



Agriculture and
Land

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Office of the Minister

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April 22, 2022

Jeremy Crosby, CAO
Town of Stratford
234 Shakespeare Drive
Stratford, PE C1B 2V8

Dear Mr. Crosby:

RE: Amendments to Town of Stratford Zoning and Development Bylaw #45
(MA: ST2022C; Municipality: ZBLA #45-J)

I am pleased to advise that I have approved the following amendments:

Zoning and Development Bylaw - Text Amendments (Bylaw #45-J, adopted February 10, 2022) regarding several text amendments identified that are required to allow Cannabis Retail and other text amendments bringing updated language to improve the Zoning and Development Bylaw #45 which includes text amendments to Section 2-Definitions: Section 8-General Provisions for all zones; Section 9-Signage; Section 11-Low Density Large Lot; Section 11.2-Low Density Residential Zone; Section 11.3-Medium Density Zone; and Section 12.1-Waterfront Mixed Use Zone.

Please note that the effective date of the amendments is the date of my signature.

Yours truly,

Bloyce Thompson
Minister of Agriculture and Land

Encl.



TOWN OF STRATFORD RESOLUTION

33

No. PH011-2022 – A001-22 - General Text Amendments –
Town of Stratford Zoning and Development Bylaw #45 - Adoption

Motion Carried √
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

February 10, 2022

Committee
Moved by Councillor
Seconded by Councillor

Planning, Development & Heritage
Jill Burridge
Gary Clow

WHEREAS Bylaw #45-J, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a first time on February 9, 2022; and

WHEREAS Bylaw #45-J, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a second time on February 10, 2022.

BE IT RESOLVED that Bylaw #45-J, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and to be formally declared the said Bylaw passed.

TOWN OF STRATFORD

ZONING AND DEVELOPMENT BYLAW AMENDMENT

BYLAW NUMBER 45J

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. Remove the following definition of Day Care Home in definitions.

DAY CARE HOME - means any secondary use where the occupant provides care and supervision for up to seven (7) children.

2. Remove the word "Citizen" from the term "Senior Citizen Home" in definition section

Senior Citizen Home

To

Senior Home

And changes in Special Permitted use in SS Zone.

3. Change the definition of "Retail Store" from:

means a building or part thereof in which foods, goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail, but excludes a Cannabis Retail Operation.

To

means a building or part thereof in which foods, goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail, and includes a Cannabis Retail Operation.

4. Change the definition of Fence from

means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

To:

means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land and to prevent entry.

5. Add “temporary sign” to definitions

“temporary sign” *is any sign which is placed to advertise or announce a specific event, or which pertains to a particular event or occurrence, or which is not designed or intended to be placed permanently.*

6. In Subsection 4.3.1(0) Change

Maximum Lot coverage shall be determined as the percentage of the Lot covered by the Main Building, attached and detached garage and any Accessory Buildings;

To:

Maximum Lot coverage shall be determined as the percentage of the Lot covered by the Main Building, attached and a private garage which is detached and any Accessory Buildings;

7. In Subsection 8.1.4(c) Change

exceed one (1) Building per Single Dwelling Lot; exceed one (1) Accessory Building or Structure per Single Dwelling Lot if there is a detached garage existing or proposed;

To:

exceed one (1) Building per Single Dwelling Lot; exceed one (1) Accessory Building or Structure per Single Dwelling Lot if there is a private garage which is detached existing or proposed;

8. In Subsection 8.1.5. (heading) Change

Except in an industrial Zone, commercial Zone or Agricultural Reserve Zone, a detached garage shall not:

To:

Except in an industrial Zone, commercial Zone or Agricultural Reserve Zone, a private garage which is detached shall not:

9. In Subsection 8.1.6 (c) Change

All Accessory Buildings shall be included in the calculation of maximum Lot coverage as described in the Lot Requirements for an applicable Zone. Maximum Lot coverage shall be determined as the percentage of the Lot covered by the Main Building, attached and detached garage and any Accessory Buildings;

To:

All Accessory Buildings shall be included in the calculation of maximum Lot coverage as described in the Lot Requirements for an applicable Zone. Maximum Lot coverage shall be determined as the percentage of the Lot covered by the Main Building, attached and a private garage which is detached and any Accessory Buildings;

10. In Subsection 8.14.1(b) Change

a minimum 1.8 m (6 ft.) high Fence shall be constructed in such a manner so as to impede unauthorized persons from entering over or under the Fence;

To:

a minimum 1.8 m (6 ft.) high Fence shall be constructed in such a manner so as to prevent unauthorized persons from entering over or under the Fence;

