



## TOWN OF STRATFORD RESOLUTION

### PH003-2014 – Cathy McInnis - Special Permit Use (Restaurant) in Neighbourhood Commercial Zone (C3) – 70A Stratford Road

Motion Carried \_\_\_\_\_ ✓  
Motion Lost \_\_\_\_\_  
Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Council

**February 12, 2014**

Committee \_\_\_\_\_  
Moved by Councilor \_\_\_\_\_  
Seconded by Councilor \_\_\_\_\_

Planning & Heritage  
\_\_\_\_\_  
Gary Clow  
\_\_\_\_\_  
Steve Ogden  
\_\_\_\_\_

**WHEREAS** an application has been received from Cathy McInnis to develop a restaurant within a portion of the existing building on parcel number 858225 (0.34 acres±), located at 70A Stratford Road within the Neighbourhood Commercial Zone (C3); and

**WHEREAS** Section 15.2 (1) (i) of the Town of Stratford Development Bylaw states that restaurants unlicensed for the sale of alcohol is considered to be a Special Permitted Use within the Neighbourhood Commercial Zone (C3) therefore requiring a written notification to be sent to neighbours and that a Public Meeting be held to allow the applicant to present the Development proposal to public to obtain their input; and

**WHEREAS** a notification letter was sent out to property owners within 500 feet of the subject property of the proposed café. Three written submissions were received from property owners all in favor of the proposed restaurant. One submission was received from the adjacent neighbour to the proposed restaurant with questions pertaining to traffic, odor, parking spaces and noise; and

**WHEREAS** on February 5, 2014 Council held a public meeting and approximately 18 members of the public were in attendance. At the public meeting a couple of individuals spoke outlining their concerns about such a use next to a residential neighborhood. They did not speak against the proposal simply that they wanted to state their concerns in the hopes that the Town will ensure these items are addressed as part of the approval process.

**BE IT RESOLVED** that approval be granted to an application received from Cathy McInnis to develop a restaurant, as a special permitted use, within a portion of the existing building on parcel number 858225 (0.34 acres±), located at 70A Stratford Road within the Neighbourhood Commercial Zone (C3) subject to the following conditions:

- a. That comments and or approvals must be obtained from the Department of Transportation and Infrastructure Renewal and the Department of Environmental Health
- b. That the site plan shall revised as necessary to show barrier free access to the main door and adequate parking provided as necessary.
- c. All other relevant provisions within the Town's Development and Building bylaws shall be satisfied.

***This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held February 10, 2014.***