



**The Corporation of the City of Stratford
Planning and Heritage Sub-committee
Open Session
AGENDA**

Date: Thursday, January 31, 2019
Time: 4:30 P.M.
Location: Avon Room, 1st Floor, Annex Building, 82 Erie Street
Sub-committee Present: Councillor Ingram - Chair Presiding, Councillor Ritsma - Vice Chair, Councillor Bunting, Councillor Clifford, Councillor Vassilakos
Staff Present: Ed Dujlovic - Director of Infrastructure and Development Services, Jeff Leunissen - Manager of Development Services, Jodi Akins - Council Clerk Secretary, Rachel Tucker - Planner

Pages

1. Call to Order

The Chair to call the meeting to Order.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

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3. Delegations

3.1 700 O'Loane Avenue Site Plan Letter Amendment Request Delegation (PLA19-001)

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Robert Ritz has requested to address Sub-committee with respect to this report.

Motion by _____

Staff Recommendation: THAT the presentation by Robert Ritz with respect to the 700 O'Loane Avenue site plan amendment request, be heard.

Motion by _____

Staff Recommendation: THAT the Planning and Heritage Sub-committee receive this background report with respect to 700 O'Loane Avenue for information.

4. Project Update

The Manager of Development Services to provide a verbal update on ongoing projects in the City.

5. Advisory Committee/Outside Board Minutes

There are no Advisory Committee/Outside Board minutes to be provided at this time

6. Next Sub-committee Meeting

The next Planning and Heritage Sub-committee meeting is February 28, 2019 at 4:30 p.m. in the Council Chamber, City Hall.

7. Adjournment

Meeting Start Time:

Meeting End Time:

Motion by _____

Sub-committee Decision: THAT the Planning and Heritage Sub-committee meeting adjourn.



MANAGEMENT REPORT

Date: January 31, 2019
To: Planning and Heritage Sub-committee
From: Jeff Leunissen, Manager of Development Services
Report#: PLA19-001
Attachments: None

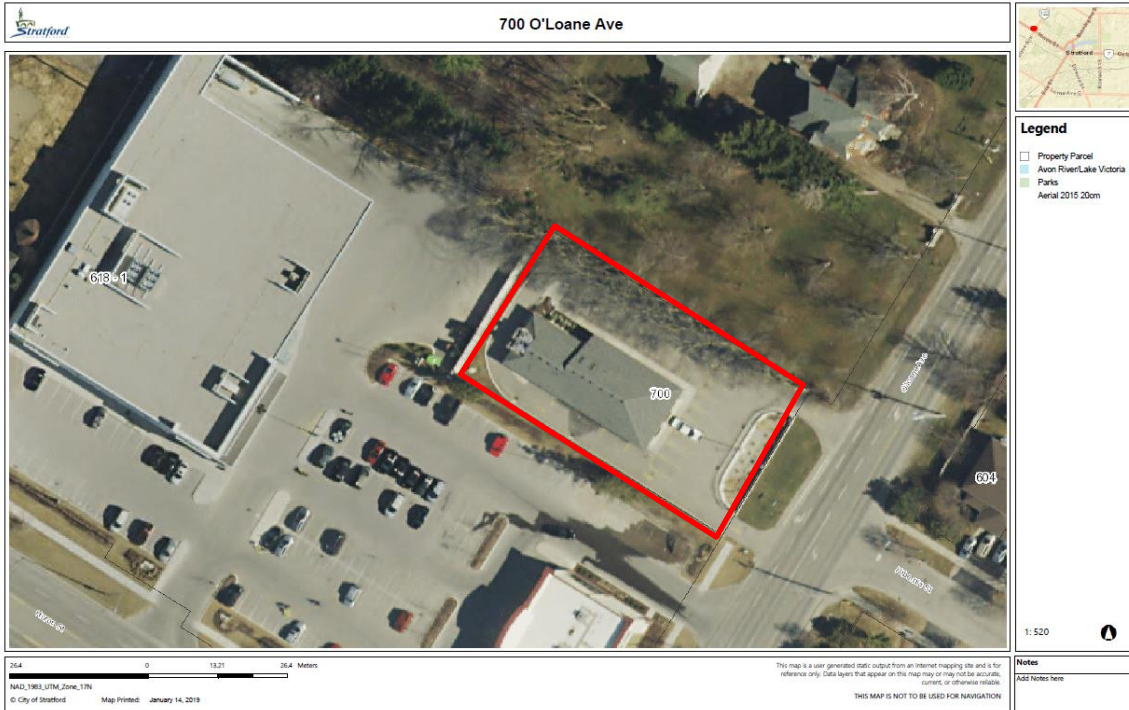
Title: 700 O'Loane Avenue Site Plan Letter Amendment Request Delegation

Objective: To provide the Planning and Heritage Sub-committee with background on the property owner's agent's request to appear as a delegation.

