

# Stratford Town Crier

Town Crier, November 25, 2023

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 Monday, December 18, 2023 at 3:00 p.m. in the Auditorium of the Stratford Public Library, located at 19 St. Andrew Street, Stratford:

### MINOR VARIANCE APPLICATIONS:

#### A28-23 – 65 BRANT STREET – VINCENT WEN

The purpose of this application under Section 45(1) of the Planning Act, R.S.O. 1990 is to reduce the minimum interior side yard width to facilitate the construction of a duplex dwelling.

Variance requested:

1. Table 6.4.2 – Regulation in the Residential Second Density R2(2) Zone to reduce the minimum interior side yard width from 1.0 m to 0.63 m to facilitate the construction of a duplex dwelling.



#### A29-23 – 8 STRACHAN STREET – VINCENT WEN

The purpose of this application under Section 45(1) of the Planning Act, R.S.O. 1990 is to reduce the minimum rear yard depth from 7.5 m to 5.92 m and to increase the maximum deck encroachment into the rear yard from 2.5 m to 3.41 m to facilitate a one storey addition and a deck.

Variance requested:

1. Table 6.4.2 – Regulation in the Residential Second Density R2(2) Zone, to reduce the minimum rear yard depth from 7.5 m to 5.92 m to facilitate a one storey addition; and
2. Section 4.20.1(iii) – To increase the maximum deck encroachment into the rear yard from 2.5 m to 3.41m to facilitate the creation of a new deck.



#### A31-23 – 36 COLLEGE STREET – ALEXANDER BURNETT

The purpose of application A31-23 is to reduce the minimum requirements for a rear yard and interior side yard from 1.0 m to 0.5 m for an accessory structure described as a shed.

Variance requested:

1. Table 4.1.2 – Accessory Building or Structures Locations, to reduce the minimum distance from a rear lot line and an interior lot line from 1.0 m to 0.5 m.



### CONSENT APPLICATIONS:

#### B16-23 – 75 BORDEN STREET – ALEXANDER BURNETT

The purpose of application B16-23 is to establish an approximately 4-metre-wide easement on the subject lands. The easement will facilitate Storm Sewer service for a neighbouring property (61 Borden Street).



### MINOR VARIANCE & CONSENT APPLICATIONS:

#### A19-23 & B04-23 – 649 Ontario Street – Alexander Burnett

The purpose of application A19-23 is the following:

- reduce the minimum front yard setback in the Highway Commercial Zone from 7.5 m to 5.78 m (649 Ontario Street), and 7.5 m to 5.14 m (663 Ontario Street).
- reduce the minimum interior side yard width in the Highway Commercial Zone from 5.0 m to 1.25 m (649 Ontario Street),
- reduce the minimum front yard depth in the Residential Third Density Zone from 7.5 m to 5.65 m (639 Ontario Street),
- reduce the minimum distance from an interior side lot line for an accessory structure in a Residential Zone from 1.0 m to 0.28 m (639 Ontario Street), and
- To permit the main floor of the existing single detached dwelling at 663 Ontario Street to continue to be used for residential purposes.

All the above-noted variances are to facilitate the severance of one existing residence (639 Ontario Street) from the subject property, and to recognize existing minimum yard deficiencies with the existing structures at 649 Ontario Street and 663 Ontario Street.

Variances requested:

1. Table 7.4: Regulations in the Commercial Zones – to reduce the minimum front yard setback in the C2 Zone from 7.5 m to 5.78 m (649 Ontario Street) and 7.5 m to 5.14 m (663 Ontario Street)
2. Table 7.4: Regulations in the Commercial Zones – to reduce the minimum interior side yard width in the C2 Zone from 5.0 m to 1.25 m (649 Ontario Street).
3. Table 6.4.3: Regulations in the Residential Third Density Zone – to reduce the minimum front yard depth from 7.5 m to 5.65 m (639 Ontario Street).
4. Table 4.1.2: Accessory Building or Structure Locations – to reduce the minimum distance from an interior side lot line for an accessory structure in a residential zone from 1.0 m to 0.28 m (639 Ontario Street).

Permission requested:

1. Section 7.3.2.1: Dwelling Units in the Highway Commercial Zone - to permit the main floor of the existing single detached dwelling at 663 Ontario Street to continue to be used for residential purposes.

The purpose of application B04-23 is the following:

The purpose of application B04-23 is to sever the lands municipally known as 639 Ontario Street from land municipally known as 649 and 663 Ontario Street. 639 Ontario Street will have an approximate frontage of 20.2 m, a depth of 36.9 m, and an area of 740 m<sup>2</sup>. The lands to be severed currently contain a single detached dwelling that previously existed on their own lot and has since merged on title.

The lands to be retained contain a commercial fitness club and retail store (649 Ontario Street) and a single detached dwelling (663 Ontario Street) and will have an approximate frontage of 80.4 m, depth of 73.23 m, and an area of 5765 m<sup>2</sup>.



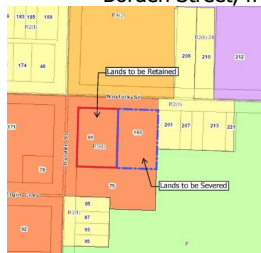
### **A30-23 & B15-23 – 61 BORDEN STREET & 193 NORFOLK STREET – ALEXANDER BURNETT**

The purpose of application A19-23 is the following:

The purpose of application A30-23 is to increase the maximum density permitted in the R5(1) Zone from 55 upnh (units per net hectare) to 65 upnh. In addition, the applicant is requesting a reduction in the minimum number of parking spaces required for 61 Borden Street, from 14 spaces to 12 spaces.

