



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*

Zone Change Application Z05-21

**Owner: Hayle Housing Inc. c/o Jordan Hayle
16 Blake Street, Stratford**

City of Stratford Council will hold a public meeting on **Monday, June 21, 2021 at 6:00 p.m.** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z05-21) under Section 34 of the Planning Act, R.S.O. 1990.

This will be an electronic meeting. A link to watch the Council meeting live will be provided on the agenda which will be posted to the City's website. A video of the meeting will also be posted to the City's website once available.

For those persons who wish to participate orally at the public meeting, please contact the City Clerk at clerks@stratford.ca no later than **10:00 am on Monday, June 21, 2021. Following confirmation of the request to speak, details for participating in the meeting will be provided.** During the meeting there will be an active chat function where any member of the public can provide written comments during the meeting. The comments received will be read by the moderator during the public comment portion of the public meeting.

The application affects the property with the municipal address of 16 Blake Street, located on the west side of Blake Street between Dufferin Street and Crooks Street, having an area of approximately 0.0738ha (0.1823ac). The subject lands are legally described as PLAN 69 LOT 40 in the City of Stratford.

The purpose of this zone change is to rezone the property from a Residential Second Density R2(1) zone that permits a single detached dwelling, semi-detached dwelling, duplex dwelling, converted dwelling and other uses that do not pertain to this application, to a Residential Third Density (R3) zone to permit a triplex dwelling.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Victoria Nikoltcheva – Telephone (519) 271-0250 ext. 5320, Fax: (519) 271-5966 – vnikoltcheva@stratford.ca - City of Stratford, Development Services Division by **May 28, 2021** in order for your comments to be summarized in the public meeting report. Comments received after this date will be summarized in a future planning report.

*Agencies: Please respond by: **Friday, May 28, 2021**
If you choose to respond via fax, please use 519-271-5966.*

If you wish to be notified of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law, you must make a written request to the City of Stratford.

If a person or public body does not make oral submission at a public meeting or make written submission to the City of Stratford before the By-law is passed, the person or public body is not entitled to appeal the decision of the City of Stratford to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submission 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Further information may be obtained by visiting the Development Services Division offices located at 82 Erie Street, Stratford or by calling 519-271-0250 ext. 5345 during business hours.

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 the number below.

If you require this document in an alternate format contact City Hall at 519-271-0250 ext. 5237 or email: clerks@stratford.ca

This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on Saturday, May 29, 2021. This Town Crier is also posted to the City of Stratford website: www.stratford.ca.

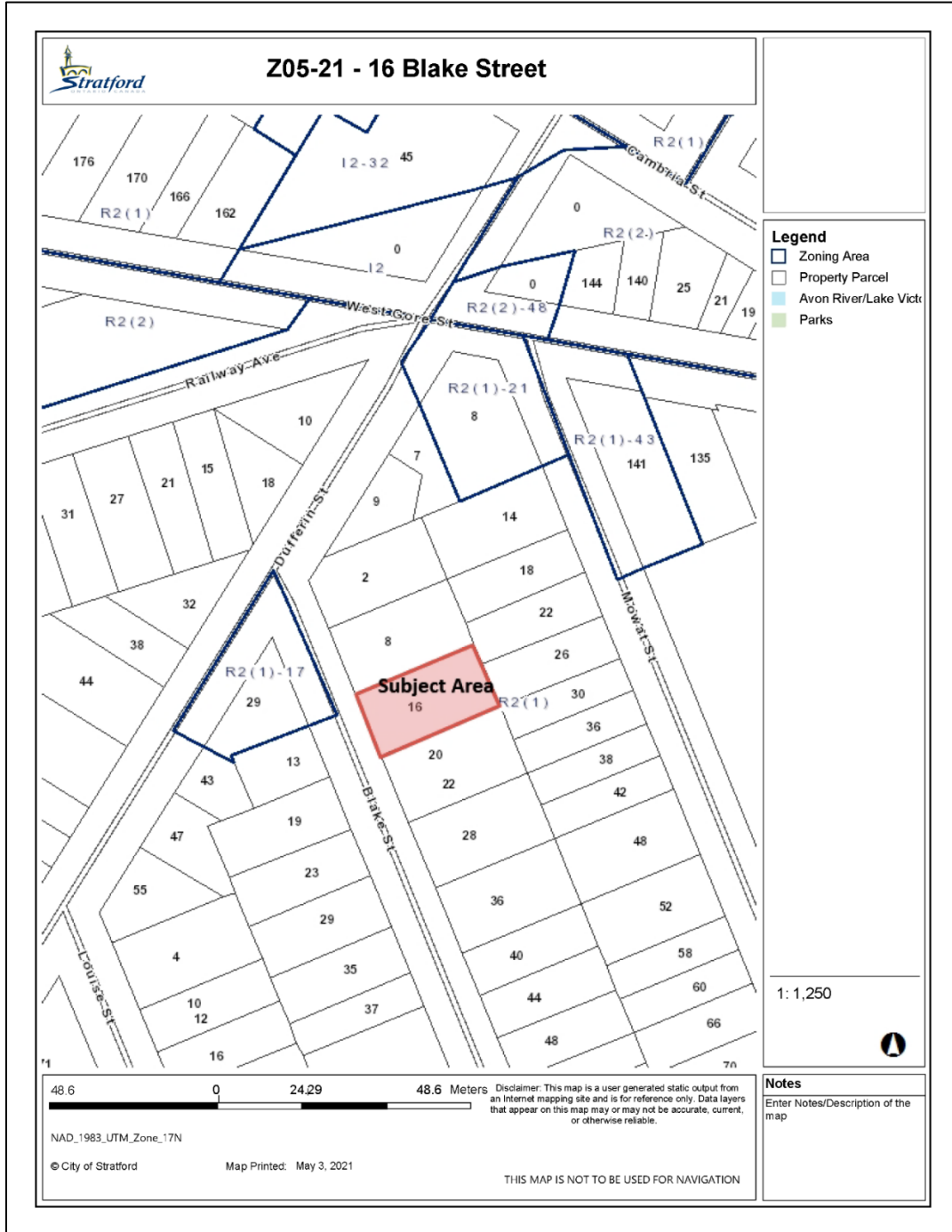
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated May 10, 2021

