



DATE: May 25, 2022

APPLICATION NO.: A14-22

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: Ann Griffin

Agent: Thor Dingman

Location: 164 Birmingham Street, located on the west side of Birmingham Street between Cambria Street and St. David Street, legally described as PLAN 84 S PT LOT 6 N PT LOT 7 in the City of Stratford.

Zoning: Residential First Density – R1(3)

Official Plan Designation: Residential Area & Heritage Area

Road Classification: Birmingham Street - Local Street

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the side yard width for the construction of a 2 storey addition to an existing single detached dwelling and proposed deck.

Variances requested:

1. To reduce the side yard width from 1.5m to 0.61m for the construction of a 2-storey addition.
2. To reduce the side yard width from 3m to 0.61m for the construction of a proposed deck.

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 or online at 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 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- City of Stratford, Development Services Division 82 Erie Street, Stratford 2nd 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.

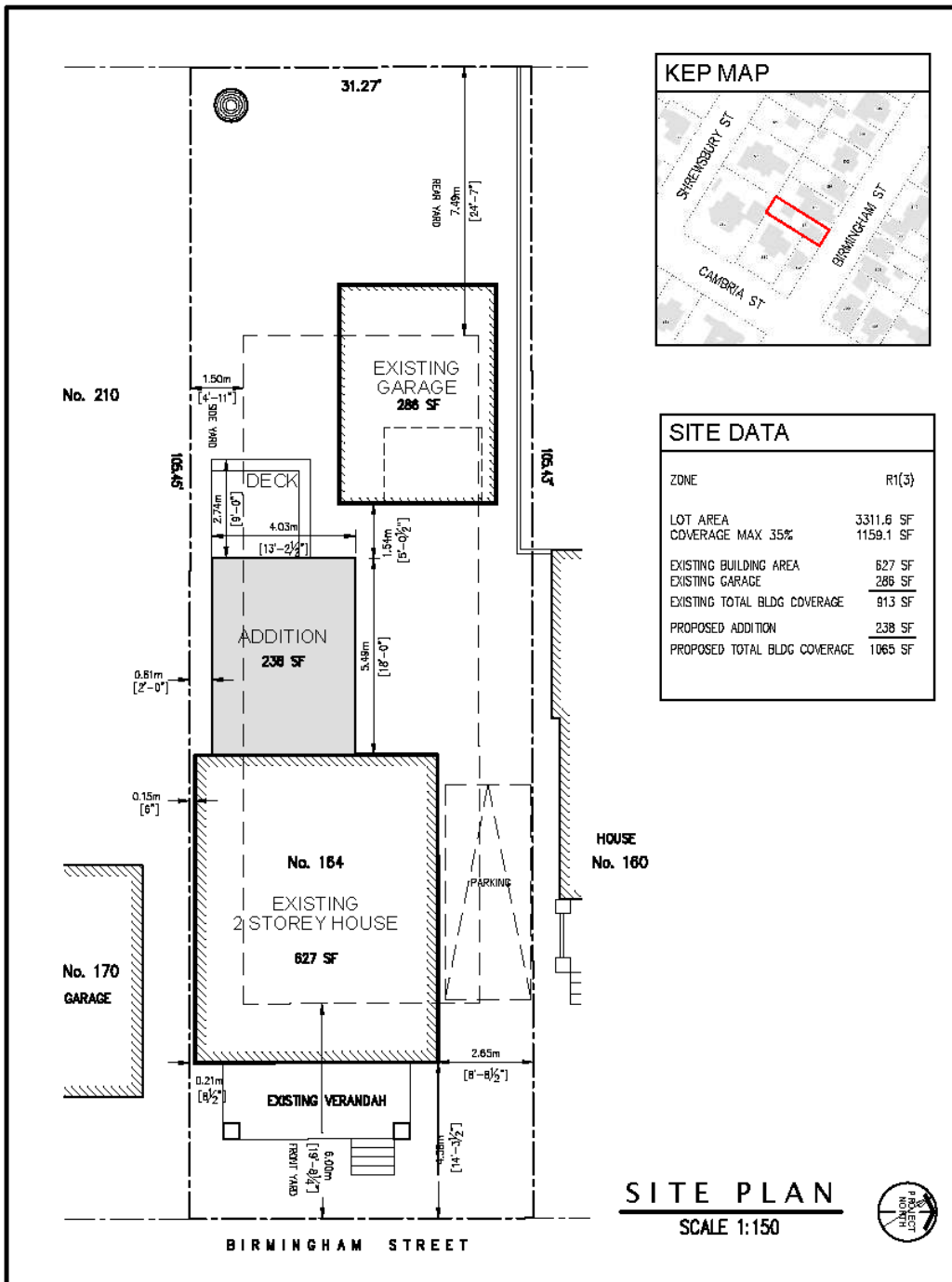
ADDITIONAL INFORMATION: Please contact the Planner, Miranda Ivany at 519-271-0250 ext. 5320 or mivany@stratford.ca.

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 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

Concept Plan



<p>THOR DINGMAN B. ARCHITECTURE S.C. FIRM B.C.I.N. 26998</p>	PROJECT: 164 BIRMINGHAM ST STRATFORD	SCALE: 1:200	DWG No.
	DWG: SITE PLAN FOR MINOR VARIANCE	PRJ. No: TD22-669	ASK-1
	DATE: MAY 16-22		
	FILE: XXXX		

Location Map

