



TOWN OF STRATFORD RESOLUTION

PH005-2016 – DP006-16 – Sobeys Inc. – Commercial Use Intensification 9 Kinlock Road

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

June 8, 2016

Committee	<u>Planning, Development & Heritage</u>
Moved by Councilor	<u>Diane Griffin</u>
Seconded by Councilor	<u>Steve Ogden</u>

WHEREAS an application has been received from Sobeys Inc. to renovate and expand the existing Sobeys store on parcel number 859637, located at 9 Kinlock Road within the Town Centre Commercial Zone (TCC); and

WHEREAS the expansion will include the addition of 11,083 sq. ft. of floor area as well as a complete redesign of the exterior and interior of the building; and

WHEREAS Sobeys is located within the Town Centre Core Area (TCCA) it must be designed in accordance with the Design and Development Standards for the TCC Zone. All aspects of the conceptual design plans submitted have been reviewed and meet the design standards for the TCC Zone and are consistent with the Core Area Plan as well as Official Plan policies; and

WHEREAS the applicant was required to include minor site landscaping elements under the Bylaw, but agreed to treat the expansion as if the parking lot was being developed as new, which resulted in additional landscaping and buffering.

BE IT RESOLVED That preliminary approval be granted to application DP006-16, which proposes to renovate and expand the existing Sobeys store on parcel number 859637, located at 9 Kinlock Road within the Town Centre Commercial Zone (TCC), subject to the following conditions:

1. Conformance with the conceptual drawings as attached to the application submitted to the Town;
2. That a Building shall be designed in accordance with the 2010 National Building Code, and;
3. All other relevant provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are satisfied prior to the issuance of the Development Permit.

This resolution bear the recommendation of the Planning, Development & Heritage Committee at a meeting held on June 6th, 2016.