



The Corporation of the City of Stratford Planning and Heritage Committee MINUTES

Date: Monday, June 13, 2022
Time: 8:06 P.M.
Location: Electronic Meeting

Committee Present in Council Chambers: Mayor Mathieson

Committee Present Electronically: Councillor Ritsma - Chair Presiding, Councillor Ingram - Vice-Chair, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Sebben, Councillor Vassilakos

Staff Present in Council Chambers: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Chris Bantock - Deputy Clerk

Staff Present Electronically: Taylor Crinklaw - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, Karmen Krueger - Director of Corporate Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Anne Kircos - Acting Director of Human Resources, Alyssa Bridge - Manager of Planning, Jeff Bannon – Planner, Kelton Frey – Municipal Law Enforcement Officer

Also Present: Members of the public and media

1. Call to Order

The Chair called 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

Councillor Burbach declared a pecuniary interest on Item 6.2 of the Planning and Heritage Committee agenda, Proposed Exemption from Sign By-law 159-2004, 35 Waterloo Street North (PLA22-015), as she is a member of the board for the organization making the request.

Councillor Gaffney declared a pecuniary interest on Item 5.2 of the Planning and Heritage Committee agenda, 4110 Line 36, Modification to Draft Approved Plan of Subdivision 31T18-002, Zone Change Application Z17-21 and Zone Change Application Z18-21 (PLA22-022), as he has an ownership interest in an abutting property.

3. Sub-committee Minutes

Sub-committee minutes were provided for background regarding the discussion held at the May 26, 2022 Sub-committee meeting.

4. Delegations

None scheduled.

5. Report of the Manager of Planning

5.1 Planning Report, Zone Change Amendment Z03-22, 4253 Perth Line 36 (PLA22-021)

Staff Recommendation: THAT application Z03-22, to amend the zoning on 4253 Perth Line 36 from an Agricultural (A) Zone to an Agricultural (A-___) Zones with site specific regulations, be approved for the following reasons:

- I. the request is consistent with the Provincial Policy Statement;
- II. the request is in conformity with the goals, objectives and policies of the Official Plan;

III. the Official Plan Amendment and zone change will provide for a development that is appropriate for the lands; and

IV. the public was consulted during the application circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report;

AND THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act.

Committee Discussion: The Planner, referring to a PowerPoint presentation, provided an overview of the report regarding a zone change amendment for 4253 Perth Line 36. Highlights of the presentation included:

- zone change amendment being to rezone the lands from an Agricultural Zone (A) to an Agricultural (A-___) zone;
- the rezoning application being necessary to fulfill the conditions of the provisional consent which will recognize the location of existing accessory farm structures and the size of the proposed new lot while prohibiting dwelling units on the lands to be retained;
- two storage barns being on the retained lands as an accessory to the agricultural use;
- staff recommending provisions to reduce the required minimum interior side yard setback to existing agriculture storage structures to 3.0m and to reduce the minimum interior side yard setback to the existing shed to 3m;
- no responses or concerns having been received from agencies or abutting property owners; and,
- the amendment being consistent with the City's Official Plan and Provincial Policy Statement, conforming with the intent of the Zoning By-law, and representing good planning.

It was questioned whether the 3 metre setback restrictions would impact the house and shed already on the lands. The Planner advised that this was only being recommended to recognize existing structures.

Motion by Councillor Clifford

Seconded by Councillor Bunting

Committee Recommendation: THAT application Z03-22, to amend the zoning on 4253 Perth Line 36 from an Agricultural (A) Zone to an Agricultural (A-___) Zones with site specific regulations, be approved for the following reasons:

- I. the request is consistent with the Provincial Policy Statement;
- II. the request is in conformity with the goals, objectives and policies of the Official Plan;
- III. the Official Plan Amendment and zone change will provide for a development that is appropriate for the lands; and
- IV. the public was consulted during the application circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report;

AND THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act.

Carried

Councillor Gaffney departed the meeting at 8:13 p.m.

