

# Stratford Town Crier

Town Crier, June 22, 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, July 17, 2024 at 4:00 p.m. in the Stratford City Council Chamber (upper level), located at 1 Wellington Street, Stratford.

### MINOR VARIANCE APPLICATIONS

#### A20-24 – 378 NELSON STREET – U. MODI

The purpose and effect of application A20-24 is to facilitate the conversion of an existing detached garage into an Additional Dwelling Unit ("ADU"). ADUs are currently defined and regulated in the City's Zoning By-law as "Garden Suites".

In 2019, the Provincial Government amended the Planning Act through Bill 108, being the "More Homes, More Choice Act", by mandating municipalities to authorize the use of Additional Residential Units through zoning by-laws. In addition, Bill 108 also clarified parking requirements associated with Additional Residential Units.

To facilitate the Additional Dwelling Unit, the following variances are required::

1. Section 5.1, Table 5.1: Reduce the minimum parking requirement for the main building (single-detached dwelling) from two (2) parking spaces to one (1) parking space)
2. Policy 4.10 d): for the existing detached garage, permit a maximum building height of 5.2 metres, whereas the Zoning By-law permits a maximum building height of 5.0 metres.
3. Policy 4.10 e): for the existing detached garage on the subject lands, legalize the existing non-conforming rear-yard setback of 1.07 metres, whereas the Zoning By-law requires a rear-yard setback of 2.5 metres.
4. Section 6.4.2, Table 6.4.2: legalize the existing non-conforming exterior side-yard setbacks to the main dwelling and the existing detached garage.



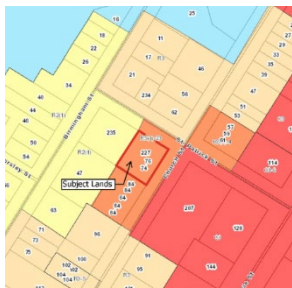
For additional information about this application, please contact the Planner assigned to this file, Urja Modi, at 519-576-3650 or [umodi@mhbcpplan.com](mailto:umodi@mhbcpplan.com). Please be advised, MHBC Planning Ltd. is providing Land Use Planning Services under contract to the City of Stratford to help process Planning applications. As such, the assigned File Planner is from MHBC Planning Ltd.

#### A21-24 – 74 CHURCH STREET – A. BURNETT

The subject property currently contains a 3-unit apartment building. The purpose of application A21-24 is to facilitate the development of a new 4-unit apartment building to the west of the existing apartment building. The effect of application A21-24 is to decrease the minimum front yard depth, rear yard depth, interior and exterior side yard width, and minimum parking requirements of the zoning by-law, as well as to increase the maximum density and lot coverage provisions of the zoning by-law, to facilitate the new apartment building.

Variances requested:

1. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to decrease the minimum front yard depth from 7.5 m to 3.0 m (existing building).
2. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to decrease the minimum rear yard depth from 6.0 m to 2.66 m.
3. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to decrease the minimum interior side yard width from 4.37 m to 3.56 m.
4. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to decrease the minimum exterior side yard width from 7.5 m to 3.13 m.
5. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to increase the maximum lot coverage from 35% to 40.4%.
6. Table 6.4.5: Regulations in the Residential Fifth Density (R5) Zone – to increase the maximum density of 55 upnh to 75 upnh.
7. Table 5.1: Minimum Parking Space Requirements – to decrease the required parking spaces from 9 spaces to 7 spaces.
8. Table 5.4.1: Minimum Barrier Free Parking Spaces – to decrease the required barrier free space from 1 to 0.
9. Section 4.20.1 h): to permit a balcony to be located closer than 3.0 m to an exterior lot line.



For additional information about this application, please contact the Planner assigned to this file, Alex Burnett, at 519-271-0250 ext. 5320 or [aburnett@stratford.ca](mailto:aburnett@stratford.ca).

The Committee of Adjustment and Minor Variances:

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to the Zoning By-law. To approve such variances, the Committee must be satisfied that:

- The general intent and purpose of the Official Plan is maintained;
- The general intent of the Zoning By-law is maintained;
- The proposal is desirable for the appropriate development of the land and/or buildings; and
- The variance requested is minor.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, public feedback prior to the meeting, deputations made at a public hearing and a report from staff.

The Staff Reports will be available upon request on the Friday before the meeting. To request a copy, please contact the Building and Planning Department by phone at (519) 271-0250 ext. 5345, or by email at [planning@stratford.ca](mailto:planning@stratford.ca). Your opinion on this application is important. Those wishing to participate in the planning process are strongly encouraged to send their comments, questions, or concerns to the Planning Division by Wednesday, July 3, 2024. Comments received on these applications will be summarized and included in the Planning Report. Comments received after the report is completed will be provided to the Committee of Adjustment on the day of the meeting.

If you wish to be notified of the decisions of the Committee of Adjustment in respect to these applications, you must submit a written request before the Committee of Adjustment makes a decision. Requests are to be made to the Secretary Treasurer of the Committee of Adjustment, Anthony Fletcher. 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 Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, Minister, specified person or public body.

The Minister, specified person or public body may appeal decisions in respect of applications of the Committee of Adjustment to the Ontario Land Tribunal. If a specified person or public body that files an appeal to a decision of the Stratford Committee of Adjustment in respect of the application does not make written submission to the Stratford Committee of Adjustment before it gives or refuses to give an approval, the Ontario Land Tribunal may dismiss the appeal.

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, and will be used to assist in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the collection and use of this information may be made to the City Clerk, P.O. Box 818, Stratford ON, N5A 6W1, or by telephone at 519-271-0250 ext. 237 during business hours.

## **ATTENTION STRATFORD PROPERTY OWNERS PROPERTY TAX – 2024 FINAL LEVY DUE DATE AUGUST 28, 2024**

Your 2024 Final Tax Bill has now been mailed. If you have not received a Tax Notice or would like to set up a pre-authorized monthly/quarterly payment plan, please e-mail [taxinfo@stratford.ca](mailto:taxinfo@stratford.ca) or call the City Tax Office at 519-271-0250 extension 5212. Property tax payments may be made through your financial institution via on-line banking, telephone banking, in person at your bank. Debit is accepted at City Hall, or Cash or Cheque payable to the "City of Stratford" are accepted in person at City Hall, deposited in the mailbox Rear Entrance or mailed to P.O. Box 818, Stratford ON N5A 6W1.

## **TREASURE HUNT WEEKEND**

June 28 to 30 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 July 26 – 28.

## **LEAF & YARD WASTE COLLECTION - REMINDER**

Leaf and Yard Waste will be collected citywide, on your regular garbage collection day, the week of June 24 – 28. Leaf and yard waste will only be collected in the following forms:

- 110 L Kraft Paper bags;
- Certified Compostable bags; and
- 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.

The next Leaf and Yard Waste collection week is July 22 – 26 2024.

## **MEETING SCHEDULE**

<b>Date</b>	<b>Meeting</b>	<b>Time</b>	<b>Location</b>
June 24	Committee of the Whole In-camera	6:00 p.m.	Council Chamber
June 24	Regular Council & Standing Committees	7:00 p.m.	Council Chamber
June 26	Infrastructure, Transportation & Safety Sub-committee	4:30 p.m.	Council Chamber
June 27	Planning & Heritage Sub-committee	4:30 p.m.	Council Chamber
June 27	Special & Public Meeting	7:00 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)