

**TOWN OF STRATFORD  
PUBLIC MEETING MINTUES  
APPROVED**

**DATE:** June 27, 2012

**PLACE:** Stratford Town Hall, 234 Shakespeare Drive

**TIME:** 4:35 p.m. – 5:00 p.m.

**COUNCIL:** Councillor Diane Griffin, Councillor Randy Cooper, Councillor Steve MacDonald, Councillor Emile Gallant, Councillor Steve Ogden

**STAFF:** Robert Hughes, C.A.O., Vahid Ghomoshchi, Director of Planning, Kevin Reynolds, Development Officer and Adele Gillis, Recording Clerk.

**DEVELOPER:** Jacalyn Ferguson

**PUBLIC:** Five Residents

**Call to Order:** Deputy Mayor Gary Clow, Chair of the Planning & Heritage Committee called the meeting to order at 4:35 p.m.

Deputy Mayor Clow welcomed those in attendance and noted that we have received an application signed by Jacalyn Ferguson for a child care facility. Ms. Ferguson is proposing to establish a school aged Child Care Centre at her property at 26 Wren Drive, which is currently zone R2. Kevin Reynolds, the Development Officer will explain the application and also the portion of the Development Bylaw that applies to this application. The applicant will then present her proposal and after the presentation, members of the public will have the opportunity to voice their concerns or questions on the proposal. After the meeting this evening, Council will review the comments and feedback from the residents and neighbours and a decision will then be made on the application.

The meeting was then turned over to Kevin Reynolds and who gave a brief overview of the Child Care Facility application and the process that will follow.

Kevin noted that the subject property is zoned Two Family Residential (R2) and within the two family residential zone, a child care facility falls under a Special Permit Use. Section 10.3 Special Permit Uses in the Town's Zoning Bylaw states the following:

Prior to the issuance of a Development permit for a Special Permit Use Council shall ensure that:

- (i) the Development is deemed appropriate and complements the scale of the existing residential development;
- (ii) the Development has sufficient landscape Buffer around the periphery of the Property;

- (iii) in the opinion of Council, the Development does not cause any hardship to surrounding Property Owners due to excessive noise, traffic congestion or any other potential nuisance;
- (iv) Property Owners within 60 metres (200 feet) of the subject Property are notified in writing of details of the proposed Development and asked to provide their comments;
- (v) A public meeting shall be held pursuant to Section 24.2(3) to allow the Applicant to present the Development proposal to residents to obtain their input; and
- (vi) All other relevant provisions of this Bylaw are met.

Kevin also noted Council chose to extend the distribution area for notification letters from 200' to 500' and on June 6<sup>th</sup>, 51 letters were sent to property owners. *(A map showing the area (26 Wren Drive) was displayed by power point along with the letter that was sent to the property owners and a copy of Jacalyn's letters.)*

The meeting was then turned over to Jacalyn.

Jacalyn then read the letter which outlined her proposal for the Child Care Facility as follows:

*My name is Jacalyn Ferguson and I reside at 26 Wren Drive in Stratford with my husband, Ross Keus and our two children. The nature of this letter is a Request for Home Occupancy.*

*I am requesting permission to open a School-Aged Child Care Centre. We would be removing our existing garage and building a 30' x 30' addition to the side of our home. We would also be extending our driveway to allow for parking and provide a fenced-in play area in our backyard.*

*My centre will be licensed with a provincial Department of Early Childhood and Education. And under provincial regulations I would be able to have up to 15 children (2 already being my own.)*

*My business hours would be 7:15 a. m – 8:00 a.m. for before school care and 2:45 pm. – 5:45 p.m. for after school care. I would provide full day services on school PD days, storm days and holidays. I would also offer a summer program which would consist of full day services for July and August.*

*I have a diploma in both Early Childhood Education and Special Education, updated First Aid & C.P.R. and 20 years' experience in child care.*

*My purpose is to provide quality care for our school aged children. The addition will only enhance the appearance of our home and in no way damage the integrity of our existing neighbourhood.*

Questions and comments followed Jaclyn's presentation.

Myrna Neale noted that they have no objections to the child care facility but we do have concern about the increase in traffic.

Councillor Clow asked if they would like to address the traffic concerns at this time.

Myrna noted that she lives across the street at 23 Wren Drive and has concerns about the traffic. The streets are already quite congested with the amount of traffic from the new construction on Heron Drive, Squire Lane and Ducks Landing. Myrna asked when or if there will be other streets constructed that could accommodate the traffic flow to either the Mason Road or Bunbury Road. Myrna's main concern would be in the winter with snow on both side of the road and cars parking on the side of an already narrow street. If we knew for sure that there will be other roads constructed so that some of the traffic will be taken off Wren Drive.

Jacalyn then addressed the parking as follows:

The plans are to extend the existing driveway to the adjacent neighbor property line. There will be three spots for clients to park. A lot of time has been spent on researching what other facilities do for parking. For the safety of the children Jacalyn stated that she does not want the cars parked on the road, and will inform any of her clients to use the driveway for parking. As of now, there is probably 90% of clients looking for after school care so it doesn't appear that there will be much of a need for the before school care. Most children will be dropped off by the bus. Most clients will be leaving their work between 4:00 p.m. to 5:30 p.m. based on those that I contacted, and other large centres it seems to always work out that it is a constant stream of parent after parent picking up their children.

Myrna noted that she knows that Jacalyn will have a good centre and the children will be well looked after. She also know that they won't be out on the street, that isn't a concern. There is a bit of concern that it could have an effect on the value of our home if we go to sell. She doesn't have proof of that, the reason for mentioning it is that it could affect a sale, if it becomes a noisy area.

Jacalyn noted that she agreed that the road is very busy and feel that there is a need to have sidewalks installed.

With the Centre being licensed there are many regulations that Jacalyn has to follow with the Province and Early Childhood Education and fire regulations. The back yard will split and

fully fenced in, the children will not be playing in the front yard, unless, there were some situations, where the girls may want to use the driveway for chalk play, etc.

Irene Marut asked how noisy will the child care centre be.

Jacalyn replied that the children will come off the bus at 2:45 p.m. they will come in and have a snack, probably group time to do homework, and then weather permitting they would go outside and play until 5:15 p.m. You will know that there are children in the yard from about 3:15p.m. to 5:15 p.m.

Deputy Mayor Clow thanked everyone for coming to the meeting and all comments would be taken into consideration and Council would meet following this meeting to discuss the application for Child Care Facility.

Myrna Neal then asked if there are any plans for new roads to be constructed in the area.

The Development Officer displayed a map showing access points as follows; one access on the left as you enter the new subdivision on Heron Drive, and one access at the far end that goes to a large track of land which is owned by a private developer. There is also an access point on the Bunbury Road, Swallow Drive and one to the Mason Road. The private developers are the ones that build the street and once they are built they are turned over to the Province. The Town does not actually own the streets. A timeline cannot be given at this time, it will happen as the land develops.

Meeting adjourned at 5:00 p.m.