

# Stratford Town Crier

Town Crier, October 7, 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, October 30, 2023 at 3:00 p.m. in the Auditorium of the Stratford Public Library, located at 19 St. Andrew Street, Stratford:

### MINOR VARIANCE APPLICATIONS

#### A22-23 – 80 LORNE AVENUE WEST – ALEXANDER BURNETT

The purpose of application A22-23 is to reduce the minimum rear yard depth, side yard depth, and front yard depth to facilitate the development of a new veterinarian clinic on the subject lands.

Variances requested:

1. Table 9.4: Regulations in the Industrial Zones – to reduce the minimum rear yard depth for the I2 Zone from 6.0 m to 2.2 m.
2. Table 9.4: Regulations in the Industrial Zones – to reduce the minimum side yard depth for the I2 Zone from 5.0 m to 3.64 m.
3. Table 9.4: Regulations in the Industrial Zones – to reduce the minimum front yard depth for the I2 Zone from 7.5 m to 4.32 m.



#### A23-23 – 569 BRUNSWICK 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 setback to facilitate the construction of an accessory dwelling unit.

Variance requested:

1. 4.10 e) – General Provisions for Garden Suites/Accessory Dwelling Units to reduce the minimum rear yard setback from 2.5 m to 1.0 m to facilitate the construction of an accessory dwelling unit.



#### A24-23 – 100 GORDON STREET – ALEXANDER BURNETT

The purpose of application A24-23 is to permit relief from Section 4.21 of the City of Stratford's Zoning By-law that requires a Residential Fifth Density (R5) zoned lot that abuts another residential zoned lot to have a planting strip, fence, wall, hedgerow, or row of shrubs separate the two lots.

Variance requested:

1. Section 4.21 – Planting Strips
  - a) relief from the requirement for a Residential Fifth Density (R5) Zone that abuts a lot in another residential zone, that part of the said lot abutting such residential lot shall be used for no purpose other than a planting strip having a minimum width of 1.5 m, measured perpendicularly to the said lot line, except that where an opaque fence or wall, hedgerow or row of shrubs or combination thereof, constitutes a required planting strip, the planting strip shall have a minimum width of 0.15 m.



#### A25-23 – 4117 QUINLAN ROAD

The purpose of this application under Section 45(1) of the Planning Act, R.S.O. 1990 is to reduce the minimum setback between building walls with windows to habitable rooms, where the building walls do not constitute a rear yard amenity area, from 4 metres to 3 metres to facilitate the construction of future townhouse dwellings. The minor variance request is for 8 townhouse blocks in 6 locations. The subject lands are part of a three-phase residential development.

Variance requested:

1. Section 15.4.28 – to reduce the minimum setback between building walls with windows to habitable rooms, where the building walls do not constitute a rear yard amenity area, from 4 metres to 3 metres to facilitate the construction of future townhouse dwellings.



### A26-23 – 201 Railway Avenue

The purpose of this application under Section 45(1) and 45(2) of the Planning Act, R.S.O. 1990 is to enlarge a legally existing apartment building (4 units) by creating an additional dwelling unit for a total of 5 residential units. In addition, the application requests to reduce the minimum parking requirement for an apartment building as defined in the Zoning By-law from 1.25 per dwelling unit to 1.20 per dwelling unit to accommodate a Type A barrier free parking space.

Variance requested:

1. The enlargement of a legally existing apartment building from 4 dwelling units to 5 dwelling units.
2. Table 5.1 – Minimum Parking Space Requirements, to reduce the minimum parking space requirement for an apartment building from 1.25 per dwelling unit to 1.20 per dwelling unit to accommodate a Type A barrier free parking space.



## MINOR VARIANCE & CONSENT APPLICATIONS

### A19-23 & B04-23 – 649 ONTARIO STREET

#### PURPOSE AND EFFECT OF APPLICATION A19-23

The purpose of application A19-23 is the following:

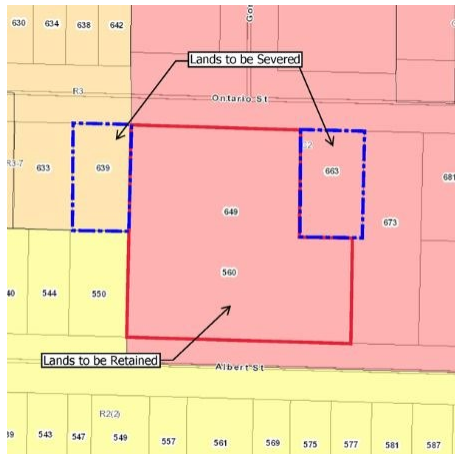
- reduce the minimum lot frontage in the Highway Commercial Zone from 30 m to 22 m (663 Ontario Street),
- reduce the minimum lot area in a Highway Commercial Zone from 1000 m<sup>2</sup> to 813 m<sup>2</sup> (663 Ontario Street),
- reduce the minimum front yard setback in the Highway Commercial Zone 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) and 5.0 m to 0.29 m (663 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 consent application of three existing properties that have merged on title.

