



TOWN OF STRATFORD RESOLUTION

No. PH026-2022 – DP084-22 – The Gray Group (Concord Properties Ltd) - Jubilee Road - Service Station

Motion Carried √
Motion Lost
Motion Deferred

Council Chambers
Town Council

July 13, 2022

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Darren MacDougall
Gary Clow

WHEREAS an application has been received from The Gray Group (Concord Properties Inc.) to develop a commercial Service Station on a portion of parcel number 328039 (approx. 2.21 acres) located on the corner of the Trans-Canada Highway and Jubilee Drive; and

WHEREAS the property is located within the Town Centre Core Area and is zoned Town Centre Commercial Zone (TCC). The development proposal includes a 2000sq.ft. Convenience Store / Retail Gasoline outlet, an additional 2200sq.ft. adjoined commercial space with drive-thru and an additional future 3000sq.ft. free standing commercial building with a proposed double-lane drive-thru; and

WHEREAS in accordance with the Town of Stratford Zoning and Development Bylaw Section 13.4.3. this application is considered a Special Permitted Use and therefore 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

WHEREAS a public meeting was held at 7:00 pm on June 22, 2022, at the Stratford Town Centre and was also live-streamed. The public were given until noontime on June 29, 2022, to provide comments on the proposed special permitted use. No comments have been received from the public; and

BE IT RESOLVED that Council shall Grant approval to an application received from The Gray Group to develop a commercial petroleum Service Station on a portion of parcel number 328039 (approx. 2.21 acres) located on the corner of the Trans-Canada Highway and Jubilee Drive, subject to the following conditions:

1. Conformance with the conceptual drawings as attached to the application submitted to the Town.
2. That comments and/or approval shall be received from the following:
 - a. Department of Transportation and Infrastructure
 - b. Department of Environment, Energy and Climate Action
3. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.

4. That a stormwater management plan be designed by a qualified engineer and submitted to the Town and DOTI for approval.
5. A detailed landscaping plan must be submitted by a qualified expert outlining the details and quantities of the materials to be used.
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 July 4, 2022.