



TOWN OF STRATFORD RESOLUTION

PH001-2024 – DP206-23 – 8818223 Canada Inc (JustJoes Automotive)
240 Mason Road (PID 819235) – Special Permit Use – Activities connected
with the Automobile Trade other than a Scrap Yard

Motion Carried _____ X _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

January 22, 2024

Committee _____
Moved by Councilor _____
Seconded by Councilor _____

Planning & Heritage
Jeff MacDonald
Jody Jackson

WHEREAS An application has been received from 8818223 Canada Inc. (JustJoes Automotive), to move onto 240 Mason Road (PID 819235). This new business is a Change of Use of the property and falls under the Special Permit Use “Activities connected with the Automobile Trade other than a Scrap Yard” in the Mason Road Commercial (MRC) Zone; and

WHEREAS the property is located within the Mason Road Core Area and must be designed in accordance with the provisions of the MRC Zone and Appendix F: Core Area *Design Standards – Mason Road Core Area (MRCA)* .

WHEREAS pursuant to Section 11.1.4(b)(iv) within the Town of Stratford Zoning and Development Bylaw, prior to the issuance of a Development Permit for a Special Permit Use Council shall ensure that property owners within 61 m (200 ft.) of the subject property are notified in writing and asked to provide their comments; and ensure that a public meeting be held to allow residents to provide their input before making a decision.

WHEREAS on December 18, 2023, five (5) notification letters were sent to property owners within 61 m (200 ft.) of the boundaries of the Lot and a public meeting was held on January 3, 2024, at 7:30 pm at the Stratford Town Centre and was also live streamed on Facebook and YouTube. The public were given until noontime on January 12, 2024, to provide comments on the proposed Special Permit Use. One (1) written response was received prior to the public meeting expressing concerns about the previous upkeep of the property. Two (2) written responses were received before the January 12 deadline, from attendees of the public meeting expressing support of the proposed development.

BE IT RESOLVED that Council shall Grant approval to an application received from 8818223 Canada Inc. (JustJoes Automotive), to operate a Special Permit Use “Activities connected with the Automobile Trade other than a Scrap Yard” at 240 Mason Road (PID 819235) subject to the following conditions:

1. All development must be in accordance with the approved plans. Any proposed changes or revisions shall receive the approval of the Town Planning Department.
2. This permit is subject to a Development Agreement. A signed copy of the agreement must be registered on title.
3. A Site Plan must be submitted showing the location and dimensions of the parking areas/spaces, loading spaces, landscaped areas, internal vehicle circulation patterns and the any outdoor storage areas.
4. All development on this property must conform to the Mason Road Core Area Design Standards under the Zoning Bylaw
5. This permit does not include any signage on the property. Separate applications for signage are required.

This resolution bears the recommendation of the Planning, Development & Heritage Committee obtained via an email poll conducted between January 18 and January 22, 2024.