



TOWN OF STRATFORD RESOLUTION

**No. PH030-2024 – DP153-24 – 102111 PEI Inc. (Milestones) –
Part 3 Commercial Building Addition – 251 Mason Road**

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

November 13, 2024

Committee	<u>Planning & Heritage</u>
Moved by Councillor	<u>Jeff MacDonald</u>
Seconded by Councillor	<u>Gordie Cox</u>

WHEREAS An application has been received from 102111 PEI Inc. to construct a 600 sq. ft. addition to an existing Child Care Centre, on Lot 20-1, parcel number 776799 (approx. 1.06 acres in total area) located at 251 Mason Road; and

WHEREAS the two storey 10' by 30' addition is proposed to be located on the north side of the existing building. The purpose of the addition is to accommodate a locker room for use by the existing children attending the centre on the main level and open offices for use by the existing staff on the second level; and

WHEREAS the site currently contains surface parking for 29 vehicles, where the bylaw requires parking for the total floor area used for commercial purposes, typically excluding areas used for stairwells, bathrooms, and staff rooms, and where the addition will not cause an increase to the number of staff or children attending the centre; no additional parking spaces are required for the addition; and

WHEREAS the proposed development is located within the Mason Road Commercial (MRC) Zone; therefore, must be designed in accordance with the Mason Road Core Area (MRCA) Design Standards. Plans for the development have been reviewed in accordance with the design standards and meet all relevant provisions applicable to the addition.

BE IT RESOLVED that approval to an application received from 102111 PEI Inc. to construct a 600 sq. ft. addition to an existing Child Care Centre on Lot 20-1, parcel number 776799 (approx.. 1.06 acres in total area) located at 251 Mason Road in accordance with the following conditions:

1. Conformance with the architectural drawings submitted to the Town prepared by SableArc Sustainable Architecture and Design, Project Number 24063, Issued for Permit September 27, 2024.
2. All other relevant provisions of the Town of Stratford Zoning and Development Bylaw #45 are met.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on November 4, 2024.