5.2 4110 Line 36, Modification to Draft Approved Plan of Subdivision 31T18-002, Zone Change Application Z17-21 and Zone Change Application Z18-21 (PLA22-022)

Staff Recommendation: THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

THAT the Zone Change Applications Z17-21 and Z18-21 to amend the zoning on a portion of the subject lands to a Residential First Density R1(5)- special provision zone, a Residential Fourth Density R4(2)-XX special provision zone, a Residential Forth Density R4(2)-XY special provision zone and a Residential Fourth Density R4(2)-XZ special provision zone

BE APPROVED for the following reasons:

- I. the zone change applications are consistent with the Provincial Policy Statement and conform with the City of Stratford Official Plan;
- II. the recommended zone change applications will facilitate development that is appropriate for the lands, will not impact surrounding lands and is considered to be sound land use planning;
- III. the zone change applications will provide a wide range of housing to meet the needs of the existing and future residents; and
- IV. the recommended zone change will encourage efficient use of land and infrastructure.

Draft Plan of Subdivision:

THAT modifications to draft approved Plan of Subdivision 31T18-002, submitted by Sifton Properties Limited on the lands known municipally as 4110 Perth Line 36, be approved by the City of Stratford pursuant to Section 51(31) of the Planning Act, subject to the revised conditions listed below, for the following reasons:

- I. the modifications to the draft approved plan of subdivision are consistent with the Provincial Policy Statement and conform with the City of Stratford Official Plan;
- II. the plan of subdivision will result in sound land use planning and is considered appropriate for the development of the lands;
- III. it will provide a wide range of housing to meet the needs of the existing and future residents; and
- IV. it will encourage efficient use of land and infrastructure.

AND THAT the conditions of draft approval of plan of subdivision 31T18-002 be revised as follows:

1. This draft approval applies to Plan of Subdivision 31T-18002 submitted by Sifton Properties Limited, certified by Trevor McNeil O.L.S., dated April 1, 2022, as redline amended, File No. 31T-18002, drawing no. 1, which shows a total of 141 single detached residential lots, 7 multi development blocks, 1 park block, 1 future infill block, 2 walkway blocks, 1 stormwater management block, 7 0.3m reserve blocks, 2 open space blocks, all served by 7 new local roads.

18. A 0.3 m reserve block shall be provided along Block 152, Block 155 and Block 161 as shown on the redline amended plan. The subdivision agreement shall contain a provision allowing the property owner to access their lands over the 0.3m reserve for Blocks 164, Block 155 and Block 161 for maintenance purposes to the satisfaction of the Manager of Planning.

24. The Owner shall dedicate Block 153 to the City of Stratford for Park purposes and pay the City cash-in-lieu for 0.157 ha of parkland pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 160 and cash-in-lieu for 0.157 ha shall satisfy the parkland dedication requirements for all lands within the boundary of this draft plan. All costs associated shall be borne by the Owner.

26. In conjunction with the submission of engineering drawings, the Owner shall submit a conceptual park design and grading and servicing plans for Block 153 which shall accommodate a 3m wide walkway on Block 154 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services. Block 1153 shall be registered in one phase.

27. Concurrent with registration, the Owner shall convey Block 155 (4 m wide walkway) and Block 154 (3m wide pathway) to the City of Stratford. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Director of Infrastructure and Development Services.

28. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 151 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

29. Within one year of the registration of the phase, the Owner shall fence along the rear lot lines of Lots 7-12, 24-40, 72-86, along the north lot line of Lot 24, along the north and east lot line of Block 153, along the south lot line of Lot 86 and the west lot line of Lot 98, Block 148 and Block 151 abutting the west limit of the draft plan with a 1.5 metre chain link fence with no gates to prevent trespassing. Any other fencing arrangements shall be to the satisfaction of the Manager of Planning.

30. Within one year of the registration of the phase, the Owner shall provide a 1.5m temporary fence with no gates along the north and east

lot lines of Blocks 142 and 143 to the satisfaction of the Manager of Planning. The Subdivision Agreement shall contain a provision requiring the Owner to construct a fence along the north and east lot lines of Blocks 142 and 143 through the site plan approval process when Blocks 142 and 143 are developed to the satisfaction of the Manager of Planning. The temporary fence shall be required until the fence is installed through the site plan process to the Manager of Planning. The installation and removal of the temporary fencing shall be the responsibility of the Owner.

