

Town Crier, April 20, 2019

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 Wednesday, May 8, 2019 at 5:00 p.m. in the Avon Room, City Hall Annex, 82 Erie Street, Stratford:

MINOR VARIANCE APPLICATIONS

A03-19— 25, 45, 65, 85 and 105 Oxford Street— Planner: Rachel Tucker

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to alter the definition of lot to allow all the lands within an approved site plan to be considered one lot for the purposes of the Zoning By-law requirements.

Variance requested: The current definition of lot is a parcel of land described in a registered deed or other document legally capable of being conveyed. The applicant is looking to alter the definition to add the following:

In the case of a parcel of land for which a Development Agreement, Site Plan Agreement or Plan of Condominium, and/ or Site Plan or any of them has been approved and registered against title pursuant to Section 41 or Section 51 of the Planning Act R.S.O. 1990, c. P. 13, as amended from time to time, then the single parcel of land to which the Development Agreement and/ or plan applies shall be deemed to be the lot, notwithstanding that part of the parcel may be in separate ownership, does not otherwise satisfy the definition of lot, or does not abut an improved street.

OTHER PLANNING APPLICATIONS: B04-19, B05-19, B06-19, B07-19

A05-19— 19 Strachan Street— Planner: Jeff Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to allow a minor variance to the rear yard setback and the interior yard setback. The variance is required to allow for the replacement of a deck and the rear section of the dwelling. The applicant is also intending to construct a roof above the proposed deck.

Variances requested: To reduce the rear yard setback from 7.5m to 6.14m and to reduce the side yard setback from 1.5m to 0.8m.

A06-19— 19 Elm Street— Planner: Jeff Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to allow minor variances on the retained lands to reduce the minimum lot area, lot frontage, lot depth, interior side yard width and the setback to the existing stairs. The application is also requesting minor variances to reduce the minimum lot area, lot frontage, lot depth, interior side yard width and aggregate side yard width on the lands to be severed. The minor variances are required in order to allow the severance of the property.

Variances requested

Retained parcel:

1. To reduce the minimum lot area for a single detached dwelling from 360m² to 351.2m².
2. To reduce the minimum lot frontage for a single detached dwelling from 12m to 11.9m.
3. To reduce the minimum lot depth from 30m to 29.6m.
4. To reduce the minimum side yard width for an accessory building from 1.0m to 0.72m.
5. To reduce the minimum interior side yard width for a two storey dwelling from 1.5m to 1.29m.
6. To reduce the minimum setback to the stairs from 2.5m to 1.87m.

Severed parcel:

7. To reduce the minimum lot area for a single detached dwelling from 360m² to 303.4m².
8. To reduce the minimum lot frontage for a single detached dwelling from 12m to 10.7m.
9. To reduce the minimum lot depth from 30m to 28.5m.
10. To reduce the minimum interior side yard width for a two storey dwelling from 1.5m to 1.0m.
11. To reduce the aggregate side yard width from 3.0m to 2.24m.

OTHER PLANNING APPLICATIONS: B10-19

CONSENT APPLICATIONS

B04-19, B05-19, B06-19 and B07-19— 25, 45, 65, 85 and 105 Oxford Street— Planner: Rachel Tucker

The purpose of these applications is to sever the subject lands to create four properties and to create blanket easements over each property in favour of the four proposed properties for access, utilities, parking and servicing purposes.

B04-19

The proposed severed lands are known municipally at 25 Oxford Street and have an approximate frontage 63.80 m on Romeo Street South, an approximate depth of 95 m and an approximate area of 5920 m² and is an irregular shape. ("A" on the concept plan). The applicant has requested a blanket easement over parcel "A" save an except any residential building for access, utilities, parking, and servicing purposes in favour of parcels "B", "C", and "D" on the concept plan. Parcel "A" is currently vacant.

B05-19

The proposed severed lands are known municipally at 45 Oxford Street and 65 Oxford Street and have an approximate frontage of 110.5 m on Oxford Street, an approximate depth 59 m and an approximate area of 6740 m² and is an irregular shape. ("B" on the concept plan). The applicant has requested a blanket easement over parcel "A" save an except any residential building for access, utilities, parking and servicing purposes in favour of parcels "B", "C", and "D" on the concept plan. Parcel "A" is currently vacant but is anticipated to contain a future 4 storey 59 unit apartment building.

