



TOWN OF STRATFORD RESOLUTION

No. PH021-2020 - Zoning and Development Bylaw #45C Minor Text Amendments- Adoption

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

September 9, 2020

Committee
Moved by Councillor
Seconded by Councillor

Planning, Development & Heritage
Jill Burridge
Derek Smith

WHEREAS Bylaw #45-C, a Bylaw to amend the Zoning and Development Bylaw #45 was given first reading and approved by Council on August 12, 2020.

WHEREAS Bylaw #45-C, a Bylaw to amend the Zoning and Development Bylaw # 45, was given second reading and approved by Council on September 9, 2020.

BE IT RESOLVED that Bylaw # 45-C, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, be hereby adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and be formally declared the said Bylaw be passed.

TOWN OF STRATFORD

ZONING AND DEVELOPMENT BYLAW AMENDMENT

BYLAW NUMBER 45C

A Bylaw to amend the Zoning and Development Bylaw, Bylaw # 45C, General Amendments.

This bylaw is made under the authority of the *Planning Act* R.S.P.E.I. 1988, Cap. C-P-8.

BE IT ENACTED by the Council of the Town of Stratford that the Zoning and Development Bylaw, Bylaw #45, be amended as follows:

1. Insertion of a new section after 8.1.6

8.1.7 Fence Heights

- a. The maximum height for a fence in a residential zone shall be no higher than 1.8m (6ft);*
 - b. The maximum height for a fence in a commercial zone shall be no higher than 2.4m (8ft).*
2. Subsection 8.4.1(a) of the Bylaw is amended by removing “minimum” between “a” and “1.8”
 3. Subsection 11.5.5.(b) of the Bylaw is amended by removing “and (iii)” between “(ii)” and “above”;
 4. Section 11.5.5.(b) i and ii of the Bylaw is amended by deleting the words
 - i. Prior to the development of a preliminary site plan to receive their input prior to the development of a preliminary Development Scheme;*
 - ii. Council shall require the Applicant to submit a detailed Development Plan review;*

and replacing Section 11.5.5. (b) i and ii of the Bylaw by adding the words

- i. Council shall require the Applicant to submit a detailed Development Scheme for review;*
- ii. Council shall hold a public meeting to inform residents and property owners of the details of such a Development Scheme and to receive their comments;*

5. Section 11.3.6(b) Lot requirement table for duplex and Semi Detached dwellings, of the Bylaw, Row 2, column 2, to be amended by inserting the words after (9800sq. ft) “or 455 sq. m (4,900 sq ft) per unit”.
6. Subsection 13.2.3 of the Bylaw is amended by deleting the words “i. Automobile Service Stations; and”
7. Subsection 11.3.6 (b) of the Bylaw, Lot Requirement Table for Duplex and Semi Detached Dwellings table is amended by changing the second row, last column from:

Requirement	Standard w / Municipal Sewer
Minimum lot area	910 sq. m (9800 sq. ft.)

To:

Requirement	Standard w / Municipal Sewer
Minimum lot area	910 sq. m (9800 sq. ft.) Or 455sq. m (4,900 sq. ft) per unit

8. Subsection 13.2.3 of the Bylaw is amended by deleting the words “i. Automobile Service Stations; and”
9. Subsection 13.2.3 of the Bylaw is amended by removing the words “ii. *Commercial Dwelling Units*” and replacing it with “i. *Commercial Dwelling Units*”

This Bylaw received first reading and formal approval at the Town Council meeting of _____, 2020.

This Bylaw received second reading and final approval at the Town Council meeting of _____, 2020.

This bylaw was formally adopted by Council at a meeting held on _____, 2020.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this _____ day of _____

Witness the corporate seal of the Town.

Mayor

Chief Administrative Officer

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford

on this _____ day of _____, 2020.

Hon. Bloyce Thompson

Ministry of Agriculture and Land