

# Stratford Town Crier

Town Crier, February 22, 2025

Public Information, Notices and Meeting Schedule

## NOTICE OF COMMITTEE OF ADJUSTMENT HEARINGS

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Wednesday March 19, 2025 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

### APPLICATIONS

#### **A01-25 – 48 RIDDELL DRIVE – M. BANCROFT**

The purpose and effect of this application is to seek relief from the City of Stratford Comprehensive Zoning By-law with respect to the minimum number of visitor parking spaces and the minimum rear yard depth to allow the residential development of the lands in the form of townhouse dwellings.

Variances Requested:

1. Section 5.1 - Table 5.1 of the By-law requires a minimum of 10 visitor parking spaces whereas 8 visitor parking spaces are requested.
2. Section 15.4.13 of the By-law requires a minimum rear yard depth of 6.0 metres whereas a reduced rear yard depth of 1.65 metres is requested for Unit 12 and a reduced rear yard depth of 5.11 metres for Unit 11.



#### **B01-25 & B02-25 – 312 FORMAN AVENUE – A. BURNETT**

##### B01-25

The purpose and effect of this application is to sever the east portion of the subject lands to create a new lot to facilitate 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.

The proposed severed lands would have an approximate frontage of 11.2 metres, an approximate depth of 40.2 metres, and an approximate area of 450.2 square metres. The proposed retained lands would have a frontage of approximately 14.0 metres, an approximate depth of 40.2 metres and an approximate area of 562.8 square metres.

The subject lands are currently occupied by a single detached dwelling which is proposed to be removed.

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.

##### B02-25

In addition, the applicant is proposing the establishment of an easement over the retained lot in favour of the proposed severed lot to facilitate parking access and servicing. The proposed easement will have an area of 84 square metres.



Additional information regarding these applications may be obtained by visiting [engagestratford.ca](http://engagestratford.ca) or by contacting the Building and Planning Services Department, at 519-271-0250 Ext 5345 or emailing [planning@stratford.ca](mailto:planning@stratford.ca) 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.

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 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: clerks@stratford.ca or by telephone at 519-271-0250 Ext 5237.

## NOTICE OF SPECIAL COUNCIL MEETING

The City of Stratford Council will consider the following applications at a public meeting to be held on Thursday March 20, 2025 at 6:30pm in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

### APPLICATIONS

#### **DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT – 31T24-002 & Z07-24 – 1296 O'LOANE AVENUE, STRATFORD – M. BANCROFT**

The subject lands are located on the west side of O'Loane Avenue and on the south side of Perth Line 36. Having an area of approximately 7.95 hectares and frontages of approximately 190 metres and 210 metres, respectively, along O'Loane Avenue and Perth Line 36, the lands are vacant and used for agricultural purposes (see attached map).



#### Proposed Draft Plan of Subdivision

- A total of 167 housing units are proposed including 56 single detached dwellings (Lots 1 to 56) and 109 street townhouse dwellings (Blocks 57 to 76).
- Several blocks are proposed to accommodate a Residential Reserve (Block 77), Stormwater Management (Blocks 78 & 79), Natural Heritage Channel Block associated with the McNamara Drain (Block 80), a road widening dedication along Perth Line 36 (Block 81) and 0.3 metre reserve (Block 82).
- New road network comprised of Street A and Street B, accessible from O'Loane Avenue. Given the McNamara Drain, no road access is proposed to Perth Line 36.

#### Zoning Change Application

This Application seeks to rezone the subject lands from the site-specific Agricultural (A-4) Zone to a site-specific Residential Second Density (R2(2)-XX) Zone to allow single detached dwellings, a site-specific Residential Fourth Density (R4(1)-XX) Zone to allow street townhouse dwellings and a Park (P) Zone for the stormwater management blocks and natural heritage block.

The R2(2)-XX Zone proposes site-specific regulations with respect to the following: minimum lot area (corner lot), minimum lot frontage (corner lot), minimum front yard depth, minimum interior side yard width, minimum exterior side yard width, aggregate side yard width, maximum building height, maximum lot coverage for main building, maximum lot coverage for main and accessory buildings, encroachments of bay windows, bow windows, box-out windows, and eaves, and driveway and garage widths.