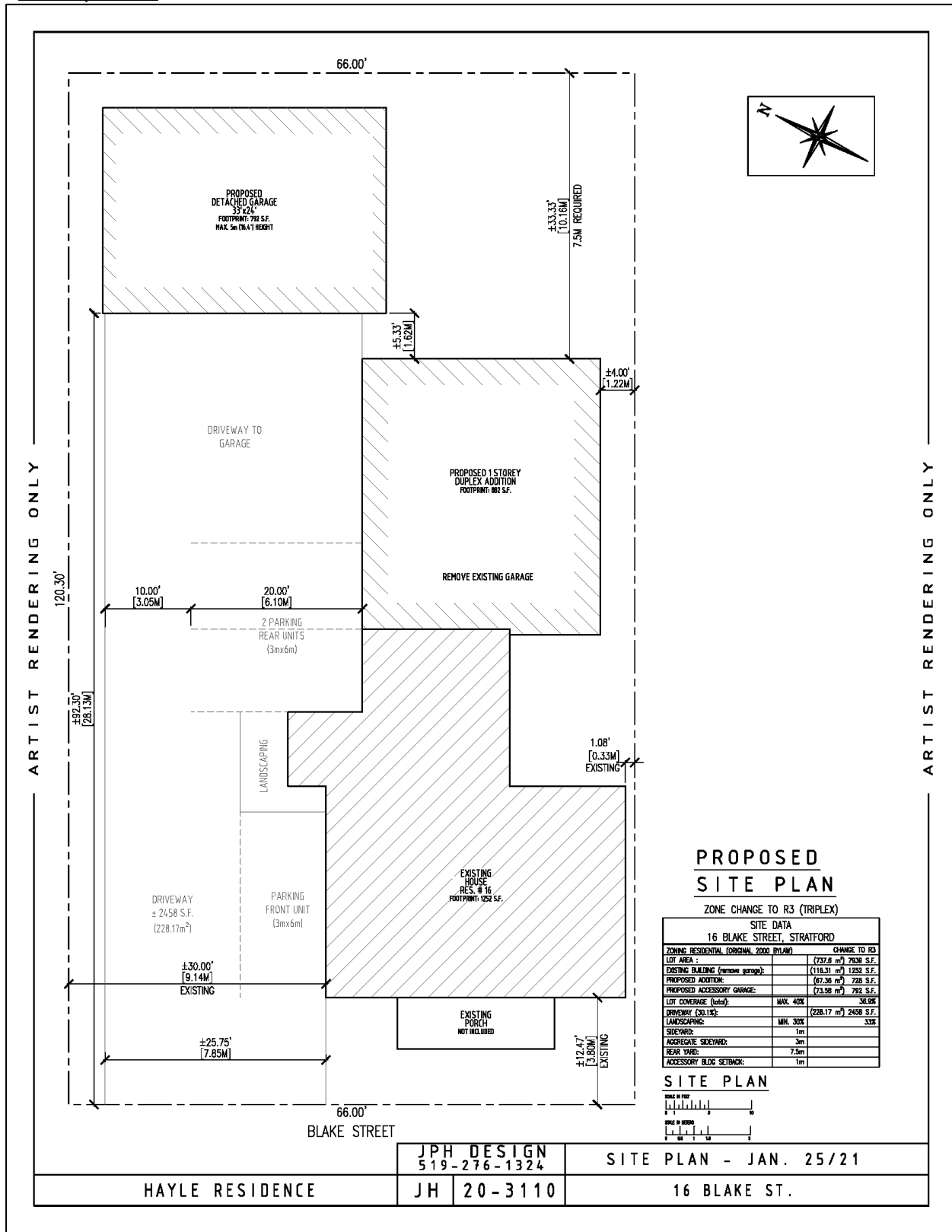
Victoria Nikoltcheva, Planner
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4
Tel: (519) 271-0250 ext. 5320 Fax: (519) 271-5966

Cc: Hayle Housing, Jordan Hayle
 Tatiana Dafoe, City Clerk
 Agencies and Departments
 Property owners within 120m of the subject lands

Location Map



Concept Plan

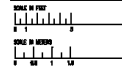


PROPOSED SITE PLAN

ZONE CHANGE TO R3 (TRIPLEX)

SITE DATA	
16 BLAKE STREET, STRATFORD	
ZONING RESIDENTIAL (ORIGINAL 2000 BY-LAW)	CHANGE TO R3
LOT AREA :	(737.8 m ²) 7930 S.F.
EXISTING BUILDING (REMOVE GARAGE):	(115.31 m ²) 1252 S.F.
PROPOSED ADDITION:	(67.36 m ²) 728 S.F.
PROPOSED ACCESSORY GARAGE:	(73.96 m ²) 792 S.F.
LOT COVERAGE (total):	MAX. 40% 38.9%
DRIVEWAY (30.1%) :	(228.17 m ²) 2458 S.F.
LANDSCAPING:	MIN. 30% 33%
SIDEWALK:	1m
ADJACENT SIDEYARD:	3m
REAR YARD:	7.5m
ACCESSORY BLDG SETBACK:	1m

SITE PLAN



JPH DESIGN
519-276-1324

SITE PLAN - JAN. 25/21

HAYLE RESIDENCE

JH 20-3110

16 BLAKE ST.