



Housing, Land
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Office of the Minister

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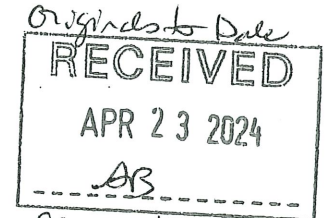
C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

April 15, 2024

Dale McKeigan, Director of Planning
Town of Stratford
234 Shakespeare Drive
Stratford, PE C1B 2V8

Dear Mr. McKeigan:

RE: Amendments to Town of Stratford Zoning & Development Bylaw
(Province: ST2024A; Municipality: ZBLA – #45N)



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Letter to incoming -

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

Zoning and Development Bylaw Amendment (#45N, Adopted December 13, 2023) A Bylaw to amend the Zoning and Development Bylaw, Bylaw # 45N, General Amendments that will: add the use "Stacked Townhouse" to multiple zones, add lot development standards for stacked townhouse development, including specific parking requirements and adjust the uses within the Medium Density Residential (R2) zone.

Please note that the effective date of the amendment is the date of my signature. It is important to note that all applicable bylaws, regulations, and policies will apply at the Development and Building Permit stage.

Yours truly,

Rob Lantz
Minister

Encl.



TOWN OF STRATFORD RESOLUTION

**No. PH036-2023 – A001-23 - Stacked Townhouse & General Text
Amendments – Town of Stratford Zoning and Development Bylaw #45N
Second Reading**

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

December 13, 2023

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Jody Jackson

WHEREAS several text amendments involving: the addition of the use “Stacked Townhouse Dwelling” into 9 Residential zones; new lot development/parking standards for stacked townhouse dwellings; an adjustment of the townhouse uses within the Medium Density Residential (R2) zone and other general housekeeping amendments to clarify the Town of Stratford Zoning and Development Bylaw #45; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, an advertisement was placed in the Guardian newspaper on two occasions (Oct.10, 2023 & Oct. 17, 2023) and the media ad was also shared on the Town’s website and social media platform, to notify residents of a public meeting and to solicit input from residents on the proposed amendment request; and

WHEREAS additional notice of the proposed amendment was included in the adjacent landowner notification letters sent out by the Town for zoning amendment RZ001-23 (Bylaw Amendment #45O); and

WHEREAS a public meeting was held on October 18, 2023, at 7:00 p.m., but was also live streamed on the Town’s Facebook and YouTube. Residents were given until October 25, 2023, to submit their comments; and

WHEREAS planning staff received 2 response letters from residents expressing concerns regarding potential impacts on land values of existing residential dwellings by stacked townhouse dwellings and parking concerns.

BE IT RESOLVED Bylaw #45N, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a second time.

This resolution bears the recommendations of the Planning & Heritage Committee as discussed at meetings held on October 30, 2023, and December 4, 2023.



TOWN OF STRATFORD RESOLUTION

**No. PH037-2023 – A001-23 - Stacked Townhouse & General Text
Amendments – Town of Stratford Zoning and Development Bylaw #45N
Adoption**

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

December 13, 2023

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Ron Dowling

WHEREAS Bylaw #45N, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a first time on November 8, 2023; and

WHEREAS Bylaw #45N, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a second time on December 13, 2023.

BE IT RESOLVED that Bylaw #45N, 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.

This resolution bears the recommendations of the Planning & Heritage Committee as discussed at meetings held on October 30, 2023 and December 4, 2023.

TOWN OF STRATFORD

ZONING AND DEVELOPMENT BYLAW AMENDMENT

BYLAW NUMBER 45N

A Bylaw to amend the Zoning and Development Bylaw, Bylaw # 45N, General Amendments that will: add the use "Stacked Townhouse" to multiple zones, add lot development standards for stacked townhouse development, including specific parking requirements and adjust the uses within the Medium Density Residential (R2) zone.

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. In Section 2. Definitions change "Duplex Dwelling", under the term DWELLING from:

DUPLEX DWELLING - means a building containing two dwelling units, but does not include a semi-detached dwelling.

To:

DUPLEX DWELLING - means a building containing two dwellings, with one dwelling placed over the other in whole or in part with each dwelling having their own separate and individual access, not necessarily directly to Grade.

2. In Section 2: Definitions change "Multiple Dwelling/Apartment", under the term DWELLING from:

MULTIPLE DWELLING/APARTMENT- means a building containing three or more dwellings that is not a townhouse dwelling or cluster townhouse.

