



TOWN OF STRATFORD RESOLUTION

**No. PH002-2023 – DP229-22 – Studio Brehaut Architecture –
Part 3 Commercial Building – 8 Myrtle Street**

Motion Carried √
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

January 11, 2023

Committee
Moved by Councillor
Seconded by Councillor

Planning, Development & Heritage
Jeff MacDonald
Jill Chandler

WHEREAS an application has been received from Studio Brehaut Architecture to construct a 21,428 sq. ft. Commercial Building (18,428 sq. ft. Commercial Space and 3,000 sq. ft. Storage Space), on Lot 1C, parcel number 1021617 (approx. 1.17 acres in total area) located at 8 Myrtle Street within the Stratford Business Park; and

WHEREAS the 21,428 sq. ft. Commercial Building will be fully serviced with municipal sewer and water and contain surface parking for 61 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 Business Park Zone (M2). All aspects of the conceptual design plans submitted have been reviewed and meet the design guidelines for the M2 Zone; and

BE IT RESOLVED That approval be granted to an application that has been received from Studio Brehaut Architecture to construct a 21,428 sq. ft. Commercial Building, on Lot 1C, parcel number 1021617 (approx. 1.17 acres in total area) subject to the following:

1. Conformance with the conceptual drawings submitted to the Town prepared by Studio Brehaut Architecture, dated November 25, 2022, including Storage/Warehouse revision, dated January 5, 2023.
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 January 3rd, 2023