

TOWN OF STRATFORD RESOLUTION

No. PH008-2019 – APM Commercial – Commercial Development (Price-Mart) — 19 Irving Avenue

Motion Carried ✓ Motion Lost	Council Chambers Town Council
Motion Withdrawn	June 12, 2019
Committee Moved by Councilor Seconded by Councilor	Planning, Development & Heritage Steve Gallant Deputy Mayor Clow

WHEREAS an application has been received from APM Commercial to construct a 35,000 sq.ft. Commercial Building (Price-Mart) on parcel number 398677 (approx. 2.78 acres) which is located at 19 Irving Avenue; and

WHEREAS the 35,000 sq.ft. Commercial Building will be fully serviced with municipal sewer and water and contain surface parking for 165 vehicles; and

WHEREAS this development is located within the Mason Road Core Area (MRCA) and it must be designed in accordance with the Design Standards for the MRC Zone. All aspects of the conceptual design plans submitted have been reviewed and meet the design guidelines for the MRC Zone;

BE IT RESOLVED that approval be granted to an application received from APM Commercial to construct a 35,000 sq.ft. Commercial Building (Price-Mart) on parcel number 398677 (approx. 2.78 acres) which is located at 19 Irving Avenue subject to the following:

- 1. Conformance with the conceptual drawings attached to the application submitted to the Town.
- 2. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
- 3. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DOTIE.
- 4. A detailed landscaping plan must be submitted by a qualified expert outlining the details and quantities of the materials to be used.
- 5. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
- 6. 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 June 3, 2019