



Agriculture
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23 July 2021

Blaine Yatabe
Town of Stratford
234 Shakespeare Drive
Stratford, PE C1B 2V8

Dear Mr. Yatabe:

**Re: Town of Stratford Official Plan and Bylaw and Zoning and Development
Bylaw Amendment – Community Campus (Municipal Affairs file#: ST2021B;
Town of Stratford: Bylaw #45H)**

I am pleased to advise that I have approved the following amendments concerning the Town of Stratford Zoning and Development Bylaw as follows:

Official Plan Amendment (OPA-001-21) and Zoning and Development Bylaw Amendment #45H - to “allow for the development of the proposed Community Campus, future residential development, as well as additional industrial development adjacent to the Business Park.”

- *The land use designation of PID 814095 on the Bunbury Road shall be Residential and the zoning shall be Low-Density Residential (R1).*
- *The land use designation of the portion of PID 608141 indicated as Parcel I shall be Institutional, hereby excluding it from its former designation of Agricultural and the zoning shall be Public Service and Institutional (PSI), hereby excluding it from its former zoning of Agricultural Reserve (A1).*
- *The land use designation of the portion of PID 608141 indicated as Parcel II shall be Institutional and the zoning shall be Public Service and Institutional (PSI).*
- *The land use designation of the portion of PID 608141 indicated as Parcel III shall be Industrial and the zoning shall be Industrial (M1).*
- *The land use designation of the portion of PID 1086107 indicated as Parcel IV shall be Institutional, hereby excluding it from its former designation of Agricultural and the zoning shall be Public Service and Institutional (PSI), hereby excluding it from its zoning of Agricultural Reserve (A1).*

- *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. Also in this section, subsection x ";" and" is removed along with subsection xi, removing "." and replacing with ";" and."*

Please note that the effective date of these amendments is the date of my signature. I trust that these amendments provide for the Charlottetown's continued commitment to orderly development.

I would like to remind you that Stratford's decisions in this matter may be appealed to the Island Regulatory and Appeals Commission at any time prior to August 15, 2021.

Thank you for Council's continued effort to ensure that present and future land use management goals of Charlottetown are protected through effective land use planning.

Yours truly,

 (Deputy Minister of Agriculture + Land)



Bloyce Thompson
Minister of Agriculture and Land

Encl.

TOWN OF STRATFORD

ZONING AND DEVELOPMENT BYLAW AMENDMENT

BYLAW NUMBER 45H

A Bylaw to amend the Zoning and Development Bylaw, Bylaw # 45H, Text and Zoning Map Amendments.

This bylaw is made under the authority of the *Planning Act* R.S.P.E.I. 1988, Cap. C-P-8.

BE IT ENACTED by the Council of the Town of Stratford that the Zoning and Development Bylaw, Bylaw #45, be amended as follows:

The Town of Stratford Zoning Development Bylaw #45 is amended by the following:

The deletion of the word 'and' immediately following the words 'x. Supportive Facilities;' in subsection 17.3.2.

The addition of the word 'and' immediately following the words 'xi. Accessory Buildings' in subsection 17.3.2.

The addition of the following immediately following clause 17.3.2 xi.:

xii. Restaurants and Lounges Accessory to the Main Use.

Appendix "A", Town of Stratford Zoning Map, of the Town of Stratford Zoning and Development Bylaw#45 is amended by the following:

The zoning of PID 814095 on the Bunbury Road shall be Low-Density Residential (R1).

The zoning of the portion of PID 608141 indicated as Parcel I on Figure 1 shall be Public Service and Institutional (PSI), hereby excluding it from its former zoning of Agricultural Reserve (A1).

The zoning of the portion of PID 608141 indicated as Parcel II on Figure 1 shall be Public Service and Institutional (PSI).

