



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*
Zone Change Application Z06-21
Derek & Elissa Vann/Grey & Staci Leis
215 Douro Street, Stratford

City of Stratford Council will hold a public meeting on **Monday, August 16, 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 Z06-21) 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 August 16, 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 215 Douro Street, located on the south side of Douro Street between Well Street and Queen Street, having an area of approximately 0.048ha (0.119ac). The subject lands are legally described as PLAN 47 W PT LOT 497 in the City of Stratford.

The purpose of this zone change is to rezone the property from a R2(1)-7 zone that permits a triplex to a site-specific R2(1) zone to permit a bake shop as an additional permitted use.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Victoria Nikoltcheva - Tel: (519) 271-0250 ext. 5320, Fax: (519) 271-5966 – vnikoltcheva@stratford.ca - City of Stratford, Development Services Division by **July 29, 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: Thursday, July 29, 2021.
If you choose to respond via fax, please use 519-271-5966.

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

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 proposed zoning by-law amendment 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, Infrastructure and Development Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

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.

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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 was included in the 'Town Crier' published in the Beacon Herald newspaper on Saturday, July 24, 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 July 19, 2021

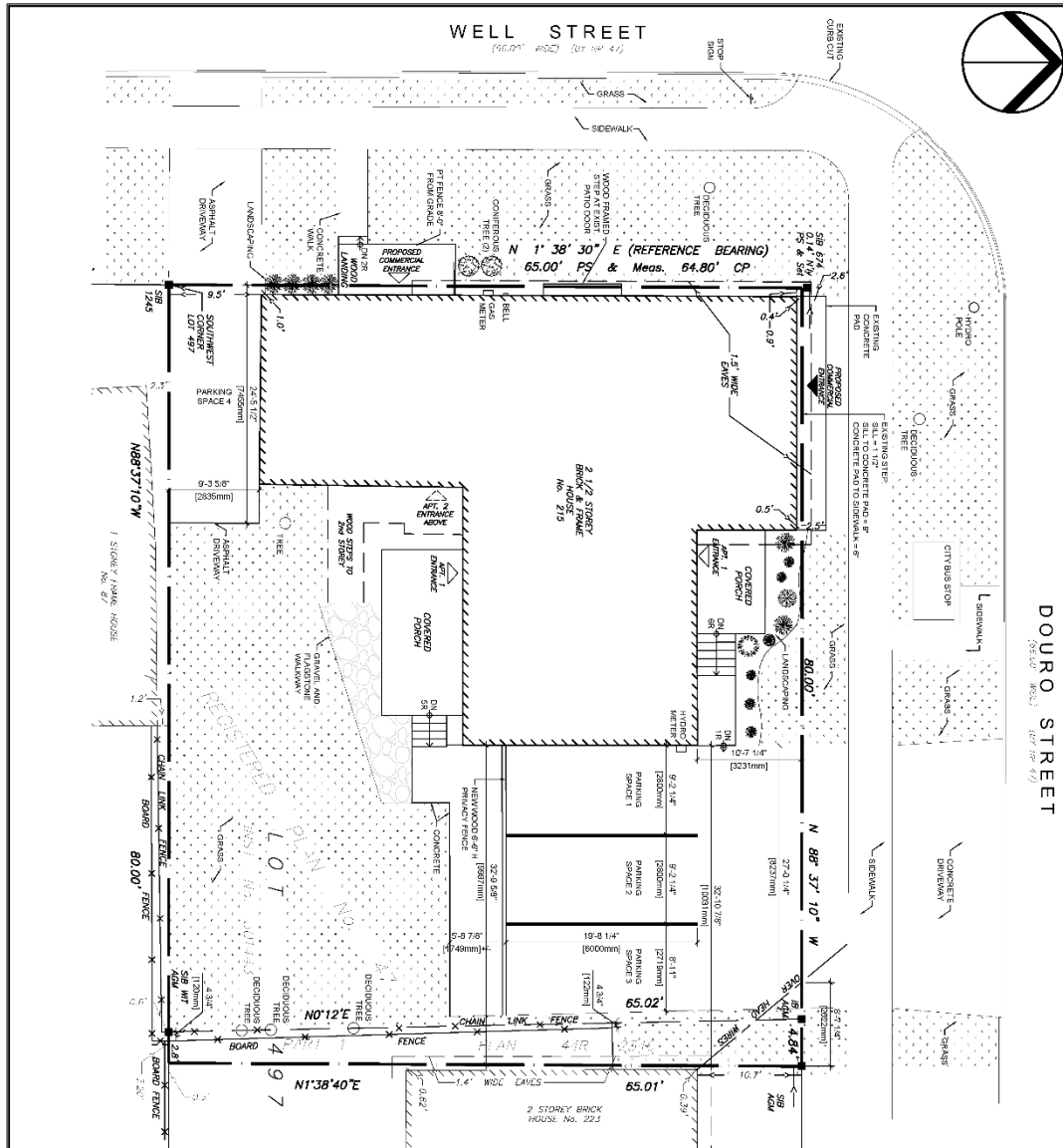
Alyssa Bridge, Manager of Planning
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4
Tel: (519) 271-0250 ext. 5266 Fax: (519) 271-5966

Cc: Owner: Derek & Elissa Vann; Grey & Staci Leis
Agent: Caroline Baker, Baker Planning Group
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map



Concept Plan



DOURO STREET
(S.E. 1/4, T. 16 S., R. 11 E., S. 1/4, T. 16 S., R. 11 E.)

