



COMMITTEE OF ADJUSTMENT

AGENDA

The Stratford Committee of Adjustment will consider the following applications at a hearing to be held on Thursday, October 20, 2022, at 3:00 p.m. in the Tim Taylor Lounge (upper level) of the Stratford Rotary Complex, located at 353 McCarthy Road, Stratford.

MINOR VARIANCE APPLICATIONS

A19-22- 46 General Hospital Drive Planner: J.Bannon

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the minimum landscape open area to allow a new parking lot to be constructed on the subject lands.

Variances requested:

1. Section 15.17.1 e) – Regulations in the Institutional Community (IN1) Zone to reduce the minimum landscape open area from a width of 55m to 7.7m adjacent to St. Vincent Street South and to 7.5m adjacent to West Gore Street.

A20-22- 82 Charles Street Planner: M.Ivany

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the minimum front yard depth, to reduce the minimum interior side yard width for a two storey building and to reduce the minimum interior side yard width for an accessory building.

Variances requested:

1. Table 6.4.2 – Regulations in the Residential Second Density R2(1) Zone to reduce the minimum front yard depth from 6.0m to 4.5m.
2. Table 6.4.2 - Regulations in the Residential Second Density R2(1) Zone to reduce the minimum interior side yard width for a two storey building from 1.5m to 0.85m.
3. Table 4.1.2 – Accessory Building or Structure Locations to reduce the minimum interior side yard width for an accessory building from 1.0m to 0.85m.

A21-22- 118 Norman Street Planner: M. Ivany

Purpose: The purpose of this application under Section 44 of the Planning Act, R.S.O. 1990 is to reduce the rear yard setback and reduce the required rear yard setback to an eaves.

Variances requested:

1. Minor Variance Approval A31-10 – to reduce the minimum rear yard setback from 0.18m to 0.15m.
2. Section 4.20.1 – Projection into Required Yards to reduce the minimum setback for an eaves from 0.6m to 0.07m.

Additional information regarding the application may be obtained by contacting the Infrastructure and Development Department, Development Division, at 519-271-0250 Ext 345 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 proposed consent does not make written submissions to the City of Stratford Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal 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 proposed consent, you must make a written request to the Secretary-Treasurer, Stratford Committee of Adjustment, 82 Erie Street, 3rd Floor Stratford, ON N5A 2M4. This will also entitle you to be advised of a possible Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

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 519-271-0250 Ext 237.