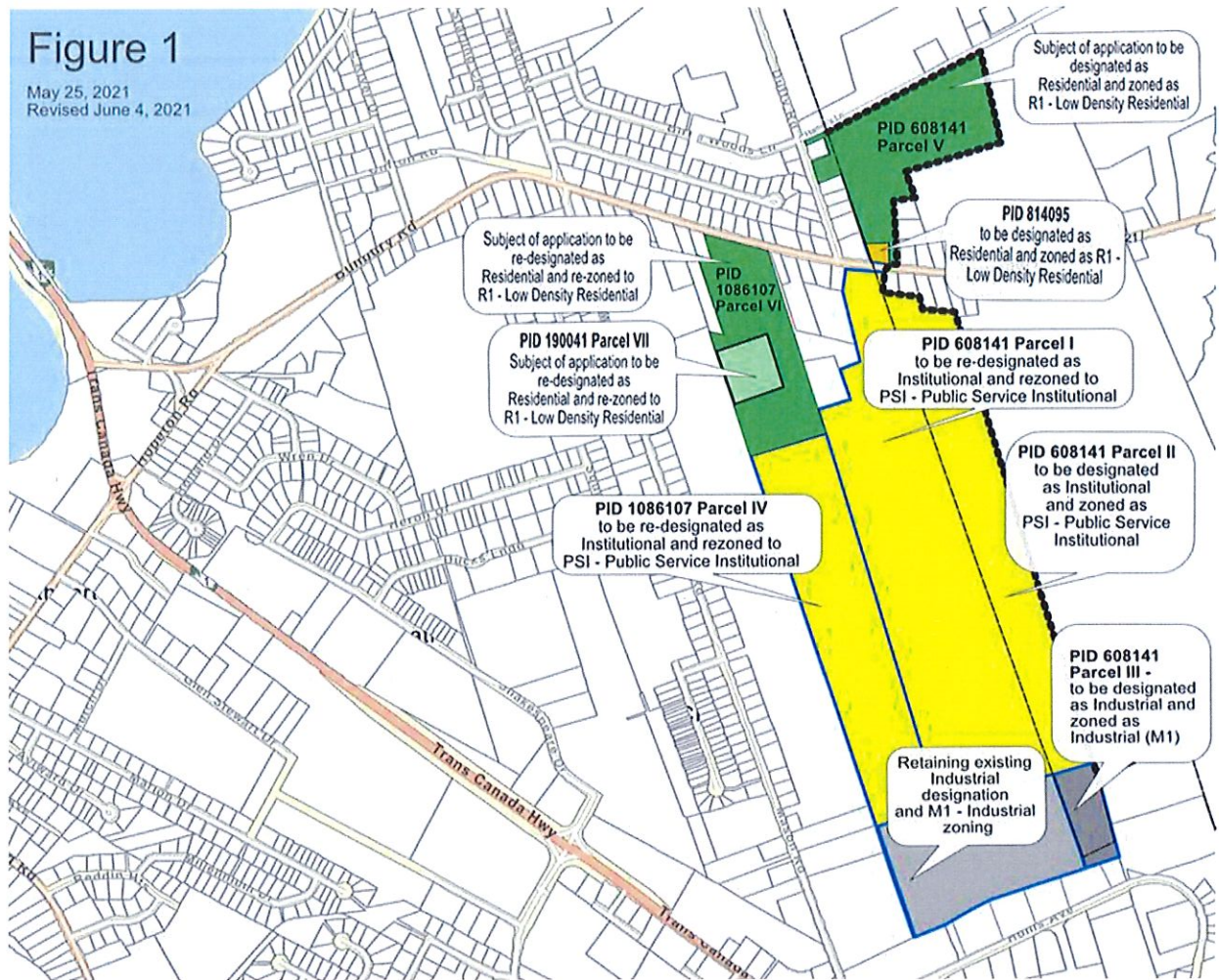
The zoning of the portion of PID 608141 indicated as Parcel III on Figure 1 shall be Industrial (M1).

The zoning of the portion of PID 1086107 indicated as Parcel IV on Figure 1 shall be Public Service and Institutional (PSI), hereby excluding it from its zoning of Agricultural Reserve (A1).

The zoning of the portion of PID 608141 indicated as Parcel V on Figure 1 shall be Low-Density Residential (R1).

The zoning of the portion of PID 1086107 indicated as Parcel VI on Figure 1 shall be Low-Density Residential (R1), hereby excluding it from its former zoning of Agricultural Reserve (A1).

The zoning of PID 190041 indicated as Parcel VII on Figure 1 shall be Low-Density Residential (R1), hereby excluding it from its former zoning of Agricultural Reserve (A1).



This Bylaw received first reading and formal approval at the Town Council meeting of July 14, 2021.

This Bylaw received second reading and final approval at the Town Council meeting of July 15, 2021.

This bylaw was formally adopted by Council at a meeting held on July 15, 2021, 2021.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this 15th day of July, 2021

Witness the corporate seal of the Town.

S. Ogden
Mayor

(Acting) [Signature]
Chief Administrative Officer

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford

on this 28 day of July, 2021.

[Signature] (Deputy Minister - Agriculture and Land)

[Signature]
Hon. Bloyce Thompson

Ministry of Agriculture and Land