



TOWN OF STRATFORD RESOLUTION

PH019-2025 – DP014-25 – What’s the Scoop? Inc. (c/o Craig Murphy)
20 Irving Avenue (PID 398693) – Special Permit Use /
Temporary Commercial Use (Food Trailer) – Decision

Motion Carried _____ X _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

May 14, 2025

Committee _____
Moved by Councilor _____
Seconded by Councilor _____

Planning & Heritage
Jeff MacDonald
Ron Dowling

WHEREAS an application has been received from Craig Murphy on behalf of What’s the Scoop? Inc. to operate Ken’s Island Fries Food Trailer, a Temporary Commercial Use, located at 20 Irving Avenue (PID 398693) which is a Special Permit Use within the Mason Road Commercial (MRC) Zone where the Mason Road Core Area Design Standards are in effect; and

WHEREAS in accordance with section 8.34. TEMPORARY COMMERCIAL USES of the Zoning and Development Bylaw #45: temporary Development permits may be issued for a temporary commercial use subject to compliance with the following:

- (a) the Development shall not result in any traffic hazard;
- (b) the Development shall not interfere with the parking requirements of permanent users of the Lot on which the Development will be located;
- (c) the Development shall not create a public nuisance;
- (d) the temporary permit shall not exceed a twenty (20) week period;
- (e) the Applicant shall provide a letter of approval from the Property Owner of the Lot on which the temporary Development will be situated;
- (f) where required, the Applicant shall satisfy Council that such Development complies with all health regulations.

WHEREAS pursuant to section 13.5.1.(b) in the Zoning and Development Bylaw #45, Council shall ensure that property owners within 61 m (200 ft.) of the subject property are notified in writing and asked to provide their comments; and ensure that a public meeting be held to allow residents to provide their input before making a decision.

WHEAREAS a public meeting was held on Wednesday, April 23, 2025, at 7:00 p.m. in order to provide an opportunity for the applicant to present the proposed use to residents and obtain their input regarding the Special Permit Use.

WHEREAS in accordance with section 8.34. TEMPORARY COMMERCIAL USES of the Zoning and Development Bylaw #45: temporary Development permits may be issued for a temporary commercial use subject to compliance with the following:

- (a) the Development shall not result in any traffic hazard;
- (b) the Development shall not interfere with the parking requirements of permanent users of the Lot on which the Development will be located;
- (c) the Development shall not create a public nuisance;
- (d) the temporary permit shall not exceed a twenty (20) week period;
- (e) the Applicant shall provide a letter of approval from the Property Owner of the Lot on which the temporary Development will be situated;
- (f) where required, the Applicant shall satisfy Council that such Development complies with all health regulations.

BE IT RESOLVED That Council grants approval to application DP014-25, from Craig Murphy on behalf of What's the Scoop? Inc. for a Special Permit Use (Temporary Commercial) to operate a Ken's Island Fries Food Trailer, on parcel number 398693, located at 20 Irving Avenue within the Mason Road Commercial (MRC) Zone subject to the following conditions:

- 1. The Development shall not result in any traffic hazard;
- 2. The Development shall not interfere with the parking requirements of permanent users of the Lot on which the Development will be located;
- 3. The Development shall not create a public nuisance;
- 4. This temporary permit shall not exceed a twenty (20) week period;
- 5. This food truck shall be removed from the property once the Temporary Commercial Permit has expires unless a license has been obtained under the Town's Street Vendors Bylaw that permits this food truck to be located on this property;
- 6. Where required, the Applicant shall satisfy Council that such Development complies with all health regulations;
- 7. That the on-site waste area/garbage receptacles be screened from adjacent streets in accordance with Mason Road Core Area Designed Standards and
- 8. That the food truck shall be removed from the property once the Temporary Commercial Permit has expired unless a license has been obtained under the Town's Street Vendors Bylaw.
- 9. That the vegetation barrier along the side of the Drive-Thru lane adjacent to the food truck trailer must be maintained for, at minimum, the length of time of this permit.

This resolution bears the recommendation of the Planning, Development & Heritage Committee discussed at a meeting held on May 5, 2025.