Variances requested:

1. Table 7.4: Regulations in the Commercial Zones – to reduce the minimum lot frontage in the C2 Zone from 30 m to 22 m (663 Ontario Street).
2. Table 7.4: Regulations in the Commercial Zones – to reduce the minimum lot area in the C2 Zone from 1000 m<sup>2</sup> to 813 m<sup>2</sup> (663 Ontario Street).
3. 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).
4. 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) and 5.0 m to 0.29 m (663 Ontario Street).
5. 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).
6. 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).

7. 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.



**PURPOSE AND EFFECT OF APPLICATION B04-23**

The purpose of application B04-23 is to sever the eastern (639 Ontario Street) and western (663 Ontario Street) portions of the lands. 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>. 663 Ontario Street will have an approximate frontage of 22 m, a depth of 37 m, and an area of 813 m<sup>2</sup>. The lands to be severed currently contain single detached dwellings that previously existed on their own lot and have since merged on title.

The lands to be retained contains a commercial fitness club and store and will have an approximate frontage of 60.10 m, depth of 73.23 m, and an area of 4952 m<sup>2</sup>.

**A27-23 & B14-23 – 91 BRUNSWICK STREET**

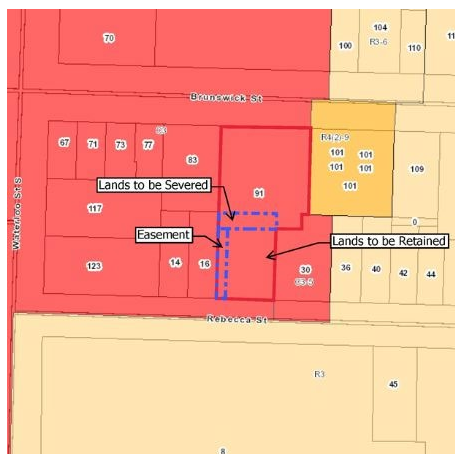
**PURPOSE AND EFFECT OF APPLICATION A27-23**

The purpose of application A27-23 is to increase the minimum lot area within the Central Commercial Zone from as existing on the date of the passage of the by-law (999.6 m<sup>2</sup>) to 1,110 m<sup>2</sup> to recognize the new lot area as a result of a proposed lot addition to Lots 10, 11 and 26, Registered Plan 27.

In addition, a reduction is requested for the minimum lot area within the Central Commercial Zone from as existing on the date of the passage of the by-law (607.2 m<sup>2</sup>) to 496.9 m<sup>2</sup> to recognize the new lot area as a result of a proposed lot addition to Lots 10, 11 and 26, Registered Plan 27.

Variations requested:

1. Table 7.4 – Regulations in the Commercial Zones (C3), to increase the minimum lot area from existing (999.6 m<sup>2</sup>) to 1,110 m<sup>2</sup>; and
2. Table 7.4 – Regulations in the Commercial Zones (C3), to reduce the minimum lot area from existing (607.2 m<sup>2</sup>) to 496.9 m<sup>2</sup>.



**PURPOSE AND EFFECT OF APPLICATION B14-23**

The purpose of application B14-23 is to sever the northern portion Lot 27, Registered Plan 27 for a lot addition to Lot 10 and Part of Lots 11 and 26, Registered Plan 27. The proposed lot addition will create an approximate lot with a frontage of 31.34 m, depth of 35.63 m and an area of 1,110 m<sup>2</sup>. The lands to be severed contains a parking lot and will have frontage and road access to Brunswick Street.

The lands to be retained will have an approximate frontage of 20.12 m, depth of 24.71 m and an area of 496.9 m<sup>2</sup> and will have frontage and road access to Rebecca Street. The proposed lands to be retained contains a parking lot.

In addition, B14-23 requests to establish an easement (3.0 m in width) on Lot 27 of Registered Plan 27 to facilitate stormwater management drainage on the southwestern side of 91 Brunswick Street.

Additional information regarding the applications may be obtained by contacting the Building and Planning Services Department, at 519-271-0250 Ext 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 When, 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.