SITE STATISTICS: R-2(1)-7

DETAIL	RECD BY	PROPOSED
LOT AREA: [CORNER LOT DUPLEX DWELING]	860 M ²	463 M ²
LOT FRONTAGE (M/L): [CORNER LOT DUPLEX DWELING]	19.71 M	19.71 M
MINIMUM LOT DEPTH:	30.0 M	24.38 M
MINIMUM FRONT YARD DEPTH / EXTERIOR SIDE YARD WIDTH:	7.5 M	0.27 M
MINIMUM SETBACK FROM DOURO STREET (SCHEDULE B):	6.0 M	0.12 M
MIN. SETBACK FROM WELL STREET:	7.5 M	0.27 M
MINIMUM SIDE YARD WIDTH:	7.5 M	2.88 M
MINIMUM AGGREGATE SIDE YARD WIDTH:	N/A	N/A
MINIMUM REAR YARD DEPTH:	7.5 M	10.0 M
MINIMUM LOT COVERAGE:	35 %	34 %
MINIMUM HEIGHT:	10 M	10 M
MINIMUM LANDSCAPE OPEN SPACE:	30 %	35 %
MINIMUM OFF-STREET PARKING SPACE(S):		
MINIMUM BARRED FREE PARKING SPACE(S):		
MINIMUM DRIVEWAY WIDTH:	2.8 M X 6.0 M	6.2 M
MINIMUM DRIVEWAY WIDTH:	6 M	6.2 M

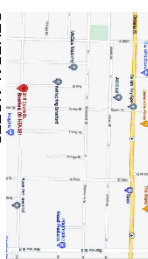
NOTE 1: 2 (LEGAL NON COMPLIANT) 1 SPACE / 77 SQM PROPOSED
NOTE 2: RETAIL SPACE IS NOT ACCESSIBLE EXISTING STEPS INTO BUILDING
NOTE 3: (3) - 2.8 X 6.0 M, 1-27 X 6.0 M

DRAFT

NO.	REVISIONS	DATE

R. RITZ
ARCHITECT
3242 ONTARIO STREET
STRATFORD, ONTARIO
N5A 1B9 (519) 575-5555

KEY MAP:



PROJECT
VANN'S BAKERY
215 DOURO STREET
STRATFORD, ONTARIO

TITLE
PROPOSED SITE
PLAN & STATISTICS

- GENERAL NOTES:**
1. Seal & Signature are by the person that has reviewed and taken responsibility for design activities.
 2. Do not scale the drawings.
 3. Check and verify all dimensions and report any discrepancies to owner.
 4. All work to be carried out according to the Ontario Building Code and all applicable regulations and standards, and any other authority having jurisdiction.

DESIGNED BY
L. A. SWORTH
DATE
MAY / 22
SCALE
3/8" = 1'-0"
DRAWN BY
J. R. SWORTH
DATE
MAY / 22
PROJECT NO.
21-1110

SP-1



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*
Zone Change Application - Z08-21
Owner: MP Booker Assets Inc.
100 Gordon Street, Stratford

City of Stratford Council will hold a public meeting on **Monday, August 16, 2021 at 6:00pm** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z08-21) 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 August 16, 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 100 Gordon Street, located on the west side of Gordon Street between Ontario Street and Willow Street, having an area of approximately 0.13ha (0.32ac). The subject lands are legally described as Lots 93 to 96, Registered Plan 125, Part 2 44R-2743 in the City of Stratford.

The purpose of this zone change is to rezone the property from a C2-9 zone that permits a business office and a professional office to a R5(1) zone to permit the existing building to be converted into 7 residential dwelling units.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Alyssa Bridge - Tel: (519) 271-0250 ext. 5320, Fax: (519) 271-5966 – abridge@stratford.ca - City of Stratford, Development Services Division by **July 29, 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.

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If you choose to respond via fax, please use 519-271-5966.

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Dated July 19, 2021

Alyssa Bridge, Manager of Planning
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON N5A 2M4
Tel: (519) 271-0250 ext. 5266 Fax: (519) 271-5966

Cc: Owner: MP Booker Assets Inc. c/o Mark Book
Agent: Caroline Baker, Baker Planning Group
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location Map





**NOTICE OF APPLICATION AND NOTICE
OF PUBLIC MEETING
under the *Planning Act*
Zone Change Application Z09-21
Michael Costello & Michele Little
379 Ontario Street, Stratford**

City of Stratford Council will hold a public meeting on **Monday, August 16, 2021 at 6:00pm** in the Council Chambers in City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the Zone Change Application (File Z09-21) under Section 34 of the Planning Act, R.S.O. 1990.

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The application affects the property with the municipal address of 379 Ontario Street, located on the south side of Ontario Street between Front Street and Queen Street, having an area of approximately 0.045ha (0.112ac). The subject lands are legally described as PLAN 47 E PT LOT 10 W PT LOT 11 SUBJ TO ROW in the City of Stratford.

The purpose of this zone change is to rezone the property from a MUR zone that permits a duplex to a site-specific MUR zone to permit a hobby shop as an additional permitted use.

Members of the public: your opinion on this application is important. Please call, mail, e-mail or fax your comments to Victoria Nikoltcheva - Tel: (519) 271-0250 ext. 5320, Fax: (519) 271-5966 – vnikoltcheva@stratford.ca - City of Stratford, Development Services Division by **July 29, 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.

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Cc: Owner: Michael Costello & Michele Little
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Location Map



Concept Plan