To:

MULTIPLE ATTACHED DWELLING - means a building containing three or more dwellings units that are not a townhouse or stacked townhouse dwelling and includes apartment where permitted.

Minimum Lot Area	300 sq. m (3229 sq. ft.) per unit; or 200 sq. m (2153 sq. ft.) per unit if parking is provided in the rear yard and accessed by a private lane that is buffered from all buildings and a minimum out door private amenity area of 25 sq. m per Dwelling is provided.
Minimum Frontage	9 m (29.5 ft.) per unit; or 8 m (26 ft.) per unit if parking is provided in the rear yard and accessed by a private lane that is buffered from all buildings and a minimum out door private amenity area of 25 sq. m per Dwelling is provided.
Minimum Front Yard	5 m (17 ft.); or 3 m (10 ft.) if parking is provided in the rear yard and accessed by a private lane that is buffered from all buildings and a minimum out door private amenity area of 25 sq. m per Dwelling is provided.
Minimum Rear Yard	4.5 m (15 ft.)
Minimum Side Yard	3 m (10 ft.)
Minimum Flankage Yard	5 m (17 ft.)
Maximum Building Height	11 m (36 ft.)

To:

(c) Lot requirements for Townhouse Dwellings and Stacked Townhouse Dwellings shall be as follows:

Requirement	Standard
Minimum Lot Area	300 sq. m (3229 sq. ft.) per townhouse unit; 250 sq. m (2691 sq. ft.) per stacked townhouse unit; or 200 sq. m (2153 sq. ft.) per townhouse or stacked townhouse unit if parking is provided in the rear yard and accessed by a private lane that is buffered from all buildings and a minimum outdoor private amenity area of 25 sq. m per unit is provided.

To:

(i) For Single, Duplex, Semi-Detached, Townhouse and Stacked Townhouse Dwellings, the Lot requirements shall be the same as Section 11.3.6 Medium Density Residential Zone;

22. In Section 11.6 Waterfront Residential Zone (WR), add “*Stacked Townhouse Dwellings*” to Subsection 11.6.2 Permitted Uses.
23. In Section 11.6 Waterfront Residential Zone (WR), change Subsection 11.6.6 (a) Lot Requirements from:

(i) Town House or Row House Dwellings

To:

(i) Townhouse, Row House, or Stacked Townhouse Dwellings

24. In Section 11.7 Town Centre Residential Zone (TCR), add “*Stacked Townhouse Dwellings*” to Subsection 11.7.2 Permitted Uses.
25. In Section 11.7 Town Centre Residential Zone (TCR), change Subsection 11.7.6 (a) Lot Standards from:

iii.i Townhouse or Row House Dwellings,

Requirement	Standard
Minimum Lot Area	270 sq. m (3000 sq. ft.) per unit
Minimum Frontage	7.5 m (25 ft.) per unit
Minimum Front Yard	3 m (10 ft.)
Minimum Rear Yard	4.5 m (15 ft.)
Minimum Side Yard	0 m (0 ft.)
Minimum Flankage Yard	4.5 m (15 ft.)
Maximum Building Height	10.5 m (35 ft.)

To:

iii.i Townhouse, Row House, or Stacked Townhouse Dwellings

Requirement	Standard
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(iii) *For Townhouse, Row House, or Stacked Townhouse Dwellings the lot requirements shall be the same as section 11.7.6(a)iii.i;*

31. In Section 12.3 Mason Road Mixed Use Zone (MRMU), add "*Stacked Townhouse Dwellings (owned either individually or as a Condominium)*" to Subsection 12.3.2 Permitted Uses.
32. In Section 12.3 Mason Road Mixed Use Zone (MRMU), change Subsection 12.3.5 (a) Lot Requirements from:
- (i) *For Townhouse or Row House Dwellings the lot requirements shall be the same as section 11.7.6(a)iii.i;*

To:

- (i) *For Townhouse, Row House, or Stacked Townhouse Dwellings the lot requirements shall be the same as section 11.7.6(a)iii.i;*

This Bylaw received first reading and formal approval at the Town Council meeting of November 8, 2023.

This Bylaw received second reading and final approval at the Town Council meeting of December 13, 2023.

This bylaw was formally adopted by Council at a meeting held on December 13, 2023.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this 13th day of December 2023.

Witness the corporate seal of the Town.



Mayor



Chief Administrative Officer