31. Concurrent with the registration of any phase that includes Block 150 or Block 151, the Owner shall provide an easement over Block 150 and Block 151 for pedestrian trail. All costs associated with the registration of the easement shall be borne by the Owner.

39. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Blocks 142, 143, 144, 145, 146 and 147 to the satisfaction of the Manager of Development Services. The accepted parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

47. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 149, at the cost of the owner to the satisfaction of the Director of Infrastructure and Development Services.

48. Minor revisions to the size of Block 149 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Director of Infrastructure and Development Services. Any cost associated will be the responsibility of the Owner.

49. In conjunction with the engineering drawings submission, the Owner shall have their consulting engineer submit a driveway access design that provides access to the inlet and outlet structures on Block 146 and a pedestrian sidewalk to connect the trail on Block 151 to Street 'F' and Mornington Street to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the construction of the access driveway and pedestrian sidewalk will be at the cost of the owner.

76. At the time of final approval, the Owner shall dedicate a 10m x 10m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 149 and 3m x 3m "daylight triangle" at the intersection of

Street 'A' and Mornington Street abutting Block 152 to the satisfaction of the City. Such "daylighting triangles" shall be shown and dedicated as public highways on the final plan.

Committee Discussion: The Manager of Planning, referring to a PowerPoint presentation, provided an overview of the report regarding a modification to draft approved plan of subdivision, and zone change applications for 4110 Line 36. Highlights of the presentation included:

- the draft plan initially being granted approval in 2019;
- a modification to phase 1 of the draft approved plan of subdivision having been approved in 2021;
- the proposed modification being to reduce the total number of single detached lots in the draft approved plan from 153 to 141;
- zone change amendments being required to serve the draft plan modifications;
- the subject lands having been rezoned in 2019 and currently designated as Residential Area and Parks and Open Space on Schedule A – General Land Use Plan;
- the proposed rezoning providing for a greater range of mix of housing types;
- the applications meeting the general intent of the Zoning By-law;
- notice having been sent to adjacent property owners and no comments being received; and,
- staff recommending approval of all application requests.

It was questioned what the abbreviations mean when referencing the zoning of subject lands. The Manager of Planning advised that the R1 zone in this case permits only single detached dwellings, while the bracketed number refers to the density with (5) being the smallest and (1) being the largest.

Motion by Councillor Henderson

Seconded by Councillor Vassilakos

Committee Recommendation: THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

THAT the Zone Change Applications Z17-21 and Z18-21 to amend the zoning on a portion of the subject lands to a Residential First Density R1(5)- special provision zone, a Residential Fourth Density R4(2)-XX special provision zone, a Residential Fourth Density R4(2)-XY special provision zone and a Residential Fourth Density R4(2)-XZ special provision zone

BE APPROVED for the following reasons:

- I. the zone change applications are consistent with the Provincial Policy Statement and conform with the City of Stratford Official Plan;**
- II. the recommended zone change applications will facilitate development that is appropriate for the lands, will not impact surrounding lands and is considered to be sound land use planning;**
- III. the zone change applications will provide a wide range of housing to meet the needs of the existing and future residents; and**
- IV. the recommended zone change will encourage efficient use of land and infrastructure.**

Draft Plan of Subdivision:

THAT modifications to draft approved Plan of Subdivision 31T18-002, submitted by Sifton Properties Limited on the lands known municipally as 4110 Perth Line 36, be approved by the City of Stratford pursuant to Section 51(31) of the Planning Act, subject to the revised conditions listed below, for the following reasons:

- I. the modifications to the draft approved plan of subdivision are consistent with the Provincial Policy Statement and conform with the City of Stratford Official Plan;**
- II. the plan of subdivision will result in sound land use planning and is considered appropriate for the development of the lands;**
- III. it will provide a wide range of housing to meet the needs of the existing and future residents; and**

IV. it will encourage efficient use of land and infrastructure.

AND THAT the conditions of draft approval of plan of subdivision 31T18-002 be revised as follows:

1. This draft approval applies to Plan of Subdivision 31T-18002 submitted by Sifton Properties Limited, certified by Trevor McNeil O.L.S., dated April 1, 2022, as redline amended, File No. 31T-18002, drawing no. 1, which shows a total of 141 single detached residential lots, 7 multi development blocks, 1 park block, 1 future infill block, 2 walkway blocks, 1 stormwater management block, 7 0.3m reserve blocks, 2 open space blocks, all served by 7 new local roads.

