

Stratford Town Crier

Town Crier, January 4, 2024

Public Information, Notices and Meeting Schedule

CHRISTMAS TREE COLLECTION

Christmas Trees will be collected the week of January 6 to January 10, 2025, on your regular collection date.

NOTICE OF COMMITTEE OF ADJUSTMENT HEARINGS

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday January 22, 2025 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

APPLICATIONS

B09-22 & A26-22 – 386 WILLIAM STREET- N. VONWESTERHOLT

This application was originally circulated on November 22, 2024, and was scheduled to be heard at the December 18, 2024 Committee of Adjustment meeting. However the hearing for these applications was cancelled due to challenges with circulating the applications due to the ongoing postal service disruption.

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 127.26 sq. m. The proposed lot is separated from Joffre Street by an intervening strip of land (reserve) owned by the City of Stratford.

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.

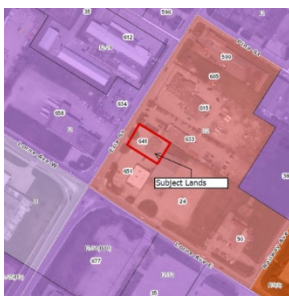


A27-24 – 641 ERIE STREET- A. BURNETT

The purpose of the application is to facilitate the alteration of the parking area of the existing restaurant to improve traffic flow. The effect of the application is to reduce the minimum number of parking and stacking spaces for an eat-in restaurant, in addition to permitting the required spaces to be located within 7.5 m from the street line.

Variance(s) Requested:

1. Section 4.8 a) iii) – Drive Throughs, Stacking Lanes and Staking Spaces: To decrease the minimum required number of stacking spaces for a drive-through service window from 10 spaces to 7.
2. Table 5.1 – Minimum Parking Space Requirements: to decrease the minimum requirement parking spaces for an eat-in restaurant from 14 spaces to 11 spaces.
3. Table 5.3.2 – Location of Driveways, Parking Areas and Parking Aisles: To reduce the minimum setback for parking spaces from the street line from 7.5 m to 5 m.

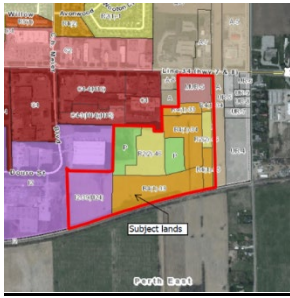


A29-24- WORTH STREET, BLOCK 93 (CACHET)- M. BANCROFT

The purpose and effect of this application is seek relief from the City of Stratford Comprehensive Zoning By-law with respect to the exterior side yard width requirement to allow the construction of a street townhouse dwelling. A street townhouse dwelling containing seven (7) units is proposed.

Variance Requested:

1. Section 15.4.33 j) of the By-law requires a minimum exterior side yard width of 3.5 metres whereas a reduced exterior side of 2.9 metres is being requested.



B07-24 & A28-24- PLAN 41 PT MCCULLOCH ST RP 44R814 PART 1 (LANDS BETWEEN 45 AND 43 MODERWELL STREET) – A. BURNETT

The consent application was originally circulated on November 22, 2024, and was scheduled to be heard at the December 18, 2024 Committee of Adjustment meeting. However the hearing of the consent application was cancelled due to challenges with circulating the applications due to the ongoing postal service disruption. The applicant also came forward with a minor variance request to facilitate the residential development that will be heard with the consent application concurrently.

The purpose and effect of application B07-24 is to sever an 809 m2 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.

The purpose and effect of application A28-24 is to reduce the minimum required landscaped open space to facilitate the development and the required parking spaces on-site.

Variance requested:

1. Table 6.4.2 – Regulations in the Residential Second Density Zone: to reduce the minimum landscaped open space requirement from 30% to 26%.



B08-24- 270 LORNE AVENUE- M. BANCROFT

The purpose and effect of this application is to sever the east portion of the subject lands to create a new lot to support a new industrial use. The proposed severed lands would have an approximate frontage of 35.0 metres, an approximate depth of 64.2 metres, and an approximate area of 2,245.5 square metres. The proposed retained lands would have a frontage of approximately 78.1 metres, an approximate depth of 64.2 metres and an approximate area of 5,012.4 square metres. The retained lands are occupied with an existing car wash whereas the lands to be severed are vacant.

In 2017, the owner applied for Application for Consent B02-17 which was conditionally approved by the Committee of Adjustment. Considering all conditions were not satisfied within 1 year of the Committee’s decision, the consent approval lapsed consistent with the Planning Act. The owner is now reapplying for the same approval through the current application submission.



B09-24- 16 CHESTNUT STREET- A. BURNETT

The purpose of this application is to sever a 490.5 m2 portion at the rear of the subject property to convey as a lot addition to the northwestern abutting lands, known municipally as 212 Railway Avenue, Stratford. The retained parcel will have a frontage of 20 m and a lot area of approximately 840.9 m2. The lot to be enlarged would have an area of approximately 1471.6 m2.



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 Secretary-Treasurer, Stratford Committee of Adjustment, Eva Baker, 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.

2025 PET TAGS NOW ON SALE - REMINDER

Register your dogs and cats before March 1 and save!

All dogs and cats in Stratford are required to wear a registration tag at all times. Dog and cat tag registrations expire each year on December 31 and are renewed annually to ensure your pet’s information is up to date. A tag allows the Humane Society to return your pet to you should they ever be found wandering. The first time your pet is found wandering by the Humane Society, your pet receives a free ride home!

The cost for a pet tag is:

Type of Pet Licence	Before March 1, 2025	As of March 1, 2025
Dog/Cat – sterilized	\$20.00	\$30.00
Dog/Cat – not sterilized	\$50.00	\$60.00
Dog or Cat under 1 year	\$20.00	\$20.00
Special Needs Dog	No charge; registration required	No charge; registration required

Seniors (age 65 or older) receive a discount on annual identification tags. New residents to Stratford may exchange their current identification tag from another municipality at no cost for a current City of Stratford tag (one time only).

Identification tags can be purchased at the following locations:

- Stratford-Perth Humane Society – 125 Griffith Road, 519-273-6600
- City Hall, Clerk’s Office – by calling 519-271-0250, extension 5237

Owners of exotic animals are required by By-law 195-2002 to register their animals. Contact the Humane Society at 519-273-6600 to register your exotic animals. There is no cost for registration.

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

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.

The Town Crier is available on the City of Stratford’s website.