

NOTICE OF COMMITTEE OF ADJUSTMENT HEARINGS

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Monday, August 28, 2023 at 3:00 p.m. in the Auditorium of the Stratford Public Library, located at 19 St. Andrew Street, Stratford:

MINOR VARIANCE APPLICATIONS:

A14-23 – 11 Brydges Street: Planner – V. 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 to facilitate the construction of a single detached dwelling.

Variance requested:

1. Table 6.4.2 – Regulation in the Residential Second Density R2(1) Zone to reduce the minimum rear yard depth from 7.5 m to 5.0 m to facilitate the construction of a new single detached dwelling.



A15-23 – 23 Nightingale Place: Planner – A. Burnett

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 to facilitate the construction of a new covered deck.

Variances requested:

1. Table 6.4.1 – Regulation in the Residential First Density R1(3) Zone to reduce the minimum rear yard depth from 7.5m to 1.8m.



A16-23 – 109 Matilda Street: Planner – A. Burnett

The purpose of this application under Section 45(1) of the Planning Act, R.S.O. 1990, is to increase the maximum height and floor area of an accessory building to facilitate an addition and conversion to an Accessory Dwelling Unit (ADU).

Variances requested:

1. Table 4.1.4 – Regulation in the Residential Second Density R2(1) Zone to increase the maximum height of an accessory building from 5 m to 6.18 m.
2. Table 4.1.4 – Regulation in the Residential Second Density R2(1) Zone to increase the maximum floor area of an accessory building from 75 m² to 123.19 m².



A18-23 – 66 Daly Avenue: Planner – V. Wen

The purpose of application A18-23 is to reduce the minimum rear yard depth from 7.5 m to 4.5 m and to increase maximum deck encroachment into the rear yard from 3.5 m to 3.9 m to facilitate a 2 storey addition, 1 storey attached garage, and a deck.

Variances requested:

1. Table 6.4.2 – Regulations in the Residential Second Density (R2) Zone, to reduce the minimum rear yard depth from 7.5 m to 4.5 m to facilitate a 2 storey addition and 1 storey attached garage; and
2. Section 15.2.41 – to increase the maximum deck encroachment into the rear yard from 3.5 m to 3.9 m to facilitate the creation of a new deck.



CONSENT APPLICATIONS:

B06-23 – 94 Hibernia Street: Planner – V. Wen

The purpose of application B06-23 is to sever the southeastern portion of the lands at 94 Hibernia Street to create a new residential lot for a future one-storey single detached dwelling. The proposed lot will have an approximate frontage of 12.3 m, depth of 32.0 m and an area of 377.7 m². The lands to be severed are currently vacant and will have frontage and road access to Hibernia Street.

The lands to be retained will have an approximate frontage of 14.8 m, depth of 32.0 m and an area of 479.8 m² and will have frontage and road access to Hibernia Street. The proposed lands to be retained contain a single detached dwelling.



B07-23 – 317 Huron Street: Planner – A. Burnett

The purpose of application B07-23 is to sever the eastern portion of the lands, municipally known as 315 Huron Street. The proposed lot will have an approximate frontage of 14.74 m, depth of 42.18 m and an area of 621.73 m². The lands to be severed currently contain one side of a semi-detached dwelling and will have frontage and road access to Huron Street.

The lands to be retained (317 Huron Street) will contain the other side of a semi-detached dwelling and will have an approximate frontage of 14.74 m, depth of 42.18 m and an area of 621.73 m². The semi-detached dwelling unit will have frontage and road access to Huron Street.



B09-23 – 72 Daly Avenue: Planner – V. Wen

The purpose of application B09-23 is to sever the eastern portion of the lands at 72 Daly Avenue for a lot addition to 66 Daly Avenue. The proposed lot addition will create an approximate lot with a frontage of 22.1 m, a depth of 25 m and an area of 551.9 m². The lands to be severed contain a single detached dwelling and will have frontage and road access to Daly Avenue.

The lands to be retained will have an approximate frontage of 17.7 m, depth of 25 m and area of 441.8 m² and will have frontage and road access to Daly Avenue. The proposed lands to be retained contain a single detached dwelling.



MINOR VARIANCE & CONSENT APPLICATIONS:

A17-23 & B08-23 – 581 Downie Street: Planner – A. Burnett

The purpose of the Consent application is to sever a 510.97 square-metre area of the subject lands. The purpose of the Minor Variance application is to reduce the minimum lot area, reduce the minimum lot frontage, reduce the minimum side yard width, and reduce the minimum aggregate side yard width to facilitate the development of a semi-detached dwelling on the subject lands.

Variance requested:

1. Table 6.4.2 – Regulations in the Residential Second Density: to reduce the minimum lot area requirement for a semi-detached dwelling from 275m² to 255.49m².
2. Table 6.4.2 – Regulations in the Residential Second Density: to reduce the minimum lot frontage requirement for a semi-detached dwelling from 9m to 8.38m



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 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 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 proposed consent, you must make a written request to the Secretary-Treasurer, Stratford Committee of Adjustment, 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 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 the City of Stratford 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.

NOTICE OF NOISE BY-LAW EXEMPTION

An exemption from Noise Control By-law 113-79 has been approved for the Kinsmen Car Show located on Lakeside Drive on Sunday, September 3, 2023 from 6:30 a.m. to 4:00 p.m.

CIVIC HOLIDAY SCHEDULE – AUGUST 7, 2023

City of Stratford administration offices and the Landfill will be closed on Monday, August 7, 2023, for the Civic Holiday.

Curbside Recycling, Green Bin, and Garbage Collection Schedule

There will be no change in the Recycling, Green Bin, and Garbage Collection programs on Monday, August 7, 2022. Please ensure materials are to the curb prior to 8:00 a.m. on collection dates. For further information, please call 519-271-0250 extension 5279.

NOTICE OF APPLICATION FOR NOISE CONTROL BY-LAW EXEMPTION

The Kinsmen Club of Stratford have requested an exemption from Noise Control By-law 113-79 for the 2023 Kinsmen Car Show on Lakeside Drive between Front Street and Lakeside Drive North on Sunday, September 3, 2023, from 6:30 a.m. to 4:00 p.m.

Anyone wishing to comment on this application for exemption should provide their concerns in writing or email by July 21, 2023, to: The Corporation of the City of Stratford, Attention: Events Coordinator, Community Services, P.O. Box 874, 357 McCarthy Rd., Stratford, ON N5A 6W3. Email: hdenny@stratford.ca

ATTENTION STRATFORD PROPERTY OWNERS PROPERTY TAX – 2023 FINAL LEVY DUE DATE AUGUST 29, 2023 - REMINDER

For your convenience, property tax payments by cheque may be deposited in the mailbox at City Hall, Rear Entrance. Payment 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. Pre-authorized payment is available monthly or quarterly, call to inquire. Contact: Tax Department, 519-271-0250, extension 5212.

The Town Crier is posted to the City's website.

PROPERTY TAX
2023 Final Levy Due Date
August 29, 2023