**SEE INSIDE THE GRAND TRUNK BUILDING**

On Saturday, October 14, between 11 a.m. and 2 p.m., the City of Stratford will provide an opportunity for members of the public to step inside the vacant industrial building that once housed the Grand Trunk locomotive repair shops. People can walk around the interior of the sprawling structure just outside of the downtown core. Sturdy closed-toe footwear is highly recommended.

The entrance for the event will be at the back (south end) of the Cooper parking lot, roughly mid-way along the length of the building.

### **STRATFORD TRANSIT PUBLIC INFORMATION SESSION**

You are invited to attend a public information session on Stratford Transit on Wednesday, October 18, 2023, in the Tim Taylor Lounge, located on the second floor of the Rotary Complex at 353 McCarthy Road, Stratford. This will be an in-person session, with a presentation at 6:00 p.m. on the City's Accessibility Plan for Transit and Parallel Transit. This is an annual opportunity for members of the public to attend to provide comments and feedback on the Accessibility Plan which is a requirement of the Accessibility for Ontarians with Disabilities Act, 2005 (AODA).

Following the presentation and a question-and-answer period on Transit accessibility, a separate session will be held where members of the public can provide comments and feedback on the Stratford Transit system as a whole.

For more information, please contact the Transit Office at 519-271-0250 extension 347.

### **THANKSGIVING DAY HOLIDAY SCHEDULE**

City of Stratford administration offices and the Landfill will be closed on Monday, October 9, 2023, for the Thanksgiving Day Holiday.

There will be no change in the Recycling or Garbage Collection programs on Monday, October 9, 2023. 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.

### **RETAIL CLOSINGS ON THANKSGIVING**

Shoppers and merchants are reminded that under the *Retail Business Holidays Act*, Thanksgiving, October 9, 2023 is among the holidays when most stores must be closed unless City Council has granted an exemption in order to open for business.

Stratford's designated tourism season is May 1 to November 12 each year and includes the Thanksgiving Holiday.

Stratford City By-law 149-92 permits certain retail establishments in Stratford that meet the tourism criteria established by the Province and that provides goods and services primarily to tourists in Stratford, may open for business on Thanksgiving under the following provisions:

- The retail business establishment does not open prior to 10:00 a.m. and does not remain open after 4:00 p.m.
- The number of persons engaged in the serving of the public does not at any time, exceed four (4)
- The total area used for serving, selling or displaying goods or services to the public inside the establishment is less than 278.71m<sup>2</sup> (3000 square feet).
- Certain larger retail business establishments listed in Schedule "A" to By-law 149-92 as amended, may also open on Thanksgiving between the hours of 10:00 a.m. and 4:00 p.m.

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

To find out which retail operations are exempted by the Act, call the Ministry of Consumer Services toll-free at 1-800-889-9768. For more information, visit [www.sse.gov.on.ca](http://www.sse.gov.on.ca)

### **2024 COMMUNITY GRANTS PROCESS**

The 2024 application process for community grants is now open. The online application is available on the City's website under "2024 Budget". Applications are due by October 16, 2023. Please note that if your organization received a 2023 community grant, your year-end reporting must be received in order to be considered for a 2024 grant. Please contact [stfdbudget@stratford.ca](mailto:stfdbudget@stratford.ca) if you have any questions.

### **FALL HYDRANT FLUSHING NOTICE - REMINDER**

Hydrant flushing started on September 26, 2023 and will be active for the next 4 to 6 weeks. Each morning the City will update on its social media outlets, where the flushing areas are for that day. General areas are provided however impacts from flushing can sometimes be evident on streets outside of the flushing area. Flushing water mains and hydrants can sometimes lead to discoloured water in the lines. If you experience discoloured water please refer to the City website for information on how to correct the issue <https://www.stratford.ca/en/live-here/discoloured-water.aspx>

### **ATTENTION STRATFORD PROPERTY OWNERS PROPERTY TAX – 2023 FINAL LEVY DUE DATE OCTOBER 27, 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.

### **MEETING SCHEDULE**

<b>Date</b>	<b>Meeting</b>	<b>Time</b>	<b>Location</b>
<b>Oct 10</b>	Committee of the Whole In-camera	5:00 p.m.	Council Chambers
<b>Oct 10</b>	Regular Council and Standing Committees	7:00 p.m.	Council Chambers
<b>Oct 11</b>	Social Services Sub-committee	CANCELLED	
<b>Oct 12</b>	Community Services Sub-committee	4:30 p.m.	Council Chambers

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 is available on the City of Stratford website.