11. In Subsection 8.14.(d) Change

A four-sided fence shall be required. However, the development officer may allow the home or building to take the place of the fourth wall of enclosure;

To:

A four-sided Fence shall be required. However, the development officer may allow the home or building to take the place of the fourth wall of enclosure;

The word “fence” needs to be changed to “Fence” in Subsections 8.1.7, 13.1.7(a), 13.2.6 (c), 13.3.6(iii), 13.4.7(iii), 13.5.7 (a), 14.1.5(iii), 14.2.1.(c), 14.2.5(a)(iii), c.2.3(g)(ii), D.2.1(a)(vi), D.2.3(g)(i), D.3.10(a)(iii), E.2.8(a).

12. In Subsection Section 9.1.8 Change

For the purposes of this section, a Sign with two or more faces shall count as one Sign.

To:

For the purposes of this section, a Sign with two faces shall count as one Sign.

13. Removal of Section 9.11- Temporary signs

9.11. TEMPORARY SIGNS

9.11.1. Temporary Signs shall not be permitted to be placed within the boundaries of the Town unless a temporary permit has been issued by the Town.

9.11.2. The Town may grant temporary permits for commercial Signs for a period not to exceed six (6) months, where there will be no nuisance or hazard caused to the general public and where the Sign does not detract from the appearance of the property or the area.

9.11.3. The Town may revoke a temporary permit issued pursuant to this Section at any time where the Town deems that the applicant or Property Owner has not conformed to the provisions of this Section;

9.11.4. Where a temporary permit has been revoked, the Development Officer shall have the authority to enter upon the property and remove the Sign cited in the order.

14. In Subsection 11.1.5 Remove

ii.v. the Seasonal Residence or Seasonal dwelling not be occupied as a year round residence;

and remove:

ii.vi. the maximum Lot coverage shall not be greater than ten percent (10%) of the Lot; and

Change:

ii.vii. the Property Owner shall be responsible for the cost of registering the above noted Development Agreement in the Province's Land Registry Office.

To:

ii.v. the Property Owner shall be responsible for the cost of registering the above noted Development Agreement in the Province's Land Registry Office.

15. In Subsection 11.2.3 Change

i. Duplex or Semi Detached Dwellings (up to 20% of units in a Block);

To:

i. Duplex or Semi Detached Dwellings (up to 20% of the lots in a Block);

16. In Subsection 11.2.4 Change

i. Duplex or Semi Detached Dwellings (up to 40% of units in a Block);

To:

i. Duplex or Semi Detached Dwellings (up to 40% of the lots in a Block);

17. In Subsection 11.3.2 Change

ii. Duplex or Semi Detached Dwellings (up to 40% of units in a Block);

To:

ii. Duplex or Semi Detached Dwellings (up to 40% of the lots in a Block);

18. In Subsection 11.3.3 Change

ii. Town House Dwellings or Row House Dwellings having up to six (6) Dwelling Units (owned either individually or as Condominiums); and

To:

ii. Town House Dwellings or Row House Dwellings up to 100% of the block having up to six (6) Dwelling Units (owned either individually or as Condominiums); and

19. In Subsection 11.3.4 Change

ii. Town House Dwellings or Row House Dwellings having up to six (6) Dwelling Units, owned either individually or as Condominiums, and can be up to 40% of units in a Block;

To:

ii. Town House Dwellings or Row House Dwellings having up to six (6) Dwelling Units, owned either individually or as Condominiums, and can be up to 40% of lots in a Block;

20. In Subsection 12.1.6 *Change*

The following requirements shall apply to Development in a WMU Zone:

- i. All lot requirements noted in Subsection 11.6.2.ii for Apartments shall apply to all forms of Development in a WMU Zone.*

To:

The following requirements shall apply to Development in a WMU Zone:

- i. All lot requirements noted in Subsection 11.6.6.ii for Apartments shall apply to all forms of Development in a WMU Zone.*

21. In Subsection 12.1.2 *Change*

v.ii Entertainment facilities

To:

v.ii Entertainment establishment

This Bylaw received first reading and formal approval at the Town Council meeting of Feb 9th, 2022.

This Bylaw received second reading and final approval at the Town Council meeting of Feb 10th, 2022.

This bylaw was formally adopted by Council at a meeting held on Feb 10th, 2022.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this 10th day of February, 2022.

Witness the corporate seal of the Town.

S. Ogden
Mayor

[Signature]
Chief Administrative Officer

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford

on this 22 day of April, 2022.

[Signature]

Hon. Bloyce Thompson

Ministry of Agriculture and Land