



TOWN OF STRATFORD RESOLUTION

No. PH020-2023 – DP084-23 – Jeff Kirkpatrick – Kinlock EZ Self-Storage – 15 MacKinnon Drive – Special Permit Use

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

August 9, 2023

Committee
Moved by Councillor
Seconded by Councillor

Planning, Development & Heritage
Jeff MacDonald
Ron Dowling

WHEREAS an application has been received from Jeff Kirkpatrick to construct the final phase of the Kinlock EZ Self-Storage (2 self-storage buildings - 9,810 sq. ft. in total) on parcel number 1133289 (approx. 1.29 acres in total area) located at 15 MacKinnon Drive. There are 2 existing self-storage buildings on the subject property, which is in the Town Centre Commercial (TCC) Zone. Under the TCC Zones, Warehouses are considered a Special Permit Use; and

WHEREAS part 1 of the proposed phase will consist of a 4,150 sq. ft. (188'-8" x 22'-0") building and part 2 will consist of a 5,660 sq. ft. (188'-8" x 30'-0") building. This property is serviced with municipal sewer and water and contains no surface parking other than the loading areas in front of each unit; and

WHEREAS this development is located within the Town Centre Core Area (TCCA) 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; and

WHEREAS at a Regular Monthly Council Meeting on July 12, 2023, in accordance with Section 13.4.3.(b) of 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; and

WHEREAS on July 13, 2023, nine (9) notification letters were sent to Property Owners within 61 metres (200 feet) of the subject property and a public meeting was held on July 24, 2023, at 7:00 pm at the Stratford Town Centre. The public were given until noontime on July 26, 2023, to provide comments on the intensification of the Special Permit Use. As of the response deadline none have been received.

BE IT RESOLVED that approval be granted to an application from Jeff Kirkpatrick to construct the final phase of the Kinlock EZ Self-Storage (2 self-storage buildings - 9,810 sq. ft. in total) on

parcel number 1133289 (approx. 1.29 acres in total area) located at 15 MacKinnon Drive. Subject to the following:

1. Conformance with the conceptual drawings submitted to the Town prepared by Coles, Project No. 231116, Dwg. No. C1, A1, S1, & S2-Date: June 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 DOT.
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 August 7, 2023.