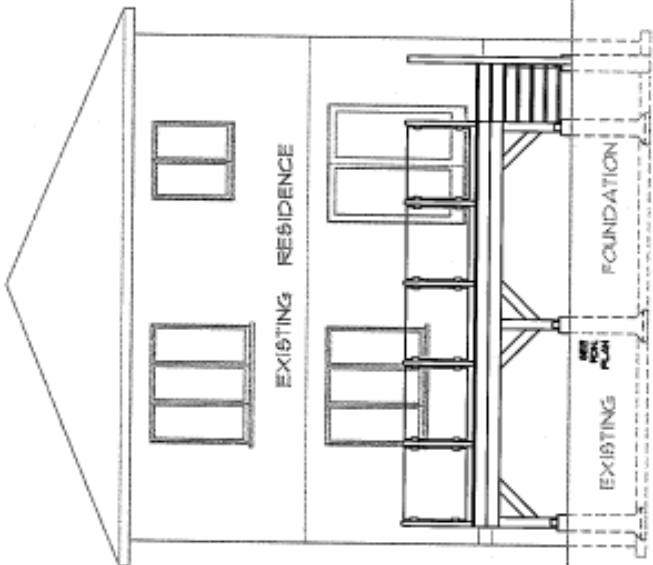
1. Concrete for Slab-on-Grade shall be 3000 psi, 4" min. thickness.
2. Slab-on-Grade shall be 3000 psi, 4" min. thickness.
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**P.T. WOOD DECK  
600 FOREMAN STREET  
STRAITFORD CT**

Overall Planning of Structural Details & Sizing  
 Full ICD Requirements - Calculated Building Designer  
 P.T. WOOD DECK  
 600 FOREMAN STREET  
 STRAITFORD CT 06384  
 860-438-1111  
 www.ptwooddeck.com

**CONSTRUCTION DRAWINGS**  
 PREPARED BY THE ARCHITECT AND ENGINEER  
 CONSULTING ENGINEERS  
 www.construction-drawings.com

DATE:	April 18, 2022
DRAWN BY:	J. Linder
SCALE:	3/8" = 1'-0"
PROJECT:	FD-21-02



**REAR ELEVATION**

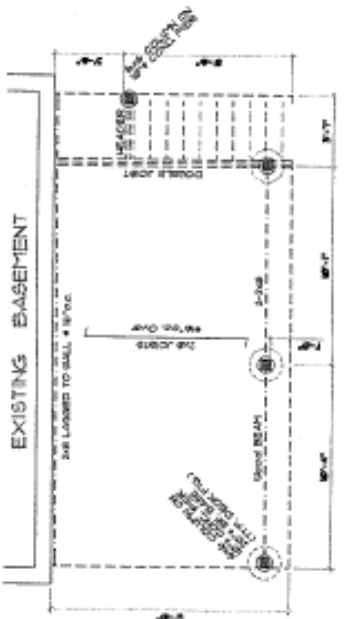
ALL SPRUCE DECK  
 ALL LUMBER AS PER CCA  
 ALL METALS AS PER AIAA  
 PROVIDE AS PER DETAIL E03.1 ED-4 08-1  
 ON AS PER MANUFACTURING SPECS.

NOTES: ALL DECK JOISTS TO  
 BE CONSTRUCTED AS PER DETAIL OF THE  
 WAREHOUSE AND ADJUSTED FOR  
 SLOPE AND JOIST SPACING (S110)

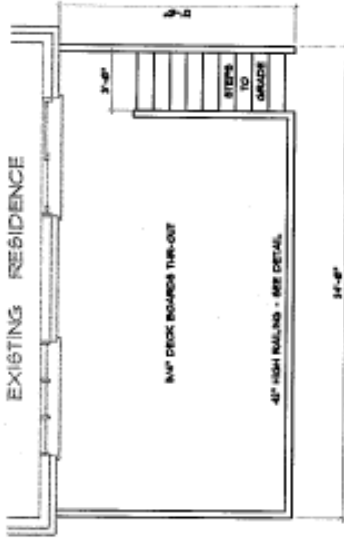
DECK DETAIL  
 SEE PLAN FOR DIMENSIONS  
 2x12 LAMINATED TO EXIST. WALL - 1/2" OC  
 2x12 WOOD JOIST OVER JOISTS - 16" OC  
 ALL P.T. WOOD DECK JOISTS  
 TO BE TREATED WITH PRESERVATIVE  
 PROVIDE METAL COLL. BRACKET  
 COLUMN BRACING AS PER CCA S112



**DECK DETAILS**



**FOUNDATION PLAN**



**PLAN VIEW**

Location Map

