



TOWN OF STRATFORD RESOLUTION

No. PH002-2019 – Bylaw #45-A

Official Plan and Zoning Amendment to Bylaw #45 – Dale Drive
2nd Reading

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

February 20, 2019

Committee
Moved by Councilor
Seconded by Councilor

Planning, Development & Heritage
Jill Burridge
Gary Clow

WHEREAS an application has been received from Pan American Properties Inc. to rezone parcel numbers 518910, 398610, 538132, 538140, (approx. 4.05 acres) located on Dale Drive, from the Mason Road Commercial Zone (MRC) to the Mason Road Mixed Use Zone (MRMU) under the Town of Stratford Zoning and Development Bylaw, Bylaw #45; and

WHEREAS this re-zoning request will require the following amendments to be considered:

- Official Plan – an amendment to the official Landuse Map to change the current Commercial Landuse designation to a Mixed Use designation.
- Zoning and Development Bylaw - an amendment to the official Zoning Map to change the current Mason Road Commercial Zone (MRC) to the Mason Road Mixed Use Zone (MRMU) classification.

AND WHEREAS the proposed rezoning is to allow for the development of a 56 unit, 4 storey apartment building which contains 30 affordable housing units; and

WHEREAS twenty-Eight (28) notification letters were sent to property owners whose parcels of land are within 500 feet of the subject property on December 13, 2018 to solicit input on the proposed Official Plan and zoning amendment and notifying them of the public meeting to be held on January 2, 2019 and no written responses had been received; and

WHEREAS a public meeting was held on January 2, 2019 and approximately 46 residents attended presenting questions based around traffic, stormwater management, site amenities, greenspace and the proposed height of the building being 4 storeys. Generally the public were supportive of the proposal but requested the Town ensure all items above were addressed properly to improve the overall area; and

WHEREAS after holding a public meeting on January 2, 2019 and after a further review it has been identified that the MRMU Zone does not list Retail Stores as a permitted use. In order to ensure that the portion of the property adjacent to the TCH will still allow for retail uses in the future it is recommended that the rezoning application be modified to only cover the portion necessary for the proposed 56 unit building containing the 30 affordable housing units; and

WHEREAS the zoning amendment, as modified, will now be to rezone a portion of parcel numbers 518910, 398610, 538132, 482307, (approx. 1.3 acres) located on Dale Drive, from the Mason Road Commercial Zone (MRC) to the Mason Road Mixed Use Zone (MRMU); and

WHEREAS an amendment to the official Landuse Map to change the current Commercial Landuse designation to a Mixed Use designation was approved by Council on January 9th, 2019.

BE IT RESOLVED that Bylaw #45-A, 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 recommendation of the Planning & Heritage Committee as discussed at a meeting held on January 7th, 2019

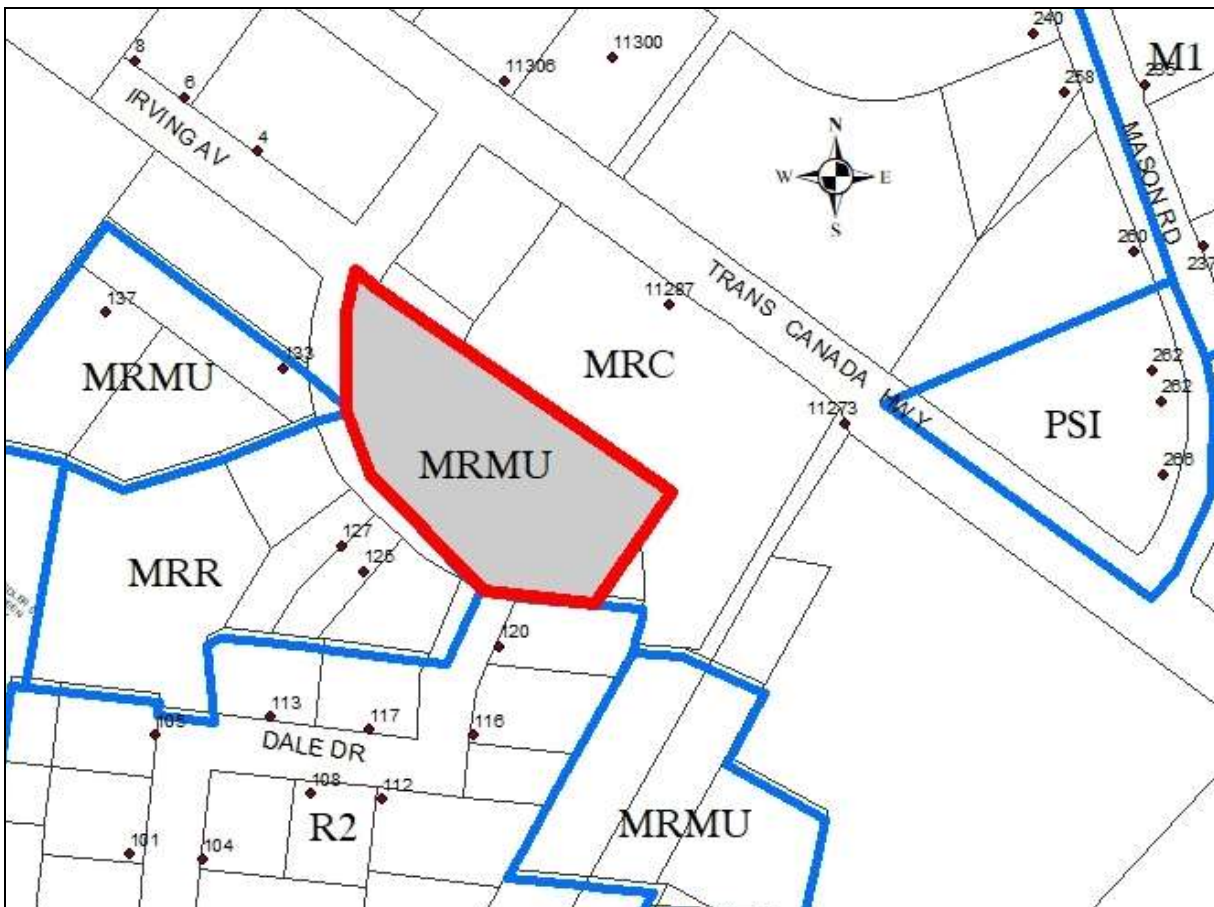
TOWN OF STRATFORD

Zoning and Development Bylaw Amendment

Bylaw # 45-A

A Bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45 to change Schedule "A" Zoning Map

BE IT ENACTED that a portion of parcel numbers 518910, 398610, 538132, 482307, (approx. 1.3 acres) be hereby designated as Mason Road Mixed Use (MRMU) in Schedule "A" of the Zoning Map of the Town of Stratford Zoning and Development Bylaw #45, as shown on the attached map, hereby excluding it from its former designation of Mason Road Commercial (MRC).



This Bylaw received first reading and formal approval at the Town Council meeting of January 9th, 2019.

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

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

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

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 _____ day of _____, 2019.

Hon. Richard Brown
Minister of Communities, Land and Environment