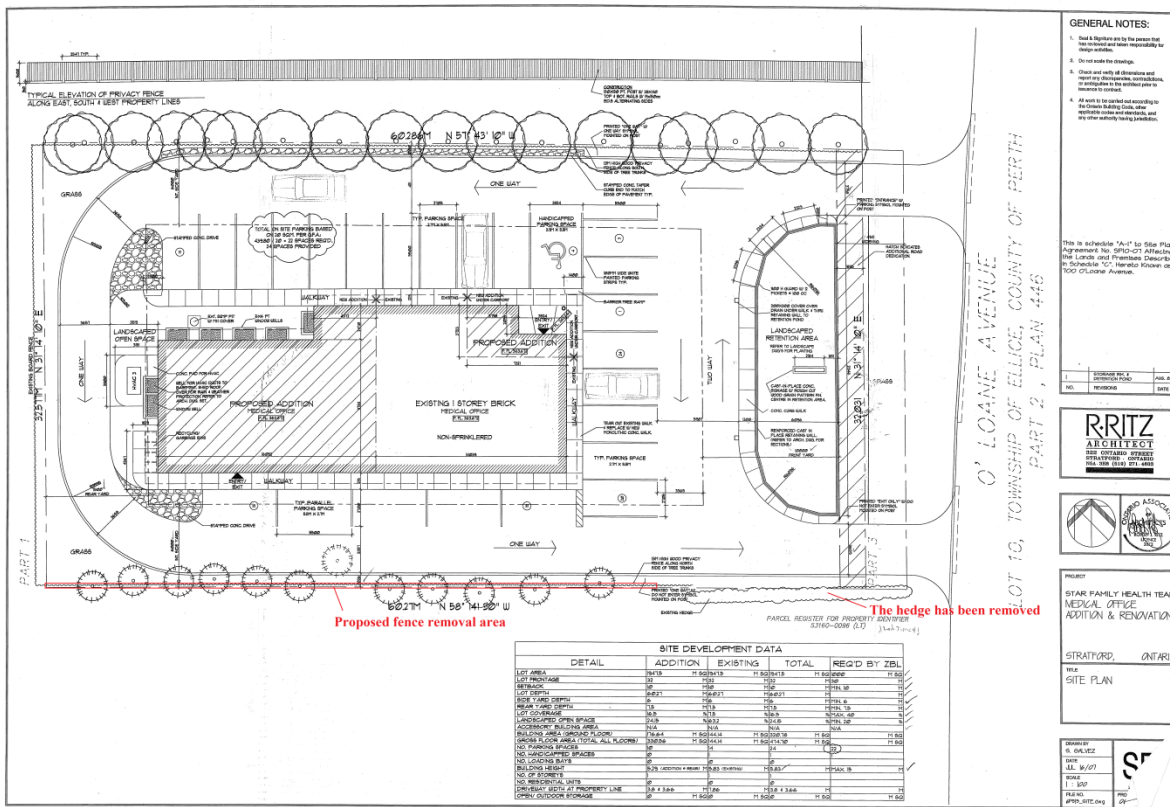
Background: The subject lands, 700 O'Loane Avenue, are located on the west side of O'Loane Avenue between Huron Street and Hibernia Street and have a lot frontage of 32m, a depth of approximately 59.4m and an area of 1,902m².

The property is subject to an approved site plan (our file SP10-07) that shows a 1.5m high wooden fence along the south property boundary.

2015 Aerial Photo



Approved site plan SP10-07



In April 2018, staff received a complaint that the wooden fence along the south property line was removed and that there were concerns about patrons of 700 O'Loane Avenue parking in the commercial plaza on the abutting lands. (Lands to the south and west are occupied by a commercial plaza containing a grocery store, insurance office, and a personal care establishment.) City staff sent a letter to the property owner in April 2018 advising that the site was not in compliance with the approved site plan and that, in accordance with Section 3 of the registered site plan agreement, all boundary fences shall be provided in accordance with the approved site plan and constructed and maintained in good repair.

The property owner responded to City staff in May 2018 and advised that the fence along the south lot line was removed due to damage and that they had obtained a contractor to rebuild the fence using wrought iron. After receiving this correspondence, City staff advised the property owner (also in May 2018) that there were no objections to a wrought iron fence; however, no openings for pedestrians are permitted without the consent of the property owner to south. The approved site plan contains a continuous fence.

In September 2018, staff received a Site Plan Letter Amendment request to change the material for the 1.5m high fence along the southern property line on the approved site plan from wood to wrought iron. Staff had no objection to the change in material, but was not able to approve the change as it was no longer a continuous fence; it had been changed to include an opening between 700 O'Loane Avenue and 618 Huron Street.

The owner, on November 15, 2018, subsequently revised the Site Plan Letter Amendment request to have the fence along the south lot line be removed all together.

Planning staff met with the owner and his agent, Mr. Robert Ritz, on November 21, 2018 on site. The property owner was advised that a pedestrian connection to the abutting lands required the consent of the abutting property owner. Planning staff would not support the requested amendment to remove the fence between the sites.

The owner was also advised that he could petition Council to remove the fence from the approved site plan. In December 2018, the agent requested to be a delegation to Planning and Heritage Sub-Committee to review the decision of the Development Services Division to deny the request to remove the fence along the south lot line.

Analysis:

Official Plan

The lands are designated 'Commercial Area' within the City of Stratford Official Plan.

Zoning By-law

The lands are zoned Highway Commercial-Special (C3-8) in the Township of Perth East Zoning By-law 30-1999.

Other

The owner of the lands to the south (618 Huron Street) has been advised of the owner's request to appear as a delegation for the purposes of removing the fence from the approved site plan.

Financial Impact: None at this time.

Staff Recommendation: **THAT the Planning and Heritage Sub-committee receive this background report and hear the requested delegation.**



Rachel Tucker, Planner



Jeff Leunissen, Manager of Development Services



Rob Horne, Chief Administrative Officer