



STRATFORD CITY COUNCIL ADDENDUM

Adoption of Addendum to the Regular Council Agenda:

Motion by

THAT the Addendum to the Regular Agenda of Council dated June 12, 2023, be added to the agenda as printed to include the following:

6.0 Hearing of Deputations and Presentations:

6.3 Committee of Adjustment Decision, Application A10-23 for 173 William Street

Karen Fleming has requested to address City Council regarding a Committee of Adjustment Decision relating to Application A10-23. The purpose of the presentation is to ask Council to file an appeal of the decision by the Committee of Adjustment relating to Application A10-23 to the Ontario Land Tribunal prior to the appeal deadline, being June 17, 2023.

Attachment – Email from Karen Fleming dated June 9, 2023

Bill Henderson has requested to address Council regarding a Committee of Adjustment Decision relating to Application A10-23. The purpose of the presentation is to discuss proposed exemptions to City by-laws and the potential for precedent setting as it relates to planning matters. Council will also be asked to file an appeal of the decision by the Committee of Adjustment relating to Application A10-23 to the Ontario Land Tribunal prior to the appeal deadline, being June 17, 2023.

Attachment – Email from Bill Henderson dated June 10, 2023

Motion by

THAT the delegations of Karen Fleming and Bill Henderson, regarding a Committee of Adjustment Decision relating to Application A10-23, be heard.

Correspondence has also been received on this matter requesting that Stratford City Council direct an urgent appeal to the Ontario Land Tribunal against the approval of the following:

- a. .6 metre side setback and
- b. 0 metre overhang / eavestrough setback for application A10-23.

Attachment – Email from Eleanor Kane dated June 10, 2023

Motion by

THAT the correspondence from Eleanor Kane dated June 10, 2023, regarding Committee of Adjustment Decision relating to Application A10-23, be received for information.

From: Karen Fleming
Sent: June 9, 2023 4:34 PM
To: Tatiana Dafoe
Subject: Re: Request to be on June 12 Council Agenda

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Tatiana

I wish to make a presentation to City Council with regard to Application A10-23 .. Table 4.1.4 the recommendation of approval to reduce the minimum interior side yard width from 1.0 metres to 0.6 metres and Section 4.20.1b recommendation of approval to reduce the required setback for roof overhang and eavestrough from 0.6 m to 0m.

I wish to request that the City Council direct an appeal of the decision by the Committee of Adjustment to the Ontario Land Tribunal prior to June 16.

Thank you.
Karen

.6 metre side setback and 0 metre setback for projection

From: Henderson, Bill

Sent: June 10, 2023 12:27 PM

To: [REDACTED]

Cc: Lindsay Van Gestel

; Karen Kathryn Fleming

Subject: Monday's Council Meeting and Transparency Regarding Important Community Precedents

To The Mayor and City Councillors,

I am sorry to be emailing you on the weekend, but time is very short. I used the city's email system on Friday to share with you my substantial concerns about the proposed exceptions to City by-laws for the house being built at 173 William St. I won't repeat those concerns here. The purpose of this email is to urge council to hear from Ms. Karen Fleming at your meeting on Monday. If possible, and if it isn't too late, I too would like the opportunity to speak. But my first request would be that you listen to what Ms. Fleming has to say.

While her home will be most directly impacted by this proposed exception to well considered city by-laws, I truly believe it is a much broader issue for our community than just one or two lots on William St. That is why I would like an opportunity to speak, if possible.

It is unclear to me what has happened here. From what I know, one resident has been granted significant and concerning exemptions to city by-laws, which are in place to maintain the appearance of our neighbourhoods. Further, I understand that they were granted exemptions when many others in the past have not been. The lack of transparency regarding why this was allowed in this case is concerning, particularly when it seems self evident that it is a very negative precedent for future residential development in our beautiful neighbourhoods.

My understanding is that the only way to appeal the decision is for the City to appeal it to the Ontario Land Tribunal and that there is only a week to do so. Accordingly, if the interests of the community are to be properly safeguarded, it is critical that the matter be heard and discussed at Council on Monday.

I expect you have a very full agenda already, and a last minute addition like this could be challenging. That said, given the timeline, the only way that this matter can be

properly handled, in a transparent manner, is to add it to Monday's council agenda. Anything less would be Council choosing to let this development go ahead, unchallenged, setting a very negative precedent that could be used repeatedly in the future by people wanting to construct monster homes, with no regard for the impact on neighbours or the overall beauty and enjoyment of our great neighbourhoods.

I urge you to please allow Ms. Fleming and others concerned about this matter to speak on Monday. The community needs your full attention and a transparent discussion of this issue, to ensure we don't launch down a very slippery slope, leading to long term denigration of our neighbourhoods. If possible, I would like the opportunity to address council as well.

Thank-you for your consideration.

Bill Henderson



Stratford

From: On Behalf Of Eleanor Kane

Sent: Saturday, June 10, 2023 2:44 PM

To: Lindsay Van Gestel

Subject: Request for inclusion on June 12 Council Agenda

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Further to the May 29, 2023 Public Hearing regarding Application A10-23, 173 William St., which I attended, I request that the procedure and process of this application be included for review on the June 12, 2023 Stratford City Council Agenda, in advance of the June 16 deadline to appeal.

Furthermore, I request that Stratford City Council direct an urgent appeal to the Ontario Land Tribunal against the approval of the following:

- a) .6 metre side setback and
- b) 0 metre overhang / eavestrough setback for application A10-23.

I further request that the City of Stratford remain firm in its denial of house height increase when that matter is appealed to the Ontario Land Tribunal by owner of 173 William St.

I strongly believe that Infrastructure Staff have failed to uphold Stratford Bylaws in this matter and therefore have opened a hornet's nest of inconsistencies in planning decisions.

Eleanor Kane