Variance requested:

1. Table 6.4.5 – Regulations in the Residential Fifth Density (R5(1)) Zone, to increase the maximum permitted density from 55 upnh to 65 upnh.
2. Table 5.1 – Minimum Parking Space Requirements, to decrease the minimum parking requirement for 61 Borden Street, from 14 spaces to 12 spaces.



The purpose of application B15-23 is the following:

The purpose of application B15-23 is to sever the eastern portion of the lands, municipally known as 193 Norfolk Street. The proposed lot will have an approximate frontage of 35.4 m, depth of 51.8 m, and an area of 1831.3 m<sup>2</sup>. The lands to be severed currently contain a 3-storey apartment building and have frontage and road access to Norfolk Street.

The lands to be retained, known municipally as 61 Borden Street, contain a 3-storey apartment building and will have an approximate frontage of 32.9 m, depth of 51.8 m, and an area of 1707 m<sup>2</sup>. The lands to be retained have frontage on Norfolk Street and road access to Borden Street.

In addition, the applicant is proposing the establishment of five easements on both 61 Borden Street and 193 Norfolk Street. The easements will facilitate sanitary sewer service, water service, hydro service, and telecommunication service for both properties as well as neighbouring 201 Norfolk Street and 75 Borden Street.

Easement 1: Sanitary Sewer and Watermain easement for 75 Borden Street. Approximately 3 m in width and crosses the entire length of 193 Norfolk Street.

Easement 2: Sanitary Sewer and Watermain easement for 61 Borden Street. Approximately 3 m in width and crosses approximately half the length of 193 Norfolk Street.

Easement 3: Hydro easement for 75 Borden Street. Approximately 2.5 m in width and crosses 61 Borden Street.

Easement 4: Hydro and Telecommunication easement for 193 Norfolk Street. Approximately 2.5m and crosses the entire width of 61 Borden Street.

Easement 5: Telecommunication easement for 201 Norfolk Street. Approximately 3m in width and crosses all of both 61 Borden Street and 193 Norfolk Street.

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, Vincent Wen, 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.

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 the Committee of Adjustment 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 extension 5237.

## 2024 BUDGET SURVEY AND CHAT WITH THE TREASURER

Stratford City Council has begun its 2024 budget process, and we want your input.

Please take a few minutes to fill out our 2024 online budget survey, which can be completed on Engage Stratford at [www.engagestratford.ca](http://www.engagestratford.ca) and will be available until December 10, 2023. Paper copies will also be available at the main floor desk at City Hall, and the Clerk's Office on the ground floor.

Feedback from the budget survey will be provided to City Council, and will assist them in making important budget decisions for our community.

We are also planning a Chat with the Treasurer event on Tuesday, December 5, 2023 from 4:00 p.m. – 7:00 p.m. in the City Hall auditorium. This will be an informal opportunity to learn more about the budget process.

## PUBLIC INPUT INVITED STRATFORD LANDFILL SITE - REMINDER

The City of Stratford welcomes feedback on the operation of its Romeo Street landfill site, and there are several options to provide it. Comments can be made to the Infrastructure Services Department by calling 519-271-0250 extension 5261, or by emailing [mcronin@stratford.ca](mailto:mcronin@stratford.ca), by Friday, December 8, 2023. Comments received will be included with the agenda for the meeting.

Citizens are also invited to comment on the operation of the landfill site at the upcoming January 2024 Infrastructure, Transportation and Safety Sub-committee meeting, by requesting to appear as a delegation.

Delegation requests can be made by completing the Delegation Request Form, available on the City's website at <https://forms.stratford.ca/IT-Services/Clerks-Corporate-Services/Delegation-Request-Form>. Alternatively, requests can be made by contacting the City Clerk at [clerks@stratford.ca](mailto:clerks@stratford.ca). Requests to appear as a delegation must be submitted no later than 4:30 p.m. on the Tuesday prior to the meeting date. Details for participating in the meeting will be provided once the request is confirmed.

Answers to some frequently asked questions about the Stratford Landfill Site can be found on the City's website at <https://www.stratford.ca/en/live-here/landfill-faq.aspx>.

## LEAF & YARD WASTE COLLECTION SCHEDULE – FINAL REMINDER

The next Leaf and Yard Waste collection weeks are:

- November 27 – 30

Leaf and yard waste will only be collected in the following forms:

- 110 L Kraft Paper bags
- Certified Compostable bags
- Re-useable Container with label attached

Clear Plastic Bags are NOT accepted and will be left at the curbside. Leaf and Yard waste is accepted at the landfill depot during regular landfill hours.



## MEETING SCHEDULE

Date	Meeting	Time	Location
Nov 27	Committee of the Whole In-camera	5:30 p.m.	Council Chambers
Nov 27	Regular Council and Standing Committees	7:00 p.m.	Council Chambers
Nov 29	Infrastructure, Transportation & Safety Sub-committee	4:30 p.m.	Council Chambers
Nov 30	Planning and Heritage Sub-committee	CANCELLED	

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 can be found on the City of Stratford's website.

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