



TOWN OF STRATFORD RESOLUTION

No. PH012-2021 – Community Campus Proposed Amendments

Motion Carried √
Motion Lost
Motion Deferred

Council Chambers
Town Council

June 9, 2021

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jill Burridge
Gary Clow

WHEREAS applications have been received from SJ Murphy Planning and Consulting on behalf of the Town of Stratford, Ian Dalton, 101523 PEI Inc, Paul and Robert Farquharson, and Jane Farquharson and Doug Crossman for amendments to the Town of Stratford Official Plan and the Zoning and Development Bylaw #45; and

WHEREAS the proposed amendments will allow for the development of the proposed Community Campus, future residential development, as well as additional industrial development adjacent to the Business Park; and

WHEREAS some of the subject area was previously located within Town boundaries, resulting in a request for changes in designation and zoning for those portions, while other portions have recently been annexed into the Town, requiring a process to assign new designations and new zoning; and

WHEREAS the requested changes relating to the Community Campus properties also necessitate a minor textual amendment to both the Official Plan and Bylaw to accommodate the potential range of proposed uses, including restaurants and lounges as secondary uses in the Public Service Institutional zone; and

WHEREAS the details of the proposed amendments are as follows: (the attached map is for clarity):

- **Portion of PID 608141 (parcel I – middle yellow section) - re-designation and rezoning:** This section involves a request to be re-designated as Institutional and rezoned PSI- Public Service Institutional. It is currently designated Agricultural and zoned Agricultural Reserve (A1). It is associated with the proposed Community Campus.
- **Portion of PID 608141 (parcel II – right yellow section) - new designation and new zoning:** This section is to be designated as Institutional and zoned PSI- Public Service Institutional. This portion of PID 608141 has been annexed into the Town and is associated with the proposed Community Campus.

- **Portion of PID 608141 (parcel III – dark grey) - new designation and new zoning:** This section is to be designated as Industrial and zoned as M1 – Industrial. It is a portion of PID 608141 that has been annexed into the Town. **The lower sections of PID 1086107 and 608141** (shown together as light grey) would retain the existing Industrial designation and M1 zoning. This abuts an existing M1 zone and would be part of an expansion of the industrial area.
- **Portion of PID 1086107 (parcel IV- left yellow section) – re-designation and rezoning:** This portion to be re-designated as Institutional and rezoned PSI- Public Service Institutional. It is currently designated Agricultural and zoned as Agricultural Reserve (A1). It is associated with the proposed Community Campus.
- **Portions of 608141 (parcel V- dark green) – new designation and new zoning:** This portion of PID 608141 to be designated as Residential and zoned R1- Low Density Residential to permit future residential development. This portion of PID 608141 has been annexed into the Town.
- **Portion of PID 1086107 (parcel VI – dark green), and PID 190041 (parcel VII – light green) – re-designation and rezoning:** This portion of PID 1086107 and all of PID 190041 to be re-designated as Residential and re-zoned R1- Low Density Residential to permit future residential development on PID 1086107. There is an existing dwelling on PID 190041.
- **PID 814095 (orange) - new designation and new zoning:** This parcel to be designated as Residential and zoned R1- Low Density Residential. It has been annexed into the Town and has an existing residential structure on it.
- **Subsection 7.2(9) of the Official Plan** to be amended to include a new clause b) “Permit restaurants and lounges and other ancillary uses associated with recreation and institutional uses.”
- **Section 17.3 of the Development Bylaw** to be amended to include “xii. Restaurants and Lounges Accessory to the Main Use” in the list of permitted uses in subsection 17.3.2.; and
- **Potential:** The Official Plan may also require amendments to create policies for the two recently-annexed properties about limiting unserved development and protecting agricultural and resource lands outside the Town by promoting the development of serviced and more compact development within the Town’s boundaries.

WHEREAS a detailed Traffic Impact Study is being conducted; and

WHEREAS pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw, Council must hold a Public Meeting to receive comments from the public on the proposed applications.

BE IT RESOLVED that a public meeting be scheduled to solicit input from residents on applications received from SJ Murphy Planning and Consulting on behalf of the Town of Stratford, Ian Dalton, 101523 PEI Inc, Paul and Robert Farquharson, and Jane Farquharson and Doug Crossman for amendments to the Town of Stratford Official Plan and the Zoning and Development Bylaw #45 to be held on June 23, 2021.