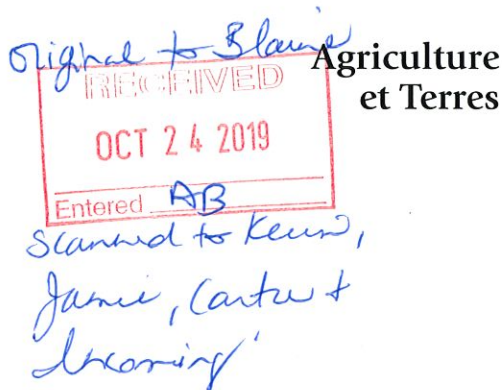




Office of the Minister
PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Agriculture
and Land



Bureau du ministre
C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

October 18, 2019

Blaine Yatabe
Town of Stratford
234 Shakespeare Drive
Stratford PE
C1B 2V8

Dear Mr. Yatabe:

Re: Town of Stratford Official Plan and Zoning and Development Bylaw Amendments

I am pleased to advise that I have approved the following amendments concerning the 2014 Town of Stratford Official Plan and Town of Stratford Zoning and Development Bylaw #45 as follows:

Official Plan – Text Amendment No. A001-19

Page 58, Chapter 11 Land Use Planning: 3(f)

Delete the words “Allow the addition of an accessory apartment to a single family dwelling provided that the apartment is solely for the use of a relative and the visual appearance of the residence retains an appropriate single family appearance” and replace it with the words “Allow the addition of a secondary suite to a single dwelling, provided that it is not rented for less than one month and the visual appearance of the residence retains an appropriate single dwelling appearance.”

Page 62, Chapter 12 Moving Forward-Implementation and Action Plan: 12.12.2(2)

Delete the words “Allow non-income apartment units within existing homes for family and caregiver occupants” and replace it with the words “Allow secondary suites within existing homes.”

Zoning and Development Bylaw – Text Amendment – Bylaw No. 45B

Various text amendments of a housekeeping nature were made to the Zoning and Development Bylaw. These amendments include numerical corrections and the elimination of redundant lot requirement tables, along with the correction of minimum and maximum building height wording.

Please note that the effective date of these amendments is the date of my signature. I trust that these amendments provide for Stratford's continued commitment to orderly development. Thank

you for Council's continued effort to ensure that present and future land use management goals of Stratford are protected through effective land use planning.

Yours truly,

A handwritten signature in black ink, appearing to read "Bloyce TZ", written over the typed name.

Bloyce Thompson
Minister of Agriculture and Land

Encl.

TOWN OF STRATFORD
OFFICIAL PLAN AMENDMENT A001-19- Official Plan Amendment-Secondary Suites
AN AMENDMENT TO THE TOWN OF STRATFORD OFFICIAL PLAN

Authority:

The Council for the Town of Stratford under the authority vested in it by Section 18 of the Planning Act R.S.P.E.I. 1988 Cap. P-8 hereby enacts as follows:

On page 58, Chapter 11 Land Use Planning: 3 (f)

Delete the words "Allow the addition of an accessory apartment to a single family dwelling provided that the apartment is solely for the use of a relative and the visual appearance of the residence retains an appropriate single family appearance" and replace it with the words "Allow the addition of a secondary suite to a single dwelling, provided that it is not rented for less than one month and the visual appearance of the residence retains an appropriate single dwelling appearance."

On page 62, Chapter 12 Moving Forward-Implementation and Action Plan: 12.2.2. (2)

Delete the words "Allow non-income apartment units within existing homes for family and caregiver occupants" and replace it with the words "Allow secondary suites within existing homes."

Effective Date:

The effective date of the Official Plan amendment is the date as signed below by the Minister of Agriculture and Land.

Adoption and Approval by Council:

The Official Plan amendment #A001-19 was adopted and approved by a majority of the Councillors present at the Council Meeting held on 11, SEPT, 2019.



Steve Ogden, Mayor

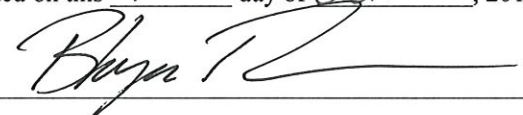


Robert Hughes, Chief Administrative Officer

MINISTERIAL APPROVAL

This Official Plan Amendment is hereby approved.

Dated on this 18 day of October, 2019



Hon. Bloyce Thompson
Minister of Agriculture and Land

TOWN OF STRATFORD

ZONING AND DEVELOPMENT BYLAW AMENDMENT

BYLAW NUMBER 45B

A Bylaw to amend the Zoning and Development Bylaw, Bylaw # 45B, General Amendments.

