

Stratford Town Crier

Town Crier, November 23, 2024

Public Information, Notices and Meeting Schedule

NOTICE OF INTENT TO REMOVE A HOLDING PROVISION

H01-24 – 16 KASTNER ST, STRATFORD

City of Stratford Council will consider removing the Holding Provision (H22) from the subject lands on Monday, December 16, 2024 at 7:00 p.m. in the Council Chambers at City Hall, 1 Wellington Street, Stratford.

This Application affects a property known municipally as 16 Kastner Street, located on the west side of Kastner Street and on the south side of Perth Line 36. The subject lands have a frontage of approximately 80 metres along Kastner Street and an area of approximately 1.38 hectares.

This Application proposes to remove the Holding Provision (H22) from the subject lands to permit the development of street townhouse dwellings and cluster townhouse dwellings permitted under the Residential Fourth Density R4(1)-23(H22) / R4(2)-24 (H22) Zone.

The holding provision was put in place until necessary floodplain and remediation works were completed for the McNamara Drain to the satisfaction of the City and the Upper Thames River Conservation Authority (UTRCA). The City and the UTRCA have both confirmed that the necessary works have been completed.

Your opinion on this application is important. Please call, mail, or e-mail your comments to Marc Bancroft - Tel: (519) 271-0250 extension 5221 – mbancroft@stratford.ca - City of Stratford, Planning Division by November 29, 2024.

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 5329.



NOTICE OF COMMITTEE OF ADJUSTMENT HEARING

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday, December 18, 2024 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

B09-22 and A26-22- 386 William St, Stratford – J. Westerholt

The purpose and effect of consent application B09-22 is to create a new residential infill lot along Joffre Street with an area of approximately 679 sq. m. to facilitate the construction of a 2 storey house with an area of approximately 127.26sq. m.

The purpose and effect of minor variance application A26-22 is to seek relief from Section 4.2.1a) of the zoning bylaw to permit the creation of the lot without frontage on a public street in order to facilitate the development of the lands with a single detached residence.



B07-24 – PLAN 41 PT MCCULLOCH ST RP 44R814 PART 1 – A. Burnett

The purpose and effect of application B07-24 is to sever an 809 square metre property into two equal parts to create a new residential lot for the purposes of facilitating the development of a semi-detached dwelling on the severed and retained lands. The severed and retained lands are each to contain a semi-detached dwelling unit; the applicant is proposing to include two Additional Residential Units (ARUs) within each semi-detached dwelling unit. ARUs are self-contained residential units containing their own kitchen and bathroom facilities.

In 2019, the Provincial Government amended the *Planning Act* through Bill 108, being the *More Homes, More Choice Act*, by mandating municipalities to not prohibit ARUs to a maximum of three (3) units per lot including the primary dwelling unit. In addition, Bill 108 also clarified parking requirements associated with Additional Residential Units.



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 Alternate Secretary-Treasurer, Stratford Committee of Adjustment, Alexander Burnett, 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".

CLEARING SIDEWALKS OF SNOW AND ICE IN THE CORE AREA AND CLEARING OVERHANGING SNOW AND ICE FROM ROOFS IN THE CITY OF STRATFORD

The purpose of this notice is to advise you that under the conditions of the City of Stratford By-law #225-2005, the owner, occupant or person in charge of any property in the core area as designated in the By-law is required to clear the sidewalks adjacent to their property of all snow and ice throughout the winter.

The sidewalks shall be cleared of snow and ice prior to 10:00 a.m. everyday, except Sundays and Holidays as defined in the Retail Business Holidays Act. Sidewalk conditions must then be monitored between 10:00 a.m. and 6:00 p.m., and to continue to keep the sidewalks cleared at all times. The By-law also requires that icy conditions be treated with sand and/or salt or other suitable substance.

Also, the owner, occupant or person in charge of an occupied or unoccupied building is required to clear away and remove snow and ice from the roof of a building where such snow and ice may fall on a sidewalk or street. All snow or ice from roofs must be removed by 10:00 a.m. every day except Sundays and Holidays as defined in the Retail Business Holidays Act. The person clearing away the snow and ice shall take all necessary care and precautions for the warning and safety of passers-by and other persons.

Any snow and ice which falls onto the sidewalk shall be placed at the edge of the street immediately adjacent to the curb. Snow should not be placed on the travelled portion of the roadway or in such a way as to obstruct access to any fire hydrant.

Regular inspections will be made of the core area sidewalks after snowfalls and to identify any buildings which have snow and ice which may fall on the sidewalk or street. The set fine for contravention of this By-law is \$115.00 for each occurrence, exclusive of costs. The snow and ice may be removed at the discretion of the Infrastructure Services Department or the Chief of Police, and charged to the owner.

WINTER PARKING ENFORCEMENT HOURS – FINAL 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.

LEAF & YARD WASTE COLLECTION - REMINDER

Leaf and Yard Waste will be collected citywide, on your regular garbage collection day, to November 29th. 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 also accepted at the landfill depot during regular landfill hours.

MEETING SCHEDULE

| Date | Meeting | Time | Location |
|-------------|---|-------------|-----------------|
| Nov 25 | Committee of the Whole In-camera | 5:45 p.m. | Council Chamber |
| Nov 25 | Regular Council & Standing Committee | 7:00 p.m. | Council Chamber |
| Nov 27 | Infrastructure, Transportation & Safety Sub-committee | 4:30 p.m. | Council Chamber |
| Nov 28 | Finance & Labour Relations Committee – Budget | 9:00 a.m. | Council Chamber |
| Nov 28 | Planning & 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 is available on the City's website.

www.stratford.ca