18. A 0.3 m reserve block shall be provided along Block 152, Block 155 and Block 161 as shown on the redline amended plan. The subdivision agreement shall contain a provision allowing the property owner to access their lands over the 0.3m reserve for Blocks 164, Block 155 and Block 161 for maintenance purposes to the satisfaction of the Manager of Planning.

24. The Owner shall dedicate Block 153 to the City of Stratford for Park purposes and pay the City cash-in-lieu for 0.157 ha of parkland pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 160 and cash-in-lieu for 0.157 ha shall satisfy the parkland dedication requirements for all lands within the boundary of this draft plan. All costs associated shall be borne by the Owner.

26. In conjunction with the submission of engineering drawings, the Owner shall submit a conceptual park design and grading and servicing plans for Block 153 which shall accommodate a 3m wide walkway on Block 154 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services. Block 1153 shall be registered in one phase.

27. Concurrent with registration, the Owner shall convey Block 155 (4 m wide walkway) and Block 154 (3m wide pathway) to the City of Stratford. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design

requirements within one year of registration to the satisfaction of the Director of Infrastructure and Development Services.

28. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 151 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

29. Within one year of the registration of the phase, the Owner shall fence along the rear lot lines of Lots 7-12, 24-40, 72-86, along the north lot line of Lot 24, along the north and east lot line of Block 153, along the south lot line of Lot 86 and the west lot line of Lot 98, Block 148 and Block 151 abutting the west limit of the draft plan with a 1.5 metre chain link fence with no gates to prevent trespassing. Any other fencing arrangements shall be to the satisfaction of the Manager of Planning.

30. Within one year of the registration of the phase, the Owner shall provide a 1.5m temporary fence with no gates along the north and east lot lines of Blocks 142 and 143 to the satisfaction of the Manager of Planning. The Subdivision Agreement shall contain a provision requiring the Owner to construct a fence along the north and east lot lines of Blocks 142 and 143 through the site plan approval process when Blocks 142 and 143 are developed to the satisfaction of the Manager of Planning. The temporary fence shall be required until the fence is installed through the site plan process to the Manager of Planning. The installation and removal of the temporary fencing shall be the responsibility of the Owner.

31. Concurrent with the registration of any phase that includes Block 150 or Block 151, the Owner shall provide an easement over Block 150 and Block 151 for pedestrian trail. All costs associated with the registration of the easement shall be borne by the Owner.

39. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Blocks 142, 143, 144, 145, 146 and 147 to the satisfaction of the Manager of Development Services. The accepted parking plan required for

each registered phase of development and will form part of the subdivision agreement for the registered plan.

47. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 149, at the cost of the owner to the satisfaction of the Director of Infrastructure and Development Services.

48. Minor revisions to the size of Block 149 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Director of Infrastructure and Development Services. Any cost associated will be the responsibility of the Owner.

49. In conjunction with the engineering drawings submission, the Owner shall have their consulting engineer submit a driveway access design that provides access to the inlet and outlet structures on Block 146 and a pedestrian sidewalk to connect the trail on Block 151 to Street 'F' and Mornington Street to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the construction of the access driveway and pedestrian sidewalk will be at the cost of the owner.

76. At the time of final approval, the Owner shall dedicate a 10m x 10m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 149 and 3m x 3m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 152 to the satisfaction of the City. Such "daylighting triangles" shall be shown and dedicated as public highways on the final plan.

Carried

Councillor Gaffney, having declared a pecuniary interest, previously departed the meeting and was not present for the discussion or vote on this matter.

5.3 Proposed Amendments to the Site Plan Approval Delegated Authority By-law (PLA22-019)

Councillor Gaffney returned to the meeting at 8:21 p.m.

Staff Recommendation: THAT the Site Plan Approval Delegation of Authority By-law, being a by-law to delegate authority with respect to the approval of site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements, be adopted;

THAT By-law 103-2012, and any related amendments, be repealed;

AND THAT the Delegation of Authority By-law 135-2017, as amended, be further amended to delegate authority to the Manager of Planning, or delegate(s), to approve site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements.