The R4(1)-XX Zone proposes site-specific regulations with respect to the following: minimum lot area (interior, end, corner lots), minimum lot frontage (end, corner lots), minimum lot depth, minimum front yard, minimum interior side yard, minimum exterior side yard, maximum building height, maximum lot coverage, minimum landscaped open space, encroachments of bay windows, bow windows, and box-out windows, and a modified definition of "Height".

Your opinion on this application is important. Please call, mail, email or fax your comments to Marc Bancroft at telephone number (519) 271-0250 extension 5221, Fax: (519) 271-5966 – mbancroft@stratford.ca - City of Stratford, Building and Planning Services Department by February 28, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

#### **MODIFICATIONS TO DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT – 31T15-001 & Z06-24 – FORMERLY 576 O'LOANE AVENUE, STRATFORD, PART LOT 6, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF DOWNIE), STRATFORD – M. BANCROFT**

The entire subdivision covers approximately 13.75 hectares of land located on the west side of O'Loane Avenue and south of Huron Street, adjacent to the Canadian National Railway. The subject applications apply to the undeveloped balance of the subdivision being a 5.3 hectare parcel of land located at the rear of the subdivision, and accessible from the west ends of Riddell Drive and Ford Drive (see attached map).



#### Proposed Modifications to Draft Plan of Subdivision

- Lotting adjustments to support 141 street townhouse units compared to the current draft plan approval which supports 89 housing units (comprised of 63 single detached, 8 semi-detached and 18 street townhouse units).
- The draft plan approved road network is to remain unchanged except Street E is being adjusted further north and Street F is being added as an additional road stub on the west portion of the site.

#### Zoning Change Application

The requested Zoning Change Amendment is to rezone the undeveloped balance of the subdivision from the Residential First Density (R1(5)-31) Zone, Residential Second Density (R2(2)-30) Zone and Residential Fourth Density (R4-15) Zone to a new Residential Fourth Density (R4(1)-XX) Zone to allow street townhouse dwellings subject to the following requested site-specific exceptions:

- Minimum side yard width of 2 metres compared to the required minimum side yard width of 2.5 metres under the parent R4 Zone.
- Maximum lot coverage of 52% compared to a maximum lot coverage of 40% under the parent R4 Zone.
- Maximum lot coverage of 54% for the main building and accessory buildings compared to the maximum lot coverage of 45% under the parent R4 Zone.

Your opinion on this application is important. Please call, mail, email or fax your comments to Marc Bancroft at telephone number (519) 271-0250 extension 5221, Fax: (519) 271-5966 – mbancroft@stratford.ca - City of Stratford, Building and Planning Services Department by February 28, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

#### **ZONING BY-LAW AMENDMENT – Z05-24 – 156 ALBERT STREET, STRATFORD – R.MCINTYRE**

The subject property is located in Downtown Stratford, immediately north-west of the intersection of Albert Street and Nile Street. The lands have approximately 31.9 metres of frontage along Nile Street, a depth of approximately 38.8 metres along Albert Street, and an area of approximately 0.12 hectares. The subject lands are legally described as LT 216 PL 20 STRATFORD; PT LT 215 PL 20 STRATFORD AS IN R78527 EXCEPT EASEMENT THEREIN; STRATFORD.

The purpose and effect of the subject application is to rezone the property from the Central Commercial (C3) Zone to a site-specific Central Commercial (C3-XX) Zone to permit the conversion of the existing building into a residential multiple dwelling containing 12 units. To allow the conversion, the Zoning By-law Amendment requests permission for ground-floor residential uses, a reduction in the number of required visitor parking spaces, and permission for parking in the front yard. No external alterations are proposed to the building form. Amenity space, additional landscape space and renewal of the existing surface parking lot are proposed.



Your opinion on this application is important. Please call, mail or email your comments to Robyn McIntyre at telephone number (519) 576-3650 extension 821 or rmcintyre@mhbcpplan.com consulting Planner of the City of Stratford, Building and Planning Services Department by February 28, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

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: clerks@stratford.ca or by telephone at the number below.

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 in respect of the proposed plan of subdivision or before the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford in respect of the proposed plan of subdivision or before the by-law 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 any of the applications, you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting [engagestratford.ca](http://engagestratford.ca), the Building and Planning Services Department offices located at 82 Erie Street, Stratford, calling 519-271-0250 ext. 5345 or emailing [planning@stratford.ca](mailto:planning@stratford.ca) during business hours.

