

City of Stratford

COMMITTEE OF ADJUSTMENT

An electronic Public Hearing was held by the Committee of Adjustment on January 20, 2022 at 3:00 P.M. for the purpose of hearing the following applications.

MEMBERS PRESENT: Kevin Silver, Charlene Gordon, Gerry Reynolds

MEMBER REGRETS: Roger Black, Dave Hunt

STAFF PRESENT: Jeff Bannon - Planner/Secretary Treasurer, Kirstin Riddell - Recording Secretary

Call to Order

The Chair called the Meeting to Order at 3:15 P.M.

Adoption of Minutes

Committee members confirmed the minutes of December 16, 2021, and concurred with the decisions made by those members who heard the applications.

Conflict of Pecuniary Interest

None were declared

Application No: A01-22 – 68 St, Vincent Street S – Planner: Jeff Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the exterior side yard setback on St. David Street to allow for an accessory building.

Variances requested: To reduce the minimum exterior side yard setback on St. David Street from 7.5m to 1.59m for an accessory building.

Agency Comments:

Engineering Department – no concerns.

Water Division - no concerns.

Building Division - If a future structure is built in this location that exceeds 108 sq.ft. a building permit will be required.

Festival Hydro - no concerns.

Community Services: no concerns.

UTRCA - no objections.

Clerks Office - no parking concerns.

Public Comments - Planning staff have not received any public input.

J. Bannon introduced the application and noted that no public input was received.

R. Maclean of 68 St. Vincent Street stated she had read the report and was satisfied with it. She noted that they would be fine with putting a planting strip in, most likely a hedge.

Decision of the Committee

Moved by C. Gordon and seconded by G. Reynolds that application A01-22 to reduce the minimum exterior side yard setback on St. David Street from 7.5m to 1.59m for an accessory building be approved subject to the following:

1. That a planting strip with a minimum height of 2.44m and minimum length of 4.4m is provided in the exterior side yard next to the proposed shed to the satisfaction of the Manager of Planning.

Carried.

Reasons for the Decision

1. No public input was received
2. It meets the intent of the zoning by-law

Adjournment

Motion by C. Gordon and seconded by G. Reynolds to adjourn the meeting. Carried.

Time: 3:29

Jeff Bannon, MCIP, RPP
Secretary Treasurer

Kirstin Riddell, Recording Secretary