

Stratford Town Crier

Town Crier, November 13, 2021

Public Information, Notices and Meeting Schedules

PUBLIC INFORMATION SESSION: ACCESSIBILITY PLAN FOR TRANSIT AND PARALLEL TRANSIT - NOVEMBER 17, 2021

On Wednesday, November 17, 2021, at 5:00 p.m., a public information session will be held electronically, through Zoom, on the Accessibility Plan for Transit and Parallel Transit. This event is being held under the AODA as an annual opportunity to present the Accessibility Plan for Transit and Parallel Transit and invite comments and feedback.

For information on how to participate please visit the City's website or contact the Transit Office at 519-271-0250 extension 5347.

WINTER PARKING ENFORCEMENT HOURS - REMINDER

Running from November 1st to March 31st, winter parking enforcement hours will be in effect from 9:00 a.m. to 6:00 p.m., Monday to Saturday (excluding holidays). This is a reoccurring change in parking enforcement hours that takes place each November in accordance with the City's Traffic and Parking By-law.

2021 JAMES ANDERSON AWARD NOMINATIONS

Heritage Stratford will be presenting the 2021 James Anderson Award to one or more recipients. The award is given to a person or persons who have made significant contributions to our heritage.

Eligible individuals or small groups who have made a significant contribution to the community of Stratford in the area of built, cultural or natural heritage preservation or heritage garden conservation.

Deadline for nominations: **Friday, January 7, 2022**

Applications and further details on the James Anderson Award can be found on the City of Stratford website or contact adviscom@stratford.ca

2021 ACCESSIBILITY AWARD NOMINATIONS

The Accessibility Advisory Committee will be presenting the 2021 Accessibility Award to one business, organization or individual that has taken measures to make their building or service accessible to all residents and visitors. This business, group or individual may have made physical renovations or created services to better serve the public. Nominations can also be made for any business, group or individual that has worked to advocate with others to promote accessibility and create equal opportunities for all. Past nominees are welcome to apply again as well.

Deadline for Nominations: **Monday, November 29, 2021.**

Applications and further details on the Accessibility Award, including information about the Accessibility Advisory Committee, can be found on the City of Stratford's website or by contacting adviscom@stratford.ca.

NOTICE OF APPLICATIONS AND NOTICE OF PUBLIC MEETINGS

VACANT PLAN OF CONDOMINIUM – 31CDM21-003 – 500 MCCARTHY RD W

City Key Map



This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than **10:00 am on Wednesday, December 8, 2021.** Following confirmation of

the request to speak, details for participating in the meeting will be provided. During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

All written comments received will be included with the Council agenda. The deadline for inclusion is Thursday, December 2nd, 2021 at noon. Any comments received after this date will be listed at a subsequent Council meeting.

An application was received for a Vacant Draft Plan of Condominium for the lands known municipally as 500 McCarthy Road West, legally described as Part Lot 4, Concession 2, Part 3 and 12 on 44R-5813 in the City of Stratford. The lands are located on the north side of McCarthy Road West to the west of Bradshaw Drive and have an area of approximately 5.44 ha. The proposed vacant land condominium plan contains a total of 193 units residential townhouse units. The remainder of the plan including visitor parking and amenity areas are proposed to be common elements. The lands are currently vacant. The lands received draft plan of subdivision approval in 2019 (city file 31T17-001). Access to the subject lands will be provided on the Orr Street extension.

The lands are zoned Residential Fourth Density- Special- R4(2)-19(H1) & R4(2)-19(H1)(H2). The lands are designated 'Medium Density Residential Special' in the Official Plan.

A key map is attached.

Your opinion on this application is important. Please call, mail, email or fax your comments to Rachel Bossie at telephone number (519) 271-0250 extension 5320, Fax: (519) 271-5966 – rbossie@stratford.ca - City of Stratford, Development Services Division by November 26, 2021, in order for your comments to be incorporated in the public meeting report.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the City of Stratford to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the proposed draft plan of condominium approval you must make a written request to the Manager of Planning, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

ZONING BYLAW AMENDMENT – Z07-21 – 525 O'LOANE AVE DRAFT PLAN OF SUBDIVISION – 31T21-002 – 525 O'LOANE AVE

City Key Map



City of Stratford Council will hold a public meeting on **Wednesday, December 8, 2021, at 5:30 pm** to hear all interested persons with respect to Draft Plan of Subdivision Application 31T21-002 and Zone Change Application Z07-21.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than **10:00 am on Wednesday, December 8, 2021**. Following confirmation of the request to speak, details for participating in the meeting will be provided. During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

All written comments received will be included with the Council agenda. The deadline for inclusion is Thursday, December 2nd at noon. Any comments received after this date will be listed at a subsequent Council meeting.

