



TOWN OF STRATFORD RESOLUTION

**No. PH012-17 – Ray MacLeod – Commercial Development (M2 Zone) –
Hollis Ave.**

Motion Carried ✓
Motion Lost
Motion Deferred

Council Chambers
Town Council

September 13, 2017

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Gail MacDonald
Randy Cooper

WHEREAS an application has been received proposing a commercial development on Parcel Number 1043736 within the Business Park Zone (M2). This application requires Council approval as a commercial permit as well as Business Park approval under the Business Park policies, including design. This will follow consideration by Council; and

WHEREAS this application is not proposing specific uses for leased spaces at this time, but is proposing that the building's use be designated as Business and/or Professional Offices. Lease spaces must fit within this use category, or additional parking may be required; and

WHEREAS the is assessed as 1.78 acre but is shown on the plan by Mantha Land Surveys (attachment 6b1) as 1.56 acres, or 6293 sq m (67,737 sq ft). This exceeds the minimum lot size in the M2 Zone by 37,737 sq ft and Committee will note that the landowner intends to propose an additional commercial development toward the rear of the proposed lot; and

WHEREAS the applicants design renderings shall be subject to Business Park Corporation review, but staff highlight that the orientation of the building relative to the public street places an increased importance on the side view renderings in this application; and

WHEREAS the proposal includes 36 spaces as shown on the site plan for the first phase of development (7500 sq ft in floor area), with more parking to be required if a second building is applied for. The Bylaw requirements are set by the proposed use of Business and Professional Offices, requiring one space for every 300 sq ft of floor area. This proposal will exceed the requirement by 11 spaces in the first phase;

BE IT RESOLVED That Council grant preliminary approval to application DP113-17 from Ray MacLeod to permit a commercial development having 7500 square feet in total floor area on parcel number 1043736 on Myrtle Street within the Stratford Business Park for Business and Professional Office Use, subject to the following conditions:

1. Conformance with the proposed concept plan, as well as all relevant Bylaw provisions.
2. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
3. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and Department of Transportation, Infrastructure and Energy (DOTIE).
4. A detailed site plan that outlines landscaping and signage features pursuant to Section 2b of Development Standards for the Stratford Business Park;
5. That the proposed Development meets all other requirements of the Stratford Business Corporation's Development Standards for the Stratford Business Park, including the building materials outlined in Section 2c.
6. All other relevant provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are met.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on August 28, 2017