



TOWN OF STRATFORD RESOLUTION

No. PH016-17 – (DP156-17) - FMT RE Development – Commercial Development - 26- 28 Hollis Avenue

Motion Carried ✓
Motion Lost
Motion Deferred

Council Chambers
Town Council

November 8, 2017

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Keith MacLean
Jody Jackson

WHEREAS an application has been received from FMT RE Development Inc. to construct two 6000sq.ft. Commercial Buildings as well as 2 accessory storage unit buildings on parcel number 822460 (1.25 acres) which is located at 26 & 28 Hollis Avenue within the Stratford Business Park.; and

WHEREAS the proposed use for the spaces are to be Service Shops or Light Industrial Uses as well as Business and/or Professional Offices. Based on these uses requiring 1 parking space for every 300sq.ft. of buildable area, 20 parking spaces for building 1, and 21 parking spaces for Building , as shown, are in compliance with bylaw minimums; and

WHEREAS a detailed stormwater management plan has not been completed yet as the sale of the lot has just been finished and the developer has selectively cleared the lot to allow his surveyor to complete a topo survey which the engineer will use in producing the stormwater management plan;

BE IT RESOLVED that approval be granted to an application received from FMT RE Development Inc. to construct two 6000sq.ft. Commercial Buildings as well as 2 accessory storage unit buildings on parcel number 822460 (1.25 acres), which is located at 26 & 28 Hollis Avenue within the Stratford Business Park subject to the following:

1. Conformance with the architectural drawings as attached to the application submitted to the Town prepared by Architecture 360 dated Oct 13, 2017.

2. A detailed storm water 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).
3. A detailed site plan that must be prepared that outlines landscaping and signage features pursuant to Section 2b of Development Standards for the Stratford Business Park.
4. That the proposed Development meets all other requirements of the Stratford Business Corporation's Development Standards.
5. All 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 bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on October 30, 2017