

# Stratford Town Crier

Town Crier, May 25, 2024

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 Wednesday, June 19, 2024 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

### MINOR VARIANCE APPLICATIONS

#### A17-24 – Block 145 Beatty Avenue – N. van Oyen

The purpose of application A17-24 is for a reduction in the interior and exterior side yard setbacks and an increase in lot coverage and density in order to accommodate development of proposed street-fronting townhouses.

Variances requested:

1. Table 6.4.4 of Section 6.0 – to reduce in Interior Side Yard setback from 2.5 metres to 1.3 metres;
2. Table 6.4.4 of Section 6.0 – to reduce the Exterior Side Yard setback from 6.0 metres to 3.0 metres;
3. Section 15.4.31 (f) – to increase the maximum lot coverage of the main building from 45% - 50%;
4. Section 15.4.31 (g) – to increase the maximum density from 45-50 units per net hectare (unph);



#### A18-24 – Block 146 Hardwick Avenue – N. van Oyen

The purpose of application A18-24 is to request a reduction in the interior and exterior side yard setbacks and an increase in lot coverage and density in order to accommodate development of proposed street-fronting townhouses.

Variances requested:

1. Table 6.4.4 of Section 6.0 – to reduce in Interior Side Yard setback from from 2.5 metres to 1.3 metres;
2. Table 6.4.4 of Section 6.0 – to reduce the Exterior Side Yard setback from 6.0 metres to 3.0 metres;
3. Section 15.4.31 (f) – to increase the maximum lot coverage of the main building from 45% - 50%;
4. Section 15.4.31 (g) – to increase the maximum density from 45-50 units per net hectare (unph);



#### A19-24 – Block 147 Hardwick Avenue – N. van Oyen

The purpose of application A19-24 is to request a reduction in the interior and exterior side yard setbacks and an increase in lot coverage and density in order to accommodate development of proposed street-fronting townhouses.

Variances requested:

1. Table 6.4.4 of Section 6.0 – to reduce in Interior Side Yard setback from from 2.5 metres to 1.3 metres;
2. Table 6.4.4 of Section 6.0 – to reduce the Exterior Side Yard setback from 6.0 metres to 3.0 metres;
3. Section 15.4.31 (f) – to increase the maximum lot coverage of the main building from 45% - 50%;
4. Section 15.4.31 (g) – to increase the maximum density from 45-50 units per net hectare (unph);



### CONSENT APPLICATIONS

#### B04-24 – 147-149 St. Patrick Street – R. McIntyre

This application was originally circulated on February 28th, 2024, and was considered by the Committee of Adjustment on March 20th, 2024 where it was deferred. Since this meeting, the application has been revised to address concerns with the proposed easement area raised by the Committee of Adjustment.

The purpose of application B04-24 is to create an easement on 147-149 St. Patrick Street which would be a legal rear exit from the neighbouring property at 104, 106, & 108 Wellington Street. The proposed easement would cover the existing parking lot at 147-149 St. Patrick Street and would be approximately 365.1 square metres in area.



### **B06-24 – 4, 6, 8, 10, 12, 16, 20, 22, 24 and 28 Riddell Drive, and 3, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 35, 37, 39, and 41 Becker Street – U. Modi**

The purpose and effect of application B06-24 is to create 20 easement parcels for access to the rear yards of 28 Lots on a Registered Plan of Subdivision (PLAN 44M-96), as shown on the Reference Plan below. Parts 17 and 18 on Lots 24 and 25, respectively, will also serve as drainage easements.



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, Anthony Fletcher, 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.

### **PUBLIC INPUT INVITED: STRATFORD LANDFILL SITE - REMINDER**

The City of Stratford welcomes feedback on the operation of its Romeo Street landfill site, and there are several options to provide it.

Comments can be made to the Infrastructure Services department by calling 519-271-0250 extension 5261, or by emailing [mcronin@stratford.ca](mailto:mcronin@stratford.ca), by Tuesday, June 4, 2024. Comments received will be included in the agenda for the meeting.

Citizens are also invited to comment on the operation of the landfill site at the upcoming Infrastructure, Transportation and Safety Sub-committee meeting scheduled for Wednesday, June 26, 2024, at 4:30 p.m., by requesting to appear as a delegation.

Delegation requests can be made by completing the Delegation Request Form, available on the City's website at <https://forms.stratford.ca/IT-Services/Clerks-Corporate-Services/Delegation-Request-Form>. Alternatively, requests can be made by contacting the City Clerk at [clerks@stratford.ca](mailto:clerks@stratford.ca). Requests to appear as a delegation must be submitted by 4:30 p.m. on Tuesday, June 18. Details for participating in the meeting will be provided once the request is confirmed. This meeting will be held in person at Stratford City Hall, and a link to watch the meeting will be available on the agenda: <https://calendar.stratford.ca/meetings>.

Answers to some frequently asked questions about the Stratford Landfill Site can be found on the City's website at <https://www.stratford.ca/en/live-here/landfill-faq.aspx>.

### **NOTICE TO PROPERTY OWNERS: DESTROY NOXIOUS WEEDS - REMINDER**

Notice is hereby given to all property owners in accordance with Ontario's Weed Control Act, R.S.O. 1990, c. W.5, that unless noxious weeds growing on their lands within the City of Stratford are destroyed by June 1, 2024 and throughout the season, the Municipality may enter upon said lands and cause the noxious weed or weed seeds to be destroyed, charging the costs against the land in taxes as set out in the Act.

In the interest of public health, the noxious weeds requiring eradication include Giant Hogweed, Ragweed, Poison Ivy, European Buckthorn, Thistles, Jointed Goatgrass, and others as designated under the above Act.

Enquiries and complaints should be directed to Building and Planning Services at 519-271-0250 extension 5345.

### **TREASURE HUNT WEEKEND**

May 24 to 26 is a Treasure Hunt Weekend, an opportunity for residents to recycle any unwanted household items by placing them at the curb, for anyone in the community to collect. This event keeps materials with some useful life out of Stratford's landfill site.

Materials can be put out starting at 4:00 p.m. on the Friday, and any unclaimed items must be removed from the curb by 3:00 p.m. on Sunday.

Please remember not to leave any items you want to keep, including children's toys or bicycles, near the curb during the Treasure Hunt weekend.

The next Treasure Hunt Weekend is June 28 – 30,2024.

## MEETING SCHEDULE

<b>Date</b>	<b>Meeting</b>	<b>Time</b>	<b>Location</b>
<b>May 28</b>	Committee of the Whole In-camera	5:00 p.m.	Council Chamber
<b>May 28</b>	Regular Council & Standing Committees	7:00 p.m.	Council Chamber
<b>May 29</b>	Infrastructure, Transportation & Safety Sub-committees	4:30 p.m.	Council Chamber
<b>May 30</b>	Planning & Heritage Sub-committee	4:30 p.m.	Council Chamber

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's website.

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