B06-19

The proposed severed lands are known municipally as 85 Oxford Street and have an approximate frontage of 116 m on Oxford Street, an approximate depth of 59 m and an approximate area of 5868 m² and is an irregular shape. ("C" on the concept plan). The applicant has requested a blanket easement over parcel "C" save an except any residential buildings for access, utilities, parking, and servicing purposes in favour of parcels "A", "B", and "D" on the attached plan. Parcel "C" currently contains a 4 storey 59 unit apartment building.

B07-19

The proposed severed lands are known municipally as 105 Oxford Street and have an approximate frontage of 59 m on Burritt Street, an approximate depth of 89.8 m and an approximate area of 5762 m² and is an irregular shape. ("D" on the concept plan). The applicant has requested a blanket easement over parcel "D" save an except any residential building for access, utilities, parking and servicing purposes in favour of parcels "A", "B", and "C" on the concept plan. Parcel "D" currently contains a 4 storey 59 unit apartment building that is under construction.

OTHER PLANNING APPLICATIONS: A03-19

B08-19— 70 Normandy Drive— Planner: Rachel Tucker

The purpose of this application is to alter the boundary of an existing storm sewer easement in favour of 66 Normandy Drive from parts 3,4,5,6 and 7 on the concept plan and relocating it to part 2 and 3 on the concept plan. Altering the easement boundaries will allow the owner of the subject lands to build an addition at the back of the existing house. The proposed easement is an irregular shape and is proposed to have a width of approximately 16.64 m and an approximate depth of 4.93 m on the west side and 4.53 m on the east side and an area of 67.91 m².

B09-19— 693 Erie Street— Planner: Jeff Bannon

The purpose of the application is to grant a lease for a period of 21 years or more at 693 Erie Street. The subject lands have an approximate area of 13,231m² and the area that is subject to the lease agreement has an area of 2,238m².

B10-19— 19 Elm Street— Planner: Jeff Bannon

The purpose of the application is to sever the subject lands at 19 Elm Street to create a single detached dwelling lot with frontage on Nelson Street. The proposed severed lands would have an approximate frontage of 10.7m, an approximate depth of 28.5m, and an approximate area of 303.4m².

The proposed retained lands would have a frontage of approximately 11.9m, an approximate depth of 29.6 m and an approximate area of 351.2 m².

The retained lands are occupied with a single detached dwelling and the severed lands are currently vacant.

OTHER PLANNING APPLICATIONS: A06-19

Additional information regarding these applications may be obtained by contacting the Infrastructure and Development Services Department, Development Division, at 519-271-0250 ext. 345 during normal business hours.

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

If you wish to be notified of the decision of the Committee of Adjustment in respect to an application, you must submit a written request to the Secretary- Treasurer, Stratford Committee of Adjustment, in the Infrastructure and Development Services Department, Development Division at 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 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 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 telephone at 519-271-0250 ext 237.

CYCLE STRATFORD REPRESENTATION ON ACTIVE TRANSPORTATION ADVISORY COMMITTEE (ATAC)

Stratford City Council recently created a position on the Active Transportation Advisory Committee for a representative of Cycle Stratford.

ATAC meets the 4th Wednesday of each month at 7:00 p.m. and acts to educate, promote and enhance active transportation in the City of Stratford. There is one (1) position available for a Cycle Stratford member for a 2-year term.

If you are interested in representing Cycle Stratford on ATAC, please submit an application along with a letter of endorsement from Cycle Stratford to the City Clerk. Applications are available at www.stratford.ca or from the Clerk's office at City Hall. The deadline for submitting applications for this position is **April 30, 2019**.

Personal information collected through the appointment process will be used by City Council for the purpose of making appointments to boards and committees and administrative purposes. Questions regarding this collection should be directed to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford, ON N5A 6W1 or telephone 519-271-0250, Ext. 235 during business hours.

FLUSHING OF FIRE HYDRANTS

Beginning March 31, 2019 and continuing for approximately six weeks, flushing of fire hydrants will take place within the City of Stratford. Customers could experience some discoloured water. Water quality is not affected by this colouration. Discoloured water will clear, but before doing laundry, please check to see that water has cleared. If you have any questions, please call the City Water Division at 519-271-0250, ext. 222 during business hours.

NOTICE - RAKING OF WINTER SAND

Reminder to residents from Infrastructure & Development Services that during the months of April and May, winter sand that has accumulated can be raked to the edge of the road or the street gutter. Please help street sweeping operations by spreading the sand out in the gutter area. Please do not place the sand in large piles in the gutter or along the road, as the piles can restrict water flow and be a traffic hazard.