The applications affect a 4.02 ha portion of property legally described as Part Lot 5, Concession 1, (Geographic Township of Downie) in the City of Stratford, and municipally known as 525 O'Loane Avenue (see attached map). The lands are located on the east side of O'Loane Avenue between the GEXR Railway and Huron Street.

Draft Plan of Subdivision

The proposed draft plan of subdivision contains 15 single detached dwelling lots, 10 semi-detached dwelling lots, 2 street townhouse blocks, 2 townhouse blocks, 1 walkway block and 2 open space blocks. The proposed draft plan of subdivision would be serviced by one new local road. The lands are proposed to accommodate up to 69 new residential units.

Zoning By-law Amendment

The requested Zoning By-law amendment is to rezone the lands from Future Residential (FR) to a Residential Second Density R2(2) – special zone, a Residential Fourth Density R4(2) zone, a split Residential Fourth Density R4(2)- special zone / Residential Fifth Density R5(1) – special Zone and a Park (P) zone. The requested R2(2) special zone would permit single detached dwellings with a minimum lot area of 284 m2 and semi-detached dwellings with a minimum corner lot frontage of 12.5m. The requested split R4(2) zone would permit a minimum lot area for a street townhouse dwelling of 266m2 and a R5(1) zone with a minimum front yard setback of 6.6m for street townhouse dwellings.

A key map is attached.

Your opinion on this application is important. Please call, mail, email or fax your comments to Jeff Bannon at telephone number (519) 271-0250 extension 5266, Fax: (519) 271-5966 – jbbannon@stratford.ca - City of Stratford, Development Services Division by November 26, 2021, in order for your comments to be incorporated in the Planning Report.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Stratford to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Stratford in respect of the proposed draft plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the proposed official plan amendment is adopted, or before a zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the proposed official plan amendment is adopted, or zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the proposed draft plan of subdivision approval or the zoning by-law amendment you must make a written request to the Manager of Planning, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

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 Council 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.

NOTICE OF PUBLIC MEETING UNDER THE BUILDING CODE ACT: PROPOSED AMENDMENT TO BUILDING BY-LAW #112-2005, INCLUDING FEE SCHEDULE 'A'

City of Stratford Council will hold an electronic public meeting on **Wednesday, December 08, 2021 at 5:30 p.m.** to hear all interested persons with respect to the Proposed Amendment to Building By-law #112-2005, including Fee Schedule 'A', under the Building Code Act, S.O. 1992.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website: <https://calendar.stratford.ca/meetings/Detail/2021-12-08-1730-Special-and-Public-Meeting>. A video of the meeting will also be posted to the City's website once available.

Comments can be made to the Infrastructure and Development Services department by calling 519-271-0250 extension 219 or by emailing building@stratford.ca by **noon on Friday, November 26, 2021**. Comments received will be included with the agenda for the meeting.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than 10:00 am on December 8, 2021. Following confirmation of the request to speak, details for participating in the meeting will be provided. During the meeting there will be a question and

answer feature where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

The meeting will concern a proposed building permit fee increase on all permit fees, with an effective date for new fees of January 1, 2022, in accordance with clause 7(1)(c) of the Ontario Building Code Act S.O. 1992, c23 as amended. Documents relating to this proposed amendment can be viewed on the City of Stratford website, <https://www.stratford.ca/en/inside-city-hall/building.aspx>.

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 Council 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 (519) 271-0250 extension 5237 during business hours

MEETING SCHEDULE

Nov 16 Finance and Labour Relations Sub-committee 3:30pm Electronic Participation

Given the COVID-19 Pandemic and the declared emergency, the City will be posting a video of the meeting to our website once available. Agendas and a link to watch the meeting while in progress can be accessed from the City's website.

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