



TOWN OF STRATFORD RESOLUTION

No. PH008-2024 – DP048-24 – Vahid Ghomoshchi
Industrial Manufacturing Facility – 18 John Joe Sark Drive

Motion Carried _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

MOTION DEFERRED

May 8, 2024

Committee
Moved by Councillor
Seconded by Councillor

Planning, Development & Heritage
Jeff MacDonald

WHEREAS an application has been received from Vahid Ghomoshchi, authorized agent for Fry Factory Inc., to construct a 767 m² (8,252 ft²) Industrial Manufacturing Facility, on Lot 5, parcel number 1137892 (approx. 2.24 acres in total area) located at 18 John Joe Sark Drive; and

WHEREAS this industrial building will be fully serviced with municipal sewer and water; and

WHEREAS a Manufacturing facility is a listed permitted Use within the Light Industrial (M1) zone. The conceptual design plans have been reviewed and principally meets the development standards within the M1 zone; and

BE IT RESOLVED that approval be granted to this application from Vahid Ghomoshchi, authorized agent for Fry Factory Inc., to construct a 767 m² (8,252 ft²) Industrial Manufacturing Facility, on Lot 5, parcel number 1137892 (approx. 2.24 acres in total area) subject to the following:

1. Detailed site plans for this proposed facility showing all the required elements listed in Section 7.3.5 of the Zoning and Development Bylaw #45, including any outdoor storage areas and lighting.
2. The off-street parking and loading areas must comply with Section 10 of the Zoning and Development Bylaw #45
3. A detailed site grading plan for the whole property.
4. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
5. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DOTIE.
6. A detailed landscaping plan must be submitted showing all hard and soft landscaping elements to be added to or retained on the property.
7. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction approved by both the Town and DOTIE.
8. An entranceway/highway access application

9. All other relevant provisions of the Town of Stratford Zoning and Development Bylaw #45 are met.
10. This development permit will not be issued by the Town until John Joe Sark Drive is deemed a public road, the lot has been subdivided and acquired from the Town by Fry Factory Inc.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on April 30, 2024.