Sub-committee Recommendation: THAT the Site Plan Approval Delegation of Authority By-law, being a by-law to delegate authority with respect to the approval of site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements, be adopted;

THAT By-law 103-2012, and any related amendments, be repealed;

AND THAT the Delegation of Authority By-law 135-2017, as amended, be further amended to delegate authority to the Manager of Planning, or delegate(s), to approve site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements.

Committee Discussion: The Manager of Planning provided an overview of the report regarding proposed amendments to the Site Plan Approval Delegated Authority By-law to implement changes made to the Planning Act.

A question and answer period ensued between members and staff with respect to:

- changes to the Planning Act being a mandatory delegation and not allowing for the option to refer to Council;
- the Province having consulted on the changes made through Bill 109 but unlikely to consider adjustments at this time; and,

- the amendments not having a transition provision and will be applied to all applications made after July 1, 2022.

Motion by Councillor Ingram

Seconded by Councillor Henderson

Committee Recommendation: THAT the Site Plan Approval Delegation of Authority By-law, being a by-law to delegate authority with respect to the approval of site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements, be adopted;

THAT By-law 103-2012, and any related amendments, be repealed;

AND THAT the Delegation of Authority By-law 135-2017, as amended, be further amended to delegate authority to the Manager of Planning, or delegate(s), to approve site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements.

Discussion continued with respect to:

- the changes only being related to site plan approvals;
- site plans still requiring a public process allowing members of the public and Council the opportunity to ask questions of staff or the developer;
- this change not being a good fit for Stratford as site plan approval does not hold up development here currently;
- more information being requested with respect to penalties for municipalities not in compliance with Bill 109;
- this amendment being more of a housekeeping item as it is a mandatory change under the Planning Act; and,
- any application delayed now being automatically approved and subject to penalty from the OLT.

The Chair called the question on the motion.

Carried

6. Report of the Municipal Law Enforcement Officer

6.1 Proposed exemption from Sign By-law 159-2004 Section 12.0 Ground Sign Specification Table, 327 Erie Street (PLA22-020)

This item was also listed for consideration on the June 13, 2022 reconvene Council agenda.

Staff Recommendation: THAT the sign variance request for the property known municipally as 327 Erie Street, be approved, subject to a maximum sign area of 28.5 square feet;

AND THAT the lowest tenant panel allowed be at the proposed 9.98 feet from grade to the bottom of the sign.

The Municipal Law Enforcement Officer provided an overview of the report regarding a proposed exemption from the Sign By-law for a ground sign at 327 Erie Street.

Sub-committee Recommendation: THAT the sign variance request for the property known municipally as 327 Erie Street, be approved, subject to a maximum sign area of 28.5 square feet;

AND THAT the lowest tenant panel allowed be at the proposed 9.98 feet from grade to the bottom of the sign.

Motion by Councillor Vassilakos

Seconded by Councillor Ingram

Committee Recommendation: THAT the sign variance request for the property known municipally as 327 Erie Street, be approved, subject to a maximum sign area of 28.5 square feet;

AND THAT the lowest tenant panel allowed be at the proposed 9.98 feet from grade to the bottom of the sign.

Carried

Councillor Burbach departed the meeting at 8:33 p.m.

6.2 Proposed Exemption from Sign By-law 159-2004, 35 Waterloo Street North (PLA22-015)

Staff Recommendation: THAT the sign variance for five additional ground signs located on municipal property adjacent to 35 Waterloo Street be denied as the signs are not on the applicant's property and the signs

proposed exceed the number and size of a permitted sign in a residential zone.

OR

THAT, should Council choose to grant the exemptions, the following wording is suggested: the sign variance for five additional ground signs located on municipal property adjacent to 35 Waterloo Street be approved, provided the applicant enters into an encroachment agreement with the City for the signs and fence installed on City property and that proper design documents are provided with the sign permit application.

Sub-committee Recommendation: THAT the sign variance for five additional ground signs located on municipal property adjacent to 35 Waterloo Street be approved, provided the applicant enters into an encroachment agreement with the City for the signs and fence installed on City property and that proper design documents are provided with the sign permit application.