EASTER HOLIDAY SCHEDULE

City of Stratford Administration Offices will be closed on Friday, April 19 and Monday, April 22.

LANDFILL SITE HOURS

- Closed Friday April 19th for Good Friday
- Open Saturday April 20th 8:00am-12:00pm
- Closed Monday April 22nd for Easter Monday

CURBSIDE GARBAGE RECYCLING SCHEDULE

There will be no change in the Recycling or Garbage Collection program on Friday April 19th and Monday April 22nd, 2019.

Please ensure materials are to the curb prior to 8:00am on collection dates. For further information, telephone 519-271-0250 ext. 279.

HOUSEHOLD HAZARDOUS WASTE

In most households, you will find some leftover cleaners; oil based paints, pesticides, batteries, fluorescent light bulbs and/or prescription medicines. If these leftovers are not handled properly, they can be hazardous. These products are commonly used to make our modern lives easier, but when they are not handled with care, they can be harmful to our health and the environment.

Don't forget your Compact Florescent Light bulbs!

Bring in your Hazardous waste to the City of Stratford Landfill site located at 777 Romeo St. South. Materials will be accepted at the landfill Saturday April 27th, 9:00 am - 12:00 pm.

Leaf and yard waste collection 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.

The next Leaf and Yard Waste collection weeks are: April 29-May 3, May 27-31, June 17-21, July 15-19



CITY-WIDE TREASURE HUNT-FRIDAY, MAY 24TH TO SUNDAY, MAY 26TH 2019

"One persons' garbage is another ones Treasure!" City residents are invited to take part in a Treasure Hunt to promote waste reduction. Any resident who wishes to recycle any unwanted household items should place them at curbside starting at 4:00 p.m. May 24th. Other residents can come by and remove any items they would like. **REMEMBER** all unclaimed material must be removed from curbside by 3:00 p.m. May 26th.

RETAIL STORE CLOSINGS DURING EASTER HOLIDAY

Stratford's designated tourism season is May 1 to November 12 each year and does not extend to the Easter Holiday Season.

Shoppers and merchants are reminded that under the Retail Business Holidays Act, both Good Friday – April 19, 2019 and Easter Sunday – April 21, 2019, are among the designated holidays annually when most retail stores must be closed.

Minimum fines for opening businesses on prohibited days of retail operation are \$500 for the first offence, \$2,000 for a second offence and \$5,000 for a third or subsequent offence. Retail outlets may be fined up to \$50,000 or the total amount of gross sales for the holiday, whichever is greater.

Enforcement of the Retail Business Holidays Act in Stratford is the responsibility of Stratford Police Services.

For more information about retail shopping and closures under the Act, call the Ministry of Government and Consumer Services toll-free at 1-844-286-8404. For more information, visit www.ontario.ca/page/retail-business-holidays

EVENING HOT MEAL PROGRAMS IN STRATFORD–OPEN TO ALL–DROP IN

Apr 22	The Local Community Food Centre, 612 Erie Street	5:15pm
Apr 23	St. Paul's Church (Jubilee), 9 Douro Street	5:15pm
Apr 24	St. Andrew's Presbyterian Church, 25 St. Andrew Street	5:30pm
Apr 25	Memorial Baptist Church, 113 Bruce Street	5:15pm
Apr 26	Zion Lutheran Church, 202 Erie Street	5:00pm

Additional Weekly Meals at The Local Community Food Centre, 612 Erie Street. Breakfast is served every Thursday morning at 8:30am. Seniors' Lunch, 60 years and older, is served every Wednesday at 11:30am.

MEETING SCHEDULE

Apr 23	Regular Council and Standing Committees		RESCHEDULED
Apr 24	Infrastructure, Transportation and Safety Sub-committee		CANCELLED
Apr 25	Planning and Heritage Sub-committee		CANCELLED
Apr 29	Committee of the Whole In-camera	5:00pm	Council Chamber
Apr 29	Regular Council and Standing Committees	7:00pm	Council Chamber

Meetings are open to the public to attend with the exception of In-Camera sessions. Agendas can be accessed from the City's website or may be picked up from the City Clerk's Office the Friday before the scheduled meeting. Also, check the City's website for the most up to date schedule of Sub-committee, Standing Committee, Council Meetings and Advisory Committees as the agendas and schedules are subject to change. The Town Crier is available on the City's website.

Telephone: 519-271-0250 www.stratford.ca TTY: 519-271-5241