#### **NOTICE OF PUBLIC MEETING**

The City of Stratford Council will consider the following application at a public meeting to be held on Monday, March 24, 2025 at 7:00pm in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

#### **ZONING BY-LAW AMENDMENT – Z01-25 – 963 O'LOANE AVENUE, STRATFORD – A. BURNETT**

The subject lands are approximately 0.63 hectares in size and are located on the east side of O'Loane Avenue, south of Short Street and north of Oakdale Avenue, adjacent to the S.E.R.C Baseball Diamond and Bell and Gemmill Courts.

#### **Zoning Change Application**

The requested Zoning Change Amendment is to rezone the subject lands from the Residential Second Density (R2(1)-1) Zone, to a new Residential Fifth Density (R5(3)-XX) Zone to permit the development of 38 apartment dwelling units subject to the following requested site-specific exceptions:

- Minimum front yard depth of 4.5 metres compared to the required minimum front yard depth of 10 metres under the parent R5(3) Zone.
- Minimum front yard setback from an arterial road of 4.5 metres compared to the minimum required setback of 7.5 metres.

- Minimum southernly side yard setback of 4.0 metres compared to the minimum requirement of 5.0 metres.
- Maximum lot coverage of 40% compared to a maximum lot coverage of 30% under the parent R5(3) Zone.
- Minimum of 0 loading spaces for 38 apartment units.



Your opinion on this application is important. Please call, mail, email or fax your comments to Alexander Burnett at telephone number (519) 271-0250 extension 5320, Fax: (519) 271-5966 – [aburnett@stratford.ca](mailto:aburnett@stratford.ca) - City of Stratford, Building and Planning Services Department by March 7, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

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: [clerks@stratford.ca](mailto:clerks@stratford.ca) or by telephone at the number below.

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 zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

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 by-law 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 zoning by-law amendment you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting [engagestratford.ca](http://engagestratford.ca), the Building and Planning Services Department offices located at 82 Erie Street, Stratford, calling 519-271-0250 ext. 5345 or emailing [planning@stratford.ca](mailto:planning@stratford.ca) during business hours.

### **ATTENTION STRATFORD PROPERTY OWNERS**

#### **Property Tax – 2025 Interim levy due date February 26, 2025**

Property tax payments may be made at your bank in person, by telephone or on-line banking. Cash, Debit or Cheques payable to the "City of Stratford" are also accepted at City Hall Ground Floor (Clerk's Office). Cheques may also be deposited in the mailbox Rear Entrance or mailed to P.O. Box 818, Stratford ON N5A 6W1.

#### **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:

<b>Type of Pet Licence</b>	<b>Before March 1, 2025</b>	<b>As of March 1, 2025</b>
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 may be obtained at:

- 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.

#### **NO OVERNIGHT PARKING (2AM-6AM) – REMINDER**

Drivers are reminded that overnight parking in the City of Stratford is not permitted on any roadway, shoulder, or City parking lot between 2:00 a.m. and 6:00 a.m., unless otherwise designated. Parking in a manner which obstructs municipal snow clearing operations is also prohibited. This is even more important during significant snowfall events to ensure that City snow plow operators can safely and efficiently clear roads. Parking in a manner which obstructs

municipal snow clearing operations and/or parking overnight (between 2 a.m. and 6 a.m.) each carry a set fine of \$80, or a \$60 voluntary payment if paid within 7 days.

Stratford Police Services enforce this restriction and should be contacted if there is an overnight parking situation at the non-emergency line of 519-271-4141.

For additional information, please contact the Clerk's Office at 519-271-0250, extension 5230.

### **MEETING SCHEDULE**

<b>Date</b>	<b>Meeting</b>	<b>Time</b>	<b>Location</b>
Feb 24	Committee of the Whole In-camera	5:00 P.M.	Council Chambers
Feb 24	Regular Council & Standing Committees	7:00 P.M.	Council Chambers
Feb 26	Infrastructure, Transportation, & Safety Sub-committee	4:30 P.M.	Council Chambers
Feb 27	Planning & Heritage 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.

**[www.stratford.ca](http://www.stratford.ca)**