Committee Discussion: The Municipal Law Enforcement Officer provided an overview of the report regarding a proposed exemption from the Sign By-law for 35 Waterloo Street North.

A question and answer period ensued between members and staff with respect to:

- the use of the facility and variation in request being the adjustments since the previous decision in 2012 was made related to signage at this property;
- approval of this request being for sign frames and locations only;
- no concerns having been received from neighboring properties;
- concern with taking away the enjoyment of sightlines to the building being that it is a designated heritage property;
- approval of this request setting a precedent for other properties to make the same request;
- the Municipal Act not permitting the regulation of sign content by municipalities; and,
- other properties in the City that have changeable signage copy.

Motion by Councillor Ingram

Seconded by Councillor Vassilakos

Committee Recommendation: THAT the sign variance for five additional ground signs located on municipal property adjacent to 35 Waterloo Street be approved, provided the applicant enters into an encroachment agreement with the City for the signs and fence installed on City property and that proper design documents are provided with the sign permit application.

Discussion continued with respect to:

- signs having been placed on the property in the past without a permit;
- the ability to change sign copy being different than adding several more signs; and,
- needing input from Heritage Stratford before being considered by Council.

Councillor Ingram departed the meeting at 8:50 p.m.

Motion by Councillor Henderson

Seconded by Councillor Clifford

Committee Recommendation: THAT the sign variance for five additional ground signs located on municipal property adjacent to 35 Waterloo Street, be referred to the Heritage Stratford advisory committee for review.

The Chair called the question on the referral motion.

Carried

Councillor Burbach, having declared a pecuniary interest, previously departed the meeting and was not present for the discussion or vote on this matter.

6.3 Proposed Exemption from Sign By-law 159-2004, Section 12.0 Ground Sign, 337 Home Street (PLA22-016)

Councillor Burbach returned to the meeting at 8:52 p.m.

Staff Recommendation: THAT the request for a sign variance at the property known municipally as 337 Home Street for two ground signs be denied as the request does not conform with the intent of the Sign By-law 159-2004, as amended.

Sub-committee Recommendation: THAT the request for a sign variance at the property known municipally as 337 Home Street for two ground signs be denied as the request does not conform with the intent of the Sign By-law 159-2004, as amended.

Committee Discussion: The Municipal Law Enforcement Officer provided an overview of the report regarding a proposed exemption from the Sign By-law for ground signs at 337 Home Street.

Motion by Councillor Vassilakos

Seconded by Councillor Clifford

Committee Recommendation: THAT the request for a sign variance at the property known municipally as 337 Home Street for two ground signs be denied as the request does not conform with the intent of the Sign By-law 159-2004, as amended.

Discussion ensued with respect to:

- signs not having been permitted on the property previously; and,
- only having room to allow one address sign on property.

The Chair called the question on the motion.

Carried

6.4 Sign By-Law Variance for the Avon Maitland School District (PLA22-017)

Staff Recommendation: THAT the request for a sign variance from the Avon Maitland District School Board to install an electric change copy sign on the existing structure be denied as the proposed sign does not meet the required size requirements for an electric change copy sign in the Sign By-law 159-2004, as amended.

Sub-committee Recommendation: THAT the request for a sign variance from the Avon Maitland District School Board to install an electric change copy sign on the existing structure be denied as the proposed sign does not meet the required size requirements for an electric change copy sign in the Sign By-law 159-2004, as amended.

Motion by Mayor Mathieson

Seconded by Councillor Gaffney

Committee Recommendation: THAT the request for a sign variance from the Avon Maitland District School Board to install an electric change copy sign on the existing structure be denied as the proposed sign does not meet the required size requirements for an electric change copy sign in the Sign By-law 159-2004, as amended.

Carried

7. For the Information of Committee

The Chief Administrative Officer recognized Alyssa Bridge, Manager of Planning, as this was her last meeting before departing the City.

7.1 Department Update

Sub-committee Discussion: None.

8. Adjournment

Motion by Councillor Clifford

Seconded by Councillor Burbach

Committee Decision: THAT the Planning and Heritage Committee meeting adjourn.

Carried

Meeting Start Time: 8:06 P.M.

Meeting End Time: 8:57 P.M.