This bylaw is made under the authority of the *Planning Act* R.S.P.E.I. 1988, Cap. C-P-8.

BE IT ENACTED by the Council of the Town of Stratford that the Zoning and Development Bylaw, Bylaw #45, be amended as follows:

1. Section 2 of the Bylaw is amended by adding the word “/ APARTMENT” after “MULTIPLE DWELLING.”
2. Subsection 7.6.2. of the Bylaw is amended by deleting the words “twenty four” and replacing it with the word “twelve”.
3. Subsection 8.5.1. of the Bylaw encroachment table is amended by changing the second and third rows, last column from:

Structure or Feature	Distance
sills, cornices, eaves, gutters, chimneys, pilasters, and canopies	1 0.6 m (3.32 ft.)
window bays, awnings, oil tanks, and propane tanks	1 0.9 m (3.3 ft.)

To:

Structure or Feature	Distance
sills, cornices, eaves, gutters, chimneys, pilasters, and canopies	1 m (3.3 ft.)
window bays, awnings, oil tanks, and propane tanks	1 m (3.3 ft.)

4. Section 8.23.3. of the Bylaw is amended by deleting the word “or” and replacing it with the word “and”.

5. Section 8.27.1 of the Bylaw is amended by deleting the numbers “.03” and replacing it with the numbers “0.3”
6. Section 11.3.3(ii) of the Bylaw is amended by adding the words “up to 100% of the block” after the word “Dwellings” and before the word “having”.
7. Section 11.5.5(a)i of the Bylaw is amended by adding the words “and Townhouse Dwellings” after the word “Dwellings,”, and before the word “the.”
8. Section 11.5.5(a)ii of the Bylaw is amended by deleting the words “For Multiple Attached and Townhouse dwellings , the Lot requirements shall be the same as the Multi Unit Residential”, and replacing it with the words “For Multiple Attached Dwellings, the Lot Requirements shall be the same as section 11.4.5(a)ii in the Multiple Unit Residential Zone.”
9. Section 11.5.5(a) of the Bylaw is amended by removing the entire section iii, deleting the number and words “iii. For townhouse and multi unit dwellings.”
10. Section 12.2.6(a)iii of the Bylaw is amended by adding the word “For” before the word “Town” and adding the words “the lot requirements shall be the same as section 11.7.6(a)iii” after the word “Dwellings”, and deleting the table under section iii in its entirety.
11. Section 12.2.6(a)iv of the Bylaw is amended by adding the words “For Cluster housing the lot requirements shall be the same as 11.7.6(a)iv” and deleting the table under section iv in its entirety.
12. Section 12.2.6(a)iv of the Bylaw, table vi, the bottom row is amended by replacing

Requirement	Standard
Minimum Building Height	1 Storey, 12m (40 ft.)

With:

Requirement	Standard
Maximum Building Height	3 Storeys, 12m (40 ft.)

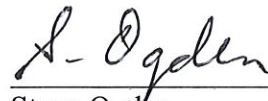
13. Section 12.3.5(a)i of the Bylaw is amended by adding the word “For” before the word “Town” and adding the words “the lot requirements shall be the same as section 11.7.6(a)iii” after the word “Dwellings.”
14. Section 12.3.5(a)ii of the Bylaw is amended by adding the word “For” before the word “Apartments” and adding the words “the lot requirements shall be the same as section 11.7.6(a)v” after the word “Apartments.”

The 1st reading of this bylaw was approved by Council at a meeting held on August 14, 2019.

The 2nd reading of this bylaw was approved by Council at a meeting held on September 11, 2019.

This bylaw was formally adopted by Council at a meeting held on September 11, 2019.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this 16th day of September 2019.



Steve Ogden
Mayor



Robert G. Hughes
Chief Administrative Officer

This Bylaw was filed with the Minister of Agriculture and Lands on this 16th day of September 2019.

This Bylaw received first reading and formal approval at the Town Council meeting of August 14th, 2019.

This Bylaw received second reading and final approval at the Town Council meeting of September 11th, 2019.

This bylaw was formally adopted by Council at a meeting held on SEPT 11, 2019.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this 16th day of SEPT 2019

Witness the corporate seal of the Town.




Mayor



Chief Administrative Officer



This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this 18th day of October, 2019.



Hon. Bloyce Thompson
Ministry of Agriculture and Land