



## TOWN OF STRATFORD RESOLUTION

**No. PH017-2023 – DP083-23 – Stratford Auto Tirecraft - Addition to  
Existing Garage – Special Permit Use – 7 MacKinnon Drive – PID 942243**

Motion Carried       X        
Motion Lost                       
Motion Deferred                     

Council Chambers  
Town Council

**July 14, 2023**

Committee                                   
Moved by Councillor                       
Seconded by Councillor                     

Planning & Heritage  
Ron Dowling  
Gordie Cox

**WHEREAS** an application has been received from James Perrot owner of Stratford Auto, to construct an addition (56' x 40'=2,240 sq. ft.) to the existing Stratford Auto building located at 7 MacKinnon Drive on Parcel Number 942243 (approx. 0.74 acres). The application is considered an intensification to a "Service Station" and "activities related to the Automobile trade other than a Scrap Yard or Auto Body Shop Use," which is a Special Permit Use within the Town Centre Commercial (TCC) Zone;

**WHEREAS** the property is located within the Town Centre Core Area and must be designed in accordance with the provisions of the TCC Zone, particularly Section 13.4.7. *Commercial Zones Adjacent to Residential Zones* and Appendix E: Core Area *Design Standards - Town Centre Core Area (TCCA) - Parts II & III*.

**WHEREAS** pursuant to Section 15.1.3.(b) within the Town of Stratford Zoning and Development Bylaw, prior to the issuance of a Development Permit for a Special Permit Use 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 ensure that a public meeting be held to allow residents to provide their input before making a decision.

**WHEREAS** on June 15, 2023, thirteen (13) notification letters were sent to property owners within 61 m (200 ft.) of the boundaries of the Lot and a public meeting was held on June 26, 2023, at 7:00 pm at the Stratford Town Centre and was also live streamed on Facebook and YouTube. The public were given until noontime on June 30, 2023, to provide comments on the proposed Special Permit Use. One (1) written response has been received expressing concerns regarding waste/debris along the rear of the property, excessive noise in the mornings, and occasionally on evenings and weekends.

**BE IT RESOLVED** that Council shall Grant approval to an application received from James Perrot owner of Stratford Auto, to construct an addition (56' x 40'=2,240 sq. ft.) to the existing Stratford Auto building located at 7 MacKinnon Drive on Parcel Number 942243 (approx. 0.74 acres). subject to the following conditions:

1. Conformance with the conceptual drawings submitted to the Town prepared by Coast Design Inc., dated June 15, 2023.

2. That a Development Agreement be executed between the Town and the Applicant subject to such terms and conditions as Council deems necessary.
3. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
4. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DOT.
5. A detailed landscaping plan must be submitted by a qualified expert outlining the details and quantities of the materials to be used.
6. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
7. 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.*